



Queen's Park Conservation Area Appraisal

March 2006



I Introduction

1.1 The Queen's Park Conservation Area was designated in April 2002 and it covers an area of about 10 ha (24.9 acres) to the south and west of the main town centre. The Conservation Area consists of three distinct areas. At its heart is the historic Queen's Park, to the east of the Park is Ward's End, a former industrial, commercial and residential area dating back to the Georgian period, while to the west is a small residential area of Edwardian terraced houses.

1.2 Given its historical development the Conservation Area contains many notable buildings, principally from the late Victorian and Edwardian periods, including the Congregational Chapel (United Reform Church), public library, public baths (now a museum), the Carillon War Memorial, in addition to the many private dwellings, shops and offices.

1.3 The purpose of this appraisal is to examine the historical development of the Area and to describe its present appearance in order to assess the special architectural and historic interest of the Queen's Park Conservation Area. The appraisal will be used to inform the consideration of development proposals within the area.

2 Planning Context

2.1 A conservation area is an area of special architectural or historic interest whose character or appearance should be preserved or enhanced. In making decisions on potential development within a conservation area, the Council is re-

quired to 'pay attention to the desirability of preserving or enhancing the character or appearance of the area'. Permission will not be granted for proposals that are likely to harm the character or appearance of a conservation area. *Sections 69 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

2.2 Planning Policy Guidance Note 15: *Planning and the Historic Environment* says that special attention should be paid when considering proposals for development in a conservation area.

2.3 The Regional Spatial Strategy for the East Midlands published in March 2005 advises local authorities to develop strategies that avoid damage to the region's cultural assets. *Policy 27: Protecting and Enhancing The Region's Natural and Cultural Assets.*

2.4 The Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 published in December 2004 seeks to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance. Development within conservation areas should preserve or enhance their character and appearance. *Environment Policy 2: Sites and Buildings of Historic Architectural and Archaeological Interest.*

2.5 The Borough of Charnwood Local Plan 1991 – 2006 adopted in January 2004 seeks to ensure that new development in conservation areas preserves or enhances the character and appearance of the area. *Policy EV/10.*

3 Summary of Special Interest

3.1 Whilst the origins of built development in the Conservation Area can be traced back to at least the Georgian period, the area is largely a product of the rapid expansion of Loughborough during the late Victorian and Edwardian periods, combining displays of civic pride and development with the practicality of providing more houses for the town's expanding population. The collection of buildings from this period of rapid development has not significantly altered for the past 100 years.

3.2 The earliest part to be developed was the area either side of Ward's End. This area was established by 1837 as a tightly packed jumble of buildings, particularly in the areas behind the frontage buildings, for residential, commercial and industrial purposes. As a result, there are a number of historic buildings in this area and two buildings in particular feature on the list of buildings of local interest. The Mill Building off Devonshire Lane, which was originally a textile mill dating from 1825, and no. 18, Devonshire Square (adjoins No 1 Ward's End), built as shops and offices in the later half of the nineteenth century.

3.3 Despite these early origins, the western part of the area lay largely undeveloped until the late nineteenth century and, as a consequence, the majority of the existing building stock in the area dates from between 1894 and 1915. The surviving historic fabric typifies the nature of Victorian and Edwardian speculative development as various plots of land were sold off to separate build-

ers allowing them to build individual groups (often pairs) of terraced houses, displaying a variety of styles to add visual interest to the overall uniformity of the terraced streets.

3.4 Victorian and Edwardian philanthropy and civic pride is reflected in the Conservation Area with the purchase of land for Queen's Park and the erection of two grand civic buildings, the Queen's Hall, now a museum but originally built as public baths, and the Carnegie Library. A later significant addition to the scene was the Carillon Tower, a war memorial situated in the centre of Queen's Park that is now Grade II listed and provides a landmark for the whole town.

LOCATION AND SETTING

4 Location and Context

4.1 Queen's Park Conservation Area is located in the centre of Loughborough immediately to the south and west of the medieval and Georgian town, which was principally established around All Saints Church and the market place which was built on the east bank of the Woodbrook.

4.2 The Area now forms an integral part of Loughborough's inner urban area with no well defined or physical boundaries to distinguish it from the surrounding areas. The most distinct boundary runs along the southern edge of the Park to Brown's Lane, which was originally a rural lane but is now a major distributor road for traffic around the town centre.

5 General Character

5.1 The Conservation Area occupies an area of relatively flat land largely to the west of the Woodbrook. The development and form of the area is largely the result of the relatively regular grid of streets laid out by the Victorians based on the existing land holdings of the time. The Area now has a typical urban setting, with relatively close knit areas of built development, such as around Ward's End and the terraced streets off Frederick Street. These areas are very much in contrast to the historic landscape that is Queen's Park, which offers open space and a mature landscape for the enjoyment of all in the centre of the town.

5.2 Given that the Area was developed over a relatively short period of time, there is a broad uniformity in the style and appearance of these buildings, largely of period Edwardian terraced properties. The buildings in the area are generally on a small scale with the residential and commercial properties normally of two storeys, although there are some three and four storey properties on Ward's End, and built on relatively narrow plots in the context of terraced streets. The more grand civic and public buildings, whilst having a greater presence in the street scene, are modest in scale and do not dominate the surrounding buildings.



HISTORIC DEVELOPMENT

6 Origins and Development

6.1 Whilst the origins of development in the Conservation Area can be traced back to the Georgian period, it was not until the turn of twentieth century that the main development of the Area took place, as a combination of civic development with the provision of new housing.

6.2 An early street map published in 1837 shows Brown's Lane (which now defines the southern limit of the Conservation Area) as a rural lane lined by trees with open fields (orchards and paddocks principally in the ownership of Mrs. Palmer or Mr. Atherstone) covering most of the Conservation Area.

6.3 The exception to this was Ward's End, which by this time had already been developed by a relatively open complex of buildings, typically narrow but deep plots extending back either to the Woodbrook or to Woodgate, along one of the principal routes into the Market Place. Two public houses are shown on the map fronting Ward's End, namely the Wheatsheaf (now the Orange Tree) and the Hare and Hounds (later to become The Foresters). On the east side of Ward's End there is evidence of a housing court in the narrow linear block that runs between Ward's End and Woodgate, some of these buildings appear to still survive.

6.4 The map also shows New Street lined on either side by development built on narrow plots.

Queens Park Conservation Area

Whilst these buildings have been demolished as result of slum clearance, the depth of the plots is still evident from the former public toilets and ticketing office that now stand alongside New Street.

6.5 Welsh Hill (now Bedford Square) stands as an open square off Ward's End and is already a focus for a number of different streets (such as Woodgate and two unnamed roads later to become Southfields Road).

6.6 The map also shows the encroachment into the square of a small island block of two buildings, these may originally have been temporary buildings that over time became more permanent. This island plot is still occupied today by two commercial properties.

6.7 On the land to the west of the Woodbrook are two buildings of note. The first, Island House, appears as a large detached property and to the south of it there appears to be a mill building, although not notated as such on the map, this building is accessed by Mill Hill, off Mill Street (now Market Street) and appears to be served by a mill race from the Woodbrook.

6.8 Over the following 50 years there were very few major changes within the Conservation Area but Loughborough had grown and towards the end of nineteenth century, White's Directory of 1877 described Loughborough as a thriving and rapidly expanding market and manufacturing town with new streets and building operations.

Procession along Granby Street to commemorate the Coronation of King George V in 1911.



The culmination of this growth was the granting of a town charter of incorporation in September 1888 creating the Borough of Loughborough and the introduction of a municipal government.

6.9 Despite this growth the Ordnance Survey Plan of 1884 shows very little change within the Conservation Area. The most obvious change was the increasing density of buildings off Ward's End, particularly the housing courts. Court E is notated between Ward's End and Woodgate, the entrance adjacent to George Hill's wine shop is still evident, and other housing courts are shown on the opposite side of Ward's End, the entrance to Court C is still evident over the door adjacent to the Orange Tree. The map also shows the emergence of two industrial complexes, both associated with the hosiery industry found elsewhere in Loughborough and no doubt

drawn to their sites to use water from the Woodbrook. The Bleach Works extended into the open land on the west side of the Woodbrook and the Dye Works was built at the head of Devonshire Square.

6.10 Bedford Square has now been formally named as such and its focus for the surrounding streets more formally defined. On the northern side of the Square, the island site appears more intensely developed and a girls' school has been built behind it, this building still survives and is occupied by a furniture shop. A boys' school was built on the opposite side of Ward's End on the present day site of John Storer House, which is a well used community building and, although lying outside of the Conservation Area, its landscape setting makes an attractive contribution to this part of the Conservation Area.

Queens Park Conservation Area

6.11 Having seen very little change for the previous 50 years, the next 30 years sees the open land to the west of the Woodbrook radically transformed into the built-up Conservation Area that survives today.

6.12 By the time of the 1903 Ordnance Survey map, Granby Street and Packe Street had been laid out, running east-west either side of Island House, and Frederick Street and William Street encroach into the Area from Ashby Road. The as yet unnamed Caldwell and Heathcoat Streets had also been laid out.

6.13 The most notable additions however are the establishment of Queen's Park to the south of Island House, on land that was originally its garden, and the construction of a Public Baths at the head of Granby Street. (A more detailed history of Queen's Park is considered in the following section.)

6.14 By the 1915 Ordnance Survey Plan the area had been transformed. Ward's End had seen little obvious change other than the removal of the buildings along New Street and the replacement of the Bleach Works with the Corporation Yard (now the extended public car park). In the rest of the area, Queen's Park had been extended to Brown's Lane and beyond that the Area had been almost completely developed for new housing. On Granby Street, Island House was no longer an isolated building but stood within a row of newly built houses and adjacent to the Carnegie Library (dated 1905). To the west of the Park

terraced houses had been built along Frederick Street and William Street and these were linked by Arthur Street, Curzon Street, Heathcoat Street and Caldwell Street. These houses all still survive.

6.15 A further public building, the Congregational Chapel (dated 1908), now the United Reform Church, was also built on Frederick Street between Curzon Street and Heathcoat Street.

6.16 The historic development of the Area was completed in the inter war years with the construction of the Carillon War Memorial and the Loughborough College building (dated 1935) at the entrance to Packe Street. The College building was part of the general expansion and development of the College undertaken by Herbert Schofield, the Principal of Loughborough College from 1915 to 1950, and which ultimately led to the formation of Loughborough University.

6.17 The most recent significant changes have been the construction of the new library building in the mid-sixties and the construction of Brown's Lane as a distributor route for cars around the town centre in the mid-seventies.

7 History of Queen's Park

7.1 The basic structure of Queen's Park was developed between 1899 and 1928. It covers an area of about 4 hectares (10 acres).

7.2 The creation of the park was prompted by Queen Victoria's Diamond Jubilee in June 1897.

To celebrate the Jubilee the town had already been promised a new public baths by Joseph Griggs, a local businessman and the first Mayor of the Borough, and a further £1500 was raised by public subscriptions, sufficient for the Corporation to purchase Island House and its gardens, about 1.6 hectares (4 acres) of land to the south of Granby Street.

7.3 The opening ceremony for the new park took place on 22 June 1899, two years after the Diamond Jubilee. The ceremony included the planting of an English oak sapling by the Mayoress, Mrs Hiram Coltman. The Loughborough Monitor and News of Thursday 24 June 1899, noted that this was a hurriedly arranged ceremony as the sapling had been presented only a few days earlier by a local florist who had grown it from an acorn planted in September 1888 to mark the incorporation of the Borough of Loughborough.

7.4 In his opening speech Councillor Hanford is reported as saying that "the special advantage of the park would fall to the artisan people of Loughborough, the working classes. They would gain a larger advantage if they got the park, there would be a wide walk around it and a good number of seats. As commemorative projects they would have in Loughborough public baths so that they could wash and be clean, a drill hall where young people could be drilled and be strong and healthy and a public park in which the strong might find recreation and those who were convalescent take their ease".

Queens Park Conservation Area



The small lake and the original ornate bandstand in front of Queen's Hall

7.5 Kelly's Directory of 1908 notes that the grounds were well laid out by the Corporation and ... 'contain fine trees and a small lake, over which there is a rustic bridge. In the centre there is a covered bandstand...'. The 1904 Ordnance Survey plan shows the basic layout of the Park, with two entrances from Granby Street and the Picturesque manner of its lay out, having a fairly simple tree-lined, figure-of-eight walk with an ornamental pool which was crossed at the time by a timber rustic bridge.

7.6 To mark the coronation of King Edward VII in August 1902 a bandstand was presented to the Park by Councillor W H Whootton. Pictorial evidence from September 1904 shows an ornate

bandstand made of cast and wrought iron, situated in the centre of the Park.

7.7 On 21 June 1905 the Carnegie Free Library was opened on a site directly opposite the Park, further concentrating the civic functions of recreation and learning within this part of the town. An early picture taken of the Library from within the Park shows the decorative bow-top iron railings and gate to Granby Street, which are still in place.

7.8 Between 1905 and 1907 the original Park was extended as a result of the purchase of 2.4 hectares (6 acres) of land from the adjoining dye works. The development of this extended Park

included the digging out of a second ornamental lake, with a small island at its centre. The soil from the lake was then used to create a raised table for use as the bowling green.

7.9 The Ordnance Survey plan of 1915 shows that the Park extension had also been laid out in a Picturesque manner having a rough figure-of-eight circuit of paths lined by trees and the bandstand relocated to the centre of the Park standing within a large circular open space. The plan also shows a tennis ground towards the southern boundary of the Park and two bowling greens.

7.10 Following the First World War, the Carillon War Memorial was constructed to commemorate

Queens Park Conservation Area



The Carillon soon after its opening in July 1923

the Loughborough men killed in the war. The foundation stone for the memorial was laid on 22 January 1922 and the building opened on 22 July 1923. The Carillon, which marks the last significant change to the basic structure of the Park, is built in a Classical style of red brick on a Portland stone base about 8.5 metres (28 feet) square and surmounted by a copper bell storey carrying an octagonal parapet and lantern. The Tower has a full height of 46 metres (151 feet). The belfry contains 47 bells which were cast at Taylor's Bell Foundry in Loughborough at a cost of £7000 raised from public subscriptions.

7.11 Four straight pathways radiating out from the tower were laid out in contrast to the informal layout of the original Park. The formality of the memorial was further increased by the construction of a new gateway to New Street at the end of the longest axis from the Carillon. In 1928 a stone balustrade was erected around the tower and the original timber rustic bridges were replaced by new stone ornamental bridges to match the balustrade.

7.12 In the early 1960's a playground was laid out near the Carillon and in 1968 a second play area was built besides the Wards End entrance to the Park.

7.13 In the 1980's a lake with an island was removed and replaced with the present much narrower linear watercourse. The island in the former lake offered a refuge for waterfowl which largely disappeared from the park with the change. The former lake was also fully fenced,

but this was also removed when the changes took place. At the same time the aviaries were moved from the side of the lake to their present position and were replaced by the figure of the Swan and the small maze that are there today. These changes were very unpopular when introduced.

8 Significance of Queen's Park

8.1 Queen's Park is a good example of a small Victorian park, important for its Picturesque layout and design, its plants and trees, and its function and the context in which it was developed.

8.2 The Park provides an extensive area of mature and open landscaping in a relatively self-contained space with well defined boundaries. It is enclosed by the buildings on Ward's End and Frederick Street and has long open boundaries to Granby Street, defined by the original bow topped railings, and to Brown's Lane, defined by hedgerows and rustic wooden fencing.

8.3 Queen's Park was an open display of civic pride following the Incorporation of the Borough but it was also intended to improve the education and morals of the town's working classes. The theme of social improvement, evident in the opening speech which stressed that the main beneficiaries of the Park would be the working classes, was reinforced by the building of the public baths and the Carnegie Library beside the Park, and the bandstand within it. Bandstands were seen as having a reforming potential.

8.4 Victorian parks were principally conceived for a passive use and whilst there was no provision for any sports in the original Park, the extended Queen's Park included two bowling greens, of which one survives and a tennis ground, which has now been removed. The Park has therefore been an important leisure and recreation resource for the town since its inception

and is widely used today both formally, for concerts at the bandstand and from the Carillon, and informally, for general recreation, summer picnics and open air events.

8.5 The layout and design of the Park needs to be recognised and retained. In particular the formal layout of the paths around the Carillon that contrast with the Picturesque layout of the earlier Park. Most of the paths are defined by avenues of trees, which make a significant contribution to the character of the Park by providing a setting for the buildings, shade for the paths and defining the open spaces.

8.6 The original gates and iron railings along the Granby Street frontage and at the Brown's Lane entrance are still in place. They help to define the Victorian character of the Park and the overall street scene. The Brown's Lane boundary is defined by a dense hedgerow and a rustic wooden fence, which appears to be the original fence built when the Park was extended as it is similar in design to the Park's original rustic bridges.

8.7 Today, Queens Park is a major feature of Loughborough. The Carillon Tower is a symbol of the town. Views of the Park, the tower, the bandstand, the floral displays and the trees in spring and summer and the view from the park to the Carnegie Library all figure in picture post-cards. The Park is a place for tourists and for local people to relax in. It is well used for festivals and commemorations. The Charnwood Museum as a place of education and for exhibitions is an attraction for many people.



SPATIAL ANALYSIS

9 Key Views and Vistas

9.1 The principal views and vistas within the Conservation Area are normally limited and restricted.

9.2 Whilst Queen's Park is a large area of open space, there are very few long views into or out of the Park. Potential long views are restricted by the surrounding buildings with the principal views often being oblique views from Granby Street and Brown's Lane. However, one of the main views into the Park is along New Street which provides a principal view and formal ceremonial route directed towards the Carillon. Most of the views from within the Park are restricted by mature trees and shrubbery. These help to screen the backs of the buildings on Frederick Street and Ward's End but there are attractive glimpsed views through the trees of the Granby Street frontage, particularly of the Carnegie Library building and the neighbouring terraced properties.

9.3 The Carillon Tower is a key landmark because of its significance as a war memorial and because of its height. The top of the Tower can be seen from a wide area and beyond the boundaries of the town. Within the Conservation Area, there is a particularly dramatic view of the Tower along Arthur Street, and there are important, often glimpsed views, of the Tower from Brown's Lane and Granby Street.



Queens Park Conservation Area



9.4 Otherwise the views within the adjoining terraced streets are defined by the prevailing grid of streets which offer tight linear views, framed by the adjoining buildings and usually terminated by buildings that lie inside or beyond the Conservation Area. The views along Arthur Street, Curzon Street, Heathcoat Street and Caldwell Street tend to end with buildings on William Street or Frederick Street.

9.5 Exceptions to this are the long views along Frederick Street and William Street. Frederick Street has a distinctive and abrupt curvature that offers a developing and changing aspect. For most of its length, the width of Frederick Street is constrained by the frontage properties. The Congregational Chapel and its tower and the Loughborough College building act as distinct

visual markers, attracting and deflecting the views along the developing street scene. At its northern extreme, in front of the College building, the road begins to open out and the corner of Sainsbury's becomes an important focal point, outside of the Conservation Area but terminating the view.

9.6 In contrast, the view along William Street offers a long and unrelenting vista to the south that terminates in the far distance.

CHARACTER ANALYSIS

10 Definition of Character Areas

10.1 As already described the Area has three distinctive character or sub areas. Firstly, the area around Ward's End was the first area to be developed and it therefore contains the oldest buildings, which are different in character from the later Edwardian buildings, and has a distinctly commercial character in the scale and uses of the buildings. Secondly, there is the Queen's Park, which is an historic landscape and offers a large area of open space at the heart of the Conservation Area. Finally, a third area is the terraced Edwardian housing that lies principally between Frederick Street and William Street.

11 Former Uses of the Buildings

11.1 The oldest part of the Conservation Area around Ward's End was developed for a variety of uses, commercial, industrial and residential, in small housing courts behind the main frontage buildings. Other uses indicated on the early plans are two public houses and a girls' school. The main industrial uses have now gone and the area is principally a shopping and leisure use area, with the continued existence of two public houses, of which one, the Orange Tree, appears to survive in its original building. Whilst the residential housing courts have been demolished (though the entrances to them are still evident) some terraced housing still remains on Woodgate and the girls' school building still stands but is now occupied by a shop.



Early industrial buildings behind Wards End

11.2 With the exception of Queen's Park, the remainder of the Conservation Area was largely developed for housing in the Edwardian period and these houses are still primarily residential in use. Although the original houses built on Granby Street and those at the upper end of Frederick Street have been taken over by offices, no doubt due to their proximity to the town centre.

The gable ends of the former Girls School seen from Bedford Square (above) and Woodgate (below)



ARCHITECTURAL AND HISTORIC QUALITIES OF BUILDINGS

12 Key Buildings within the Area

12.1 Government policy as set out in PPG15 states that there should be a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area. In addition to the Grade II listed Carillon Tower, there are a number of individual landmark buildings that make a significant contribution to the Conservation Area because of their architectural and historical interest.

12.2 The Orange Tree public house stands close to the entrance of the Conservation Area at the upper end of Ward's End. The building stands within a terrace of similar three storey buildings that make an attractive backdrop to Bedford Square. The principal feature of the building is its first and second floor windows, which are the original multi-pane horizontal sliding sash win-

dows that reflect the early age of the building. It is also of some historical interest as the 1837 street map of Loughborough indicates that there was a public house in this location at that time and it is therefore likely that this building has been in use as a public house for over 170 years.

12.3 Along Ward's End, at its corner with Devonshire Lane, is a prominent late nineteenth century building in use as a shop and offices. The building has three storeys to the front with a two storey annexe behind, which is of a similar date but not part of the original building. It is constructed in red brick with contrasting blue and yellow brick string courses and repetitive yellow brick 'cross' motifs under the deep overhanging cornice. The frontage building also has a prominent hipped slate roof. This is an important landmark building at the head of Devonshire Square

and the distinctive polychromatic brickwork and unusual margin pane sash windows add to its visual and architectural interest.

12.4 Adjacent to this building on Devonshire Lane is part of the former dye works, one of earliest and largest buildings in the Conservation Area at four storeys. The dye works are shown on the 1837 street map and appear to have been part of a larger complex, now demolished, that extended along Devonshire Square. The building appears to have two distinct parts, the main frontage to Devonshire Lane, which is shown on the 1837 street map and an extension across the back, built alongside the Woodbrook with its gable to the street. Both buildings are constructed in red brick with the main façade to Devonshire Lane laid in an English bond (alternating courses of stretchers and headers)



Queens Park Conservation Area



while the rear part is laid in a Flemish Garden Wall bond (three stretchers between a pair of headers). Whilst the windows have been replaced by upvc windows, the shallow arched openings have been retained, and the original loading bay doors in the gable end infilled, this is still a significant early building in the Area and a remnant of its industrial heritage.

12.5 On the opposite side of the Park from the former dye works stands the Queen's Hall, which was opened as a public baths in August 1897 and is now a museum. The building is constructed of red brick with slate roofs and terracotta is used to embellish the building. In particular in the blocked architraving around the prominent semi-

circular windows and the capping and finials to the gables. The building has an ecclesiastical form with the main building flanked by lean-to aisles and capped by a narrow clearstory that let light into the main bathing hall.

12.6 The Carnegie Library stands on the opposite side of Granby Street and was opened in 1905. The building was designed by the Loughborough architects Barrowcliffé and Allcock in a flamboyant Baroque style with the façade to Granby Street constructed in red brick with terracotta embellishments. The large half-round headed window in the centre of the main frontage is framed by two columns and a broken pediment (a Classical detail known as an aedicule). Either



side of this aedicule is a frieze with the lettering 'Carnegie Library' and within the pediment is a cartouche draped with swags of fruit and bearing the date '1905'. At each of the corners of the front elevation is a turret in terracotta and the ground floor supports an octagonal drum with a slate roof that rises to a wooden lantern.

12.7 The CLASP frame extension that was added to the library in 1966 has a simple modern design of alternating glazed panels with red mathematical tiles that does not compete with the earlier Carnegie Library and provides an attractive backdrop to the Park.

Queens Park Conservation Area



12.8 The Congregational Chapel (now the United Reform Church) moved to this site from Ashby Square in 1908. The Chapel was designed by the Loughborough architects Barrowcliffe and Allcock in a free Gothic style and built by William Moss. The foundation stone was laid in December 1907 and the building opened in July 1908. It is constructed in red brick with distinctive stepped buttresses along the main facades and a new concrete tile roof. The building is split between the sanctuary, distinguished by its narrow leaded windows with stone cills and lintels, and the church hall, with its larger window openings with brick arches and cills. The most impressive architectural feature however is the splayed tower on the corner of Frederick Street and Heathcoat Street that rises above the building to a tiled cap and is a distinctive landmark.

12.9 The last significant building to be built in the Area, and at four storeys one of the tallest, is the former Loughborough College of Technology building on the corner of Packe Street and Frederick Street, now the University's School of Art and Design. It was built in two phases that were opened together in January 1937. The first section to be built was the double height generating hall on Packe Street. This was built around two diesel engines salvaged from German warships following the First World War that were used to generate electricity for the College, which was housed in a number of buildings in the locality. Work began on this building in 1934. To accommodate further expansion of the College, a new four story block on the Frederick Street corner was also planned. This was built to house, on the ground floor, the automobile workshops of which the bays to Frederick Street were originally open but have subsequently been filled in; a hosiery laboratory on the first floor; a conditioning house and drawing office on the second floor and the teachers' training handicraft shop on the upper floor. The building is built in a 'panel and pier' style with red brick piers rising the full height of the building. Set within the intervening panels are large metal frame windows with tilt and turn opening lights with brick infill below the windows.



13 Traditional Building Materials

13.1 Building materials in the Area are drawn from a relatively small palette of materials, principally smooth red brick and Welsh slate which is typical of buildings from the late nineteenth and early twentieth centuries. This results in a pleasing, consistent appearance within the Conservation Area and contributes to a sense of place. The brick is predominantly laid in a distinctive Flemish bond and this is particularly evident within the Edwardian terraced streets. The red brick is also frequently paired with white stone dressings, which is a typical Edwardian detail. Not all roofs are covered in Welsh slate however. Some of the earlier buildings (nos. 57-59 Ward's End for example) are covered in Swithland slate, which is traditionally laid in diminishing courses, and plain clay tiles are also used on Granby Street.

13.2 Other external finishes include roughcast render, which appears at first floor level in some terraced properties and is a reflection of the 'Arts and Crafts' influence on Edwardian architecture, and stone is used as a decorative rather than principal building material. Ashlar stone is used to good effect in the construction of the bay windows at nos. 22 & 24 Frederick Street, and stone is used elsewhere to provide decorative details such as in the lintels, cills and mullions to windows and doors and in some cases to provide horizontal coursing in brickwork (for example in Caldwell Street).

13.3 Concrete roof tiles are common having been used to re-roof many of the terraced houses. However these look out of place and are visually intrusive, disrupting the original visual coherence of the terraced streets.

13.4 Terracotta is used to provide embellishment and detailing. Whilst it is used sparingly in the domestic properties, normally to provide keystones to arches or coping on gate posts or along the wall at the rear of the bowling green, it is widely used in the grand public buildings. The finest example is the Carnegie Library where all the Classical detailing and embellishment is made from terracotta.

13.5 Timber was traditionally used for windows and doors. The survival of a number of Victorian timber shop fronts is a particular feature of Ward's End. Whilst changes have been made, particularly with the installation of new fascia panels, many shop fronts still retain their original stallrisers, pilasters and console brackets and these contribute to the historic character of the Area.

Queens Park Conservation Area



13.6 In many cases, the terraced properties have retained their original timber sash windows and panelled doors. There are also rare surviving examples of Yorkshire (horizontal) sliding sash windows in the Orange Tree, a building which dates from the Georgian period. These original windows and doors provide a strong vertical emphasis to the properties in contrast to the horizontal linearity of the terraced streets.

13.7 Timber is used to provide decorative mock-timber framing within the gables of properties on Granby Street for example and is a reflection of the 'Arts and Crafts' influence in Edwardian architecture.

13.8 Some houses have their front doors set back within a storm porch and many of these porches retain their original encaustic floor tiles and glazed wall tiles.

13.9 The Area contains a lot of ironwork, either in the form of low wrought iron railings around the balconies at nos. 35 & 37 Granby Street or as boundary railings to the Park.



14 Local Details

14.1 The collective value and the wealth and variety of surviving architectural details of the Edwardian housing makes a positive contribution to the character and appearance of the Area. The architecture and detailing of these houses reflects their original quality and status, much of which was only made possible by the advent of mass production in building materials, and exemplifies the style of Edwardian architecture.

14.2 The bay windows are probably the most prominent feature of these houses and they display a whole range of details. The bays take two basic shapes, either as box-bays, which are the most common (seen on Frederick Street, Curzon Street and the southern side of Arthur Street), or as canted bays (seen on the southern side of Caldwell Street and Arthur Street). The bay windows can have either a flat roof (as seen on William Street, Frederick Street and the north side of

Curzon Street) or a pitched roof (seen on Heathcoat Street, the southern side of Curzon Street and the west side of William Street). In most cases, the bay is restricted to the ground floor but they can extend to the first floor and be finished with either a gable (as seen on the west side of William Street) or a hipped roof (as seen on Frederick Street and the north side of Arthur Street). On Granby Street (nos. 37 and 39) the two storey bays have a flat roof surrounded by a parapet wall with decorative railings.

14.3 As well as varying in their basic shape, the architectural detailing in the timber framing (the mullion posts and cornice) of the bay windows offers a variety of ornate styles often based on Classical details. Decorative pilasters applied to the mullion posts have a base and a capital with support brackets which in turn carry the cornice across the length of the bay which may be deco-



rated with either dentils or modillions (as seen at Frederick Street, Heathcoat Street, the north side of Caldwell Street and the west side of William Street).

Queens Park Conservation Area



14.4 Further variation is provided by extending the roof of the bays between paired terraced properties to form an open porch. The extended roof is typically supported by a timber post and a pair of upward braces in an 'Arts and Crafts' style (such as 19-23 Granby Street and the upper end of Arthur Street).

14.5 The windows within the bays show a variation of styles. Predominantly the bays have sash windows although there are examples of case-window windows with leaded and coloured glass top-lights (such as 19-23 Granby Street). The sash frames are constructed with horns, added to strengthen the frame, with pairs of single pane sashes being the most common window style (such as at Arthur Street and William Street). However, a common variation of this style is the use of a multi pane windows in the upper sash, usually associated with a concave meeting rail (such as at 10 & 12 and 5 & 7 Caldwell Street).



14.6 First floor windows show similar variations. The arrangement and number of the first floor windows depends on the width of the property. The most common arrangement is a single pair of sash windows (such as the north side of Caldwell Street and on Curzon Street). However, in those properties with a wider frontage, a further single sash window is installed above the entrance door adjacent to the paired sashes (such as at 19 – 25 Granby Street, Frederick Street, south side of Heathcoat Street and 6 & 8 Caldwell St).

14.7 The paired sash windows are separated by a mullion (although there are, unfortunately, examples of this being knocked out where new windows have been fitted). The mullion can be constructed of brick (as at Caldwell Street and William Street) or more elaborately of a stone pillar with a carved base and capital or a chamfered stone pillar (as at Curzon Street, where both examples can be seen, and Arthur Street).



14.8 The surviving original front doors also show variety in their design. Most of the doors provide a combination of solid timber panels in the lower half of the door with glazed panels in the upper half to let light into the hall. To allow more light into the hall many of the doorways have glazed fanlights and glazed side panels. Some doors can be solid timber with different arrangements of five or six panels.

14.9 Several houses contain attractive leaded glass in the frames of both their doors and windows. The style is copied from the Scottish designer Charles Rennie Mackintosh and was very popular in Edwardian domestic architecture. These leaded glass windows provide a unique Loughborough example of art work in the Mackintosh style.

14.10 The arches over the doors and windows vary, ranging from flat arches, often with a lower

Queens Park Conservation Area



chamfered arris (as at Arthur Street and Heathcoat Street); to round arches, usually springing from a pair of terracotta blocks with a central keystone (as at Heathcoat Street and Arthur Street); or pointed Gothic arches (as at Caldwell Street and Heathcoat Street).

14.11 In the more prestigious houses the front doors were very often set back within a storm porch and within these porches there are surviving examples of the original glazed wall tiles, with distinctive skirting, friezes and decorated panels, and encaustic floor tiles, laid in a geometric patterns (as seen in Frederick Street and the south side of Arthur Street).

14.12 Decoration is also provided in the form of special shaped bricks which are used to provide string courses, typical patterns include a Greek key (such as at Heathcoat Street and the south side of Caldwell Street) or Egg and Dart (such as

at north side of Heathcoat Street) and ornate dentil courses or corbelling brackets under the eaves.

14.13 Most of the terraced properties retain their chimney stacks, shared between pairs of properties and containing up to eight pots on each stack. The actual pots show a great variety of styles with crown pots, fluted pots, round tapered pots and square pots being the most common.

14.14 In the commercial area around Ward's End, the most important surviving local details are the Victorian shop fronts and the original horizontal sliding sash windows of the Orange Tree public house. Whilst many of these shop fronts have been altered, there are good surviving elements of pilasters and console brackets.



Queens Park Conservation Area



15 The Public Realm

15.1 Within the public realm the streets themselves have lost their traditional paving materials. They have been replaced by tarmac pavements and roads and concrete kerbstones. One of the few surviving elements of traditional surfacing materials are the granite setts that form the gutters along New Street.

15.2 Public art is represented in the Area in the form of 'Pinau', the boy with a thorn in his foot, that sits in its own space in front of the main library building. The statue was presented to Loughborough, in friendship, in May 1957 by its twin town of Epinal. In Queen's Park there is a stone carving of a swan, sculpted in 1992 by David Tarver, under an ornamental open wrought iron Gazebo, and there are modern stainless steel railings with decorative panels to the ramps and steps of the Museum.

15.3 Queen's Park contains two memorial stones of Mountsorrel granite: one by the New Street entrance with a small flagstaff commemorating 75 years of the Royal British Legion, the other near the bandstand inscribed to the victims of genocide.

15.4 Queen's Park is the most important and extensive element of the public realm. The boundary to the Park retains its original gates and railings along the Granby Street frontage and the rustic wooden fence and hedgerow along Brown's Lane. These are of historic importance and make a positive visual contribution to the character and appearance of the Conservation Area.

15.5 Within the Park there is no evidence of the original surface treatment or edgings, these having been replaced by tarmac paths with concrete edgings. New blue metal fencing has also been erected around the two children's play areas. This fencing is a rather discordant feature in the Park, with little regard for its historic setting or the wider landscape and is a marked contrast to the traditional green railings.

15.6 Most of the terraced houses in the Area have small front gardens, and whilst these offer little in terms of planting, the front boundary walls built in brick to match the house and relatively simple in form and detailing provide a distinctive linear edge between the public and semi-private space.

Queens Park Conservation Area



16 Green Spaces, Trees and Hedges

16.1 Queen's Park is at the heart of the Conservation Area and provides the only green, open space in the Area and it provides an important and attractive recreational area in the centre of town and a natural habitat for a range of wildlife. The Radmoor Recreation Ground, which lies outside of the Conservation Area, also provides a valuable open space for the residents of the Area.

16.2 Outside of the Park, the only mature trees of any note are the street trees along New Street, Granby Street and Frederick Street which contribute to the amenities of the area and offer some relief from the surrounding built development.



Inappropriate replacement windows



Inappropriate fascia and signage



Bedford Square has lost its integrity as a public open space

17 Intrusions and Damage

17.1 The terraced houses when first built were given high quality fittings and detailing that added a subtle variety, but did not detract from, the appearance of the terraced streets.

17.2 A great deal of small scale damage has been done by the replacement of doors and windows, often with upvc frames that have no similarities to the style or design of the original features. This damage has been made worse in some cases by the removal of the mullion post within the bay windows and the chopping out of stone mullions between the pairs of first floor windows.

17.3 Many of the new first floor windows are set closer to the face of the property, losing the depth of the reveal and reducing the visual impact of the mullion.

17.4 Re-roofing has been carried out with mod-

ern concrete tiles that are visually intrusive and roof lights have been inserted, although these do not have such a significant visual impact and are preferable to dormer extensions which could have a significant disruptive impact on the roof slopes, particularly those facing onto the streets.

17.5 In some places boundary walls or hedges have been removed leaving an untidy edge between front garden and street. There are also instances where the wall or hedge has been replaced with a modern though less attractive wall or occasionally with a metal railing or fence.

17.6 In the more commercial areas around Ward's End, many of the shops retain remnants of their original Victorian timber fronts. The installation of modern signage often in the fascia into these traditional shop fronts is a particular problem: discordant visual feature that results in the loss of valuable historic fabric.

17.7 Whilst it is desirable to encourage the use of the upper floors above the shops, the replacement of windows with new windows that do not respect the design of the original or the building as a whole, has had a particularly damaging effect on the visual appearance of the Area.

17.8 Within the public realm the greatest damage to the overall appearance of the Area is the visual clutter from the variety and number of road signs and other street furniture.

17.9 In particular Bedford Square is dominated by cars moving through onto Woodgate or into the town centre along Ward's End and the Cattle Market and its integrity as a public space has all but been destroyed by the main road that passes through it. The surrounding buildings on the north and west sides provide a sense of enclosure and scale but on the south side the scale is poor and there is no enclosure on the east side.

18 Neutral areas

18.1 The Area has few areas that are not within the immediate public domain. However two areas are relatively hidden away and make little contribution to the Conservation Area.

18.2 The first is the car park at the rear of Ward's End and Devonshire Square. This is locked between Queen's Park and the frontage development to Ward's End. It is not a particularly pleasant environment but it is tucked away and visually makes little impact on the character or appearance of the Conservation Area. Nevertheless, it is a poor use of land in the town centre, particularly at the southern end where there is a path into the park beside a poor brick structure which houses a store and unused public toilets.

18.3 The second area is Packe Street. This is not a principal thoroughfare in the Conservation Area, and once beyond the College building is fronted by the rear yards and outbuildings of the principal properties fronting Granby Street and Market Street.

19 General Condition

19.1 On the whole this is a vibrant and active commercial area and prosperous residential area. Most of the buildings within it are in good condition and have a long term economic use.

19.2 However there are some marginal areas behind the frontage development to Ward's End. These buildings, whilst being some of the oldest in the Area, have a low economic or commercial

value and many are in poor condition and at risk of further deterioration or possibly dereliction.

20 Problems, Pressures and Capacity for Change

20.1 Given the intensive nature of the development within the Area, there appears little opportunity for significant change or redevelopment. The prime area where there appears to be potential is the open car park to the rear of Ward's End. Any new development in this sensitive location should respect its location and the potential visual impact on the Conservation Area and the setting of Queen's Park.

20.2 Queen's Park has been laid out on the floodplain alongside the Woodbrook. This stream is often un-noticed between its canalised walls but it is the water source for the ponds and it should be remembered that there is still a risk of flooding. Relatively minor alterations to the landscape of the park could have major implications in time of flooding.

20.3 The Park itself is vulnerable to change and there is clear evidence of change that has taken place without respecting the historic landscape, the introduction of blue metal fencing around the two children's play areas for example. Overall, the importance as an historic landscape and the extent of surviving layout and design of the Park and associated historic fabric, needs to be recognised and any changes should take place in this context.

20.4 At the opposite end of the scale are problems associated with minor alterations or small incremental changes that take place sometimes without the need for planning permission. In particular, the pressure for new shop fronts and signage fitted within the older shop fronts and potential changes to upper floor windows. However, as these works require planning permission a degree of control can be exercised by the Council.

20.5 Outside the Council's immediate control are the changes to domestic properties that take place as permitted development. These often minor changes can over time result in the irreversible loss of historic building fabric that diminishes the character and appearance of the Conservation Area. To control such changes there is the opportunity for the Council to consider the introduction of an Article 4 Direction.

20.6 Further pressures for change are being brought about by changes in the housing tenure due to the decline of the private owner and the increase in private rented accommodation by landlords. This change brings with it problems of extensions and alterations, such as dormer windows and rear extensions that are designed to maximise the occupancy of the properties without considering their impact on the appearance of the Conservation Area, as well as more general problems associated with the general upkeep of the properties and the overall balance of the local community.

BIBLIOGRAPHY

Bray, M. I. (1981) *Bells of Memory* B.R.D. Publishing

Deakin, W. A. (1979) *The Story of Loughborough 1888-1914* Loughborough Echo Press

Dover, D. (1992) *Loughborough in Old Picture Postcards* Reflections of a Bygone Age

Loughborough Monitor and News of Thursday 24 June 1899

Past Students' Association, *History of Loughborough College 1915 – 1952*

United Reform Church (1998), *A 90 Year History of the Frederick Street Building 1908 - 1998*

Wix, D.H.C. et al (1973) *Bygone Loughborough in Photographs Vol 1* Borough of Loughborough

Wix, D.H.C. et al (1975) *Bygone Loughborough in Photographs Vol 2* Leicestershire Libraries and Information Services

White's Directory of Leicestershire and Rutland 1877

Kelly's Directory of Leicester and Rutland 1908

Management Plan

Introduction

The local authority is required to formulate and publish proposals for preservation and enhancement of Conservation Areas. The first stage is to produce a “Conservation Area Character Appraisal”, which aims to give a clear assessment of the special interest, character and appearance that justified the area being designated. It also establishes what is locally distinctive about Queen’s Park and what needs to be protected in order to maintain its special character. It is intended that this appraisal will provide a sound basis, defensible on appeal, for development control decisions and for the guidance of residents and developers.

This “Management Plan” is the next stage. It gives design guidance that is applicable to Queen’s Park and identifies opportunities for preservation and enhancement, where additional policy guidance or enforcement action maybe required and the need for a review of the conservation area boundary.

Background policy guidance

The following briefly sets out the planning policy background within which this guidance is written.

The Department for Communities and Local Government

PPSI Delivering Sustainable Development

This guidance emphasises that high quality development through good design makes a vital contribution to the creation of safe, sustainable and livable communities. Development proposals should not be conceived as short term and should be judged by their long-term impact.

By Design

Advocates the use of design guides to steer development proposals. The use of guidelines enables the Council to communicate its commitment to all in the development process.

PPG15 Planning and the Historic Environment

Sets out the need for Local Authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

Regional guidance

Planning Guidance for the East Midlands advocates the use of ‘design led’ approaches to development, which take account of historic character. It also stresses the need for architectural design to be functional and to support vitality, yet respect local building character.

Structure Plan

Environment Policy (I) indicates the need to identify measures to enhance areas, sites and settings of architectural and historic interest.

Charnwood Community Strategy

The Community Strategy identifies that the quality of the built environment makes an important contribution to the economy of the Borough.

Charnwood Corporate Plan

This document identifies the aims and objectives of the Council to improve the built environment for everyone. As a priority the Council seeks to protect the look and feel of our towns and villages.

Local Plan

The Local Plan sets out the basis on which the Council will view and determine planning applications. Policy ST/1 ii and iii state the Council’s aim to protect and improve the quality of the built environment of Charnwood. In the majority of cases

the following policies may need to be considered before any design is undertaken.

- EV/1 Design
- EV/2 and 3 Archaeology
- EV/4 to 7 Listed buildings
- EV/8 Buildings of local architectural and historic interest
- EV/10 Development in conservation areas
- EV/11 to 13 Advertisements
- EV/18 Open spaces of special character
- EV/21 to 26 Ecological, geological and wildlife conservation
- EV/38 Satellite dishes
- CA/11 Use of upper floors
- CA/12 and 13 Shopfront design and security

Appendix I sets out these policies in full.

Leading in Design

This document builds on the design policies set out in the Charnwood Local Plan and will contribute to the development of more effective approaches to securing good design in the emerging Local Development Framework. The guide is also intended to support the implementation of the community strategy, Charnwood Together, by providing a set of principles that will inform the physical development implicit in the initiatives and actions of all partners in the local strategic partnership.

Other SPG/SPD guidance.

- Backland & Tandem Development.
- House Extensions
- Shopfronts & Signs
- Student Housing
- Draft Town Centre Masterplan
- Draft Devonshire Square Development Brief
- Draft Public Realm Strategy

General Principles

Any proposed changes should be carried out in a sensitive manner, taking into account the established character of the conservation area. New development must respond to its immediate environment i.e. its context, in terms of scale, form, materials and detailing. Otherwise, alterations will have a detrimental effect on the historic and locally distinctive form of the area.

Within the conservation area, where the quality of the general environment is already considered to be high, the Council will insist on good quality schemes which respond positively to their historic setting. This extends to small buildings such as garages and even boundary walls and fences. Even minor alterations need to be carefully considered as incremental change can have a significant detrimental affect on the character of an area over a period of time.

Central government guidance contained in PPS1 and PPG15, Borough of Charnwood Local Plan, Leading in Design and other SPD, and Neighbourhood Design Statements will be used to assess the quality of proposal for new development.

The following general principles should be noted when considering any development in all parts of the conservation area:

1. The conservation area has a distinct “grain” or pattern of built form and spaces which are part of its historic development. This gives the conservation area great individuality, characterised by the pattern of historic buildings, ancient footpaths and highways and clearly defined boundaries. This “grain” is an important part of the character of the conservation area and will be protected.

2. The emphasis for new proposals will be on high quality of design. There may be opportunity for innovative modern design. However a dramatic contemporary statement is unlikely to be appropriate. Good modern design can be used to create positive changes in historic settlements
3. Scale is the combination of a building’s height and bulk when related to its surroundings. Proposed new development must take into account the scale of the existing buildings, and must not dominate or overwhelm them.
4. Alterations and extensions must respect the form of the original building and its locality. The use of high quality materials and detailing, whether modern or traditional is essential. Roof lines, roof shapes, eaves details, verge details and the creation of new chimneys are important considerations.
5. Windows and doors of a traditional design respect the historic nature of the buildings to which they belong and make a very important contribution to the character and appearance of the conservation area. The use of upvc and standardised high speed joinery techniques nearly always leads to unsuitably detailed windows which will be generally unacceptable in the conservation area. In most cases the building regulation requirements can be met without the need to use clumsy and awkwardly detailed windows.
6. The appraisal has identified the types of materials that characterise the conservation area and where possible these materials should be used so that alterations respect the established character.
7. Applicants for planning permission must provide a “Design Statement”, to explain the design

decisions that have been made and to show how proposed alterations relate to their context. A detailed analysis of the locality should demonstrate that there is a full appreciation of the local streetscape and how it has developed, including prevailing building forms, materials and plot ratios.

Procedures to ensure consistent decision-making

As mentioned previously the basis of the character appraisal is to inform and guide development control decisions. A consistent approach to this decision making will be aided by providing:

- Discussions with conservation and design officers to help development control officers to make informed decisions, no matter how minor the proposed changes.
- Opportunities for pre-application discussion regarding significant alterations.
- Opportunities to review decisions and assess the impact of approved alterations through post development site visits.

Enforcement strategy

Effective enforcement is vital to make sure there is public confidence in the planning system to protect the special character of the area. Unauthorised development can often be damaging to that character.

Taking proactive action can improve the appearance and character of the area, making it more attractive and in some instances increasing the potential for investment. Effective monitoring of building work to make sure it is carried out in accordance with the approved details and with planning conditions

ensures new development makes the positive contribution envisaged when permission was granted.

In order to protect the character of the conservation area the Borough Council will seek to:

- use enforcement powers in cases where unauthorised development unacceptably affects the character of the conservation area.
- take proactive action to improve or enhance the appearance of the area.
- monitor development under way to make sure it fully complies with the terms of any planning permission or listed building consent.

Carrying out unauthorised work to a listed building or to protected trees and hedgerows and the unauthorised demolition of a building within a conservation area is an offence. In such cases, the Council will consider prosecution of anyone responsible and ensure any necessary remedial action is taken.

Article 4 Direction proposals

The quality of the conservation area is often threatened by the cumulative impact of numerous small changes to many buildings. Terraces that once displayed an integrity of design through the use of matching features such as doors, window, chimneys and porches, have been unbalanced by various alterations and additions. On the whole such changes do not require planning permission.

In order to preserve and enhance the character of conservation areas, many planning authorities use Article 4 Directions to restrict permitted development rights on groups of buildings or areas. Restrictions normally relate to particular elements such as replacement windows and doors, or roofing.

Currently, the loss of front boundary walls and fences as well as the alterations to windows and

doors is having a detrimental impact on the character of the Queens Park Conservation Area and the opportunity of using Article 4 (2) Directions powers to address this will be investigated.

Buildings at risk

It is intent of the Borough Council to take necessary action to secure repair & full use of any buildings at risk. At the moment none of the listed buildings in the conservation area are at risk of decay and all appear to be in a good state of repair. The locally listed buildings are generally in good condition.

Review the boundary

A review of the boundary has been considered and the recent designation of this conservation area means that it is unnecessary to undertake a review at this stage.

Identify buildings for spot listing

Some of the buildings within the conservation area have been identified for “spot listing”. These include:

- Carnegie Library, Granby Street
- United Reformed Church, Frederick Street

Enhancement

Most issues concerning opportunities for enhancement are related to Queen’s Park itself and the area around Devonshire Square. These issues will be thoroughly addressed by the forthcoming Queen’s Park Management Plan and the Devonshire Square Development Brief.

The introduction of a scheme to encourage the retention and reinstatement of front garden fences, walls and significant hedges will be investigated. Consideration will be given to the feasibility of both grant aid and the use of enforcement powers.

Proposals for an economic development & regeneration strategy

Historic building repair grants are available from both Charnwood Borough Council and Leicestershire County Council. Repair and reinstatement works to historic buildings that make a vital contribution to maintaining and improving the character of the conservation area are likely to be eligible for grant assistance.

A commercial premises grant scheme is also run by the council to improve the external appearance of buildings. An improvement in the appearance of an area through upgrading the buildings should lead to an overall increase in the number of people visiting, shops and restaurants, thus benefiting the commercial vitality of the area.

The Historic Building and Commercial Premises grant schemes are periodically reviewed to ensure that available grant aid is focused where it is most effective.

Strategy for the management & protection of important trees, greenery and green spaces

The Biodiversity Action Plan sets out the Borough Council’s priorities for conservation of a variety of wildlife and their habitats within Charnwood and details the actions required to ensure their wellbeing. The BAP will be reviewed and modified as required to ensure that the necessary actions are being taken by the appropriate agencies.

Queen’s Park is the principal green space for the town and in the past it appears to have been a low priority in terms of funding. An application for Green Flag status is being pursued and this will address the areas of neglect within the park.

Proposals for an urban design and public realm framework

Bedford Square has been identified by the Character Appraisal as a poor quality urban space that is dominated by highway and car parking. Both the Town Centre Masterplan and its Public Realm Strategy, once adopted and implemented, will seek improvements in the quality of this public space.

The mature trees along Granby Street are a fundamental part of the character of this street and the protection and appropriate approach to maintenance of the trees is important. It is proposed that the Public Realm Strategy section of the Town Centre Masterplan will address this issue.

Monitoring change arrangements

It is planned to review the conservation area character appraisal and its management plan every five years, although the management plan may under certain circumstances need to be reviewed over a shorter time period. A photographic record of the conservation area has been made and will be used to help identify the need to review how changes within the conservation area are managed. A greater degree of protection will be accomplished if the local community help monitor any changes.

Consideration of resources

This management plan sets out the commitment of the Borough Council to protecting the character and appearance of Queens Park Conservation Area and how it will use its resources to achieve these aims. Unfortunately, it is not possible to pursue all actions that may be seen as desirable but continued monitoring and review will help focus those resources so that they are used in the most effective way.

Timescale

Short Term (12 months)

- Submit buildings identified for 'Spot Listing'
- Formulate a scheme to protect and reinstate front garden fences, walls and significant hedges.
- Investigate the use of Article 4 powers to prevent the gradual erosion of the character of the area by alterations to windows, doors and front boundaries.

Medium Term (up to 3 years)

- Initial implementation of Town Centre Masterplan.
- Obtain 'Green Flag' status for Queen's Park.

Long Term (over 3 years)

- Implementation of Public Realm Strategy.

Within 5 years the Council will undertake a review of this Appraisal and Management Plan in full consultation with local residents, businesses and land owners. Circumstances may dictate that the review of the Management Plan is undertaken earlier.

Appendix I Local Plan Policies

POLICY EV/1 Design

The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

- i. respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;
- ii. is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
- iii. utilises materials appropriate to the locality;
- iv. provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
- v. safeguards important viewpoints, landmarks and skylines;
- vi. uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
- vii. safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;
- viii. meets the needs of all groups, including the disabled; and
- ix. minimises the opportunity for crime to create a safe and secure environment.

POLICY EV/2 Nationally Important Archaeological Sites

Planning permission will not be granted for development which would adversely affect a

scheduled ancient monument or other nationally important archaeological site, or its setting.

POLICY EV/3 Archaeological Sites of County and Local Significance

Planning permission for development affecting known archaeological sites of county or local significance, will be granted provided the archaeological interest can be preserved in situ. Where this is not feasible or justifiable, the excavation and recording of the remains under the supervision of a professionally qualified archaeologist prior to development of that part of the site affected by the remains will be required.

POLICY EV/4 Alterations or Extensions to Listed Buildings

Planning permission for alterations or extensions to listed buildings, where required, will only be approved where the work is in keeping with the special architectural or historic interest of the building or its character or setting.

POLICY EV/5 The Setting of Listed Buildings

Planning permission for development which would adversely affect the setting of a listed building will be refused. In granting planning permission for development near to a listed building the Borough Council will impose such conditions as it considers necessary to protect the building's character and setting.

POLICY EV/6 Change of Use of Listed Buildings

Applications for the change of use of listed buildings to ensure their continued viability will be approved provided they are in keeping with the character, appearance and historic interest of the building. Applications must include full details of any proposed

internal or external alterations to the building so that the effects on its character, appearance and setting can be fully assessed.

POLICY EV/7 Demolition of Listed Buildings

Planning permission for development involving the demolition of the whole or substantially all of a listed building will only be granted where it can be demonstrated to the Council's satisfaction that the condition of the building makes it impracticable to repair, renovate or adapt to a use which would ensure its retention.

POLICY EV/8 Buildings of Local Historic or Architectural Interest

Planning permission for development which would affect a building of local historic or architectural interest or its setting will be granted provided:

1. the appearance or character of the building and its setting are safeguarded; or
2. the development would result in significant local community or environmental benefits.

POLICY EV/9 Historic Parks and Gardens

Planning permission will not be granted for development which would have an adverse effect on the character or setting of the parks and gardens of historic or landscape significance as shown on the Proposals Map.

POLICY EV/10 Development in Conservation Areas

In determining planning applications for development in designated conservation areas the Council will preserve or enhance their special character or appearance by:

1. refusing permission for development involving the demolition of buildings unless it can be demonstrated that their condition is such that

Queens Park Conservation Area

- their repair, renovation or adaptation would be impracticable or that their removal or replacement would enhance the appearance or character of the area;
2. requiring, where development would involve demolition, sufficient details of how the site will be treated, and of any scheme for redevelopment of the site, so that the effect of the proposal on the character of the conservation area can be properly assessed. Conditions may be imposed to ensure redevelopment commences as soon as practicable following demolition;
 3. requiring the retention of materials, features and details of unlisted buildings or structures which contribute to the character of the conservation area;
 4. requiring the height, size, design, roofscape, plot width, visual appearance and materials used in any new development (including alterations and extensions to existing buildings) to respect the character of the surrounding area and make a positive contribution to the general character of the conservation area;
 5. requiring sufficient details of any proposal, including changes of use, so that the effect of the proposal on the character of the conservation area, both visually and in terms of any potential noise or other environmental intrusion, can be properly assessed. Detailed proposals may also be required on sensitive sites adjoining a conservation area. Alternatively design briefs will be prepared to guide development in the most sensitive locations;
 6. retaining the historic street pattern, traditional buildings lines, open spaces of special character (including gardens), other spaces of public value, important trees and water features, footways, footpaths and kerblines which contribute to the character of a conservation area; and

7. encouraging the redesign or replacement of buildings, structures and features which are visually detrimental to the character of a conservation area.

POLICY EV/11 Advertisements

Express consent for the display of advertisements and signs will be approved unless the proposal would be either:

1. damaging to local amenities by reason of clutter, scale, siting, design or illumination; or
2. dangerous to public safety through the introduction of signs likely to create a hazard by distracting or confusing road users.

POLICY EV/12 Advertisements Above First Floor Level

Express consent will not be granted for the display of advertisements above the level of first floor window sills where they would be poorly related to the building or surrounding buildings by reason of their scale or design.

POLICY EV/13 Advertisements on Listed Buildings or in Conservation Areas

Express consent to display advertisements and signs within conservation areas or on or close to a listed building will only be granted where:

1. the design, scale and siting of the sign would preserve or enhance the character or appearance of the conservation area; and/or
2. the proposal would not adversely effect the special architectural or historic interest of a listed building or its character or setting.

POLICY EV/18 Open Spaces of Special Character

Planning permission will not be granted for development which would result in the loss of

important areas of open land retained in public or private ownership which contribute to the character of a settlement either individually or as part of a wider network of open space.

POLICY EV/21 Sites of National Ecological or Geological Importance

Planning permission will not be granted for development which could adversely affect National Nature Reserves or Sites of Special Scientific Interest (SSSI's), proposed or designated for their ecological interest, unless an overriding national need can be shown which exceeds the level of importance for nature conservation and there is no alternative solution or other site suitable for that particular purpose.

For Sites of Special Scientific Interest proposed or designated for their geological interest, planning permission will not be granted for development which could have an adverse affect unless an overriding national need can be shown which exceeds the level of importance for nature conservation or a suitable substitute site of at least equal value can be proposed.

POLICY EV/22 Sites of Regional, County and District Level Ecological or Geological Importance

Planning permission will not be granted for development which could adversely affect County and District level sites of ecological interest or Local Nature Reserves unless an overriding strategic need can be shown which exceeds the level of importance for nature conservation.

For Regionally Important Geological Sites and County and District level geological sites, planning permission will not be granted for development which could have an adverse affect unless an

overriding strategic need can be shown which exceeds the level of importance for nature conservation or a suitable substitute site of at least equal value can be proposed.

POLICY EV/23 Sites of Parish Level Ecological or Geological Importance

Planning permission for development in and around parish level ecological and/or geological sites will not be granted unless measures are included to protect or compensate for valuable habitats or features damaged or destroyed during the development.

POLICY EV/24 Landscape Features Important for Nature Conservation

Planning permission for development which would affect a feature of the landscape of major importance for wild flora and fauna will be not be granted unless:

1. the feature is safeguarded and retained within the development;
2. its function as a linear and continuous corridor or stepping stone for migration, dispersal and genetic exchange is not diminished; and
3. a scheme for the management of the nature conservation interest is prepared.

POLICY EV/25 Development and Features of Nature Conservation Interest

Proposals for new development will be expected to include measures to conserve existing features of nature conservation interest and to include proposals for the creation of new habitats where appropriate.

POLICY EV/26 Species Protection

The Borough Council will not grant planning permission for a development that would have an adverse effect upon any site supporting badgers, bats and all other species protected by schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981, as

amended, or Annex IV to the EC Habitats Directive unless measures are included in the proposal to protect the species and minimise any disturbance during development, or to provide for its transfer to an alternative site of equal value.

POLICY EV/38 Satellite Television Dishes

Proposals for satellite dishes which require planning permission will be acceptable provided the dish:

1. by reason of its size, colour, appearance and siting would not have a significant impact on the appearance of the building;
2. would not be visually intrusive or damaging to the wider streetscene;
3. would not adversely affect the amenities of neighbouring properties;
4. would not lead to a clutter of dishes which collectively would detract from the character and appearance of the locality.

POLICY CA/11 Use of Upper Floors

Within Loughborough Town Centre and its associated service areas, district centres and local centres planning permission will be granted for the following uses (as defined by the Town and Country Planning (Use Classes) Order 1987) of upper floors, subject to the retention of residential amenities where adjacent property continues to be occupied:

- shops (Class A1);
- financial and professional services (Class A2);
- food and drink uses (Class A3);
- offices (Class B1(a));
- dwellings (Class C3);
- non residential institutions (Class D1); and
- assembly and leisure uses (Class D2).

Planning permission for new built development within the centres listed above will be granted provided that

the development is of a scale appropriate to the centre it seeks to serve, and subject to the provisions set out above and to the inclusion of positive proposals for the use of premises at first floor and above which will contribute to the vitality and viability of the centre. In particular elements of housing should be provided wherever possible.

POLICY CA/12 Shop Front Design

In granting planning permission for shop fronts in new buildings the Borough Council will require that they be designed as an integral part of the overall frontage having regard in particular to the style, materials and proportions of the building and to the overall character of the area.

Replacement shop fronts will be permitted provided they maintain or improve the appearance of the frontage into which they will be placed and relate well to surrounding buildings and the wider street scene. Shop fronts will be required to reflect the architectural composition of the existing frontage, particularly where a commercial ground floor user crosses several facades of differing character.

POLICY CA/13 Shop Front Security

Planning permission for the fitting of roller shutters and security grills will be granted provided that all the fittings are colour coated to match the shop front, designed to be unobtrusive during hours of business and allow visibility into the shop when in place.