



Quorn Conservation Area

CHARACTER APPRAISAL

Adopted March 2008

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INTRODUCTION

Quorn Conservation Area was designated in August 1977 and extended in January 1991. It covers an area of about 47.5 ha. Quorn was described in Pigot's Commercial Directory of 1841 as "a neat and thriving village" and the boundaries of the Conservation Area generally define the extent of the settlement as it existed at the start of the 20th century.

The Area includes much of the historic core of the village, focussing on the spread of ribbon development along the four principal roads from the staggered crossroads at Quorn Cross, running east–west along Station Road and Meeting Street, and north–south along the High Street and Leicester Road. There is a broad range of residential and commercial development within this historic core that is

representative of the settlement from the medieval period through to the Victorian and Edwardian expansion of the village in the late 19th and early 20th centuries.

The purpose of this appraisal is to examine the historical development of the Conservation Area and to describe its present appearance in order to assess its special architectural and historic interest. The appraisal will then be used to inform the consideration of management and development proposals within the Area.
Quorn Conservation Area in 2008

This document sets out the planning policy context and how this appraisal relates to national, regional and local planning policies.



The main part of the report focuses on the assessment of the special interest of the conservation area:

- Location and setting relate the conservation area to the historic village and surrounding area.
- Historic development and archaeology set out how architecture and archaeology are related to the social and economic growth of the town.
- Spatial analysis describes the historic plan form of the town and how this has changed, the interrelationship of streets and spaces and identifies key views and landmarks.
- Character analysis identifies the uses, types and layouts of buildings, the key listed and unlisted buildings, coherent groups of buildings, distinctive building material and architectural details, significant green spaces and trees, biodiversity and wildlife and also detrimental features.

These elements are brought together in a summary of the overall special interest of the Area. An assessment of the general condition of the buildings and spaces within the Area is also included.

The main issues and proposed management actions are summarised. Recommendations for developing longer term management proposals for the Area are suggested.

ACKNOWLEDGMENT

The Council thank Stephen Bradwell of Trigpoint Conservation and Planning for the major contribution he has made to the research and writing of this Appraisal.



PLANNING POLICY CONTEXT

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 required 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.

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.

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.

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.

The Council’s adopted Supplementary Planning Document ‘Leading in Design’ 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.

Quorn Village Design Statement provides guidelines, established by local residents, for new development throughout the village. It is scheduled to be adopted as Supplementary Planning Guidance in March 2008.

Other relevant SPG/SPD guidance includes:

- Backland & Tandem Development.
- House Extensions
- Shopfronts & Signs



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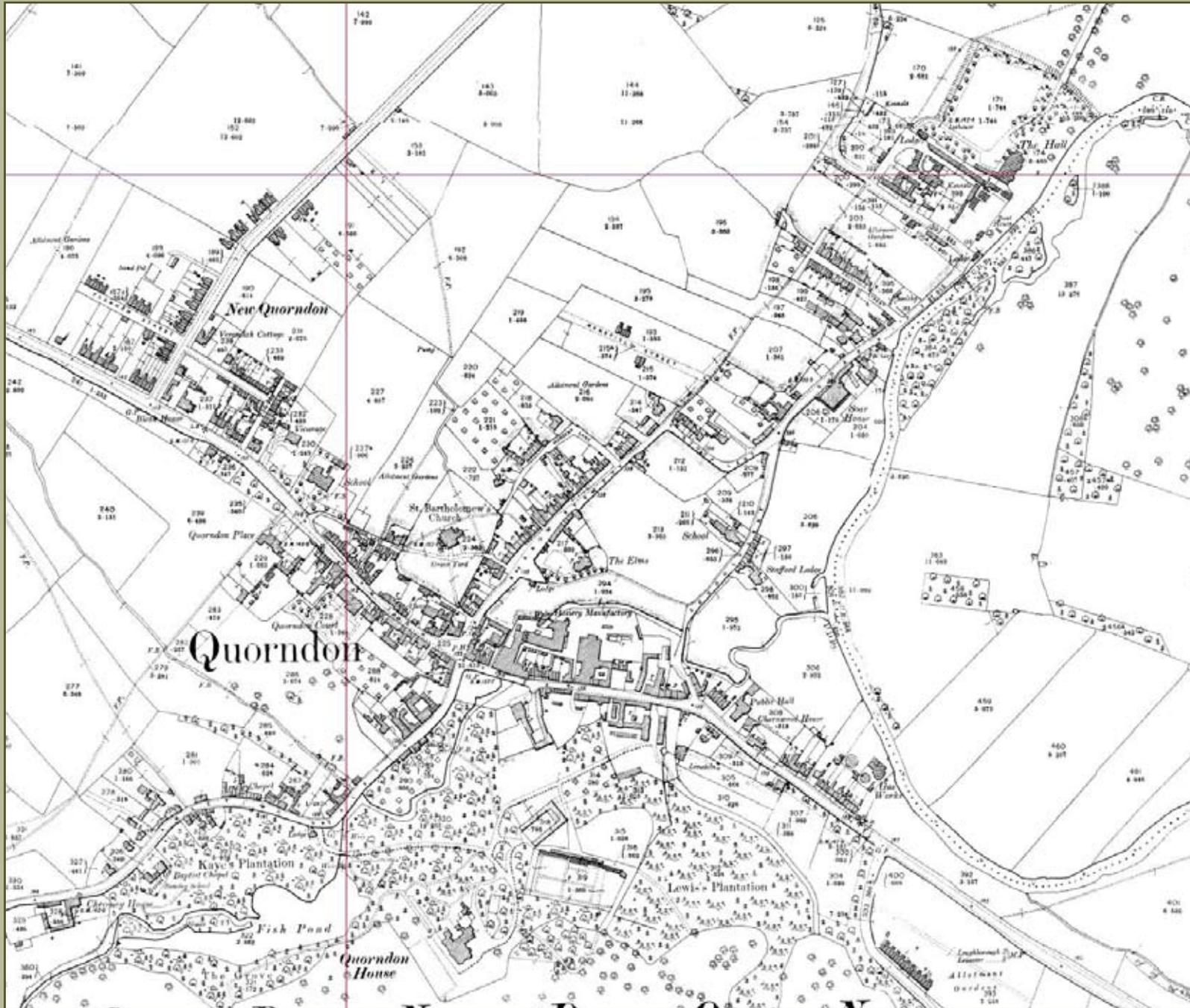
Current map of Quorn Conservation Area



ASSESSMENT OF SPECIAL INTEREST

LOCATION AND CONTEXT

Quorn lies about 2.5 miles south of Loughborough and is situated at the confluence of Buddon Brook and the River Soar, lying mostly on the western side of both water courses. The village sits at a crossroads where the road from Leicester to Loughborough crosses an ancient path between Barrow upon Soar and Beacon Hill.



Quorn in 1903



HISTORICAL DEVELOPMENT

ORIGINS

The name Quorn may have come from the Old English ‘cweordun’ meaning a place where millstones came from. The name of the village has been through a number of variations, such as ‘Querndon’ in the Lincoln Episcopal Registers of 1209-35, and other references include ‘Querne’, ‘Quendon’, ‘Querendon’ and ‘Quarandon’, before being fixed in its present version by the early 19th century, Nichols (1811) making the comment that the village was most usually called Quorn.

Unlike many of its neighbouring settlements in the Soar valley that pre-date the Norman Conquest, Quorn is a comparatively recent settlement that was founded following the Norman Conquest. There appears to be no evidence of any settlement in Quorn prior to the Conquest and there is no mention of the settlement in the Domesday Survey of 1086. There are reports in the Transactions

of the Leicestershire and Archaeological History Society (TLAHS) of a Roman coin being found in Wood Street (TLAHS 1965-6) and of Iron Age and Roman finds in Buddon Wood (TLHAS 1968-70 & 1970-2) which suggest that there has been early human activity in the general area.

The area was crossed by ancient trackways, in particular a north-south route along the Soar Valley (reinforced later as the line of Leicester to Loughborough turnpike and then the main A6) and an east-west route through the village from a crossing of the River Soar near Barrow, identified by Hoskins (1957) as a pre-Roman trackway that ran between Six Hills and Beacon Hill in Charnwood Forest.

After the Norman Conquest, the area formed part of the extensive Manor of Barrow, which was passed by

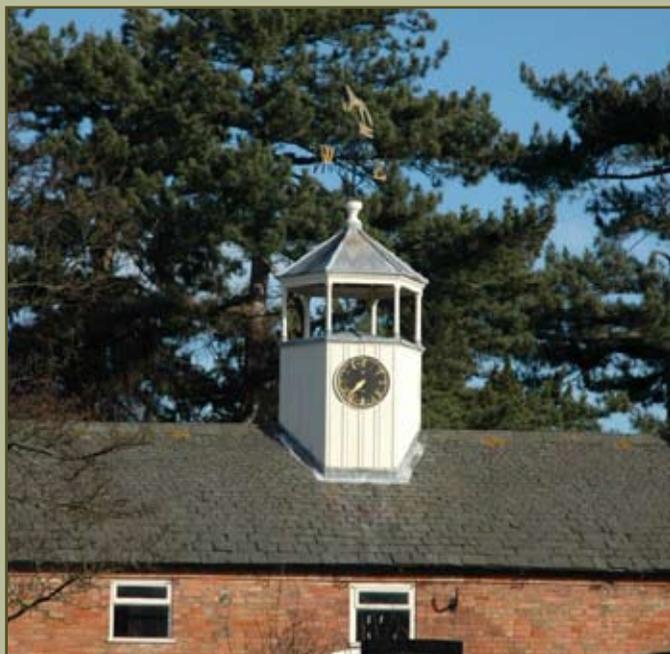


William the Conqueror to his nephew Hugh Lupus, Earl of Chester, who is recorded as the Lord of the Manor in the Domesday Survey. (Hugh Lupus is also credited with building the castle at Mountsorrel). Barrow was a large parish that extended westwards from Barrow itself into Charnwood Forest and included Quorn, the north-end of Mountsorrel and parts of Woodhouse, Woodhouse Eaves and Beaumanor and the hamlets of Mapplewell and Charley.

The first settlement at Quorn most likely dates from the early 12th century in association with the establishment of a large hunting park extending from Buddon Wood to Woodthorpe by the Earl of Chester. Cooper (1989) suggests that the Lord of the Manor built a hunting lodge and small chapel on the gravel terraces above the Buddon Brook close to the crossing point of the ancient tracks which is now known as Quorn Cross.

The early development and prosperity of the medieval village relied mainly on farming, based on its open fields, meadows and common land. Quorn had its own system of open fields, split between the North, or More, Field of 685 acres; the West Field of 334 acres to the north west of Meeting Street and the South Field of 457 acres to the south west of the Buddon Brook, along with extensive meadows in Outerholme and Greenholme in the broad curve of the River Soar to the east of the Leicester Road.

By the middle of the 18th century there was increasing pressure from the major landowners to enclose the open fields and an Enclosure Act was passed by Parliament in 1762. The enclosure of the open fields had a profound effect on the local landscape, small hedged fields replaced the open fields, and on the local economy as the landowners were able to convert former arable land into more profitable pasture land for the rearing of livestock.



The 1801 crop returns for Leicestershire show that out of some 1,480 acres only 488 acres were used for arable farming (Hoskins, 1948). The enclosure of the open fields also removed the village's traditional reliance on the land and reduced the need for agricultural labourers, forcing the villagers to look for new employment.

By the mid-18th century Leicester Road and High Street had become part of the turnpike connecting Leicester with Loughborough (and ultimately London with the North West) and Quorn was able to develop as a staging point, providing coaching inns, such as The Bull's Head and The White Horse, stables and other businesses to serve the travellers.

However the most important source of employment was the domestic framework knitting industry introduced in the mid-18th century. Early knitters were traditionally

employed as out-workers working within their main home or in purpose built workshops to the rear of their properties with the involvement of the whole family (men on the frame, women seaming and children winding wool onto bobbins). Pigot's Directory of 1828-9 noted that the prosperity and population of the settlement had been increased by the successful introduction of stocking weaving and the manufacture of warp and bobbin lace, which employed a great many of the inhabitants. By the mid-19th century new hosiery and lace factories had replaced the domestic trade, Pigot's Directory of 1841 referring in particular to the production of a beautiful article called Tatting and Mechlin lace.

The introduction of new factories and the increased prosperity of the village resulted in an increase in population and this is reflected in the new housing in and around the earlier settlement, particularly the new

terraced houses built in New Quorndon, along Leicester Road and Freehold Street.

A third important source of local employment and unique to Quorn, was the growing importance of the Quorn Hunt established by Hugo Meynell following his purchase of Quorn Hall in 1753. The Hunt provided many new jobs, including ostlers, grooms, kennel boys, domestic staff and blacksmiths and also prompted the building of new cottages on Meynell Road for Hunt workers. The Hunt also attracted large hunting parties from the upper classes and houses such as Quorn Court, built for the Duke of Devonshire in 1746, Stafford House and Charnwood House were all used to entertain visiting hunting parties.

The growth in the village through the 19th century was also reflected in the improvements and growth of community facilities. St. Bartholomew's National School opened in



1834 on School Street and new places of worship were also built, a Wesleyan chapel on High Street, now being converted to residential use, and a Baptist Chapel on Meeting Street, which is still in use today. The settlement was also supplied with gas from the gas works established in 1853 at the rear of nos. 84-104, Leicester Road and, by 1899, with water from Swithland reservoir.

The village became a centre for local education with the foundation of Rawlins School in 1897. Thomas Rawlins had originally founded a school in Woodhouse Eaves in 1691, which was forced to close in 1865. Following an agreement with the Charity Commissioners the school was refounded in Quorn and a new Rawlins School was built on an area of open land next to the vicarage in 1897.

The present Conservation Area reflects the basic historic street pattern that had been established as a result of the local topography and the particular historic development of the village and it contains a wide range of buildings built in the village, largely between the 17th and early 20th centuries.

ARCHAEOLOGICAL INTEREST

The Conservation Area encompasses the core medieval settlement of Quorn and the historical development of the Area, which is evident in the pattern of streets, housing plots and the age of many of the properties, would suggest that there is good potential for below ground archaeology. Therefore, any major development within the Conservation Area requiring excavation works should

be preceded by a considered archaeological assessment and investigation.

In addition many of the earlier buildings may conceal medieval or post-medieval remains and thus any works involving the disturbance of the existing fabric of such buildings would also merit further archaeological investigation and recording.

POPULATION

The population of Quorn has varied over time. The most recent mid-year estimates of population published by Leicestershire County Council show that in 2004 there were some 5,100 people residing in the parish. The historical rise and fluctuations of the village's population are recorded in the Victoria County History and in *Bygone Quorn in Photographs* (1984). These records show that the level of population has varied, from about 179 people at the time of the 1377 Poll Tax to 60 people at the 1563 Diocesan Returns; with 69 people recorded at the time of the Barrow Court Rolls in 1716 and 93 people recorded at the time of the Barrow Court Rolls in 1755. This gradual rise in the population, with some fluctuations, continued throughout the 19th and into the 20th century: from 1,237 in 1801; to 1,503 in 1821; 1,811 in 1841; falling to 1,622 in 1861 before rising to 1,816 in 1881 and 2,173 in 1901. These changes in population are largely a result of general economic changes, such as the increase in population in 1821 following the opening of a lace factory and a later fall in population in 1861 due to the decline of the domestic framework industry in the mid-19th century.



SPATIAL ANALYSIS

PLAN FORM

The core of the village of Quorn is based on a crossing of two routes, the old A6 from Loughborough to Leicester and, more or less at right angles, a path to Barrow and Charnwood Forest, which is now Meeting Street and Station Road. The main settlement expanded out from this crossroads in a predominantly non-intensive linear fashion.

The pattern is evident on maps such as the 1838 plan of Quorn (Bygone Quorn in Photographs (1984)) and the early Ordnance Survey (OS) maps of the village. The earliest development appears to have followed a south-west to north-east alignment along Meeting Street and Station Road (originally shown as Barrow Road or Barrow Street on early OS maps) following the line of an ancient trackway down from the Charnwood Forest and along the edge of the gravel terrace above the Buddon Brook and the River Soar, these two watercourses being a feature

of the village. The later expansion of the village, which was influenced by the development of the turnpike road and by industrial and commuter developments, followed the north-west to south-east alignment along High Street & Loughborough Road and Leicester Road which had always been the dominant route.

Behind the cross roads the Parish Church of St Bartholomew's is situated on a rise above the streets in a large churchyard which is crossed by two well used footpaths which connect into the streets.

Beyond the crossroads, the village has expanded into a number of streets of terraced housing and, more recently, cul-de-sacs of suburban housing filling gaps in the street scene. Station Road itself has lost its obvious connection to Barrow upon Soar, both via the ancient trackway and with the modern road, which is now diverted by the new A6.



TOWNSCAPE

The most important space in the Conservation Area is Quorn Cross which forms the focus for the village.

Generally within the Area buildings are of two or three storey built close together to form continuous rows and close up to the back of the pavement, with the roof ridge parallel to the street. There are exceptions which enhance the interest, such as the prominent gable of no. 18 High Street with its bull's head at the apex.

From the crossroads going up High Street, the enclosure of the street appears tight even with the adjoining churchyard which is separated from it by a granite wall. It is part of the charm of the village that the houses of the High Street are so visible from the churchyard. The sense of enclosure changes where the High Street opens out at no. 26 set back on the left side and The Banks on

the right. The opening out continues marked by the crest of the rise and the gardens of Rawlins and the Quorndon Fox.

The tight enclosure of Meeting Street is created by a combination of the houses, often in terraced groups, with many gaps, along the back of the pavement, the granite walls forming the flood defenses to the brook and the dense growth of trees overhanging the brook.

Station Road is more open due to the broadness of much of the pavement, or small front gardens with low walls and a number of gaps in the continuous line of the houses where the open spaces are defined by rows of trees.

The character of the churchyard is enhanced by the approach to it from the narrow streets of Nursery Lane and Church Lane, the latter of which is particularly enclosed.

Footpaths crossing the churchyard provide valuable and well used routes between the streets.

Two of the principal buildings in Quorn, namely Quorn Hall and Quorn House, both within the Conservation Area, play little part in the townscape of the Area. They are set within their own areas of parkland and are significant features of the village.

The Conservation Area now forms an integral part of the modern village, encapsulating the sprawling historic settlement that existed at the turn of the 20th century. This historic core has been somewhat fragmented by several infill developments from late Victorian times to the present day and it is often difficult to identify well-defined boundaries to distinguish the historic core from the late 20th century developments. For example, along Leicester Road the original rows of cottages on the south



side were demolished to improve the width of the main road. The redevelopment of a block of flats which face away from the street now makes an austere enclosure which detracts from the character of the Conservation Area. In addition, the broad grass verge between the flats and the roadway has little meaning.

INTER-RELATIONSHIP OF SPACES

An important feature of the Conservation Area are three large open spaces which create major openings beside the enclosure of the streets: the churchyard; Stafford Orchard Park, the recreation ground, between Station Road and School Lane; and the area of the car park on Station Road. There is also the recently landscaped space of The Banks and the open expanses forming the forecourts of Rawlins School, Quorndon Fox and Quorn Park Mills Bowls Club. The contrast of the open nature of these spaces with the tightly enclosed buildings is further strengthened by the most dominant feature, the proximity to the River Soar and Buddon Brook with their wooded belts and wide open water meadows.

Mostly, the two watercourses are situated at the edge of the settlement but the Brook flows through the Area around the rear of Quorn Mills and is a particular feature of Quorn Cross where the bankside has been landscaped as a public memorial garden. The river, the brook and their meadows are generally separated from the settlement by granite walls built as flood defenses.

Trees play an important part in all the open spaces of the Area, whether public, private or the meadows.

KEY VIEWS, VISTAS AND LANDMARKS

The Parish Church of St Bartholomew occupies a slightly elevated site to the north of Station Road and whilst the



trees and surrounding buildings generally hide the body of the Church, the tower is a focal point for views from several directions.

From the churchyard there are quite expansive views, sometimes under the canopy of the trees, to the buildings of the surrounding roads. These views may be to the frontages of buildings or to the rear of buildings.

The most expansive vista is out over the meadows from School Lane, while the views of the valley from Soar Road are limited by the trees to a sight of the river itself.

Quorn Cross is a staggered crossroads and it is marked by two old pubs which take good advantage of their locations: the Royal Oak almost terminates the sight of the junction as one approaches from Mountsorrel and terminates the view down Station Road though with lesser impact because the street is one way away from the junction; on the opposite corner the White Horse has an equally strong sense of terminating the views down High Street and down Meeting Street.

Quorn Mill in former times was a dominant landmark in the village. In the process of conversion from industrial to residential use, the fourth floor of the main factory building was removed and the tall chimney was demolished. It, nevertheless, remains as a landmark.



CHARACTER ANALYSIS

BUILDING TYPES, LAYOUTS AND USES

The present buildings within the Conservation Area reflect much of the village's historical development. In the centre of the village there is a range of shops, pubs and restaurants, public buildings and residential buildings. Beyond the centre, most of the buildings are residential but there are also some public, retail and industrial buildings. All the buildings are well integrated into the urban fabric of the village.

The basic economy of the medieval village was tied to agriculture, which provided both employment and activity within the village but there is little surviving evidence of this early agricultural economy in the Conservation Area today.

With the enclosure of the open fields, the population of Quorn relied largely on domestic framework knitting and

then as the domestic industry declined in the latter half of the 19th century on local hosiery factories. Framework knitting was an extensive domestic activity, and examples of a knitters' workshop appear to survive in the many three storey buildings with their tell-tale narrow upper floor windows that are scattered throughout the village, such as along Sarson Street, Leicester Road and Barrow Road.

With the decline of framework knitting new employment opportunities were provided by the development of hosiery and lace factories. One factory that has survived is that of Michael Wright, who came to Quorn in 1860 and his mill still dominates the centre of Quorn, and whilst the main building has recently been converted to apartments, production continues in a smaller unit that occupies a large site on the corner of Leicester Road and School Lane.







Whilst the Quorn Hunt was for a time at the end of the 19th century a major source of employment, the kennels were moved out of the village in 1906 and the Hall is now used by the County Council. Recently, part of the site was redeveloped for new housing called Huntsmans Close, leaving only a cluster of domestic buildings on Meynell Road alongside Quorn Hall as evidence of the earlier activity.

KEY LISTED BUILDINGS AND STRUCTURES

St Bartholomews Church is the most important building reflecting the early history of the settlement. It dates from the 12th century and is now listed Grade I. Wright's Directory of 1887 describes it as ancient Early English structure which had been restored under the direction of Mr E Christian in 1865-6 and extensively renovated and enriched in 1887.

Quorn Hall and Quorn House are important buildings in themselves but they play a minor role in the appearance of the Conservation Area since they are secluded from view, especially Quorn House. However, the lodge to Quorn House, listed Grade II, is an important building in the Area, a landmark marking the turn in Meeting Street. And the belfry and weathervane of the stables of Quorn Hall are visible through the new estate of Huntsmans Close.

The Croft, no. 10 Soar Road, is an imposing late 18th century house of red brick with white timber sash windows standing at the back of the pavement. It is a great shame that the windows of the attached property at no. 12 Soar Road has been fitted with poorly detailed upvc windows. There are other buildings with such windows but these are noticeable in such proximity to a fine listed building.

No 26 High Street is also a late 18th century house of red brick, set in its own grounds back from the road.



It has been subdivided into flats and has lost part of its character as a result of the opening to the street to allow for increased traffic.

KEY UNLISTED BUILDINGS

The surviving factory of Quorn Mill, now converted to apartments is a strong reminder of the industrial heritage of the village. The new development at Weavers Close of three storey houses set close to the narrow cul-de-sac has been well integrated into the industrial character.

Rawlins Community College is an important group situated at the top of the rise in the High Street, set back from the road, surrounded by trees.

Santa Maria Lodge, no. 31 Soar Road, was built as the lodge to Quorn Hall and marks the turn from Soar Road to Meynell Road



At the other end of Soar Road, the white painted Willow Cottage marks the junction between Soar Road, Stoop Lane and School Lane.



COHERENT GROUPS

The row of listed buildings, nos. 36-50 Leicester Road mark the approach into the Conservation Area from Mountsorrel.

The former primary school on School Lane and nos. 11-27 on the opposite side of the road mark a bend and constriction in the road.

The former smithy and the small terrace at nos. 12 & 14 Meeting Street are a reminder of the original settlement pattern.



BUILDING MATERIALS

The most common building materials in the Conservation Area are red brick and slate but there is also a widespread use of local Charnwood granite and Swithland slate, reflecting the area's historical links to the Charnwood Forest.

The principal civic buildings tend to be constructed entirely of granite, such as St Bartholomew's Church (Grade I listed), the village hall on Leicester Road and the original block of Rawlins School on High Street. Granite is also commonly used as a principal building material in a number of residential properties throughout the village, such as the Santa Maria Lodge on Soar Road (built in 1880 to act as the front lodge to Quorn Hall); at no. 30 Soar Road, more extensively along Leicester Road at nos. 24 and 36-48 (a Grade II listed terrace) and at nos. 52 & 60 and along Meeting Street at nos. 12, 14,

& 33 (all Grade II listed). In many domestic properties, the granite is used in association with brick to provide a solid plinth supporting a brick wall, or with render such as at nos. 27 and 101 Meeting Street (both Grade II listed) which have a granite ground floor and a rendered first floor. In the case of Chaveney Manor (Grade II listed), the granite is restricted to the less public locations where, either because of changing fashions or social pretensions, the polite front elevation is built of brick while the rear extensions are built in the local granite. In many cases the granite walls have been whitewashed, such as at no. 2 Station Road, the Old Meeting House and no. 101 Meeting Street.

Notably, granite is commonly found in the boundary walls that line many of the streets, such as the flood defence walls along Soar Road, along School Lane, Meynell Road and Meeting Street. Many of these walls are topped by

two courses of brick and a brick capping. They make a significant and distinctive contribution to the local street scene and the Conservation Area generally.

There does not appear to have been a strong vernacular tradition of timber frame and thatched construction and there is only one surviving timber-frame and thatch cottage within the Conservation Area at no. 2 Station Road (Grade II listed). This property has a pair of cruck blades in its gable end, a timber frame with herringbone brickwork in its front elevation and a thatched roof. There is also a single thatched cottage at no. 60 Soar Road but this appears to be an early 20th century property.

The most prevalent building materials in the Area are red brick, typically laid in a Flemish bond, and Welsh slate. These materials directly reflect a significant period of development within the Conservation Area during



the late 19th and early 20th centuries. However a large number of properties originally built in brick have been painted or rendered, which disrupts any broad uniformity of material and appearance.

In those properties where the original brickwork survives it is evident that the brick was laid in a Flemish bond, such as at no. 10 Soar Road (Grade II Listed), nos. 15-27 School Lane, a much altered terrace, and nos. 28-32 Station Road, where the distinctive pattern is emphasized by contrasting lighter headers with darker stretchers. An exception to the use of red brick can be seen at nos. 25, 27 & 31 Nursery Lane, which are built of a cream brick with red brick banding. There is one example of a blue brick diaper pattern within the front elevation of no. 2, Soar Road (Grade II listed).

A number of properties are finished, either in whole or in part, in render. Typical examples include no. 8 Castledine Street (The Cottage) and no. 13 Stoop Lane which both have a roughcast render finish, no. 82 Leicester Road which has a smooth stucco render that has been lined to represent stone and a cottage at no. 26 Soar Road which has a roughcast render with smooth render quoins, cills and lintels. Render can also be mixed with brick as part of the original design as in the late-Victorian properties at nos. 26-32 Leicester Road which have a rendered first floor over a brick ground floor.

Welsh slate is the predominant roofing material widely used throughout the Conservation Area but there are many examples of locally sourced Swithland slate. Typical examples of the latter include nos. 3-9 Meynell Road, Meynell Cottage and Meynell Lodge (both Grade II listed), no. 26 Soar Road, nos. 38 & 44-48 Leicester Road (all Grade II listed), nos. 22, 24 and 72-84 Station Road, no. 16 High Street and nos. 12, 14 and 3-7 Meeting Street.

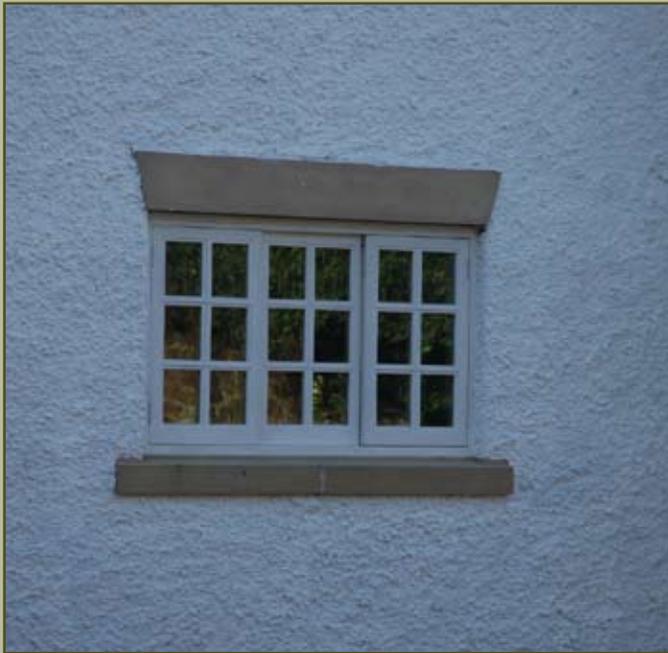
Other traditional roofing materials in the Conservation Area include the use of plain tiles at the Royal Oak on High Street and at nos. 1 & 3, Meeting Street and pantiles at nos. 69-71 Meeting Street.

One of the most significant visual changes to the Conservation Area has been the widespread use of concrete roof tiles to re-roof a large number of properties. These tiles look out of place and are visually intrusive and should be avoided by specifying Welsh or other natural slate for any new development within the Conservation Area.

There is a broad range of window types throughout the Conservation Area, but unfortunately the survival rate of original timber windows and doors has not been good, which is a pity since these features are integral to their appearance. A substantial number of properties have been fitted with replacement upvc windows and doors that have little respect for the building's original appearance.

The most common surviving traditional window types are sash windows. Typical examples include the Georgian multi-pane sash windows in the front elevation of Crown House on Meeting Street and at no. 10 Soar Road, which sit on a running cill, the multi-pane sash windows without horns at nos. 28 & 30 Station Road and at nos. 16 & 18, High Street and the Victorian margin-pane sashes at no. 31 Nursery Lane.

There are many good examples of other traditional window styles. A number of properties have casement windows, such as the mixed range of casement windows at nos. 36-48 Leicester Road (Grade II listed buildings) and there are many examples of Yorkshire sliding sashes throughout the village, such as at Meynell Lodge and Meynell Cottage on Meynell Road; no. 2 Soar Road, no. 50 Leicester Road, no. 14 High Street (Grade II listed),



no. 9 Sarson Street and no. 53 Meeting Street. There are also a few examples of metal-framed windows such as the mullion and transom windows with latticed casements at nos. 15, 17, 23, 25 & 27 School Lane.

Although not a particularly common feature in the Conservation Area, a number of properties have distinctive bay windows, such as no. 82 Leicester Road, which has a box bay and a canted bay either side of the front door; or the two box bays under a monopitch roof that extends across the two properties at nos. 28-30 Leicester Road.

Many of the properties in the Conservation Area have retained their original timber panel doors. The most elaborate doorways are generally found on the older properties such as at no. 10, Soar Lane, where the original panel door and fanlight is surrounded by an attractive timber doorcase with a broken pedimented canopy; at no. 16, High Street, which has a partially glazed panelled door framed by fluted pilasters supporting a pedimented hood; or at nos. 16 & 17 Loughborough Road, which have timber doorcases with cornices supported by console brackets.

Such original architectural features make a unique contribution to the character and appearance of the Conservation Area and wherever possible should be retained as they add to the collective wealth and variety of architectural details within it.

A number of the properties have distinctive segmental brick arches over their door and window openings and simple projecting cills. More unusual styles include the contrasting red and cream brick arches at nos. 25, 27 & 31, Nursery Lane; the chamfered brick architraves around the doors and windows at nos. 15-27, School Street; the moulded cornices supported by console brackets at no. 82, Leicester Road and the flat lintels, with a contrasting



fringe, supported by a decorated column at nos. 24-28, Leicester Road.

Many properties have retained their original chimney stacks, most of which are quite simple brick stacks with an oversailing course surmounted by simple pots. However, a number of properties have quite elaborate stacks, such as the Romanesque arches set within the chimneys at Chaveney Manor, the paired octagonal chimney stacks at Meynell Cottage and Meynell Lodge and the large Tudoresque stacks at nos. 15-27 School Lane, all of which add considerable skyline interest.

A number of commercial properties along High Street have retained their traditional timber shop fronts. The best examples are those at no. 1 High Street, which has a double shop front with tiled stallriser and a central recessed part glazed door and a shop front framed by a pair of fluted Ionic pilasters supporting a projecting cornice; and the shop fronts at nos. 14 and 20 High Street, which also contain a pair of display windows either side of a recessed doorway that are framed by pilasters with brackets supporting a cornice over the fascia. Given their rarity these shop fronts make a significant contribution to the historic character of the Conservation Area.







PARKS, GARDENS AND TREES

Quorn Conservation Area encompasses two major pieces of public open green space: the churchyard and Staaford Orchard Park. The churchyard in particular has a wealth of trees and offers a place of quiet even though the footpaths which cross it are well used. It gives the most historic flavour of the village, not just because of the presence of the church but because of the retention of historic lamp standards and its approach from Church Lane on one side and Nursery Lane on the other, both of which are quiet narrow streets with interesting houses.

The Banks is a newly well landscaped open space which leads from High Street into Church Lane and into the churchyard.

Besides these public spaces the open space around Rawlins Community College has a wealth of trees which are matched on the opposite side of High Street by the trees within the Quorn Mill Park Golf Club.

Stafford Orchard Park has a memorial avenue of lime trees lining the footpath between Station Road and School Lane. It has a playground and is an informal space leading down to the banks of the Brook.

Of primary importance to the Conservation Area and the village generally are the trees and watermeadows along the River Soar and Buddon Brook. This includes the stretch of brook containing many willows which forms the rear boundary to Quorn Mill.

BIODIVERSITY

The Conservation Area includes a section of the River Soar, which has been notified as a Local Wildlife Site. The river contains stands of emergent vegetation such as common reed, reed sweet grass and water dock, and



its banks are lined with mature trees with overhanging branches and exposed roots. During the last few years there has been a rapid spread of floating pennywort along the river. This non-native plant, which is extremely invasive, can rapidly choke watercourses and have an adverse impact on aquatic ecosystems.

Wetland habitats associated with the River Soar are of considerable importance for biodiversity; many have dramatically decreased both nationally and in Leicestershire. They are listed in the UK Biodiversity Action Plan and Local Biodiversity Action Plan as priority habitats.

Barrow Gravel Pits to the east of the river is a Site of Special Scientific Interest, on the strength of its rich flora and fauna characteristic of the River Soar floodplain. An area of wet woodland, which forms a small part of the SSSI, lies within the Conservation Area. It supports rare Red Data Book beetle species, which are highly specialised and confined to floodplain wetland habitats. These restricted species are extremely vulnerable to changes in hydrology and management.

The River Soar and its tributaries form the major wildlife corridors through the Conservation Area. A small straightened section of Poultney Brook converges into the meandering Buddon Brook. Along most of its course through the Conservation Area, Buddon Brook either flows through areas of woodland or is lined with trees. However, sections of the brook are walled in places and have sometimes been domesticated and incorporated into gardens.

The grounds of Quorn House within the Conservation Area comprise mixed plantation woodland, as well as intensively managed lawns and gardens. The mature woodland canopy consists mainly of non-native parkland



trees such as beech, copper beech, horse chestnut, occasional sycamore and conifers such as Norway spruce, larch and wellingtonia, with only a small percentage of native pedunculate oak and ash. The understorey is made up of large patches of cherry laurel, with some yew, holly, elder, wych elm and rhododendron. The damp ground provides ideal conditions for wild garlic, which spreads over large areas.

The south-west of the Conservation Area comprises The Grove and a large man-made pond, which have been notified as a Local Wildlife Site. The wet woodland is dominated by crack willow and alder; species such as opposite-leaved golden saxifrage, pendulous sedge, remote sedge and moschatel are characteristic of ancient woodland. The pond, which was created by the construction of a weir across Buddon Brook, is fringed by a belt of tall marginal vegetation with branched bur-reed, wood club-rush, gipsywort, water plantain and water figwort.

All these habitats form part of a strong biodiversity network throughout the Conservation Area and beyond and two other adjacent Local Wildlife Sites provide important connections with the Area: Tom Long's Meadow, off Spinney Drive, is an area of wet grassland and fen; and Quorn House Park along the south-west boundary, is a large area of species-rich grassland, wet woodland and mature trees.

Badgers and their setts have been recorded at several locations within the Conservation Area and its vicinity. Large main setts are known to occur within a short distance, and badgers also rely on a whole network of annex and outlier setts. There is an excellent availability of foraging grounds within and adjacent to the Area, with wildlife corridors which enable badgers to commute in relative safety.



Several bat species are associated with buildings, from old to new, within the Conservation Area. Common pipistrelle, soprano pipistrelle, Daubenton's, Natterer's and the rare Leisler's bat have been recorded, whilst the whiskered bat is known to roost close by. Bats use the network of tree-lined watercourses, rows and groups of mature trees, such as those at St Bartholomew's Churchyard, to forage and travel. Around sunset on warm summer evenings, Leisler's bats can sometimes be seen flying fast in the open sky high above Stafford Orchard Park and at tree-top level, taking shallow dives to home in on insects.

The high number of bat species found in Quorn has been celebrated with a sculpture, which was designed by local community groups, and is located at the Banks, off Church Lane.

BIODIVERSITY MANAGEMENT

The following issues need to be considered when development within the Conservation Area is proposed:

- Protection of floodplain habitats which are particularly vulnerable to changes in hydrology and management.
- Importance of biodiversity network, such as watercourses and their tree-lined banks, with good links to safeguard species movement and dispersal, particularly in the context of climate change.
- Rolling programme of native species planting to replace the network of mature trees which will eventually become senescent.
- Presence of legally protected species in the Conservation Area.



DETRIMENTAL FEATURES

Some street furniture, traffic signs, lighting columns, communications equipment, road markings, etc, visually damage the character of the conservation area. This is compounded by the number of cars parked illegally and on pavements at certain times of the day.

The 1960's block of shops on Station Road are successful and add vitality to the area but the architecture is out of character with the Conservation Area.

SUMMARY OF SPECIAL INTEREST

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

- The variety and contrast between the tightly enclosed buildings against the streets with the many public and private open spaces;
- The many views of the church tower;
- The proximity to the River Soar, Buddon Brook and their associated woods and meadows with opportunities for wildlife and the expansive vistas beyond the village;
- The importance of Quorn Hall and Quorn House as individual buildings in their own parkland settings.
- The history of the parish church and its churchyard, with their approaches by footpaths and the narrow streets of Church Lane and Nursery Lane;
- The landmark of Quorn Mill as a reminder of the industrial heritage of the village.

MANAGEMENT PLAN

GENERAL PRINCIPLES

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 village.

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. 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 PPG 15, Borough of Charnwood Local Plan, Leading in Design, Quorn Village Design Statement 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 document is such that 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 shape, 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 this should be used to help alterations respect that established character.

7. Applicants for planning permission must provide a meaningful “Design & 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.

8. 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 their roosting places, commuting routes and feeding areas.

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:

- Conservation and design surgeries 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 a building within a conservation area is

an offence. In such cases, the Council will consider prosecution of anyone responsible and any necessary remedial action.

The powers set out in Section 215 of the Town & 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, windows, 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.

The character assessment has not identified any need which could justify the introduction of an Article 4 Direction.

GENERAL CONDITION

There is a broad range of window types throughout the Conservation Area, but unfortunately the overall survival rate of original windows and doors has not been good. These features are integral to the appearance of buildings but a substantial number of properties have fitted replacement upvc windows and doors which greatly detract from the appearance and character of the Area.

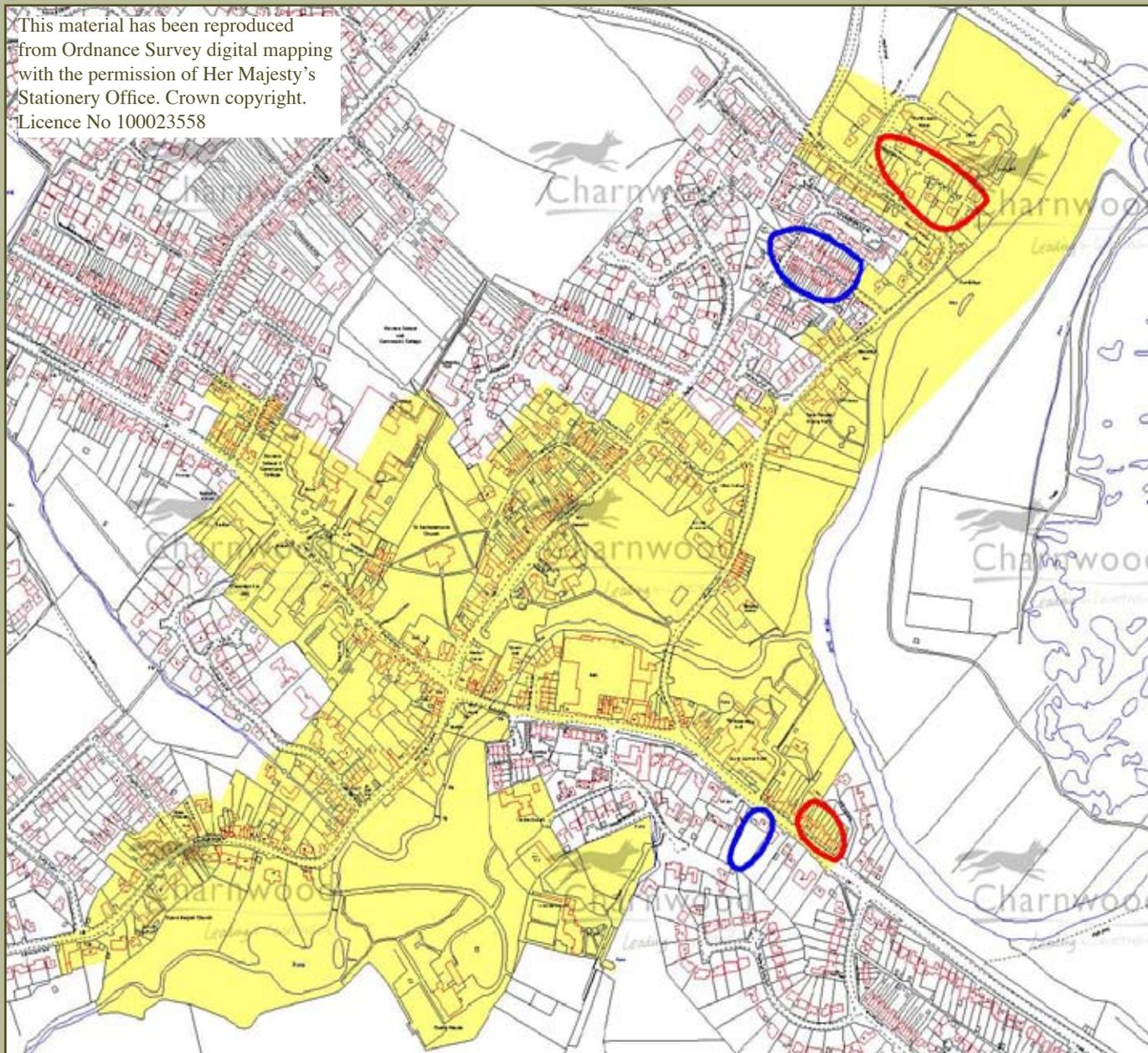
To maintain the character of the Conservation Area, any new development should ideally use red brick laid to follow the prevailing bonding pattern in the particular part of the Conservation Area. As an exception it may be acceptable to render the exterior. Care should be taken in specifying reclaimed brick to avoid significant variations in the colour of the brick that would give a random and mottled appearance.

Welsh or other natural slate or plain clay tiles should be specified for rooves in any new development. Concrete roof tiles are out of place and visually intrusive. They should be avoided.

BUILDINGS AT RISK

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

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Suggested changes to the Conservation Area: parts to exclude shown in red; parts to include shown in blue

REVIEW OF THE AREA BOUNDARY

The present boundaries of the existing Conservation Area incorporate the principal areas of special historic and architectural interest within the village but following the survey, and it is suggested that consideration be given to the following minor amendments:

Huntsman's Close

Nos. 2 & 4 Huntsman's Close are modern houses which have little special architectural or historic interest. They are built on the site of the former Quorn Hunt kennels but there appear to be no surviving buildings associated with the kennels and only the granite boundary wall to Meynell Road is of any interest.

Leicester Road

Nos. 84-104 Leicester Road is a row of terraced properties that originally stood in front of the gas works. They have generally lost any special interest that they may have once had as result of unsympathetic alterations.

No. 29 (The Limes), Leicester Road

At the risk of distorting the boundary too much, this interesting Grade II listed farmhouse should be considered for inclusion in the Area. It is constructed in traditional materials of red brick and Swithland slate and has retained many of its original architectural features such as casement windows and Adam style doorcase. It also appears to be the only recognizable farmhouse in the village and is therefore a legacy of the village's agricultural past.

Freehold Street

Consideration could be given to the inclusion of the terraced houses along Freehold Street which represent an early extension of the village as a result of its increasing industrialisation. However, the houses have lost much of their special architectural and historic interest as a result of unsympathetic alterations.

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.

MONITORING CHANGE

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.

POSSIBLE BUILDINGS FOR SPOT LISTING

In carrying out the Appraisal 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.

ENHANCEMENT OPPORTUNITIES

The car park on Station Road could be considered for enhancement.

SUMMARY OF ISSUES AND PROPOSED ACTIONS

CONSERVATION AREA ISSUE	PROPOSED ACTION	LEAD PARTNER	OTHER PARTNERS
Boundaries of the Conservation Area: Modern housing at Huntsmans Close; Loss of character at nos. 84-104 Leicester Road; Inclusion of The Limes, Leicester Road; Possible inclusion of Freehold Street.	Review the Conservation Area boundary.	CBC	
Street furniture, traffic signs, lighting columns, communications equipment, road markings, advertisements, which are inappropriate and pay no heed to the character of the area.	Encourage a more appropriate approach to signage, road markings, etc, by pursuing the publishing and adoption of a guide for highway work in conservation areas with Leics County Council Highway Authority.	CBC Leics CC	
The 1960’s block of shops on Station Road are successful and add vitality to the area but the architecture is out of character with the Conservation Area.	Concept development brief to be undertaken to highlight and promote a redevelopment opportunity. Action to be included in the Management Plan.	CBC	
The footbridge over the River Soar is in a poor state of repair. It is an important feature of the village and it needs to be preserved.	Formulate with Leicestershire County Council, Asset Management Team a strategy for the long term conservation of the bridge.	CBC Leics CC	

PROPOSALS FOR ECONOMIC DEVELOPMENT AND REGENERATION

Repair and reinstatement works to historic buildings that make a vital contribution to maintaining and improving the character of the Conservation Area may be eligible for grant assistance. Charnwood Grants includes an element to assist in the repair and maintenance of historic buildings such as listed buildings and buildings in conservation areas. The County Council operates a scheme for listed buildings.

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.



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.

Based on the issues that have been identified the following objectives will have a positive impact in both protecting and enhancing the character of the conservation area, and provide the basis of a long term management plan:

- 1 Review how the Council's adopted 'Shopfronts & Signs' guidance is being used.
- 2 A policy regarding the co-ordination of the placing of all permanent items within the streets needs to be formulated. The opportunities to renew, redesign, re-site, eliminate or combine existing street furniture are substantial. Similarly there is a need to look at traffic signs and highway markings with a view to their rationalisation. The appropriateness of the existing street lighting and the scope to introduce imaginative lighting schemes, including the illumination of key buildings, also merits examination. Guidelines could be set out in a public realm manual.
- 3 The production of heritage trail leaflets to increase community awareness and appreciation, including the encouragement of tourism, should be considered. This might involve interpretation material, plaques or similar for key sites and buildings.

COMMUNITY INVOLVEMENT

This document were made available as a draft via the Council's website prior to submission to Cabinet for adoption. A public meeting was held at Rawlins Community college, Quorn so that local residents could contribute their ideas for enhancement and preservation of the Conservation Area. All comments and responses were considered and appropriate amendments made to the document prior to submission 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 & Landscape Team
Tel. 01509 634748
built.heritage@charnwood.gov.uk

Development Control
Tel. 01509 634691
development.control@charnwood.gov.uk

Planning Enforcement
Tel. 01509 634722
development.control@charnwood.gov.uk



LISTED BUILDINGS IN QUORN

All Grade II Listed apart from the Church of St Bartholomew which is listed Grade I.

Chaveney Road:

No. 22 Chaveney Manor

Church Lane:

No. 17

No. 19

Church of St Bartholomew - Grade I

High Street:

No. 1

No. 14

No. 26 (Quorn Court)

No. 46 (Bulls Head Hotel)

Leicester Road:

No. 24

Nos. 36-50 and Stable

No. 66 (Quorn Country Hotel)



Meeting Street:

No. 12
No. 14
No. 31
No. 33 (Crown House)
No. 61
Nos. 69-71
No. 92
No. 101
Nos. 109-111
General Baptist Church
Quorn House
Lodge, Gate, Piers & Wall, Quorn House
War Memorial
K6 Telephone Box

Meynell Road:

Quorn Hall
Meynell Lodge, Cottage, Stable & Wall

Soar Road:

No. 2
No. 10 (The Croft)

Station Road:

No. 2 (The Olde Butcher's Shop)
EMGAS Building

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TRANSLATING COUNCIL DOCUMENTS

To obtain this document in an alternative language, either written or as an audio tape please telephone 01509 634560.

ਕੌਂਸਲ ਦੇ ਦਸਤਾਵੇਜ਼ਾਂ ਦਾ ਅਨੁਵਾਦ

ਅਸੀਂ ਸਭ ਪ੍ਰਕਾਸ਼ਨਾਵਾਂ ਦੇ ਅਨੁਵਾਦ ਲਈ, ਲਿਖਤੀ ਅਤੇ ਆਡੀਓ ਟੇਪਾਂ ਦੇ ਅਨੁਵਾਦ ਦੀ ਸਹੂਲਤ ਪ੍ਰਦਾਨ ਕਰਦੇ ਹਾਂ। ਕਿਸੇ ਵਿਕਲਪਕ ਭਾਸ਼ਾ ਵਿੱਚ ਕੌਂਸਲ ਦਾ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ, ਕਿਰਪਾ ਕਰਕੇ 01509 634560 'ਤੇ ਫ਼ੋਨ ਕਰੋ।

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