



## **Queniborough Conservation Area Character Appraisal**

<b>INTRODUCTION</b>	2
Planning policy context	
<b>ASSESSMENT OF SPECIAL INTEREST LOCATION AND SETTING</b>	4
<b>HISTORICAL DEVELOPMENT</b>	4
Origins and development, Archaeological interest, Population	
<b>SPATIAL ANALYSIS</b>	6
Plan form, Inter-relationship of spaces, Villagescape, Key views and vistas, Landmarks	
<b>CHARACTER ANALYSIS</b>	8
Building types, layouts and uses, Key listed buildings and structures Key unlisted buildings, Coherent groups, Building materials and architectural details Parks, gardens and trees, Highway, Biodiversity	
<b>DEFINITION OF SPECIAL INTEREST</b>	12
Strengths and Weaknesses	
<b>MANAGEMENT PLAN</b>	13
General principles, Enforcement Strategy, Article 4 Direction, General condition Possible buildings for spot-listing, Possible boundary changes of the Conservation Area Enhancement opportunities, Economic development and regeneration strategy for the Area Strategy for the management and protection of important trees, greenery and green spaces Monitoring change, Consideration of resources, Summary of issues and proposed actions Developing management proposals, Community involvement, Advice and guidance	
<b>BIBLIOGRAPHY</b>	17
<b>LISTED BUILDINGS IN QUENIBOROUGH</b>	17



These elements are brought together in a summary of the special interest of the Conservation Area. The document is intended as a guide to people considering development which may affect the Conservation Area. It will be used by Development Control in their assessment of proposals. It may, of course, be used by Queniborough Parish Council and residents of the Conservation Area.

### **Planning Policy Context**

The Planning (Listed Building and Conservation Areas) Act 1990 defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty to review the overall extent of designation in their areas regularly and if appropriate, to designate additional areas. The Act sets out the general duties of local planning authorities relating to designated conservation areas:

- From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts and to consult the local community about these proposals;
- In exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Policy Statement 5: Planning for the Historic Environment (PPS 5), published by the Department of Communities and Local Government, states the Government's objectives for heritage assets and puts forward policies to balance the need to ensure the viability or usability of an asset against doing no harm to its architectural, historic, cultural or artistic values. The PPS advises that "*local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented*" (Policy HE2.1). Conservation areas are 'designated heritage assets'.

A conservation area contains a number and variety of elements which combine together to create the significance of the heritage asset overall. This appraisal describes those elements but it does not attempt to be exhaustive and the policies in PPS 5 lay the duty on all concerned, including residents and prospective developers, to understand the significance of any element.

The Regional Spatial Strategy for the East Midlands (RSS), published in March 2009, advises local authorities that the historic environment should be understood, conserved and enhanced, in recognition of its own intrinsic value (Policy 27: Regional Priorities for the Historic Environment). The RSS is due to be withdrawn but remains in place until the enactment of the 'Localism Bill' by Parliament, which is expected in 2012.

Charnwood Borough Council Local Plan Saved Policy EV/1- Design, seeks to ensure a high standard of design for all new development and that the design should be compatible with the locality and utilise materials appropriate to the locality.

The Council's adopted Supplementary Planning Document (SPD) 'Leading in Design' reinforces the need to understand the setting and context when proposing development in a sensitive location such as a conservation area. It encourages developers to use local guidance such as Conservation Area Character Appraisals when considering their designs.

### **Other guidance adopted by the Council**

- Backland & Tandem Development Supplementary Planning Guidance (SPG)
- House Extensions SPG
- Shopfronts & Signs SPD

## **ASSESSMENT OF SPECIAL INTEREST**

### **Location and Setting**

Queniborough is a village at the edge of the Wreake Valley. It is a gateway to the area of relatively undeveloped landscape known as High Leicestershire. The village is about 11km north east of Leicester, lying away from the main road that joins Leicester to Melton Mowbray.

The village lies on a gravel terrace beside the south bank of Queniborough Brook which flows down from the hills to the Wreake. The immediate landscape is quite flat with the hills rising gently around on three sides. In 1801 John Nichols described the village being “in a fine plain continued about half a mile from the Melton Turnpike.” He noted “the village is finely embosomed amidst lofty trees.”

The Conservation Area incorporates the whole of the village as it was from Mediaeval times until the end of the 19th Century before the major developments of the 20th Century took place at the Barkby crossroads and along Melton Road.

## **HISTORIC DEVELOPMENT**

### **Origins and Development**

It is known that there was human settlement in the Wreake valley from before the Romans. However, Queniborough as it is seen today probably has its origins as an Anglo-Saxon settlement. The early Mediaeval village was a parish of open fields with the cottages and farmsteads at its centre. The open field system was devised to take advantage of the heavy plough which used a team of eight oxen and was thus too expensive for any one farmer. The Domesday survey recorded the wealth of Cuinburg as eight ploughs, indicating the amount of tillable land, along with 40 acres of meadow and a mill. Beyond the arable fields it is likely that sheep were grazed during the summer in the wooded hills.

The imposing church of St Mary took its present form towards the end of the 13th Century. And it appears that there was a major replanning of the settlement around the same time. A market place was laid out and burgage plots for homesteads and farmsteads established on a regular pattern of strips each 1 rod (5½ yards) wide with some farmsteads consisting of more than 1 strip.

By the 18th century agricultural surplus had increased and there was pressure to change the economic system. For centuries farmers had been allocated strips in each of the open fields but this meant moving from one side of the village to the other. Several attempts were made to inclose the fields to allow farmers to bring their allocated land together. Eventually the Inclosure Act of Parliament for Queniborough was passed in 1793. Landowners took ownership of 2200 acres, “after proper provisions for public and private roads, and for a convenient sheepwash at some commodious part of one of the brooks running through the parish.” Nevertheless, many poorer people found themselves at a great disadvantage.

Following inclosure a few farms were built beyond the village so as to be closer to their fields but the general shape of the village stayed the same. In 1801, Nichols described the village having: “90 dwellings, most of them in a wide and long street formed, as it appears, on a grand plan for a large town.”

Maps of the early 19th Century show Queniborough and neighbouring Syston to be more or less similar in size. However, it seems that Queniborough was bypassed by all the major advances in transport: the half mile from the Melton Turnpike, the canalisation of the Wreake, and when the railway opened in 1846 there was no local station for Queniborough. Syston became the town and Queniborough stayed as a village.

As is common in almost all the villages of Leicestershire people would have engaged in framework knitting but there appears to be no obvious evidence remaining in Queniborough. In mid Victorian times the homeworking came to an end as factories opened in Leicester, Syston and Sileby so that Queniborough remained as an agricultural village well into the second half of the 20<sup>th</sup> Century.

In 1847 a National School was built for all the children in the village. However, even at the end of the 19<sup>th</sup> Century, Queniborough was an isolated village. The Barkby crossroads was more or less in the countryside: a few cottages were being built beside the Barkby Road and the map of 1903 shows New Zealand Lane described as New Queniborough with the beginnings of development, a few houses, shown along the strip. The great changes occurred in the 20<sup>th</sup> Century. Beginning after World War I housing was built between the original settlement and the Melton Road, together with many facilities such as the Primary School, Village Hall, post office, shops and industry.

The original core which is now the Conservation Area was left almost untouched, although a low level of house building has continued throughout the Area up to the present day, filling in plots, such as Tudor Terrace which was built on the site of some old stables, and lately on land behind the main frontage, such as in the grounds of Queniborough New Hall.

### **Archaeological Interest**

There has been human settlement in the whole area of Queniborough and its setting at the edge of the Wreake valley by the hills of High Leicestershire from at least Neolithic times. Finds include artefacts from the Bronze Age, Roman, Anglo Saxon and Mediaeval periods.

Within the Conservation Area there have been finds of Anglo-Saxon pottery where the old barn of Willow Farm now stands. Also in that vicinity a Mediaeval hearth and a Mediaeval carved stone have been found.

At the churchyard and the land around New Hall bones, possibly human, have been found, suggesting that the churchyard may have extended north from its present position. Also in the grounds of New Hall have been found post-Mediaeval wells and a cellar.

Timbers within some of the houses have been dated to 1435, which may be further evidence that the village was replanned in Mediaeval times.

The whole of the Conservation Area has potential for archaeological discovery, with the general area of interest extending northwards to Queniborough Brook. There are three known sites in the village. For identification, one is at the old barn behind No 33 Main Street; the second is at land occupied by Nos 82-86 Main Street; and the third is the churchyard extending northwards to include Queniborough Hall.

### **Population**

Until the end of World War I, the village of Queniborough was more or less contained within its Mediaeval shape. Actual population figures are not easy to understand because of the variety of what was and is counted. In 1564 there were 48 families, in 1722 there were 15 freeholders, and in 1800 there were 90 dwellings. In the mid 19<sup>th</sup> Century the population was 530. Today, the Conservation Area encompasses about 150 postal addresses, though the parish as a whole has a much larger number, with a population of about 2250 in 960 households.

## **SPATIAL ANALYSIS**

### **Plan Form**

Queniborough appears as a linear settlement consisting of a single main street. When the street is seen as the space between the houses, rather than that between the roadside kerbs it is clear that the width varies considerably along the whole length.

The plan established in Mediaeval times is still the plan of the village. The marketplace was a long triangle tapering from its broadest at The Horse and Groom and Britannia Inn to a pinch point by the thatched cottage, No 86 Main Street. There is another broad space, called The Green locally, at the junction with Peggs Lane.

Until recent times there was probably a back lane along the south side - now it is just the short spur of Mere Lane - and there are several footpaths and bridleways leading from the village into the fields and connecting the village with its neighbours, Syston, Barkby, South Croxton, Barsby and Gaddesby. The path to Syston was originally the Leicester Way.

### **Villagescape**

Many of the houses still occupy the burgage plots laid out in Mediaeval times. Rupert's Cottage and No 82 Main Street are good examples of houses on plots which are 1 rod wide. Others occupy more than a single plot. Originally houses may have been built along the length of the plot showing the gable at the front and leaving an opening in the frontage to provide access to the rear: an example is No 86 Main Street. Over time, the houses have been built across the whole width of the amalgamated plots right up to the edge of the street. Thus the characteristic present appearance consists of a string of houses at the edge of the street with occasional narrow openings in the frontage, archways, paths and drives giving access to a variety of outhouses, workshops and garages.

There are exceptions to this pattern, notably houses which mark their importance by standing back from the street with a front garden bounded by a garden wall, such as No 20 Main Street. And in the 20<sup>th</sup> century houses without importance have also been built away from the street edge. More recently, a few closes and culs-de-sac have been built to give access to houses at the rear of the plots. These later developments have introduced a suburban element and lost some of the essence of the Mediaeval plan. Thus, although there is little opportunity, any new proposals for development along Main Street should adhere to the Mediaeval building line and not create front gardens.

Within the conservation areas in the Borough of Charnwood, unique to Queniborough are strips of cobble in front of many of the houses along Main Street. These strips appear to delineate a more private area in relation to the street. None of these houses have any fencing or hedging, nor what may be called a front garden, though the cobble strips are often augmented with pot plants and small shrubs.

### **Interrelationship of Spaces**

Open space within the village is almost completely provided by the broad nature of the street which reflects and is a continuation of the broad open plain in which the village sits. The space has been enhanced by the recent traffic management scheme in which the road carriageway has been made as narrow as reasonable for the quantities of traffic, leaving delightful, and very well kept, broad grass verges for the whole length.

There are two openings: one at Little Green and the other, more significant, at the Horse and Groom and Britannia, where once the Elm Tree used to stand, and in Mediaeval times was conceived as the focus of the market place. Opening out from this space is a wide access of rough

hard standing which leads to the School and up to the surrounding ridge. There is another opening at The Banks, which leads to the footpath to Syston.

At the east end of the village the churchyard offers a more peaceful secluded space. And at the back of the village both the Old Hall and Queniborough Hall are set in large private acreages of open space, though much of this has been sold and developed for new housing.

### **Key Views and Vistas**

The most important view is the broad open aspect of the village itself, which sits in and is influenced by the fine plain as described by Nicholls. The view changes subtly as one progresses in either direction along the street.

The entry from the Melton Road and the Barkby Crossroads is marked by the bend at Pegg's Lane where the view is terminated by the delightful cottage, Nos 12 & 14 Main Street, partly covered in Virginia creeper and peeping from behind the rowan trees on the green. Rising behind is the very fine needle spire of St Mary's church, 162 feet high, said to be the second highest in the county.

Coming from High Leicestershire is a sharp double bend at the church. Passing the mock gate, the road is first shrouded by laurel bushes and sycamore trees but as one turns into Main Street one enters the vista of the street broadening to its climax at The Horse and Groom. And going in the opposite direction, leaving the village, No 93 Main Street is superbly placed to terminate the view.

The most fascinating view is to be had, if one is lucky, by climbing to the top of the church tower, where, from the base of the spire there is a 360° panorama of the surrounding countryside stretching for miles. Correspondingly, the spire itself is a landmark from a vast area of countryside.

From within the village there are occasional glimpses of the Ridgemere to the south-east, but everywhere there are glimpses into the rear of the plots, through the archways and into the drives, which add significantly to the fascination of the village.

From Ridgemere Lane the village is seen set down within the valley of the brook. The spire is very visible but in general the houses are almost surrounded with trees.

### **Landmarks**

The beautiful spire of St Mary's church is an obvious landmark for a huge area surrounding the village. From within the village the spire is more often seen standing in the distance behind the houses.

## **CHARACTER ANALYSIS**

### **Building Types, Layouts and Uses**

Almost all the buildings in the village are related to the farming activity of previous centuries. They are vernacular farmsteads with labourers' cottages. In general, the farmsteads have become domestic and barns have been converted. Amongst the farmsteads there are later terraces of housing, such as Long Row, and Tudor Row, and polite buildings such as The Grange, No 25 Main Street, and the former vicarage, No 81 Main Street. For most of its life the village was self sustaining providing its residents with their daily needs. Some of these facilities remain. There are two public houses, the National School, St Marys Church, the Methodist Chapel at the other end, three shops and some workshops.

Houses are of 1½ or 2 storeys with the exception of the 3 storey Grange, the one bay wide 3 storey No 82 Main Street and the 3 storey No 75 Main Street. The houses are generally of simple rectangular form with a single ridge parallel to the street. At the rear there are ranges of outbuildings which extend into the plot creating yards and enclosed spaces.

### **Key Listed Buildings and Structures**

The Conservation Area is notable for the number of listed buildings within it. Those which have a stronger influence on the character of the Area are:

Church of St Mary - Grade I

The Grange

No 12-14 Main Street, at the junction with Peggs Lane

No 38 & 40 Main Street

Note that the Old Hall (Grade II\*) is not within the designated area and neither is the dovecote, which became delisted after it was re-sited to preserve it and allow for development within the grounds of the New Hall.

### **Key Unlisted Buildings**

Tudor Terrace, Nos 64 to 74 Main Street is a remarkable 20<sup>th</sup> Century development. The Tudorbethan style, the gables fronting the road, its setting slightly back from the street edge all contribute. It is unfortunate that the windows have been replaced with uPVC.

The Standings, No 93 Main Street is an example of a new material, Watchcrete, invented by Harry Watchorn after World War I.

### **Coherent groups**

Part of the essential character of Queniborough are the rows of individual buildings which bound both sides of Main Street and sit together in pleasing rhythms.

By way of example, note the group composed of No 80 with Nos 82 - 86 Main Street and the group from the low forge building No 69a to Rupert's Cottage No 79 with the Vicarage No 81 Main Street. Another group consists of The Grange, No 25 Main Street with the butchers shop to its left and the high brick wall of its garden and the stable housing to its right. The tall overhanging lime trees are a component of this group.

Besides the strings of houses there is the focus of the two public houses at the market place, namely the Britannia Inn and The Horse and Groom standing at right angles to each other.

## **Building Materials and Architectural Details**

### **Walls**

The predominant building material is a soft red brick. Although historically most of the houses would have been of timber frame construction, there are only a few surviving visible examples such as No 7 and No 79 Main Street. Elsewhere, the timber frames are no longer apparent on the exterior. They have been replaced with brick, though the framing may be evident internally. However, the old style is still visible where the brick walls rest on a low plinth of river cobbles, to be seen in several houses. Occasionally the plinth has been rendered or includes field stone and pieces of ironstone.

The brickwork is generally laid in Flemish bond, and occasionally the pattern of the bond is picked out in contrasting headers and stretchers. In many houses the walls are either painted in white or cream or rendered and painted. The effect is to give a strong sense of variety throughout the Area.

There are a few houses which stand out as exceptions. No 93 Main Street is built of the locally invented Watchcrete in an embattled style with quoins and No 20 Main Street is highly decorated with white painted quoins, door and window surrounds and painted carved panels over the windows. Also unusual is No 49 Main Street in a style more reminiscent of the Lake District.

The mud wall of the old pinfold, now occupied by No 2 Main Street, was very carefully rebuilt in the 1990s. As a historic feature of the village it is easy to miss. There are other remnants of mud wall in rear gardens.

### **Roofs**

The predominant roofing material throughout the Area is Welsh Slate. There is some remaining thatch, notably at No 38-40 Main Street, No 80 and Nos 84-86 Main Street and Rupert's Cottage, No 79 Main Street. A few houses are roofed with Swithland Slate, such as Oak Cottage, No 8 Main Street, and the row of cottages at The Banks beside the footpath to Syston. There are a few exceptions with traditional materials such as the notable sweeping roof of Tudor Terrace in plain clay tile. There are also a few houses which are roofed with concrete tile, which is generally out of character in the Area.

Many of the older houses have dormer windows. An interesting, flat roofed dormer has been added to the stable block of The Grange. It has traditional proportions and the cheeks are glazed to admit more light.

### **Doors and Windows**

There is a very good survival of traditional timber windows in the Conservation Area. In general the ordinary windows are a mixture of simple casements and Yorkshire sliding sash with vertical sash windows in the more polite houses.

Besides these traditional windows there are some special windows, notably in the end gable of the National School, and the delicately moulded metal frames in the row of cottages Nos 22 to 28 Main Street. The restoration of the shop front of the Butchers at No 29 Main Street has been very well done, adding to its sense of place and history.

There is a tradition of doorcases and canopies in the village. They range from the relatively simple to the highly detailed and elaborate such as at The Grange, No 25 Main Street, where there is also a delicate pair of curved railings to the front steps. Jennaway Farmhouse, No 9 Main Street, has similar curved railings.

There seems to be a tradition growing of adding shutters to the ground floor windows. Those at The Grange No 25 Main Street probably have a reasonable history but the others are simply stuck-on additions.

## Details

There are some fascinating little details to be seen, insurance marks, straw sculptures on the ridges of the thatch, an old lamp-post in the front garden of No 83 Main Street, memories of previous awards, such as the best village shop in 1987 at No 59-61 Main Street.

## Parks, Gardens and Trees

The principal green spaces in the Conservation Area are the grass verges all along Main Street on both sides of the road. There is a fine row of pine trees behind the restored mud wall of the old Pinfold, with a willow hiding The Oaks, No 4 Main Street. There are some delicate rowan trees on Little Green at Peggs Lane and a number of rowans have been planted elsewhere along the verges as part of the highway management scheme. Some of these are still very slender and may not survive.

The double curve from Peggs Lane past the Grange is arched with a maple on one side and a row of four lime trees which tower over the brick garden wall of The Grange. A laurel is growing against the front of No 16 Main Street. There are two fine yew trees at No 20 Main Street.

The elm tree which once stood in the square by the Horse and Groom and Britannia Inns has been replaced by a lime tree and a hornbeam in the grass just beyond.

The churchyard has a variety of pine trees, chestnuts and sycamores. There is a magnificent cedar in the parkland of Queniborough Hall. Opposite the church in the broad grass verge there is a sentinel conifer tree.

From within the village one can see several tall trees in the rear gardens and seen from Ridgemere Lane the village still appears to be “embosomed amidst lofty trees”.

## Highway

The treatment of the highway is a superb example of how traffic and parking can be managed in a Conservation Area. The road is busy at all times of the day, especially at rush hour, taking traffic to and from Leicester and the valley and High Leicestershire. There is space to park in the village and the traffic is well behaved. The whole has been achieved with an almost complete absence of signs and yellow lines. It is a credit to the village and an enhancement of the Conservation Area. The carriageway is narrower than may be desired for the volume of traffic and the details, such as granite kerbs, green painted lamp standards, concrete setts to mark where parking is allowed and oak timber posts to mark changes in the kerb line all add to the calm and dignity of the historic village.

## Biodiversity

The Conservation Area is never far away from the more open countryside and the predominantly rural landscape of High Leicestershire. The neighbouring land is mostly arable fields and pasture and species associated with rural habitats, such as the skylark *Alauda arvensis* and badger *Meles meles*, have been recorded next to the Area.

The proximity of Queniborough Brook influences the character of the Area: species allied with the aquatic environment, such as the grass snake *Natrix natrix*, have been recorded in gardens. The grass snake lays eggs in piles of vegetation and manure heaps where the heat of the decomposition process



incubates the eggs. This is the largest species of snakes found in Britain and it is totally harmless. It is one of the species of principal importance which receives legal protection.

The tree-lined brook forms a green corridor parallel to the north of the Area and links up with other linear habitats, such as hedgerows and tree lines, leading from within the Area to the adjacent fields. The land around St Mary's Church and Queniborough Hall has several mature trees and the Primary School and Old Hall both have a number of mature trees which form part of the local biodiversity network.

Within the Conservation Area, bat species have been found at St Mary's Church and several bat roosts have also been recorded at dwellings along Main Street. The pipistrelle bat *Pipistrellus pipistrellus* and the brown long-eared bat *Plecotus auritus* are, like all other British species, strictly insectivorous. Bats make use of tree lines and other linear habitats for foraging and as routes to commute and disperse.

Just beyond the Conservation Area to the south of the village, Mere Lane Field is a Local Wildlife Site which has been notified for its flowering plant assemblage. Species such as lady's bedstraw *Galium verum*, bulbous buttercup *Ranunculus bulbosus*, red clover *Trifolium pratense*, field woodrush *Luzula campestris* and sweet vernal-grass *Anthoxanthum odoratum* are typical remnants of hay meadows which were once more widespread in the countryside.

## **DEFINITION OF SPECIAL INTEREST**

The main contributions to the special character of Queniborough Conservation Area are:

- St Mary's Grade I listed church with its very tall slender spire, a prominent landmark for miles around;
- The still existing Mediaeval plan of the village with its marketplace;
- The historic core of the settlement still obvious within its historic landscape and largely unaffected by 20<sup>th</sup> Century development;
- Occasional narrow openings along the length of the street giving access to the rear of the plots;
- The broad open aspect of the village, influenced by the fine plain in which it sits;
- The simple rectangular shape of the buildings, with the roof ridge parallel to the street; at the edge of the street;
- The variety of buildings unified by a limited palette of slate and brick, which may be painted or rendered;
- The good survival of traditional timber windows;
- The tradition of doorcases and canopies;
- The calm and dignified treatment of the highway;
- The cobble strips in front of many of the houses.

### **Weaknesses**

In general the Conservation Area is in a good state.

The broad opening at the Horse and Groom and Britannia Inn would benefit from some attention. The hard standing and paving, the area around the lime tree, and the opening to the School appear rather rough in contrast to the attention which has been given to the highway. The opening from Main Street into The Banks is also of a poor quality. It would benefit from restraining the gravel to a more distinct driveway.

The fashion for adding fake window shutters is of dubious worth.

# MANAGEMENT PLAN

## General Principles

The appraisal above should be used to inform and guide development decisions.

Any proposed changes should be carried out in a sensitive manner, taking into account the established character. 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 Area 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. Minor alterations need to be carefully considered as incremental change can have a significant detrimental effect on the character of an area over a period of time.

Central government guidance contained in PPS 1 and PPS 5, the Borough of Charnwood Local Plan, Leading in Design and other SPD will be used to assess the quality of proposal for new development.

The character of the Conservation Area identified in the appraisal above is such that the following general principles should be noted when considering any development in all parts of the Conservation Area:

- The Conservation Area has a distinct “grain” or pattern of built form and spaces which are part of its historic development. This gives the 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.
- An important element of the character is the building line of the Mediaeval street and market place. New development should adhere to this line and not create front gardens.
- 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.
- 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.
- 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 shape, eaves details, verge details and the creation of new chimneys are important considerations.
- 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.
- The appraisal has identified the types of materials that characterise the Conservation Area and where possible they should be used to help alterations respect the established character.
- Applicants for planning permission must provide a meaningful “Design and Access 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.
- Safeguarding of protected species must be taken on board when considering planning proposals such as conversion, tree felling, housing development and other changes which may affect wildlife and their roosting places, commuting routes and feeding areas.

## **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 enforcement of any necessary remedial action.

The powers set out in Section 215 of the Town and Country Planning Act 1990 will be used where sites are identified as detracting from the character of the Conservation Area by being eyesores or untidy.

## **Article 4 Direction**

The quality of a conservation area is often threatened by the cumulative impact of numerous small changes to many buildings. Terraces that once displayed 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.

It is not proposed to introduce any Article 4 Direction for Queniborough Conservation Area.

## **General condition**

The Conservation Area is in a good condition. A number of issues have been identified as weaknesses in the appraisal and described as opportunities for enhancement below.

## **Possible buildings for spot listing**

None of the buildings within the Conservation Area were identified for “spot listing”, i.e. considered for inclusion on the list of statutory listed buildings.

## **Possible Boundary Changes of the Conservation Area**

The area of meadow and parkland surrounding both the Old and the New Hall, up to and including the brook needs to be investigated for their significance to the Area. In particular, the field in which the re-sited dovecote sits to the east of Queniborough Hall should be incorporated into the Area in order to protect the dovecote which no longer has the benefit of being listed.

## **Enhancement opportunities**

Two of the public spaces in the Area would benefit from some attention. An improvement scheme sensitive to the rural nature of the space should be considered for the broad opening between the Horse and Groom and Britannia Inn, extending up to the National School and beyond, where the hard standing and paving are rather rough.

The opening from Main Street into The Banks is also of a poor quality. It would benefit from restraining the gravel to a more distinct driveway.

The young rowan trees that have been planted in the grass verges show some signs of poor growth. The Parish Council should keep the wellbeing of the trees under review.

## **Economic development and regeneration strategy for the Area**

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 Area are likely to be eligible for grant assistance.

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

The Borough Council supports the priorities set out in the Leicester, Leicestershire and Rutland Biodiversity Action Plan for the conservation of a variety of wildlife and their habitats within Charnwood. The Council will collaborate with its partners when the plan is reviewed and modified to ensure that the necessary actions are being taken by the appropriate agencies.

General management guidelines:

- Retention and protection of mature trees.
- Replacement planting to provide the next generation of trees.
- Additional planting at key strategic points to reinforce habitat connectivity within the biodiversity network.

## **Monitoring change**

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 Charnwood's conservation areas and how it will use its resources to achieve these aims. Pursuing all actions may be seen as desirable but continued monitoring and review will help focus the use of available resources in the most effective way.

## Summary of issues and proposed actions

Conservation Area Issue	Proposed Action	Lead Partner	Other Partners
Protection of the Dovecote	Extend the Conservation Area boundary	CBC	
Opening at The Britannia and Horse & Groom	Improvement scheme sensitive to the rural character	Queniborough PC	CBC
Opening at The Banks	Improvement scheme to tidy the gravel roadway	Queniborough PC	CBC
Newly planted Rowan trees	Monitor their growth	Queniborough PC	

## Developing management proposals

Various forces, historical, cultural and commercial, have shaped the development of the conservation area, creating a sense of place and individual identity. The character and appearance of the conservation area is vitally important, both in attracting investment in the area itself, and in the encouragement of initiatives to the benefit of the wider community.

## Community involvement

This document has been made available as a draft via the website for 4 weeks prior to submission to Cabinet for adoption. A public meeting was held in the Area so that local residents and businesses could contribute their ideas about the Area. All comments and responses have been considered and appropriate amendments made to the document before being submitted to Cabinet.

## Advice and Guidance

The Borough Council Development Department can advise on the need for Planning Permission or Listed Building Consent and can provide guidance on matters such as appropriate methods of maintenance/repairs, changes to shopfronts, alterations and extensions and suitable materials.

Contacts: Conservation and Landscape Team  
Tel. 01509 634748  
[built.heritage@charnwood.gov.uk](mailto:built.heritage@charnwood.gov.uk)

Development Management  
Tel. 01509 634691  
[development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)

Planning Enforcement  
Tel. 01509 634722

## Bibliography

John Nichols, "History and Antiquities of the County of Leicestershire", Vol 3, 1800  
The Story of Queniborough, Rosemary Smith, 1995.

## Acknowledgements

The council is grateful to the assistance given by Alan Clark.

## Statutory Listed Buildings in Queniborough

All listed Grade II except the Church which is listed Grade I

Church of St Mary	75-77 Main Street
The New Hall	The White House, 76 Main Street
Barn & wall in the grounds of the New Hall	79 Main Street
7 Main Street	80 Main Street
12-14 Main Street	81 Main Street
Pump at 14 Main Street	82 Main Street
22-28 Main Street	84 Main Street
25 Main Street	85 Main Street
38-40 Main Street	86-88 Main Street
71 Main Street	Outbuilding at 86 Main Street
73 Main Street	

The Old Hall, Coppice Lane, which is Listed Grade II\* is outside the Conservation Area.