



Shelthorpe Conservation Area Character Appraisal

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INTRODUCTION

SUMMARY

Shelthorpe housing estate was designated as a Conservation Area in 1976 and covers an area of about 16 ha.

The estate was started by the Loughborough Corporation in 1926, and was developed on the principles laid down by the Tudor Walters Report of 1918, which was influenced by the Garden City movement and Arts & Crafts housing design. Pevsner in 1960 noted that the estate was designed by Barry Parker of Letchworth and Hampstead Garden Suburb fame and is ... *red brick, nicely designed and grouped in twos and fours. The centre is a Circus, where the houses are singled out by slate-hung oriels.*

There is unlikely to be any archeological interest in the Area.

In outline the Area has altered little since its building. Some of the details which contribute to the character have changed: most of the original windows have been replaced; and the growth of car ownership has created many problems, such as the removal of boundary privet hedges and the need to find parking places. The building of the Epinal Way extension has radically reduced the amount of traffic on Shelthorpe Road.

Originally all the land was owned by the Borough Council but more than half the houses have been transferred to the private ownership of the occupiers.

PLANNING POLICIES

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 26: Protecting and Enhancing The Region's Natural and Cultural Assets.

Planning Policy Statement 9: Requires that planning policies and decisions not only avoid, mitigate or compensate for harm but also seek ways to enhance, restore and add to biodiversity and geodiversity.

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 Borough of Charnwood Local Plan 1991 – 2006 adopted in January 2004 seeks to ensure that new development in conservation areas preserves or enhances the character and appearance of the area. Policy EV/10.

Leading in Design SPD aims to ensure effective approaches to securing good design. It provides a set of principles to inform development. Other relevant SPDs are Backland and Tandem Development, House Extensions, Shopfronts and Signs and Student Housing.

LOCATION AND SETTING

Shelthorpe is on the south side of Loughborough 1 mile from the town centre. The Conservation Area covers the part of the wider Shelthorpe estate between Leicester Road and Ling Road. The estate is based on a single design and layout which was and, to a large degree, still is visually distinctive.

GENERAL CHARACTER AND PLAN FORM

The estate was developed as a residential area on open fields attached to Shelthorpe Farm on the edge of the flat plain of the Soar valley. It is built around two principal roads, Shelthorpe Road and Woodthorpe Road, which are wide streets with grass verges, joined by a narrow link road, Shelthorpe Avenue. Leading off these roads are a series of narrow culs-de-sac that penetrate into the land behind the principal road frontages and provide intimate clusters of housing in contrast to the more open, linear form of housing along the principal roads.

As the Area was planned and developed as a single estate there is a broad uniformity in the style and appearance of the houses which are two storey, built of similar materials and mostly arranged in terraces of four or as semi-detached properties.

Two non-residential buildings, Shelthorpe School and the Bull's Head public house, now the MacDonald's restaurant, were built as part of the original development.

ORIGINS AND DEVELOPMENT

The origins of the present built development in the Conservation Area are firmly rooted in the expansion of Loughborough during the 1920s and 1930s into its surrounding countryside.

The estate takes its name from the medieval village of Shelthorpe that originally stood between Leicester Road and the River Soar. The village was deserted in the Middle Ages and its buildings removed but following the 1762 Enclosure Awards a number of farms were set up on the open field system that was attached to the village. The Conservation Area now occupies the land associated with Shelthorpe Farm which stood near the site of the present school.

In response to national housing shortages following the First World War, the Government introduced the Housing and Town Planning Act of 1919 which placed obligations on local authorities to provide houses to meet the needs of local people. The Government subsidised a programme to promote the building of new municipal housing.

The standards for the new housing were largely determined by the recommendations of the Tudor Walters Report of 1918 much of which had been drafted by Raymond Unwin who was a key advocate of the Garden City movement and, up to 1914, a partner of Barry Parker who was subsequently engaged to design the Shelthorpe estate. The Report proposed standards and densities for the new housing based on those of the Garden City recommending a standard housing type of spacious two-storey dwellings with at least three bedrooms and a 'through' living room to allow maximum natural light and ventilation. The houses had medium or low-pitched roofs and little exterior decoration. They were to be built in groups of four or six, set amongst gardens and trees and laid out in culs-de-sac which were very much favoured by the Garden City movement as they allowed the picturesque grouping of houses and reduced the infrastructure costs associated with roads, allowing savings to be redirected into providing a better quality of dwelling.

The construction of Shelthorpe is an important example of the Garden City style of municipal housing that was built during this period to satisfy local housing shortages.

By 1925 Loughborough Corporation had purchased the Shelthorpe Farm estate and had made plans to provide a new highway link between Leicester Road and Park Road. At about the same time a new housing scheme was promoted by the Chairman of the Health and Planning Committee, Councillor Alan Moss, who engaged Barry Parker in May 1926 to prepare the plans for the Shelthorpe scheme. Parker was then involved in the development of the estate until January 1941. Up to 1914 Barry Parker had worked in partnership with Raymond Unwin as architect and planner respectively. As major advocates of the Garden City movement they established a national reputation for designing new housing schemes which incorporated careful groupings of dwellings in well-treed and landscaped settings using small crescents and culs-de-sac to achieve high standards of amenity and picturesque townscapes. These designs were seen as a reaction against the uniform grids of streets of earlier Victorian terraced housing. In 1902 they had designed a new social housing scheme for the Joseph Rowntree Trust at New Earswick Garden Village in Yorkshire; in 1904-1914 they were largely responsible for the planning and development of Letchworth Garden City and in 1906- 1910 they had designed the Hampstead Garden Suburb.

Building work began in October 1926 commencing at the junction of Shelthorpe Road and Park Road and moving east towards Leicester Road. The Corporation had already planned the route of Shelthorpe Road and Parker imposed his comprehensive design upon it: two intersecting principal roads with narrower culs-de-sac penetrating the land behind the street frontages. The plan was to achieve the maximum use of the land and to save on costs, after the recommendations of the Tudor Walters report. The use of the cul-de-sac was reflected in a report in *The Echo* from December 1926 that noted that the estate was being laid out in the form of a small garden city.

The whole estate comprised 290 two-storey dwellings arranged as semi-detached pairs or terraces of up to 4 dwellings. There is one exceptional terrace of 6 dwellings on Woodthorpe Road and two detached units on Shelthorpe Road. By 1927, 109 dwellings had been completed and 88 were underway. *The Echo* in December 1926 noted ... *where at one time were hedges, fields and ploughed land, a miniature suburbia is now springing up ...*

The houses for Shelthorpe used a basic design that had been established at New Earswick but was adapted to suit the local aspect and to promote the picturesque character of the estate. The overall style reflected the neo-vernacular cottages popularised by the Arts and Crafts movement. The houses were built of brick with plain clay tiled roofs with hipped ends and small pane ‘Georgian’ style windows in metal frames. The bricks and tiles were produced locally by Tucker and Sons and the breeze blocks for the internal walls were manufactured on site.

The Echo in December 1926 noted ... *a feature of the planning of the estate is that the houses will not be of a stereotyped design, making a monotonous drab outline, but they will vary both in outward design and inward construction. There will be no rows of indeterminate houses, but pleasant thoroughfares in which flowers and shrubs will grow in front of houses...*

In fact, there were two basic house types: the nonparlour (80 in total) and parlour type (210 in total); from these two basic designs a number of variations were made: early and late parlour houses and large and small non-parlour houses. Parlour houses were used in conventional semi-detached pairs while the non-parlour houses were used in pairs and L-shaped pairs, in the terraced blocks and in special units on the Leicester Road frontage. The principal difference between the two types was the location of the stairs and the resulting ground floor layout: non-parlour houses had stairs running front to back separating a lounge and kitchen while the parlour house had a central hallway with a turned staircase and a half-landing.

The care in design and layout extended to the internal arrangements that included fitted cupboards, wardrobes and dressers, a Simplex cooking range in the kitchen and often a storage room for bicycles. Little provision was made for the motor car.

However, it was the external appearance, and the creation of a picturesque streetscape, that was most important and modifications were made to the layout of the houses and in some cases to the internal arrangements to ensure this. Many of the end units within the terraced blocks were turned through 90° to add visual interest and to retain the regularity of the external gables, while in order to maintain the streetscape, the internal layouts of the blocks of articulated terraces on Shelthorpe Road were altered. There were two distinctive variations in the layout. The entrance to the estate off Leicester Road was defined by opposing monumental archways, for which the sketch plans were drawn by Parker in 1928 copying a German architectural style that he had used in Hampstead and New Earswick. And an octagonal circus at the junction of Shelthorpe Road and Woodthorpe Road was formed by four sets of articulated terraces to provide a strong geometric and visual feature.

On completion most of the houses were occupied by Council tenants although substantial nomination rights were given to two major local employers, Herbert Morris Ltd and Tucker and Son

The original plans for the Shelthorpe estate were rejected by the then Ministry of Health as being too expensive but such was Cllr. Moss' determination to develop a high quality scheme that he appealed to local businesses for financial support and Tucker's, for example, contributed £1000 towards the construction costs of Shelthorpe Road.

Two key non-residential buildings were provided to serve the new residential estate. The Bull's Head public house was built on the corner of Ling Road and Shelthorpe School was built off Woodthorpe Road. The school was designed by Edward Alcock, a Loughborough architect who planned the school around two enclosed quadrangles. The infants school was opened in July 1933, followed in August by the junior school. The school was extended in 1948 and again in 1975 when the school became a Community Centre with the use of its facilities by adults.

The Bull's Head public house, now a MacDonald's restaurant, is typical of the large road-house pubs built by the breweries during the inter-war period. These improved public houses were a feature of many outer suburbs and were intended to exert a more civilising influence on both the patrons and the neighbourhood than the older Victorian street-corner pubs. The Bull's Head is typical of this style. It is typified by large freestanding buildings, being spacious so as not to overcrowd the customers, having generous sites and surrounded by gardens, terraces and car parking. The style was more welcoming to woman and children and often had a function room and served snacks and meals and such pubs were meant to be a focus for community life.

MATERIALS AND DETAILS

THE HOUSING ESTATE

The Conservation Area has a distinctive and consistent appearance based on a limited number of house types and a small palette of building materials, most of which were supplied by Tucker and Sons, the local brick and tile works.

The principal elevations are constructed in a smooth red brick, laid in stretcher bond. The roofs are covered with a plain brown tile and neatly finished with a half-round ridge tile with a distinctive bonnet hipped tile along the hipped gables, giving a soft rounded edge to the roofs. The most significant variations to this basic range of materials are found on properties fronting Shelthorpe Road and Leicester Road where slate hung cladding has been used to decorate projecting gables and the roofs of the octagonal terraces are finished in slate. Swithland slate, laid in diminishing courses, is used on the two pairs of semi detached properties fronting Leicester Road.

Timber was used for the main doors and the windows were a standardised multi-pane metal casement frame. A few examples of these windows still survive but most have been replaced by upvc double glazed units. Whilst these replacements are not in the style or appearance of the originals, the overall uniformity in the appearance of the properties that was an integral part of the original development has largely been maintained as a result of the houses being under the single ownership and management of the Borough Council at the time most of the windows were replaced. The variations arise where the houses have passed into private ownership and different window styles have been fitted, thus disrupting the visual uniformity and rhythm of the streetscape.

THE SCHOOL AND THE PUBLIC HOUSE

In contrast to the domestic uniformity are the two public buildings.

Shelthorpe school stands at the head of a short cul-de-sac off Woodthorpe Road and is built of red brick laid in Flemish bond with a steep pitched clay tile roof in the style of the surrounding houses. The main elevation at the head of the cul-de-sac has full height metal multipane windows with projecting sills and raised brick architraves.

The public house, which is in the style of an 'Olde English' manor house, is more extravagant in its design and use of materials, and is typical of the 1930's fashion for 'Tudorbethan'. The building has a brick ground floor, laid in a Flemish bond, with its upper floors and prominent steep gables constructed of black mocktimber framing contrasting with white plaster infill. It has a range of prominent stone mullion and transom bay windows and metal casement windows with leaded lights. Stone dressings are used around the windows and principal doors. The building is covered by a steep Swithland slate roof above which rise a series of prominent slender brick chimneys.

LOCAL DETAILS

The most important local details lie in the design and layout of Parker's overall estate which typifies the Garden City approach. The layout is based on the two principal roads, the junction of which is defined by an open octagonal circus described by four articulated groups of four terraced houses, although its overall visual effect is impaired by the strong linear route taken by Shelthorpe Road through the middle of the circus. From these principal roads spring a whole series of culs-de-sac around which are arranged picturesque blocks of terraced houses.

By combining the two principal house types and adapting their alignment, design and appearance, Parker was able to maintain visual interest and create an attractive streetscape.

The most generous architectural variety and detailing is reserved for the Shelthorpe Road properties, where there is a greater variety of house types and materials not found elsewhere on the estate. Unique to Shelthorpe Road are the semi-detached early parlour houses featuring prominent two-storey gables on their front elevations, although this design detail is not repeated on the rear elevations where a crude box dormer sits on the rear roof slope. A similar design is also used for the two detached properties on Shelthorpe Road. Also on Shelthorpe Road are several blocks of (non-parlour) terraces with prominent slate-hung oriels; which add to the visual interest of the street scene, particularly where the terraces are articulated, and introduce contrasting materials to the front elevations.

Elsewhere on the estate the majority of houses are more restrained having little in the way of external embellishment, generally relying on the use of a single projecting course of brick either under the first floor windows or as a continuation of the sill line.

Windows tend to be the most prominent openings on the front elevations, particularly as many front doors are relegated to the side elevation. Ground floor windows are typically framed by a flat-arch made up of single soldier course of bricks and the depth of the windows to some living rooms has been increased to capture the maximum amount of sunlight. In some cases the window openings have a protective hood mould to preventing rainwater running down the wall onto the window, formed either by a tile fillet, a horizontal row of tiles bedded into wall immediately above the window, or a projecting lead flashing above the soldier course. This provides both a functional and an attractive visual detail.

First floor windows are tucked into the deep overhanging eaves and lack any exposed arches. The original window sills were constructed of two courses of tiles bedded into the wall immediately below the window but many of these have been removed with the installation of the upvc double glazed units which rely on an in-built plastic sill. This has resulted in the unnecessary loss of some of the original historic fabric and the introduction of a visually weak detail.

Front doors are simple, and the most common type is a half glazed and timber door but a variety of styles is now appearing. The visual impact of the front door depends on the house type and its aspect. Doors can be situated in the side elevation or on the front elevation, where they are either fitted flush with the front wall or, on north facing aspects, recessed within an open porch. The door openings themselves are typically defined by a halfround arch of bricks or a flat concrete lintel.

Entrance doors on the front elevations of some parlour houses were fitted with a rudimentary storm porch consisting of a flat concrete slab supported by a pair of console brackets and, whilst some of these still survive, many have been replaced by a modern pitched roof unit which lacks the simple finesse of the original.

A more elaborate and untypical porch design was used on the two properties on either side of the entrance to Park Avenue, where a porch is formed by two brick columns that rise from low base walls to support a flat concrete roof slab.

The distinctive half-round arches to the front doors is a design theme that is also picked up by the jitty entrances in the centre of the terraced blocks and is used to define the openings in the connecting garden flank walls that link the side elevations of adjacent properties.

Most of the properties retain their chimney stacks, which emerge through the ridge and are shared between adjoining pairs of properties, with low simple pots. Civic pride in the building of this new estate is clearly expressed at its entrance from Leicester Road. Each of the opposing houses fronting Leicester Road have two storey side extensions that extend out over the footpath which passes through the structure by an archway under the first floor rooms and creates a distinctive monumental gateway at the entrance to the estate. Embedded into the walls of these extensions at first floor level on either side of the street is the Borough's coat of arms.

TREES, HEDGES AND GREEN SPACES

The boundaries to the properties were originally defined by privet hedges and a great many of these survive providing a lush green feel to the Area, particularly when clipped and maintained. However, many hedges have been removed to open up the front garden areas to provide off-road parking.

Shelthorpe Road was planted as an avenue with a variety of ornamental trees. Unfortunately the scale of the trees and the distance between them has reduced the impact to a degree where it is easy to miss the street as an avenue. Elsewhere trees are limited except around the school which also has good playing fields.

The principal green spaces are the lush green verges and the wide open spaces of grass at the major road intersections. The overall feeling of the estate is one of space, with the much more intimate culs-de-sac formed of the single width road entrance bounded by privet hedges.

The design of the estate left two areas of land which Barry Parker intended to be used playgrounds for the children. One of these has no access from the public network of roads and is now consequently undisturbed land. The other has been partly laid out as a playground with the other part occupied by hardstanding and a row of garages. It is accessed by a path from Shelthorpe Avenue.

BIODIVERSITY

The Conservation Area offers a limited range of urban wildlife habitats. Building types are limited and the green spaces consisting of areas of amenity grassland with relatively few trees are mostly intensively managed. There are exceptions at the school's playing fields, some of the private gardens and the four enclaves.

There is a general lack of trees and strong wildlife corridors in the Area. The well trimmed privet hedgerows offer only limited benefit to wildlife. The private gardens create a patchwork linking urban green spaces, which are enhanced where residents deliberately seek to encourage wildlife into their gardens. A few odd corners have developed into pockets of semi-natural habitats and offer wildlife some refuge, particularly when they are left undisturbed.

Some bat species are closely associated with urban habitats and the pipistrelle has been recorded within the Area. Bats need warm summer breeding roosts and cold, secure hibernation sites, both usually found in buildings. Some bird species, such as the house sparrow, have also been traditionally dependent on buildings for nesting, but have declined sharply in recent times.

The green spaces of the Area are limited both in quantity and in the quality of wildlife habitats they provide. The four enclaves provide a valuable though small resource in an otherwise heavily managed environment.

VIEWS

The whole estate was designed by Barry Parker to give a feeling of spaciousness with areas of intimacy. The streets of Shelthorpe Road and Woodthorpe Road give open vistas, enhanced by the green verges, the trees where they still exist, and the generous proportions of the houses well set back from the road.

The gateway features of the entrance from Leicester Road and the public house at the other end are important elements.

Elsewhere there are intriguing glimpses into the narrow culs-de-sac.

NEGATIVE FACTORS

STREET FURNITURE

The scale, extent and general clutter of street furniture, signage and lighting columns throughout the Conservation Area has a significant and harmful impact on the visual amenity of the Area. This is particularly so at Leicester Road where the carefully designed gateway features of the estate are obscured by a proliferation of highway signage, traffic lights, railings, bollards, light columns and road markings. A similar degradation has taken place at the roundabout at the junction of Shelthorpe Road and Ling Road, the Epinal Way extension. And there are other, smaller examples of intrusive and insensitive road marking and signage such as attempts to create cycle paths.

CAR PARKING

The estate was designed with no car ownership in mind. Consequently there are no garages either attached to the houses or as separate blocks. The culs-de-sac by design are narrow which makes on-street parking extremely difficult. Where the roads are wide they are bounded by grass verges between the carriageway and the pavement.

A few new lay-bys have been created on Shelthorpe road but in general people are either forced to park on the verges or to adapt their front gardens. The common solution adopted is to remove the boundary hedges. Sometimes, this has been achieved with relative success, especially where the house is at a corner, and some landscaping has been carried out to mitigate the loss of the privet hedge, lawns and flower beds. In other cases, more often where the house is in the middle of the terrace, the effect is most unattractive. Whatever the solution, it is the haphazard creation of parking spaces which detracts from the careful design of the Area.

THE CHARNWOOD CLUB

Shelthorpe Social Club (renamed Charnwood Club) is at the end of Shelthorpe Avenue, a cul-de-sac alongside the School. It ought to be a welcoming social amenity but it is greatly marred by its poor architecture and its surroundings. It is a 1960s brick built single storey building. The main hall has a pitched roof covered with roofing felt, the rest of the extensive building has flat rooves with some felt tile hanging. The surroundings are all given over to car parking. Both the building and the hard standing are in a poor condition and there are many signs of vandalism and attempts to “improve security” such as floodlighting and a high railing to prevent improper access to an outside seating area. One boundary is formed by a footpath with a high hedge of overgrown cypress. Another boundary, to the school playground, is a modern high railing which has also been damaged by vandalism. There are bollards in an attempt to guide the traffic flow around the car park.

PLAYGROUND ENCLAVES

The other area of concern are the pieces of land left over by the design of the culs-de-sac and intended by Barry Parker to be safe playgrounds for the children of the houses in the immediate vicinity.

One of these is between Shelthorpe Road and the School; another is a small triangle completely enclosed by private gardens; a third is an area adjacent to MacDonalds on Ling Road. The fourth and largest is accessed by a path off Shelthorpe Avenue. The path is hedged in by untrimmed privet and cypress hedges which makes it hard to use and easy to miss. At the end is an area partly of hardstanding, partly of grass. There is a row of derelict garages and a notice saying that the area is private for the use of the garage tenants. However, the grass is laid out as a playground with swings and a roundabout. There is little evidence that either is now used except as a dumping ground.

The other three areas are left to wildlife. The more inaccessible, the more wild and overgrown.

MANAGEMENT PROPOSALS

ENVIRONMENTAL IMPROVEMENT AND CAR PARKING

The most urgent need is to address the issue of car parking on the estate and to acknowledge the reduction of through traffic.

Any schemes must cover the whole of the Conservation Area so that the careful overall design of the estate is maintained.

Two measures are proposed. Firstly, an environmental improvement scheme could be drawn up for Shelthorpe Road and Woodthorpe Road to redesign the carriageways, verges and footpaths, taking account of tree plantings, both existing and renewal, requirements for on-street parking, and the needs of cyclists and bus users.

Secondly, guidance should be drawn up to offer householders ways re-managing their front garden spaces to create off-street car parking. The guidance should include a way of maintaining, and where necessary restoring, as much of the privet hedges as possible. The hedges are a designed feature of the estate and it would be a pity to lose them. The guidance would include a number of specific designs based on typical situations: corner plot, mid-terrace plot, cul-de-sac or narrow street, wide street.

STREET FURNITURE

It is not proposed to take any action as a result of this Appraisal. Opportunities will be taken to work in partnership with Leicestershire County Council Highways to ensure that schemes that affect conservation areas take account of the area.

PLAYGROUND ENCLAVES

Of the largest of these areas, the grassland, with the swing etc, is currently being managed as an area for wildlife. The area of hard-standing and the garages are being considered under an appraisal of all the enclaves of the estate by the Council's Asset Management Services.

The Conservation and Design Team will engage with the Council's Leisure Services and Asset Management Services to consider appropriate use and improvement of all these recreational spaces. In doing so, the needs of wildlife and bioersivity will be respected.

BOUNDARY

The present Conservation Area boundary accurately follows the design of the first phase of the Shelthorpe estate.

CHARNWOOD CLUB

The area of the Social Club should be considered as an opportunity site for which a Design Brief will be drawn up to promote a better use of the land in keeping with the Conservation Area and with the social needs of the residents in mind.

GUIDELINES

ALTERATIONS AND NEW DEVELOPMENT

Part of the purpose of this Appraisal is to inform and guide development control decisions about the Area.

Any proposed changes should be carried out in a sensitive manner, taking into account the character as described in this appraisal. New development, including extensions and alterations, must respond to the context and environment in terms of the scale, form, materials and detailing of the existing buildings. It must also take account of the open grain and pattern of the built form and the urban spaces of the Area, especially as this was such a key element of the original design of the estate.

The Council will insist on good quality schemes which respond positively to the careful design of the Area. This extends to small buildings such as garages and also to boundary walls and fences. Minor alterations will be carefully considered as incremental change can have a significant detrimental effect on the character of the Area over a period of time.

Applicants for planning permission must provide a Design Statement to explain the decisions that have been made and to show how proposals relate to the context. It should demonstrate a full appreciation of the local streetscape, how it has developed, including prevailing building forms, materials and plot ratios.

Many species of wildlife are protected by legislation. Prior to any proposals for development a survey of the wildlife should be carried out where there is a likelihood of a legally protected species or a priority Biodiversity Action Plan species being present and at risk of impact from the development or other management. This may often be the case where it is proposed to use previously unused attic and roof spaces.

Central government guidance contained in PPS 1 and PPG 15, Borough of Charnwood Local Plan, Leading in Design and other Supplementary Planning Documents will be used to assess the quality of any proposals for new development.

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