INTRODUCTION:

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’.

The purpose of this review is to reconsider the boundaries of the Queniborough 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. Potential areas for inclusion were identified by local residents and listed on page 26, in the Conservation Area Character Appraisal 2011.
QUENIBOROUGH CONSERVATION AREA: Boundary Review

Quenibrough is a village of two halves. The traditional village which retains its medieval characteristics, and to the west, the ‘new’ Queniborough was built in the C20th. The Conservation Area includes all of the linear medieval settlement which has undergone few significant changes and limited additional development since the C19th.

The key areas identified for review in the Conservation Area Character Appraisal 2011 are both open spaces:
- the area of meadow and parkland surrounding the Old and Queniborough New Hall; and
- the field in with the re-sited dovecote to the east of Queniborough Hall;
and also:
- The Grade II* Listed Old Hall and Park is identified as being outside the CA. This review also considers the land outside the full boundary of the current CA.

The proposed boundary includes:
- the addition of all the meadow and parkland on the northern boundary of the Conservation Area up to the brook and between Coppice Lane in the west to Croxton Road in the east. This includes the Old Hall; the more formal parkland around the Old Hall and Queniborough New Hall with its new housing, the meadows between; and the dovecote field to the east of Queniborough Hall;
- across Coppice Lane, the addition of no. 1 Coppice Lane, an early Victorian house and triangle of land behind, up to Queniborough Brook;
- the addition of the field to the south of the Croxton Road, behind The Standings which provides an important setting for the house;
- and minor adjustments to the southern boundary of the Conservation Area to follow property and landscape borders.

There are no omissions recommended.

The following pages present the proposed boundary map, with photographs and explanations identifying the key recommended changes to the current boundary.

These are based on the following Analysis which reviews the historic phases of development; the heritage assets; and an assessment of the buildings and their landscape setting.
PROPOSALS:

QUENIBOROUGH CONSERVATION AREA

Map showing the current Queniborough Conservation Area – green tone, and the proposed Conservation Area boundary – blue line, identifying the areas to be added.

The numbers relate to each significant boundary change. These locations are shown in greater detail on the following maps with supporting photographs.
QUENIBOROUGH CONSERVATION AREA: Boundary Review

North of Old Hall and current Conservation Area
1. Add: no. 1 Coppice Lane

Add the extended early Victorian house, built in mid C19, and triangle of land behind, up to Queniborough Brook.

2. Add: the Old Hall and parkland up to Queniborough Brook

Add the Grade II* Listed Old Hall, and the land between Old Hall, Coppice Lane and Queniborough Brook. The traditional Park of the Old Hall is an important part of its setting – view from Coppice Lane.
3. Add: land between linear village and Queniborough Brook

Meadows at the rear of the houses on the north side of the Main Street have traditional links with the village – see map below showing historic earthworks and signs of strip farming. The strong tree lined brook also creates an important part of the immediate landscape setting.
East of Queniborough Hall and current Conservation Area
4.
Add: Queniborough New Hall Park between the Hall and the Queniborough Brook – including new housing

View over the parklands and the lake to the executive housing and tree lined Queniborough Brook.

5.
Add: The dovecot and meadow.

View to the east, of the meadow bounded by the Brook and the relocated and rebuilt Dovecote 1705.
6. 
Add: The Standings and gardens, Main Street

The current Conservation Area only shows part of this property included within the boundary. A house has been shown on this site since the 1883 OS map and though there have been significant alterations it is an attractive building facing up Main Street.
7.
Add: Meadow at rear of The Standings.

The meadow on the south side of the Croxton Road is an important part of the setting for The Standings and Springfield farm. The east side of the field has a public footpath and a tree lined hedgerow boundary which encloses the views from the buildings.
Appraisal:

1. Historic phases of development:

Queniborough developed as a small medieval linear settlement with a single main street. The medieval layout of this historic core is mainly unchanged today. The Conservation Area includes the whole of the traditional village – except the Old Hall, and this has remained from medieval times with a low level of house building up to the present day. See 1903 OS map below.

The Conservation Area follows the historic linear street pattern which was established in medieval times. This includes the majority of the heritage buildings built in the village since the C16th. Changes during the C20th have resulted in small scale infill development - both between the historic buildings with most behind the main frontage, and on the edges of the surrounding green land. As a result, there has been little change to the appearance of the historic village within its landscape setting.
QUENIBOROUGH CONSERVATION AREA: Boundary Review

The most significant groupings of newer development are near the Coppice Lane / Main Street junction; the Paddocks, the Mews and the Dovecote at Queniborough Hall; and along Mere Lane on the southern boundary. Other housing forms include the ‘Close’ – Pendleton Close, Hill Farm Close, etc, but these are often hard to see from Main Street.

All historic maps identify several footpaths and bridleways that lead from the village through gaps in the frontage, to link with the fields behind and onto other villages. The adjacent fields both to the north and south of the village have been closely associated with the village residents – see map of medieval earthworks on page 8.

Key features identified from the 1883, 1903, 1930 and 1956 OS maps include:

- the current CA boundary includes all of the historic village buildings – except the Old Hall;

- the importance of the layout of the medieval street pattern resulting in the linear structure of the settlement;

- the limited C20th development within the CA as Queniborough significantly increased in size to the west outside the traditional village;

- the introduction in the C20th of new housing by opening up backland behind the Main Street frontage with cul-de-sac Close developments;

- the location of the Queniborough Old and New Halls and their parklands at either end of the CA;

- the footpaths from Main Street linking the surrounding fields and on to other villages;

- and the relationship of the nearby fields with the village.
2. Heritage assets:

The most notable heritage assets are identified as its historic townscapes, the 24 Listed buildings and their zones within the current Conservation Area, while the three Locally Listed buildings are outside the CA, and Ancient Monuments and Archaeology are not represented in the CA or surrounding search area (see Charnwood Borough Council website Listed Buildings and Interactive Map).

The review for the proposed Conservation Area boundary has only considered including historic townscapes and landscapes. There is only one Listed Building – Old Hall, and one Locally Listed Building – the Dovecote, previously within the CA and Listed, but rebuilt outside the current CA boundary, in the proposed areas for addition to the current CA boundary.

Of the 23 Listed buildings and structures within the current CA the majority are residential, with the church and structures as exceptions.

Key listed buildings and structures which influence the character of the village 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
- and just outside the CA - Old Hall (Grade II*) and the Dovecote (Locally Listed)

The full list of Listed buildings is given on the Charnwood BC website.

Key unlisted buildings include:

- Tudor Terrace, Nos 64 to 74 Main Street;
- The Standings, No 93 Main Street;

and coherent groups include rows of buildings on both sides of Main Street:

- No 80 with Nos 82 - 86 Main Street;
- the group from the Forge No 69a to the Vicarage No 81 Main Street;
- The Grange No 25 Main Street, the stable housing, and the butchers shop and its high brick garden wall, plus the lime trees; and
- at the market place, two public houses, the Britannia Inn, The Horse and Groom.
Notable historic townscapes and views within the additional areas to be included in the proposed Conservation Area are:

- **from Coppice Lane**, across the Old Hall parkland to the Hall and the brook.

- **from Croxton Road to the north**, through the gaps in the high hedgerow, the dovecote and parts of the New Hall parkland;

- **from Croxton Road to the south**, across the field with views of The Standings;

- **from across the fields on the public footpath from Gaddesby**, the longer distance views are of the boundary hedgeline along the brook, and once across into the dovecote field, the front elevation of the New Hall and its parkland and new housing can be seen.
3. Landscape and building appraisal

The areas considered for inclusion in the Queniborough Conservation Area have been selected because they primarily include buildings and landscapes of heritage interest.

The proposed additional buildings and landscapes can be categorized as follows:

- significant heritage value – this includes the Listed and Locally Listed buildings with others of notable quality – The Old Hall, the Dovecote and The Standings (only partly within the current CA);

- heritage interest – period buildings which add to the historic townscape – the majority of the buildings throughout the current Conservation Area fall in this category. With the proposed inclusion of the open space to the north and east, and the resulting impact of the rear elevations and outbuildings it will be equally important to maintain CA standards;
One view of many examples which includes The Grange stables.

- neutral buildings – which do not detract from the conservation area – including well designed C20th buildings and the backland development – an example is the Paddocks at the New Hall;

View across New Hall parkland of the new Paddocks housing.
negative buildings – which detract from the local heritage characteristics – though none are included in the additional proposed areas, it is necessary to ensure that any new alterations or developments anywhere satisfy conservation area standards – see unsatisfactory examples below:

Inappropriate design of C20th house adjacent to The Standings.

Unfortunate gap in traditional village frontage created by set-back, scale, form and design of infill development

Other issues of concern for the proposed additional CA include:

• general treatment of rear property elevations both north and south of the CA;

• the management and care of trees, hedges and pastures added to the CA.