

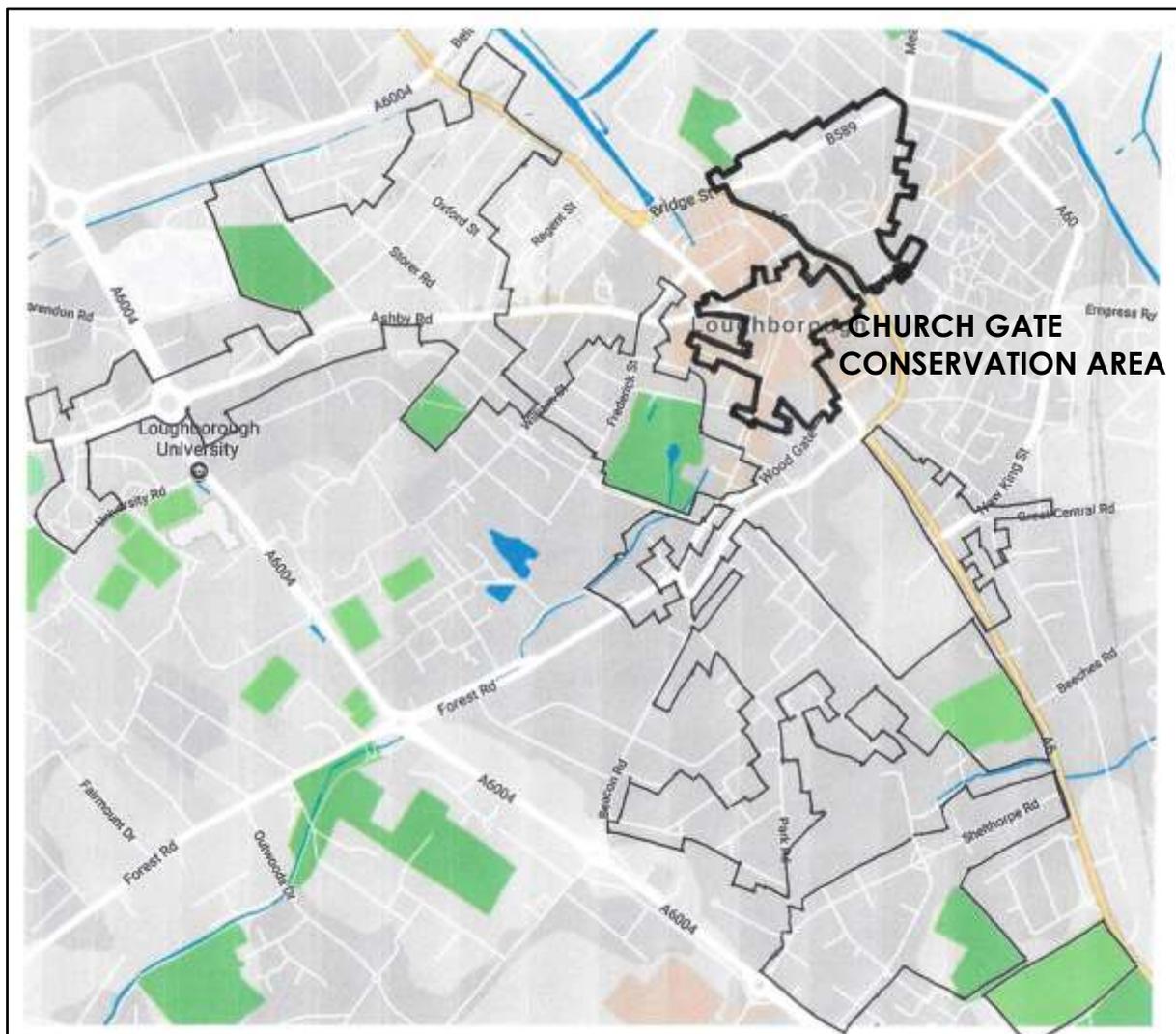
CHURCH GATE CONSERVATION AREA:
BOUNDARY REVIEW

CHURCH GATE CONSERVATION AREA: BOUNDARY REVIEW

PROPOSALS:

The purpose of this review is to reconsider the boundaries of the Church Gate Conservation Area in order to omit any areas which no longer are appropriate for inclusion,, and to add areas which are considered as worthy of designation.

A conservation area is defined as 'an area of special architectural or historic interest - the character or appearance of which it is desirable to preserve or enhance'.



Loughborough proposed Conservation Areas:

– black outlines show all proposed CA boundaries, and location of Church Gate CA

Church Gate Conservation Area : boundary review

The map above shows the boundaries of the eight Conservation Areas in Loughborough (including the proposed changes discussed in this report). This demonstrates the remarkable continuity and clustering of these urban heritage areas and the relatively limited scale of modern redevelopment and damage to the structure of the historic town.

The proposed Church Gate CA includes the historic centre of Loughborough and can be viewed in two parts – the open space and streets surrounding All Saints church, and the historic commercial centre including the Market Place and High Street.

The current Church Gate Conservation Area includes the grounds of All Saints' Church, the buildings providing the setting for the church, the pedestrianised historic shopping street of Church Gate, and an area of linking properties on Baxter Gate.

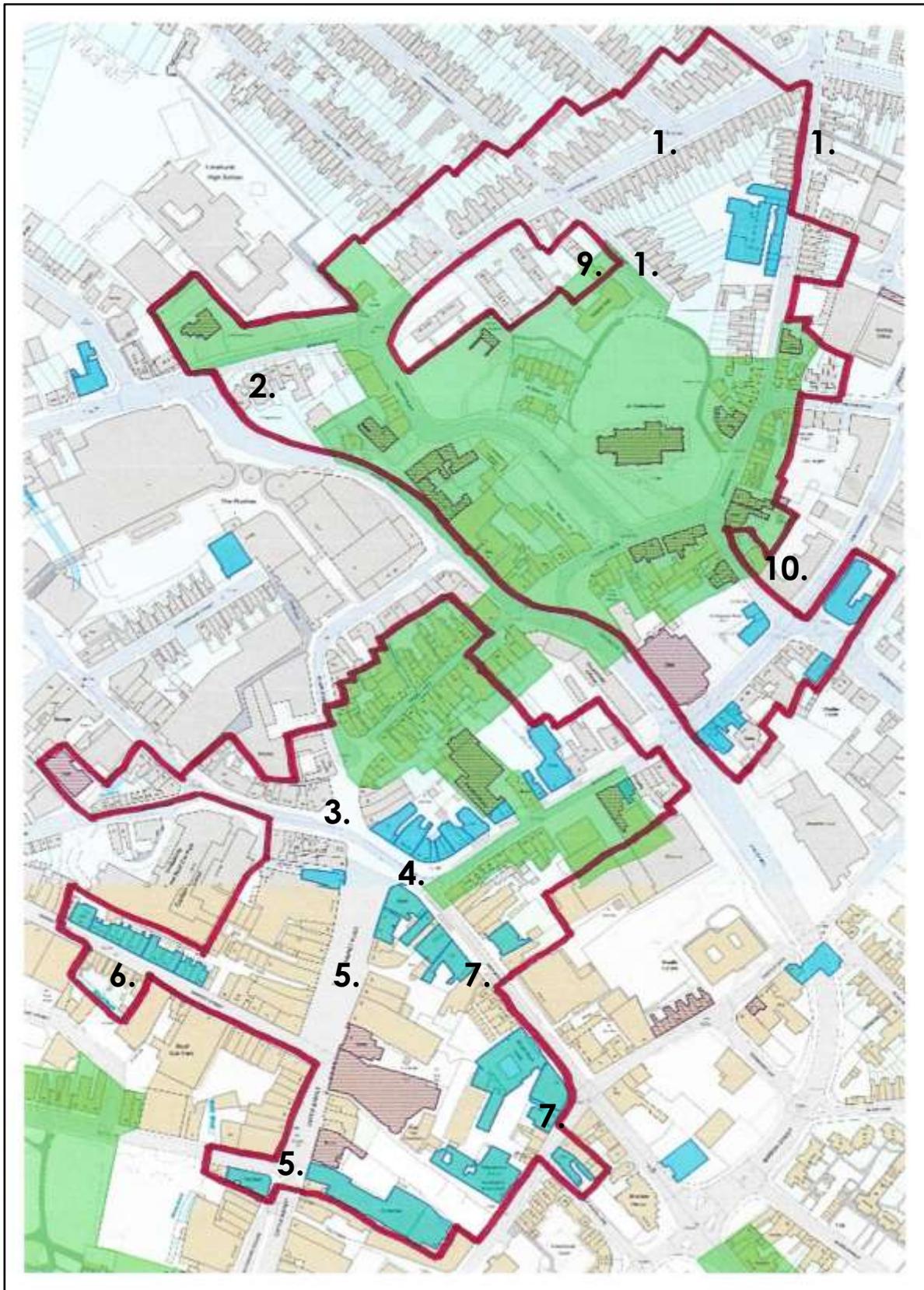
The proposed boundary adds a wider residential area to the north of the church, and the adjacent traditional commercial centre of Loughborough: the Market Place with adjoining Market Street, Swan Street and Cattle Market; parts of High Street and Wood Gate, and further properties along Baxter Gate.

In total this proposed Conservation Area covers the historic heart of Loughborough and other than late C19th housing to the north of the church, it is shown as densely built up on the 1837 plan of the town. Most of the commercial streets have now been rebuilt – particularly in the 1930's, with a mixture of attractive architectural styles following the medieval urban structure.

The following pages present the proposed boundary map, with photographs identifying the key recommended changes to the current boundary – both additions and omissions.

These are based on the following Analysis which covers; the historic phases of development; the heritage assets; the character areas; and an assessment of the buildings.

Church Gate CA/current boundary + proposed boundary



Current boundary (green) + Proposed boundary (red)
Numbers relate to add/omit photos and house numbers
Listed Buildings – purple hatch / Locally Listed - blue

Church Gate Conservation Area : boundary review

The following photographs provide examples of where significant boundary changes are proposed (numbered on previous map):

1. add areas including Toothhill Road, Rectory Road and Meadow Lane;
 - 2 – 66, 43 – 109 Toothhill Road
 - 3 – 21 Rectory Road
 - 6 – 48, 11 – 25 Meadow Lane



Toothhill Road



Rectory Road

Church Gate Conservation Area : boundary review



Meadow Lane – with locally listed building on the right

2. add area between Rectory Place, Bridge Street and Fennel Street;

- 1 – 21 Bridge Street
- 8 Fennel Street



Corner of Bridge Street and Rectory Place



Fennel Street elevation

Church Gate Conservation Area : boundary review

3. add parts of Swan Street from the junction area with Derby Square to the junction area with Biggin Street;
 - 1 – 7, 16 – 32, 11 – 13a Swan Street
 - 14 – 17 Biggin Street
 - 29 – 30 Derby Square



Biggin Street junction in foreground with Swan Street on the left

4. add properties on both sides of Baxter Gate northwards to old Post Office
 - old Post Office, The Coneries
 - 1 – 6, 12 – 20, 33 – 52 Baxter Gate + Beacon Bingo + 12 Degrees West



1 – 4 Baxter Gate

Church Gate Conservation Area : boundary review



49 – 52 Baxter Gate – with the Listed Beacon Bingo building on the left

5. add Market Place and Cattle Market to the Granby Street junction
 - 1 – 17, 18 – 27, 31 – 41 Market Place + Town Hall
 - 1 – 9 Cattle Market
 - 1 -2 Granby Street



northern end of Market Place

Church Gate Conservation Area : boundary review



west elevation of Market Place



view along Cattle Market from the locally listed Odeon to the Listed Town Hall

Church Gate Conservation Area : boundary review

6. add lengths of Market Street

- 12 – 19, 39a – 72 Market Street



Market Street

7. add parts of High Street and a connecting length of Wood Gate;

- 1 – 7, 20 - 38 High Street
- 70 – 81, 3 – 4 Wood Gate



High Street

Church Gate Conservation Area : boundary review



Wood Gate

8. omit properties either side of the pedestrianised Church Gate on the south side of the Fennel Street junction
 - 21, 44 – 47 Church Gate



Church Gate

Church Gate Conservation Area : boundary review

9. Omit 18 Rectory Road



10. Omit new development on Sparrow Hill

- 12 - 14 Sparrow Hill



Sparrow Hill

APPRAISAL:

1. Historic phases of development:

The area of search includes the current Church Gate Conservation Area, further Victorian residential streets to the north of the parish church, and the main traditional town centre commercial streets including: the Market Place, Market Street, Cattle Market, Swan Street, High Street, Wood Gate and Baxter Gate.

The town plan of 1837 (see below) shows this area to be densely built up, except for the area of late Victorian terrace housing to the north of the church. This urban structure has been retained and other than the introduction of the A6 route - Leymington Street, and some street widening, the urban structure follows the medieval pattern with key routes named as 'gates' to the town centre – Church Gate, Baxter Gate, Wood Gate and even the High Street was known as High Gate.

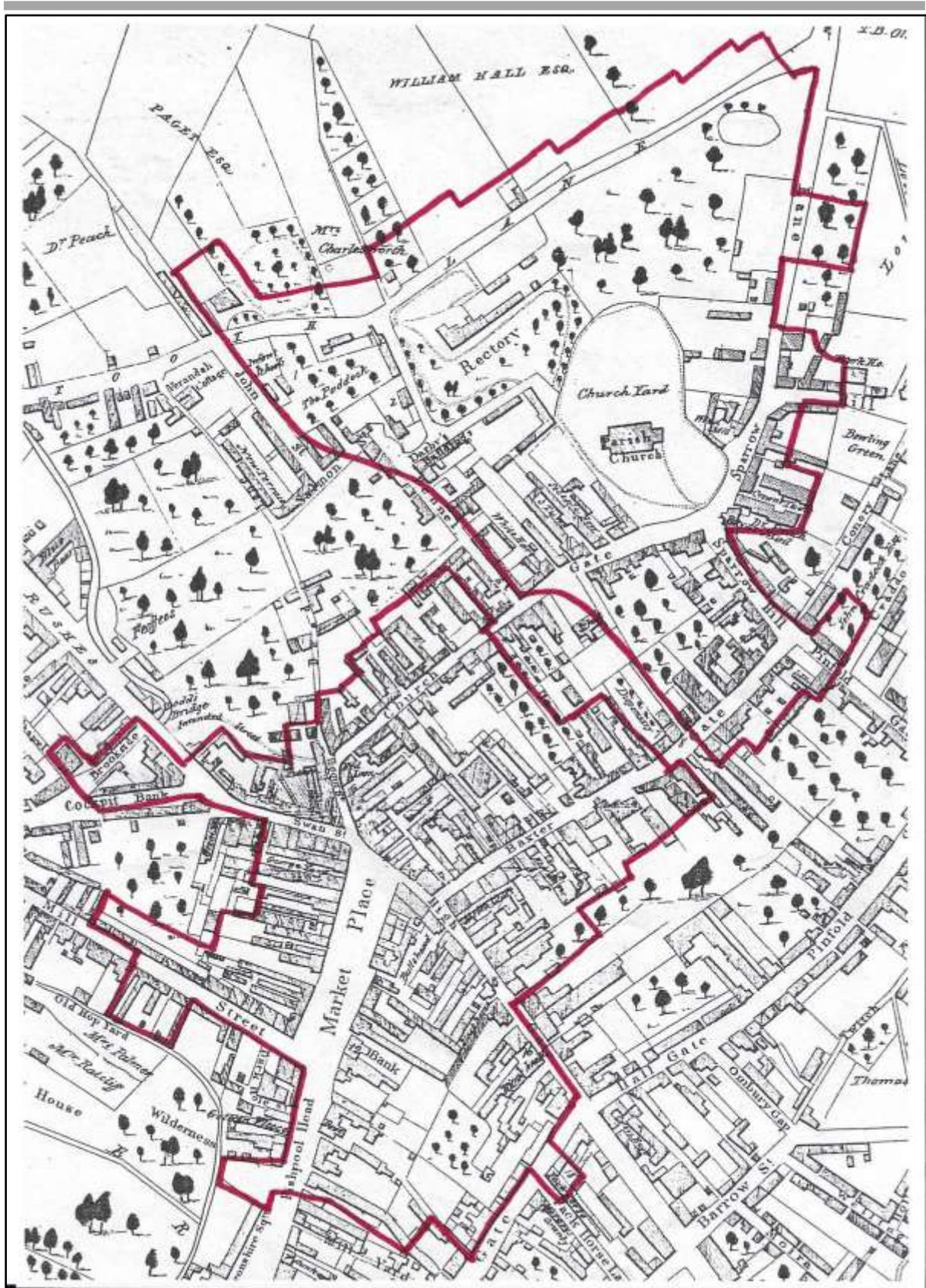
The oldest buildings are to be found around the church and along Church Gate. The most significant redevelopment has occurred where commercial pressures have been greatest – eg. Market Place and the High Street. Where changes during the first half of the C20th and particularly between the wars, the result has been a mixture of styles and materials which create an attractive heritage townscape.

The map below shows the periods of development throughout the proposed areas identified for addition to the current Conservation Area.

Key features include:

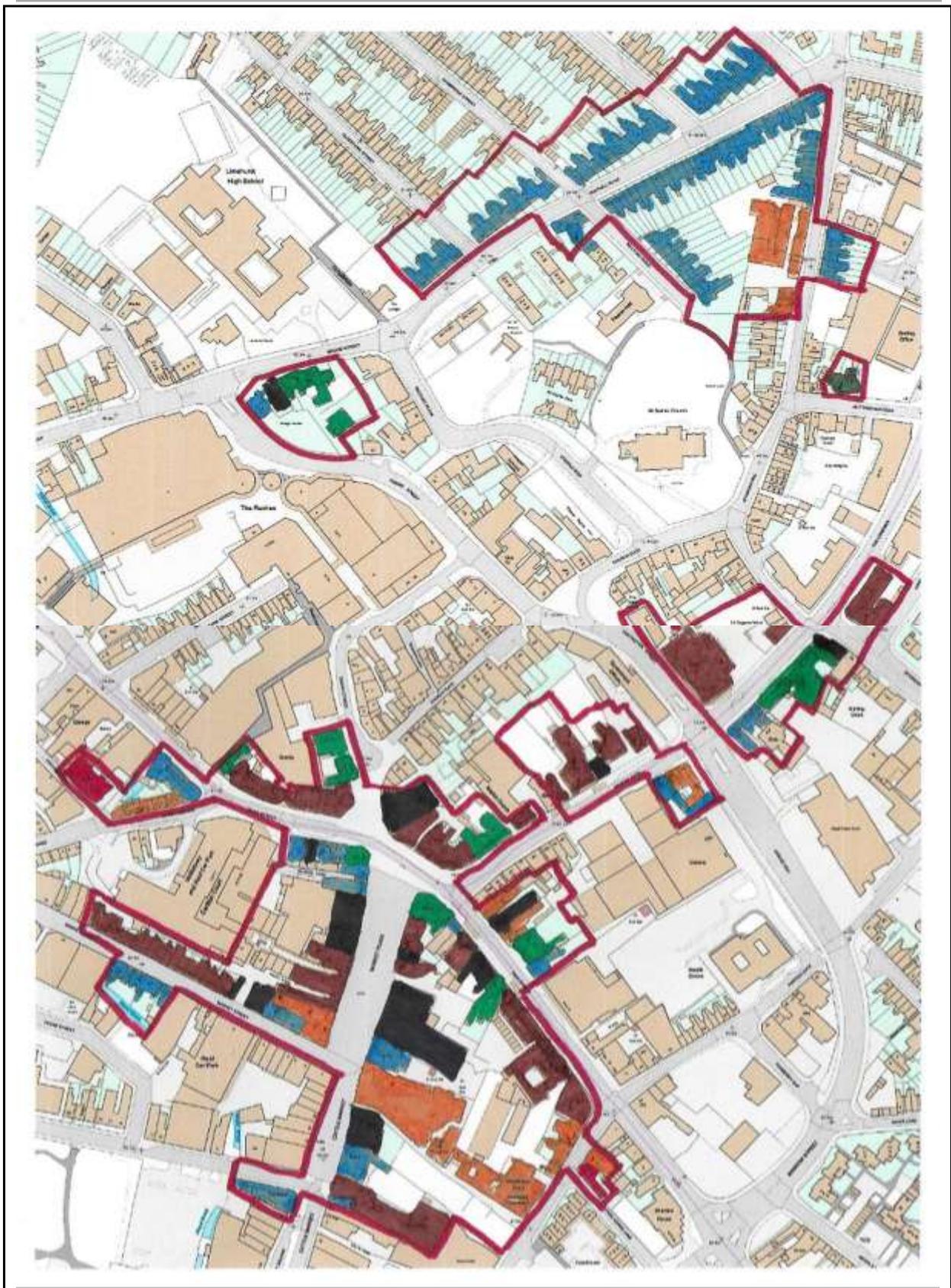
- the extent of redevelopment throughout the 1930's
- the mix of periods and styles throughout the commercial areas
- the consistency of age along the residential streets
- and of notable interest is the consistent use of art deco style detailing on the row of properties on the north side of Market Street – now all Locally Listed.

Church Gate Conservation Area : boundary review



Loughborough Town Plan 1837 – showing boundary of proposed Church Gate CA.

Church Gate Conservation Area : boundary review



Loughborough Church Gate CA – historic development of proposed CA extension

- | | |
|----------------------|---------------------|
| -1837: red | 1904 – 1921 ; green |
| 1837 – 1884 : orange | 1921 – 1945 ; brown |
| 1884 – 1904 : blue | 1945 – 2000 : black |

2. Heritage assets:

The most notable heritage assets are identified as the historic townscapes, Listed buildings and their zones, Locally Listed buildings, with Ancient Monuments and Archaeology not represented in the search area – though areas of potential archaeological interest are drawn (see Charnwood Borough Council website Interpretive Maps).

The proposed Conservation Area has been drawn to include only historic townscapes where there is a continuity of heritage buildings, with efforts to include Listed and Locally Listed wherever appropriate.

The central location of the current Church Gate Conservation Area includes many of the finest Listed buildings in Loughborough – though surprisingly few of the Locally Listed buildings. The surrounding search area provides the opportunity to include further Listed buildings and numerous Locally Listed buildings which, in particular, identify notable examples the commercial life of the town.

The proposed CA boundary adds the following lists of important heritage buildings: (see following plan)

Additional Listed Buildings within the proposed CA boundary:

- *Beacon Bingo, Baxter Gate, Grade II*
- *Town Hall, Market Place, Grade II*
- *Midland Bank, Market Place, Grade II*
- *Fearon Fountain, Market Place, Grade II*
- *Nat West Bank, Cattlemarket, Grade II*
- *Loughborough Masonic Hall, Orchard Street, Grade II*

Church Gate Conservation Area : boundary review

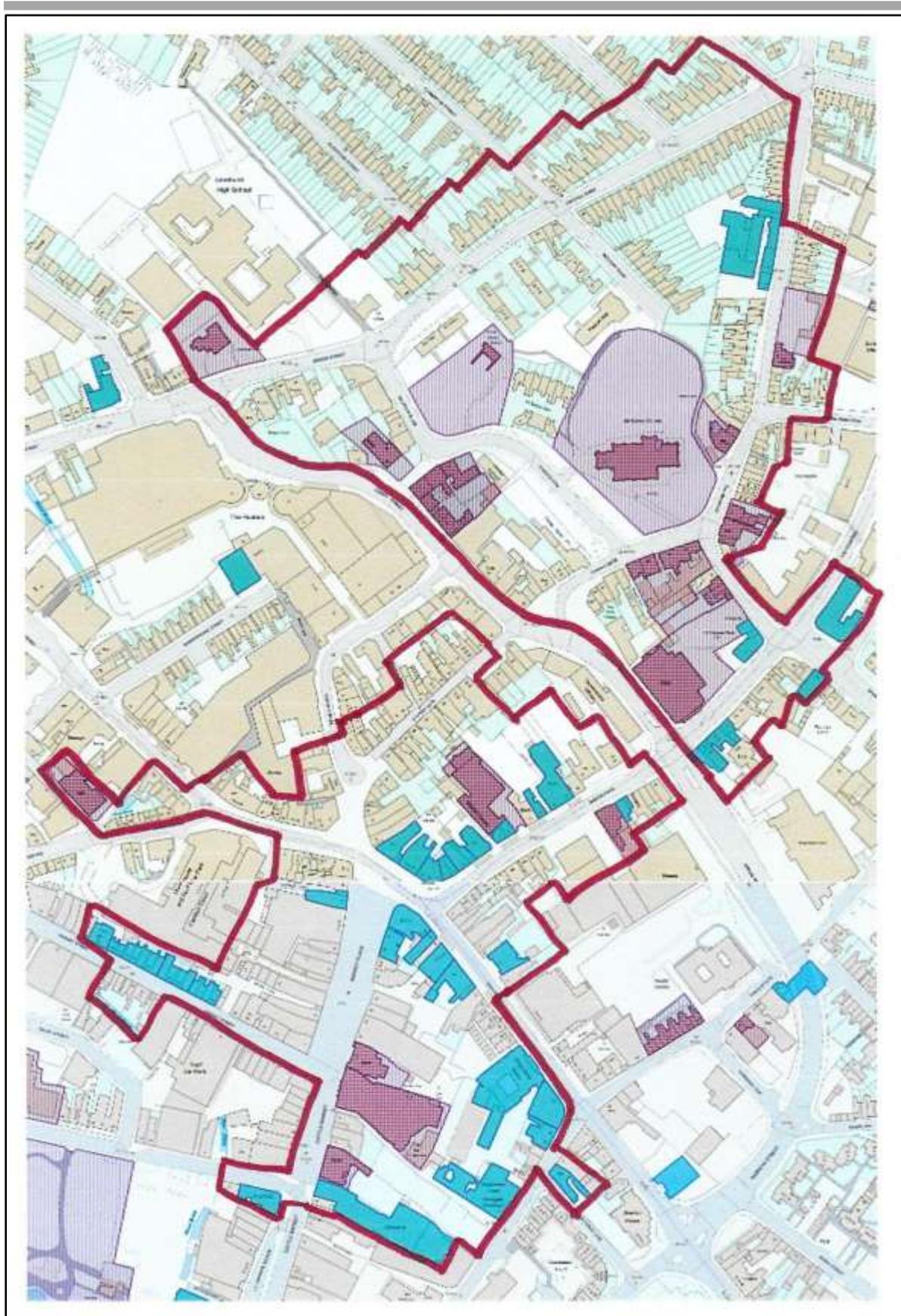
Additional Locally Listed Buildings within the proposed CA boundary:

- *Baxter Gate* : nos. 6, 12, 1, 2, 4, 5, 13, 14, 41 to 45, Mundy Arms
- *High Street*: nos. 6, 36, 19, 20, Kings Head Hotel, Black Bull Hotel, 32, 34, 37-38 Lloyds Bank
- *Market Place*: nos. 14, 19-21, 23-24, 25-27, 31, 32.
- *Market Street*: nos. 40-48, 49-54, 55-58, Barley Mow
- *Cattlemarket*: Odean Cinema
- *Devonshire Square*: no. 1 The Mart
- *Meadow Lane*: Factory 28-30
- *Sparrow Hill*: no. 52, General Post Office

Notable historic townscapes and views to be included within the proposed Conservation Area are:

- *Market Place*:
the important market location in Loughborough since medieval times, now mainly rebuilt throughout the first half of the C20th with well designed commercial buildings. Other than a few inappropriate modern intrusions, there are remaining examples of the earlier C19th century shops – nos 1 and 2 in the southwest corner. Together, they create an attractive and vibrant townscape and public space.
- *Market Street*:
previously Mill Street, has significant lengths rebuilt during the late C20th (omitted from proposed CA) but still includes groups of early C19th shops and a long row of Locally Listed 1930's buildings – all with 'art deco' styling.
- *Granby Road / Cattlemarket junction area*:
corners provide important ends of view, and this junction is marked by an ornate brick late C19th commercial building facing the 1930's Odeon and the Listed bank and nearby Town Hall.

Church Gate Conservation Area : boundary review



Proposed CA boundary (red)
Listed Buildings and gardens – purple hatch / Locally Listed - blue

- Biggin Street / Swan Street / Market Place junction area:
the wider pedestrian space at the junction with historic Church Gate provides a focal point surrounded by a mix of building styles and periods – shops and the Unicorn public house.
- High Street / Wood Gate:
the view along the southside of High Street to the Wood Gate junction includes a fine line of early C20th commercial buildings including the focal King's Head Hotel – most are Locally Listed. The westside of Wood Gate continues this theme with the Magistrates Court the notable building. Facing the Wood Gate / Pack Horse Lane is the early C19th corner building – the Old Pack Horse inn.
- Baxter Gate:
the widening of Baxter Gate led to significant rebuilding and though the western end of the southside is included in the current CA, both sides of the whole length up to the General Post Office include notable heritage buildings, mainly built in the early C19th and Locally Listed. The Listed Beacon Bingo and the C21st Baxter Gate complex provide focal points on this view.
- Toothill Road / Meadow Lane:
radial routes into the town centre, mainly lined with late C20th red brick terraces which provide good period examples with their consistent and little damaged heritage character

3. Character Areas:

The overall character and plan form of the proposed Church Gate CA needs to be considered as smaller distinctive areas each with a more specific character and their own defined identity. Together, the area can then be understood in relation to the overall growth and development of Loughborough.

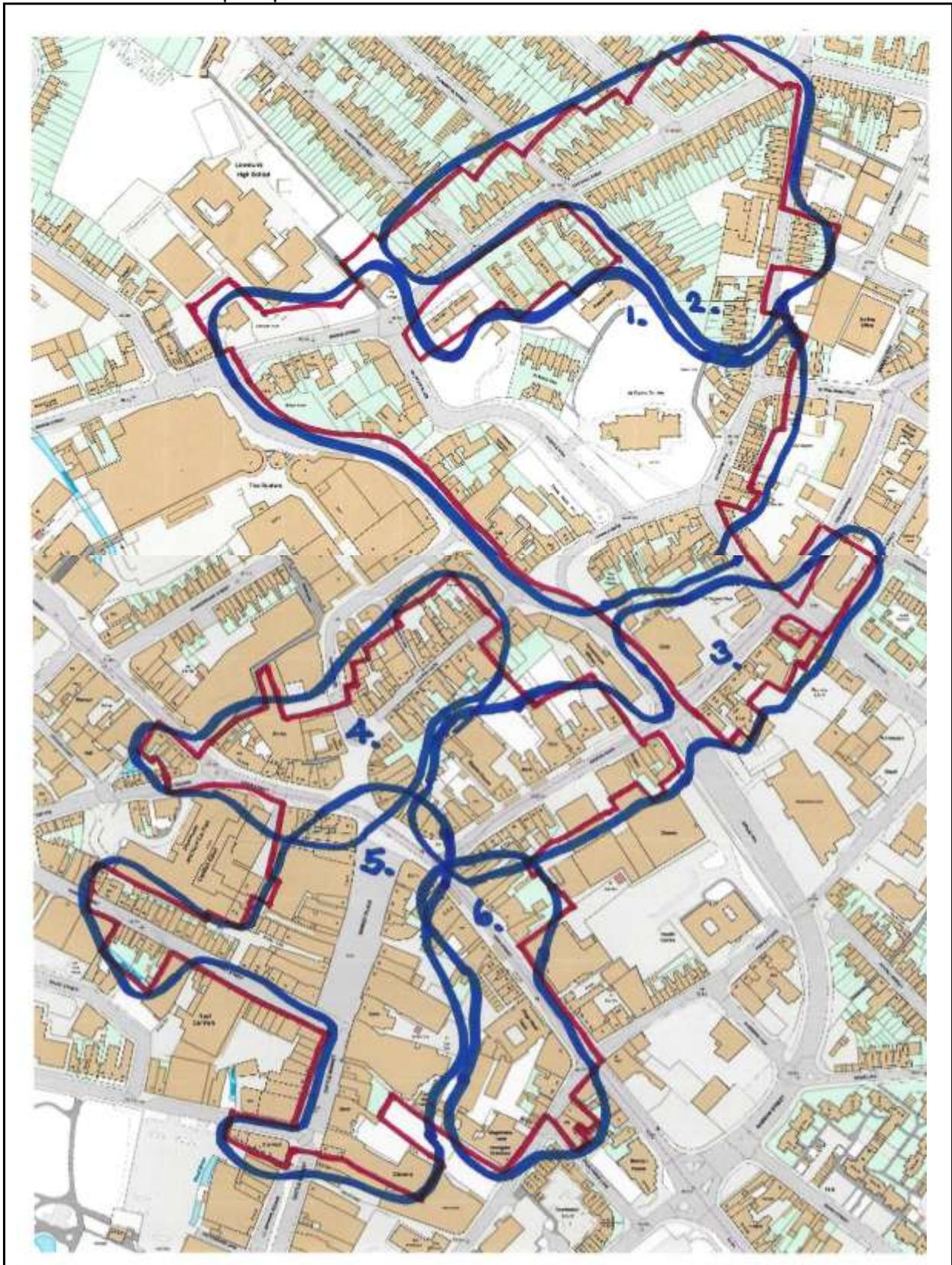
This will enable the proposed CA to be seen as an interrelated whole, while each area is recognised for its individual characteristics and merits and allowing informed decisions regarding development to be made.

The purpose for defining Character Areas in this appraisal is to demonstrate how the proposed extensions to the current Conservation Area help to determine these areas and contribute to its character and use.

Character Area boundaries are based on their history, their prevailing land use, and their environmental characteristics.

See map below showing Character area boundaries:

Church Gate proposed Conservation Area Character Areas:



Church Gate proposed Conservation Area Character Areas:

- | | |
|--------------------------------|---------------------------------|
| 1. All Saints Church | 4. Church Gate / Swan Street |
| 2. Toothill Road / Meadow Lane | 5. Market Place / Market Street |
| 3. Baxter Gate | 6. High Street / Wood Gate |

Character Area 1. All Saints Church

- All Saints Church and graveyard; Rectory Place; Steeple Row; Church Gate; Sparrow Hill; Nottingham Road; Bridge Street; Fennel Street; Leymington Street
- Area with some of the oldest buildings - including the parish church and the surrounding buildings. With examples from late C18th and C19th.
- The grouping of the buildings create an enclosure for the open space and trees around the church.
- Medieval road network except where Steeple Row linked Rectory Place and Church Gate in early C20th which demolished some of oldest buildings (see 1827 map earlier).

Character Area 2. Toothill Road / Meadow Lane

- Predominantly residential with different types of Victorian terrace housing – mostly late C19th
- Includes Locally Listed mid C19th factory – previously textiles; and Grade II Listed Ivy Cottage C16/C17 altered C19

Character Area 3. Baxter Gate

- Notable groupings of commercial buildings of heritage value and interest along main route into town centre
- Grade II Listed Beacon Cinema; and a number of Locally Listed commercial buildings
- Northern side widened in 1920's with replacement buildings of heritage interest. Widened A6 cuts area in half and required Locally Listed building to be demolished.

Character Area 4. Church Gate / Swan Street

- One of oldest areas following medieval street pattern, primarily with small sized commercial shops
- medieval street proportions retained along Church Gate – now pedestrianised
- Biggin Street / Church Gate junction widened to remove pinch-point and provides a focal pedestrianised space which links through to Market Place
- Corner of Derby Square and Swan Street provides an end to the view from the Market Place along Swan Street

Character Area 5. Market Place / Market Street

- Traditional focal market location for Loughborough with linking commercial streets of Cattle Market and Market Street – previously Mill Street
- Because of commercial pressures the medieval buildings were replaced by Georgian, then Victorian and mostly by early C20th shops.
- Few C19th buildings remain, but most redeveloped sites introduced buildings of heritage quality – Grade II Listed, two banks and the Town Hall; Locally Listed commercial buildings and the Odeon Cinema
- The widening of Market Street resulted in rebuilding in the 1930's with a notable row of 13 buildings all displaying art deco features

Character Area 6. High Street / Wood Gate

- Important routes into the town centre with numerous Locally Listed buildings
- primarily commercial – shops and banks, with some public buildings – Magistrates Court, Town Hall chambers, King's Head hotel
- Most buildings rebuilt in early C20th with Magistrates Court (previously a police station) built in 1860 – with later changes, and the Pack Horse inn a remaining example from the early C18th

4. Building Appraisal

The areas considered for inclusion in the Church Gate Conservation Area have been selected because they primarily include buildings and townscapes of heritage interest that should be retained and protected from further damage.

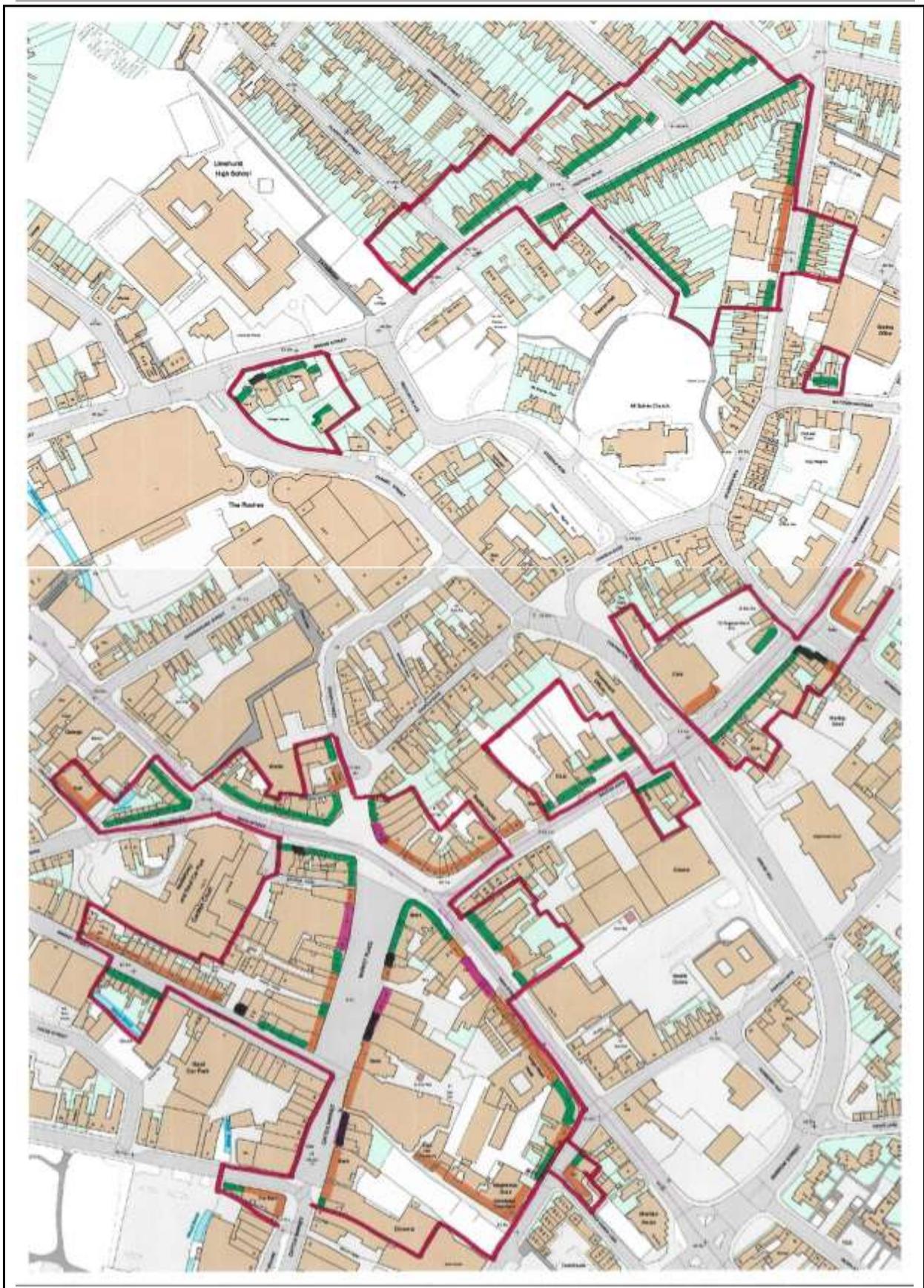
The following maps identify those properties of:

- significant heritage value – this includes the Listed and Locally Listed buildings with others of notable quality;
- heritage interest – period buildings which add to the historic streetscape;
- neutral buildings – which do not detract from the conservation area; and
- negative buildings – which detract from the local heritage characteristics.

The overall findings show the significant percentage of buildings being either of 'value' or 'interest' and the very small number which are 'negative' and as a result, only create limited damage to the historic environment.

The negative buildings usually were mainly built during the mid to late C20th and of poor quality design.

Church Gate Conservation Area : boundary review



Heritage characteristics of proposed additional Conservation Areas:

Heritage value - orange
Heritage interest – green

Neutral - pink
Negative - black

Negative examples with unsuitable design, materials, windows, shop front, etc. include:



33 Market Place



5 Swan Street



4 High Street



60 Market Street

In addition, more buildings have been damaged by insensitive alterations. In particular these include inappropriate shop fronts and loss of traditional fenestration – plus other modifications which can gradually alter the appearance of a building and its streetscape. Such changes can have a significant impact on the heritage townscapes and detract from the historic qualities of the conservation area.

Examples include:



11 Swan Street:
Loss of traditional materials, fenestration and brick detailing with replacement colour and windows which damage the appearance of the focal corner property



4/5 Swan Street:
Poor shop front design – high fascia covering part of first floor windows, glazing painted over, rainwater pipe crossing elevation, etc



3 High Street:
inappropriate fenestration; deep fascia covering first floor windows.



3 Wood Gate:
poor shopfront design and materials, Inappropriate first floor fenestration design

The potential for appropriate change and future heritage sensitivity depends on public education and development control.