



Proposed  
Rothley  
Ridgeway  
Conservation  
Area

# **Proposed Rothley Ridgeway Conservation Area**

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# The Background to the Proposal

- Request received from Rothley Parish Council (*November 2008*)
- Initial examination by Conservation & Landscape Team:
  - the area possesses “historic, architectural and landscape design interest”
  - more detailed consideration merited
- Assessment included in the Team Plan for 2009/10

## **Growing recognition nationally of the heritage interest of suburbs**

“Where the assessment of the authority’s historic suburbs indicates that a neighbourhood is of significant historic or architectural interest, the local authority should give consideration to designation as a conservation area.”

*English Heritage, March 2007*

“Local authorities should review and identify garden city settlements and where appropriate designate as necessary.”

*Town & Country Planning Association, October 2008*

# **Existing Policy**

## **Borough of Charnwood Local Plan 2004**

### **Local Separation - The Ridgeway Area of Rothley**

#### **(Policy CT/5)**

Planning permission for appropriate development within the Ridgeway Separation policy area defined on the Proposals Map will be granted where all the following criteria are met:

- The character and appearance of the countryside is not harmed;
- The separation between the residential areas and between those areas and the village of Rothley and Mountsorrel is not unacceptably reduced;
- The historic and architectural interest of the individual residential areas and their open setting in the landscape are safeguarded;
- The amenities of existing properties are not adversely affected.

## **Existing Policy**

### **Borough of Charnwood Local Plan 2004**

#### **The Ridgeway Area of Rothley (Policy H/20)**

Within the Ridgeway Area of Rothley defined on the Proposals Map proposals for infill dwellings and other development requiring planning permission will not be granted unless they are in keeping with the unique, spacious and dignified residential character of the area having regard to the following criteria:

- The siting, design and layout of development;
- The shape and size of plot for any proposed new dwelling;
- The need to protect privacy and residential amenities;
- The need to protect existing trees;
- Access and parking arrangements.

# Implications of Conservation Area designation?

To enable better conservation and enhancement of the area's character and identity:

- Extra controls over development
- Control over demolition
- Notice of works to trees
- Expectation of higher quality design
- Environmental enhancement

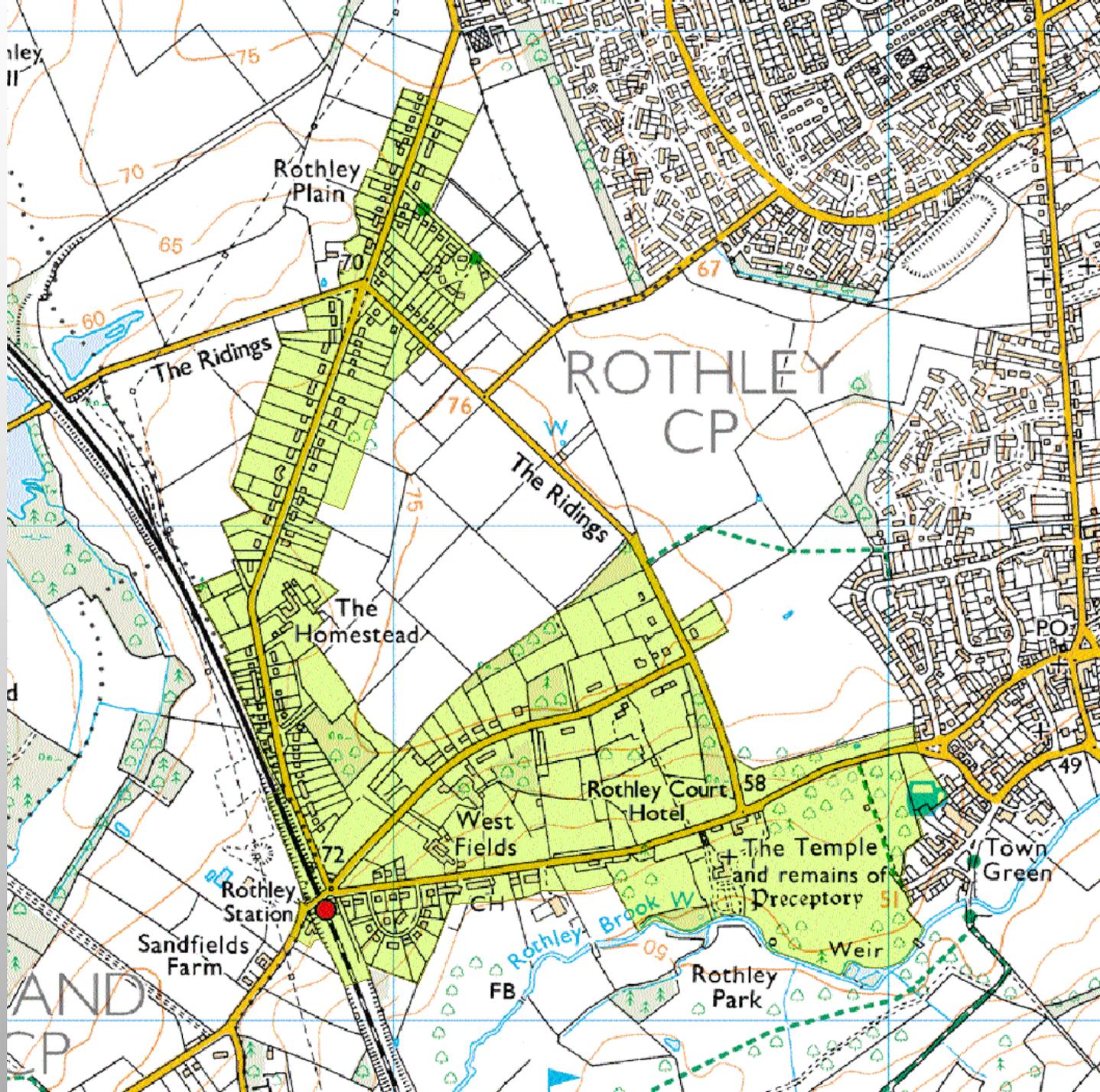
# Why are character appraisals important?

- Identify what it is that should be protected or enhanced
- Formulate effective policies
- Make sensible development control decisions and be able to defend them
- Help property owners to formulate their applications
- Make sympathetic proposals for preservation & enhancement (including the identification of development opportunities)
- Obtain funds or encourage inward investment

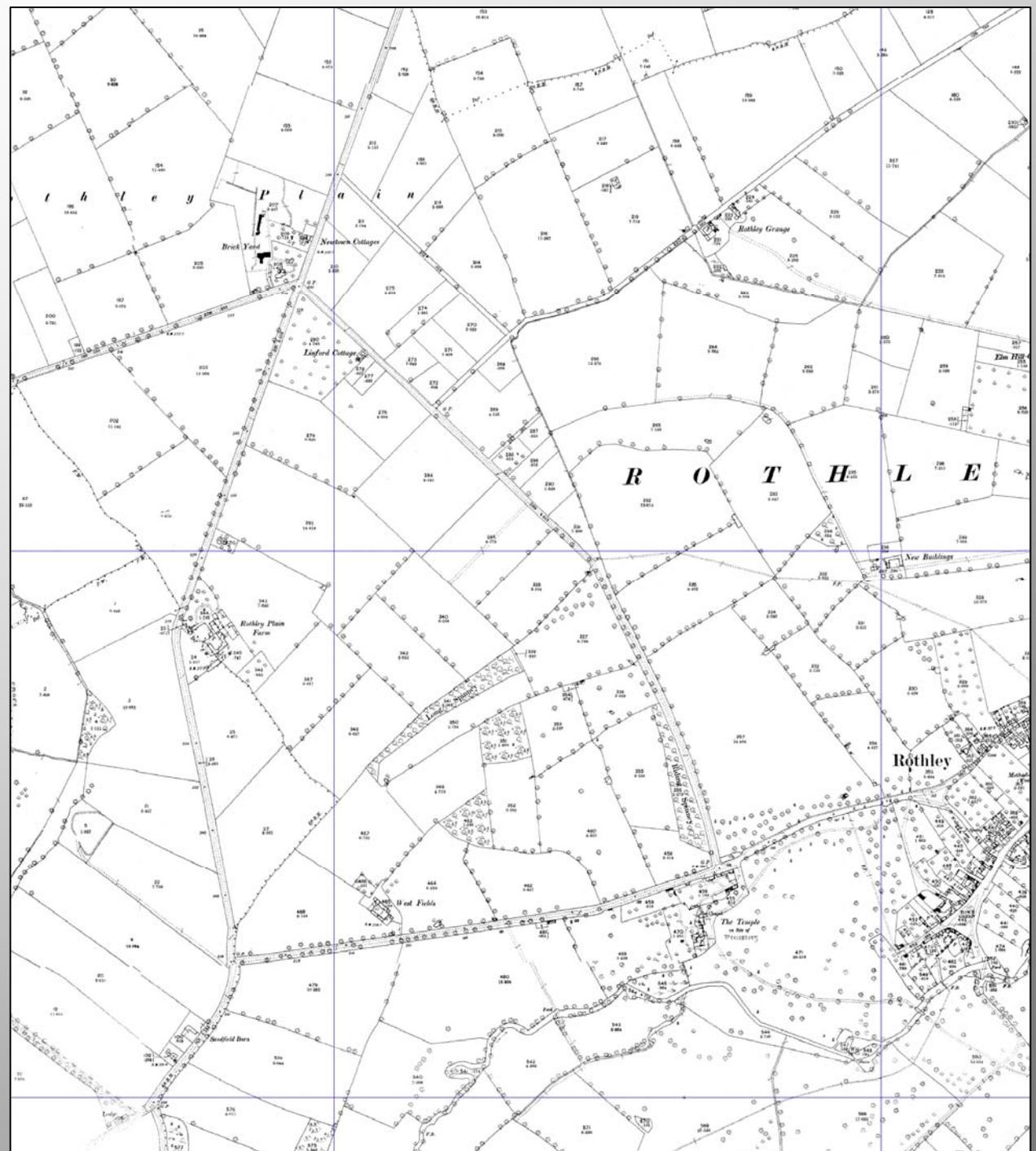
# What is special about Rothley Ridgeway

- History
- Important buildings
- Quality houses
- Spaciousness
- Trees and green spaces
- Views
- Parkland of Rothley Court
- Railway

The extent of the area that has been studied



1884  
The Temple  
and  
three farms



Several ideas came together:

Frederick Mervens bought the Temple Estate

Ebenezer Howard promoted the Garden City

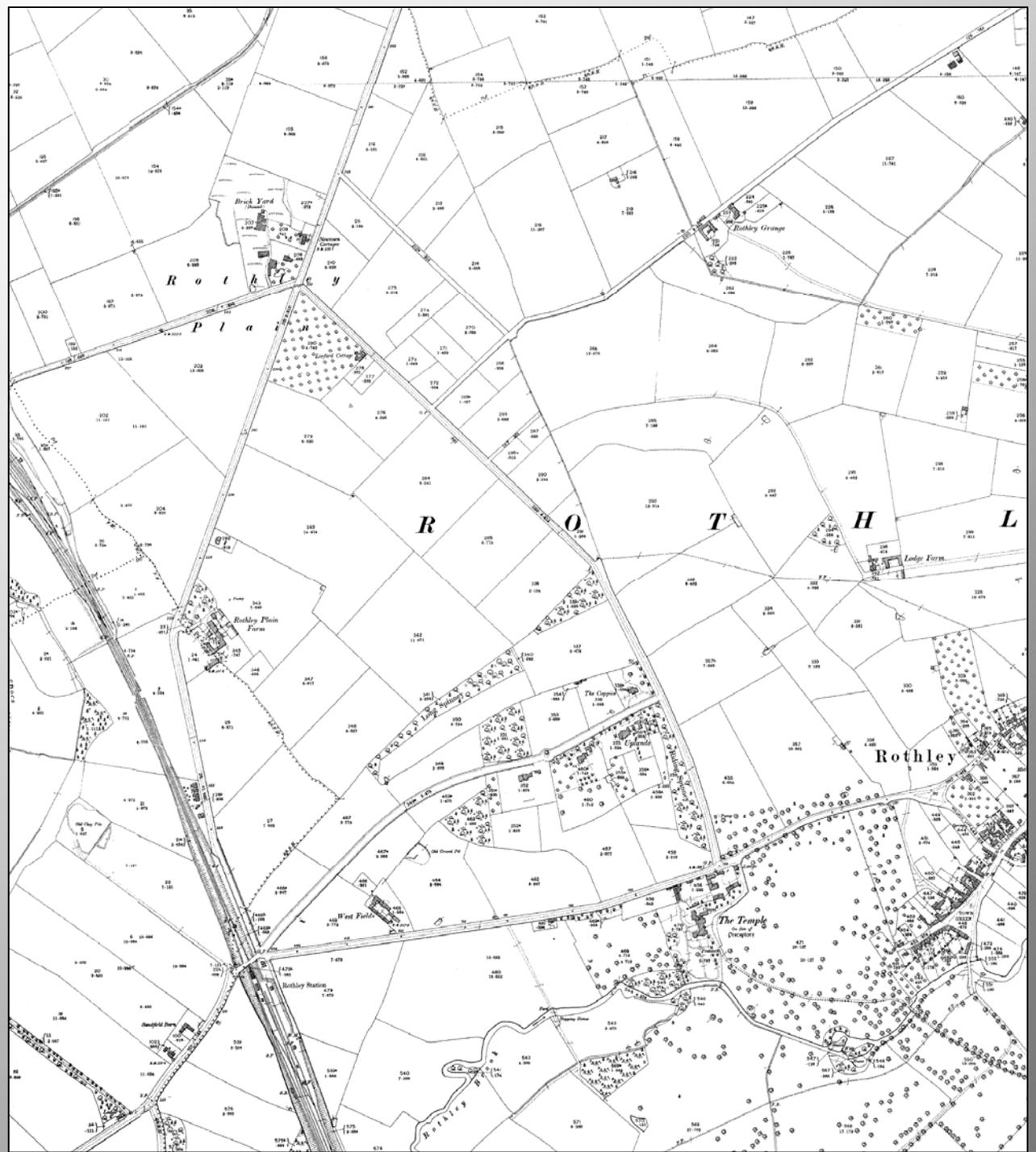
William Morris inspired Domestic Revival

Edward Watkin extended his railway to London

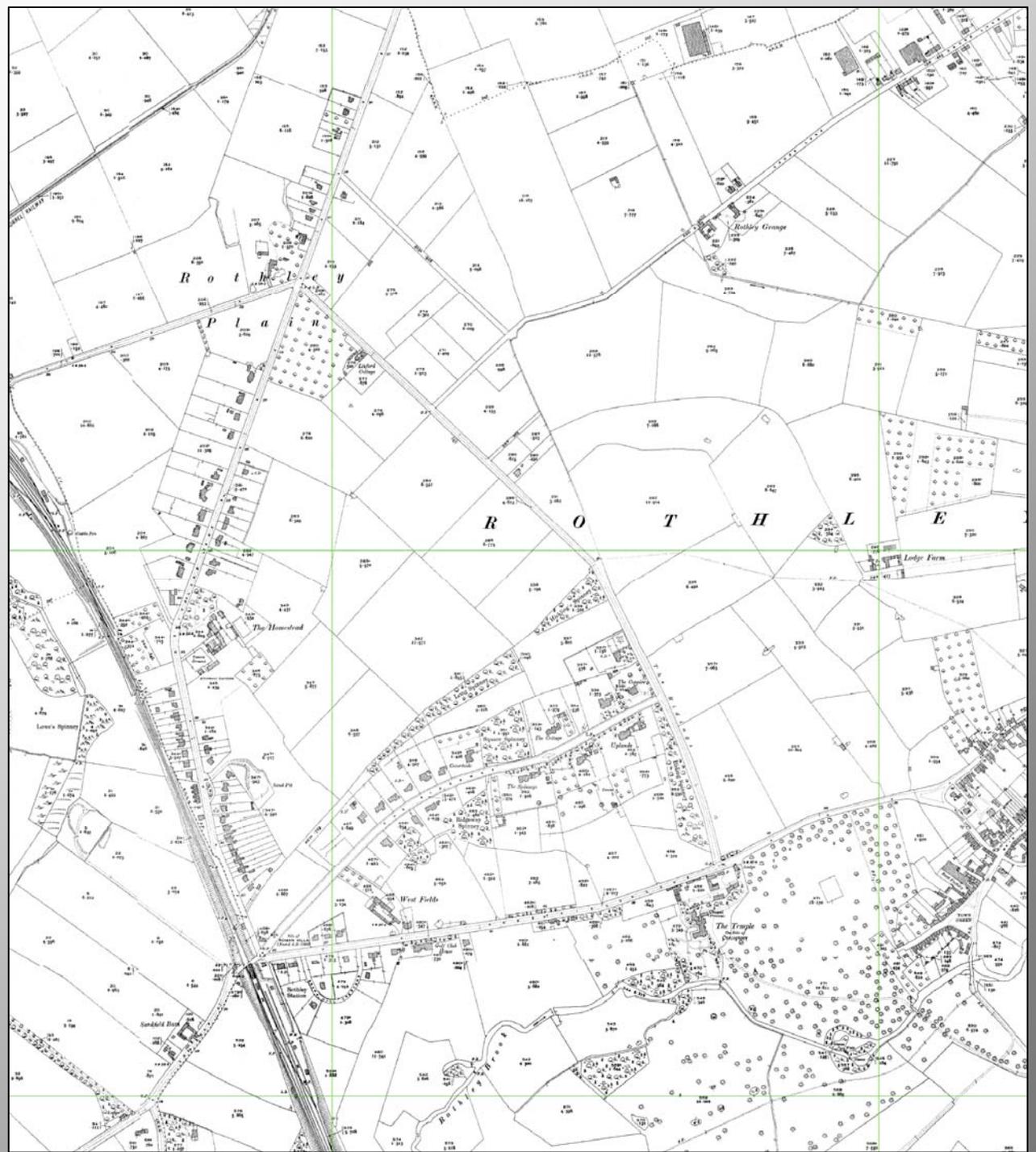


**GREAT CENTRAL RAILWAY**

1903  
The Railway  
and  
The Ridgeway  
and  
A few houses



1929  
Houses along  
Swithland Lane  
More houses  
on  
The Ridgeway  
and  
The start of  
Brownhill  
Crescent



# Listed Buildings



Rothley Temple

# Listed Buildings



# Listed Buildings



The Homestead



Winner of the  
Ideal Home Exhibition  
in 1931



Charnwood Design Award 1992



Charnwood Design Award 1994



Charnwood Design Award 1996

# Locally Listed Buildings



# Locally Listed Buildings



# Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses



Many quality houses



# Many quality houses



# Many quality houses



# Many quality houses





# Spaciousness



# Spaciousness



# Spaciousness





# Trees and Green Spaces



# Trees and Green Spaces



Trees and Green Spaces



Trees and Green Spaces



Trees and Green Spaces



# Trees and Green Spaces



# Trees and Green Spaces



Trees and Green Spaces



# Trees and Green Spaces



# Trees and Green Spaces



Trees and Green Spaces



Views across the fields



Views across the fields



The Parkland of the Temple



The Parkland of the Temple



The Cricket Pitch



The Railway Cutting



## **What Next?**

1. This is a consultation period;
2. You can send comments until Monday 18th January 2010;
3. In January we will refine the draft appraisal, review the designation proposal, consider where the boundary of the Conservation Area should actually be and prepare a full report for the Borough Council's Cabinet;
4. The Borough Council's Cabinet will make a decision on the Conservation Area designation on Thursday 21st January 2010.



You can send comments to  
Conservation and Landscape Team  
Charnwood Borough Council  
Southfields  
Loughborough LE11 2TR

Or email [built.heritage@charnwood.gov.uk](mailto:built.heritage@charnwood.gov.uk)

For advice please write, email or call 01509 634971