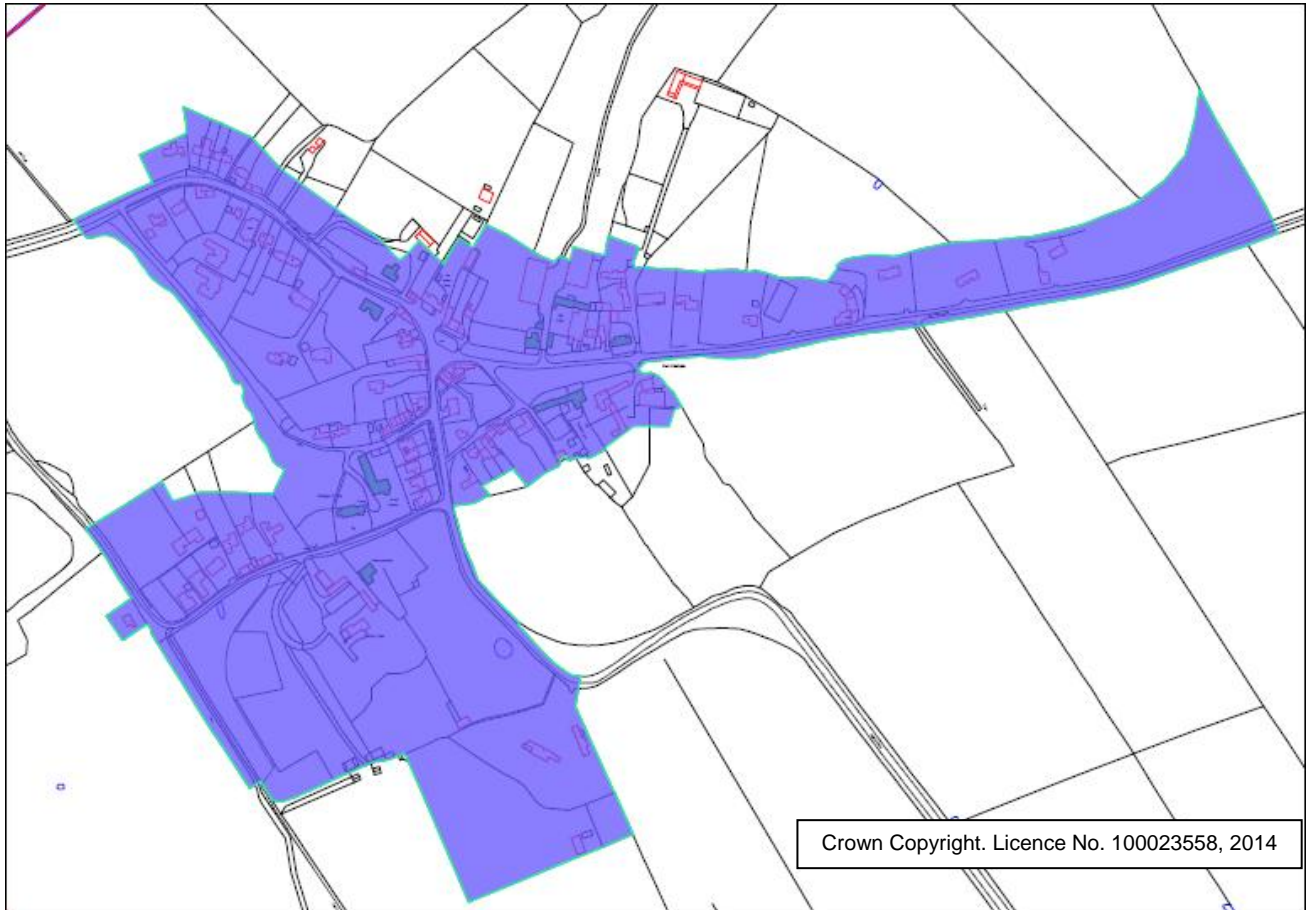




## **Walton on the Wolds Conservation Area Character Appraisal**

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# **WALTON ON THE WOLDS CONSERVATION AREA CHARACTER APPRAISAL**



*Current map showing Walton on the Wolds Conservation Area & listed buildings*

## **INTRODUCTION**

Walton on the Wolds Conservation Area was designated in July 1975 and covers an area of 22.08 Hectares.

The purpose of this appraisal is to examine the historic development of the Conservation Area and to describe its present appearance in order to assess its special architectural and historic interest.

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

The main part of the report focuses on the assessment of the special interest of the Conservation Area. The assessment is made up of the following four elements:

- **Location and setting** describes how the Area relate to the historic village and surrounding area;
- **Historical development** sets out how architecture and archaeology are related to the social and economic growth of the village;
- **Spatial analysis** describes the historic plan form of the village 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, key listed and unlisted buildings, coherent groups of buildings, distinctive building materials and architectural details, significant green spaces and trees, and detrimental features.

These elements are then brought together in a **summary** of the special interest of the Conservation Area.

The document is intended as a guide for people considering development which may affect the Conservation Area. It will be a material consideration in the assessment of development proposals by Development Management. It may, of course, be used by residents of the Conservation Areas and we would advise anyone thinking of developing in the Conservation Area to consider the appraisal before drawing up plans.

## **Legislation and Planning Policy**

The Planning (Listed Building and Conservation Areas) Act 1990 defines a conservation area as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Section 69). Local planning authorities have a duty to review the overall extent of designation in their areas regularly and if appropriate, to designate additional areas. The Act sets out the general duties of local planning authorities relating to designated conservation areas:

- From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts and to consult the local community about these proposals (Section 71);
- In exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72).

The National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government in 2012 and outlines the government’s intentions regarding planning policy. The NPPF emphasises sustainable development as the present focus and future legacy of planning policy. It also places responsibility on local planning authorities to assess and understand the particular significance of any heritage asset that may be affected by a proposal by utilising available evidence and necessary expertise. This should be taken into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between an asset’s

conservation and any aspect of the proposal. This understanding should not only be used as an aid for decision making, but should take on a more dynamic role by actively informing sensitive and appropriate developments.

Responsibility for understanding the significance of a heritage asset and the contribution it makes to the local area is also placed on the applicant, bringing into greater importance the need for information relating to the historic environment. The NPPF reinforces this expectation by stating that the local planning authority should make information about the significance of the historic environment publically accessible, as well as being informed by the community.

Conservation areas are 'designated heritage assets', each containing a number and variety of elements which combine to create the overall significance of the heritage asset. Its character is formed not only of the elements which it shares with other places, but those which make it distinct. Both tangible static visual elements and intangible aspects such as movements, sounds, and smells create the atmosphere in which we experience a conservation area and shape how we use it. This appraisal describes these elements but it does not attempt to be exhaustive and the policies in the NPPF lay the duty on all concerned, including residents and prospective developers, to understand the significance of any element.

Providing a usable and accessible Conservation Area Character Appraisal to underpin and shape future decisions is now particularly important in response to the Localism Act (2011) which gives local people the power to deliver the developments their community wants.

Charnwood Borough Council Local Plan Saved Policy EV/1- Design, seeks to ensure a high standard of design for all new development and that the design should be compatible with the locality and utilise locally appropriate materials.

The Council's adopted Supplementary Planning Document (SPD) 'Leading in Design' reinforces the need to understand the setting and context when proposing development in a sensitive location such as a conservation area. It encourages developers to use local guidance such as Conservation Area Character Appraisals when considering their designs.

### **Other guidance adopted by Charnwood Borough Council**

- Backland & Tandem Development Supplementary Planning Guidance (SPG)
- House Extensions (SPG)
- Shopfronts & Signs (SPD)

## **ASSESSMENT OF SPECIAL INTEREST**

### **LOCATION AND SETTING**

Walton on the Wolds is a small settlement located roughly five miles from Loughborough and close to the larger villages of Wymeswold and Burton on the Wolds. It is one of a ring of settlements whose parishes radiate from the top of the Wolds at Six Hills which was possibly a Saxon meeting place for all the Wolds settlements.

The setting of Walton in the rolling Wolds landscape has been decisive in forming the established character of the village today. The clay and loam covered hills are well suited to the arable farming which historically sustained this community and this has been responsible for the establishment and survival of the village. Despite the decline of this industry in Walton, its influence on the settlement's development and present day appearance is where much of the character discernable today is derived from.

### **HISTORIC DEVELOPMENT**

#### **Origins and Development**

In the early nineteenth century, John Nichols described Walton on the Wolds as 'a small village in a healthy air' and two centuries later, it is still easy to see why. The origins of Walton stretch much further back than Nichols with the area known to be populated by the Romans. There was certainly a settlement established here by Saxon times and in Domesday in 1086, the village was recorded as Waletone.

The Wolds are an elevated area of gently rolling countryside with mixed farmland, small villages and isolated farmsteads. The open countryside and changes in levels allow for extensive views across the landscape and bestows a tranquil, rural atmosphere to the area. The land is well suited to agriculture which was the mechanism for survival in medieval times and this would have provided the impetus to establish a settlement in this location.

Although Walton is a small settlement, historically there were two manors within the village. During the reign of Edward the Confessor (1005 – 1066), one manor was held by Earl Aubrey and valued at thirty-two pence. Earl Aubrey was formerly the Earl of Northumbria and was a significant landowner in Leicestershire with sixteen manors to his name. The second manor at this time was worth ten shillings and held by a Norman. The two manors were eventually united under George Savage in the early seventeenth century. These had passed through the families of Malory (Mallory) and Turvile, a descendent of the original Norman lord, in the intervening centuries. Despite the existence of two manors, no principal house was established in the village and no single family was responsible for guiding or shaping its development as is often the case elsewhere. The site of what is believed to be the original

manor house is thought to be located in the land surrounding what is now Manor Farm, close to The Manor House. The Old Manor House on Loughborough Road has only taken this name relatively recently and was formerly known as Shuttlewood Farm.

Although there is a good survival of medieval fabric at both Kings Cote and The Old Manor House, the majority of the historic buildings presently found in Walton date from the seventeenth and eighteenth centuries and would have been built to replace older timber structures. The present form of the village and network of streets was roughly established by 1884 as shown by the historic maps. Interestingly, many of the tracks evident on these maps which were used to provide access in and around the village and into the surrounding fields have been preserved as public footpaths.

The eighteenth century saw some change in Walton, principally the enclosure of the land which grew quickly from 1740 with the Enclosure Award in 1796 seeing the division of the three great fields into the network of fields that we are familiar with today. In 1736 the historic church was pulled down and rebuilt and with subsequent additions in 1877, the church took the form that we see today. The building of the neighbouring rectory is thought to be contemporary with the initial phase of the rebuilding of the church which is hinted at by the Georgian architecture.

Although the population of Walton never dramatically increased and actually declined over the course of the nineteenth century, this did not prevent some small scale services from springing up in the village. In 1846 a small Sunday School was established and this was followed by a school room in 1888, now a dwelling appropriately named Old School following its closure in 1935. The village's public house, The Anchor Inn, was established in the mid-nineteenth century and several stories surround its unusual name given its land locked location. One such story is that a sailor opened the inn more for his enjoyment than that of the locals, whilst the other attributes the naming to Vice Admiral Hon. Augustus Charles Hobart-Hampden (Hobart Pasha) who was a Commander of the Turkish Navy and born in village rectory.

The censuses from the mid-nineteenth century recorded residents working in various commercial industries but predominantly in agriculture. Other employment includes blacksmiths, wheelwrights, carpenters, tailors, cordwainers, shopkeepers and servants. As services were limited in Walton itself with only a few shops and a post office originally located in The Anchor Inn, residents are likely to have travelled to neighbouring larger settlements for work. Today the commercial interest in the Conservation Area is restricted to The Anchor Inn and Hill Farm with the closure of the small shops and the decline of the agricultural industry.

The twentieth century was a period of steady growth for Walton with many new houses built on land between the older dwellings as well as at the edges of the village envelope. This has seen the population of the village grow albeit to a number not much higher than its peak of 285 in 1846. As well as new dwellings, the demise of the farming industry has meant that redundant

outbuildings have been converted for residential use. The sensitive reuse of these buildings means that they still actively contribute to the streetscene and serve as reminders of the agricultural heritage of the village.

### **Archaeological Interest**

Significant archaeological interest surrounds Walton with the whole of the village core included in an area of archaeological alert and a specific area of archaeological interest located around the church which stretches south to The Manor House and Manor Farm. This relates to the possibility that this site was the location of the original manor house of the village. At this site in particular, there is a concentration of recorded archaeological finds with a dovecote, roman brooches and roman coins all found in this area.

Given the history of the village and that it is likely to have origins which predate the Romans, it is not surprising that a wealth of archaeological finds have been recorded in the village itself and in the surrounding area. Medieval earthworks south of Ivy Farm have been identified from aerial photographs and late Anglo-Saxon finds have also been recorded nearby. Other finds of note are a pit containing pottery from the seventeenth to nineteenth centuries at Rose Villa Farm, a possible Palaeolithic implement at 36 Loughborough Road and a medieval floor tile close to Six Hills Road. Similar finds are associated with the wider landscape surrounding the village and in particular, several instances of lime pits have been recorded which relate to the extensive lime industry at nearby Barrow upon Soar.

Archaeological potential also exists within Walton's historic built environment. Many of the older buildings have been adapted and altered or repaired and restored and often incorporated elements of older separate structures. Thus many of the historic buildings may conceal medieval or post-medieval remains and any works involving the disturbance of the existing fabric of such buildings would merit further investigation.

### **Population**

Walton was historically a small village and this remains true today. Despite small scale development in the twentieth century, the village has never supported a large population which is important for the sustenance of the rural character ingrained into the village.

The earliest population indication in 1564 records only 36 families. The rise and fall of the fortunes of the agricultural industry can be traced in the population changes in Walton with a historic peak of 285 in 1846 which declines steadily to a low of 192 in 1901. The industrialisation of the nineteenth century lured people away from traditional employment on the land and into urban centres. From the mid-twentieth century the population has steadily risen in response to a combination of small scale development and the attractions of country life. Recent figures indicate that the present day

population is not substantially higher than the peak of 1846, with the 2001 census recording 267 residents and the 2004 population estimate giving a figure of 272.

Historically, localised employment was abundant in Walton. A wide array of trades were represented in the census returns and there was a limited commercial interest located in the village itself. The most obvious example of this is The Anchor Inn which was originally a dwelling until the mid-nineteenth century. There was also a post office, a village shop, a butchers and a blacksmiths.

Agriculture was historically the main employer of residents with the rich arable land of the Wolds able to support the community. There were numerous operational farmsteads in the village which were well established by the nineteenth century. The map from 1900 records ten farms within the parish with five of these situated further along Six Hills Road outside of the core of the village and therefore beyond the Conservation Area boundaries. The link with the agricultural heritage of the village is still strong today with several working farms still operational and farm vehicles and animals are still visible in and around the village today.

## **SPATIAL ANALYSIS**

### **Plan Form**

It is clear from the concentration of historic buildings in the Conservation Area that the origins of the settlement centre on the meeting of Loughborough Road, The Green, Poplar Hill and Six Hills Road. There are further outlying buildings along these roads which have been enveloped by more recent development, such as 29 Loughborough Road and The Robin's Nest on Six Hills Road. A second grouping of older buildings is focused around the church on School Hill and New Lane.

Walton on the Wolds takes the form of a nucleated settlement and despite significant alterations and additions to the older buildings stock as well as new development; this form has generally been maintained. The only exception to this is Six Hills Road which has historically been an extension to the core of the village, providing access to the farmsteads situated outside of the village centre.

The Conservation Area is focused on the core of the village which predominately dates from the eighteenth and nineteenth centuries and also includes development from the mid-twentieth century. Although this has introduced some new elements into the streetscene, on the whole the established historic character and features prevail. The eastern boundary is drawn around the edge of Top Town Plantation which represents the extent of the more developed stretch of Six Hills Road, excluding the outlying farmsteads further to the east.



## **Villagescape**

The character of Walton on the Wolds as a whole is undoubtedly one of rural charm and pleasing tranquillity. There are reminders of the past scattered along the streetscene and the relaxed open spaces and gentle changes in level contrast with more enclosed streets on steeper gradients. The wide verges that are found throughout the Conservation Area are a legacy of its farming heritage as they provided space for droving livestock to the fields. The wealth of public footpaths are important for accessing the wider landscape and provide routes and views which would otherwise be inaccessible for the public, creating different perspectives as you move through the village.

In addition to the character of the Conservation Area as a whole, there are three distinct areas identifiable which cumulatively contribute to the character of the Area.

### Loughborough Road

The built form along Loughborough Road principally comprises mid-twentieth century development in a mix of scales and designs. Bungalows dominate the western extent of this road and elevations are formed of render and brick, sometimes used in combination. Wide verges and substantial front gardens are maintained along the length of the road and the low brick walls along the boundaries create an open feel to the street which is reinforced by the views across the adjacent fields.

Interruptions to this are provided by the older properties such as May Cottage and 29 Loughborough Road which have both been altered over the years and are built directly onto the street. 29 Loughborough Road is distinctive as the oldest part of the building dates from the eighteenth century but it has a Victorian addition positioned perpendicular to the road.

The deferential scale of the newer development and their positioning further back from the street is responsible for creating much of the established character in this area. Despite the introduction of varying architectural styles, the brickwork tones prevail and in combination with the similar front boundaries of hedgerows and low walls are important for tying the different aspects of the streetscene together.

As you travel south-east to the centre of the village, newer development is restricted to backland sites, such as 9 Loughborough Road and Shuttlewood Lodge. This allows the grouping of the historic Rose Cottage, Anchor Inn, 1-3 Loughborough Road and 4-6 & 8 Loughborough Road to stand out alongside the Grade II listed Old Manor House and King's Cote. This is reinforced as the built edges are often set at a higher level than that of the road which adds a sense of containment to the street at these points. Whilst this is evident to some extent along most of Loughborough Road, it is more pronounced at Kings Cote and The Anchor Inn which sits much higher than Rose Cottage. In contrast, nos. 4-6 & 8 and no. 1 are set directly on the edge of the street.

There is also an area of open space between May Cottage and Rose Cottage which rises up from the road and a public footpath runs along its north-western edge. There is a clear view across the fields to Burton Hall in the north.

### The Green, Six Hills Road & Poplar Hill

The junction of The Green with Poplar Hill and Six Hills Road is the most open and relaxed part of the Conservation Area with the expansive green area giving way to a more contained section of Six Hills Road where the land rises up on both sides of the road. Perhaps the most distinctive dwellings in this area are the large farmhouses which define the edges of the open space. The gradual sweep up of the land to the buildings emphasises the scale of the three storey Hill Farm and Ivy House Farm which are remarkably similar in design. Rose Villa Farm and Walton Farm are also notable buildings in this area and hold your interest as you travel further up Six Hills Road. The lack of pavements and white lines on the road reinforces the low-key, rural feel. Visible new development along this open stretch of Six Hills Road has been restricted on to nos. 11 and 13 which allows the character created by the historic use of this area to prevail.

The Green and Six Hills Road are complemented by the steep rise of Poplar Hill to the south where the open orchard to the rear of 7 The Green adds to the open feel of the area. It also allows the front elevations along Poplar Hill to continue the built edge further along from Ivy House Farm.

Further along Six Hills Road, the road is more contained but despite the architecture shifting from eighteenth century farmhouses to twentieth century detached dwellings, the rural character established in the heart of the village is maintained. With the exception of the older The Robin's Nest which is positioned close to the street, each of the modern dwellings are set back within large, spacious plots which are often open to the road edged with planting and glimpses of the expansive fields to the rear are possible. The low density development here in the twentieth century has been vital in creating and maintaining the established character which feels like a natural extension of the historic core of the village into the twentieth century.

The newer development in this area is enhanced and softened by the amount of trees and planting which has been retained here as well as the use of hedgerows to the front of many of the properties along Six Hills Road. The glimpses of the open fields to the south and from the edge of the Conservation Area boundaries allow the surroundings to filter into the street and reinforce the rural setting.

### School Hill, New Lane and Black Lane

In contrast to The Green, this area comprises a much more developed area where houses are tighter to the street and the roads are much narrower. Along School Hill in particular, the narrow street rises sharply from Black Lane

and the terraces of nos. 2-4 & 6-8 alongside Old School are set close to the street edge. The encroachment of the gravelled front drives of Old Rectory Cottage, Gardener's Cottage and The Old Rectory onto the road make the road feel much more low key and the visible southern end of the North Plantation brings trees into the street. The substantial brick walls both old and new to the edges of New Lane continue this enclosed feel even though there is less housing close to the church and it is heavily planted. The public footpaths here benefit the overall experience of the area by allowing much greater accessibility.

A further pocket of historic buildings are located in this area which lies to the south west of the village centre. Both the church and The Old Rectory are visible from the public footpath which crosses the front lawn and links School Hill with New Lane. The Manor House is much less visible than other dwellings in this area but the footpath which crosses the land to the west opens up the space and contrasts with the built up road edges.

There is an area of recent development to the west of the church in a mixture of styles. Rookery Farmhouse is the oldest building in this area and its former agricultural use is still identifiable. The adjacent new builds of nos. 12A and 12B seek to replicate the style of agricultural outbuildings and the development works well in this setting. This is juxtaposed to the adjacent Marlborough House which draws on a grander architectural style. Further development has also been sited in the former kitchen gardens of The Old Rectory which face Black Lane, as well as the individual dwelling of 2A Black Lane which utilises architectural features found throughout the Conservation Area.

### **Key Views and Vistas**

Sweeping vistas across the fields surrounding Walton on the Wolds are made possible by the rolling landscape and open boundaries.

Within the Conservation Area as Six Hills Road begins to drop down into the village centre, there is an expansive view across the village. The varying levels of The Green which rises up through Poplar Hill with New Lane at the highest point in the distance creates a characterful view and some interesting roofscapes. The west gable end of the church and its spire are also evident.

Standing on Loughborough Road looking south-east, you can take in Kings Cote, Rose Cottage and The Old Manor House in the same view which represents some of the oldest fabric in the village. The architectural interest and history evoked by the timber framing set across the different levels creates a charming view with these different tones and textures set against the natural hues of the trees and hedgerows.

## **CHARACTER ANALYSIS**

### **Building Types and Uses**

Today, the majority of the buildings fulfil a residential function. Whilst some agricultural buildings still serve their historic use, several have been converted into dwellings or new buildings have been situated on former agricultural land, such as 14 Six Hills Road and 12A & 12B New Lane. The most prominent building which retains a commercial interest is The Anchor Inn and other than the church and village hall, is the only publically accessible building.

Historically buildings are generally of two storeys although the two three storey farmhouses along Six Hills Road are obvious exceptions. Detached dwellings are common but there are several examples of terraced cottages, especially around The Green. In some cases these have been converted into larger dwellings but retain their historic form as at 6 & 8 Loughborough Road where the door of no. 4 has been left in situ.

New development has been built in a wide variety of styles ranging from small bungalows to larger two storey residences. Even though a wealth of individual styles can be perceived, in general the materials have not strayed too far from the historic palette which helps to soften their impact. In most instances new builds and extensions have respected the established grain of the streetscene including conforming to the building line and continuing the front boundary treatments which has contributed to the character of the area. This is especially true of Six Hills Road where modern detached dwellings sit comfortably in large plots, rather than absorbing them.

### **Key Listed Buildings and Structures**

The current incarnation of the Church of St Mary (Grade II) was rebuilt in the eighteenth and nineteenth century on the site of a much older church. It is an unusual parish church building in this area being constructed in brick rather than the more commonly found rubblestone. Its position on the elevated New Lane means its short tower is visible across the village from Six Hills Road and it is an important feature on New Lane. The tower itself belongs to the earlier rebuilding of 1736-9 but the nineteenth century gothic influence of the chancel is easily discernable in the design of the west door and the traceried windows. The churchyard is also the location of the medieval cross base (Grade II) formed of four stone steps.

The Old Manor House (Grade II) occupies a prominent position on Loughborough Road from both directions. The seventeenth century timber framed wing with intricate herringbone brick nogging is unique in the Conservation Area and the larger nineteenth century wing is beautifully enhanced by the ornate iron lattice work to the windows which is continued across to the front gable of the timber framed wing. Further architectural

interest is provided by the hoodmoulds to the windows on the front elevation as well as decorative gables to the gable.

King's Cote (Grade II) has some of the oldest origins of any building in the village with the timber framed bay dating from the sixteenth century. The dwelling was extended to the rear in the nineteenth century in brick and rubblestone. Windows are generally simple with several examples of timber mullion windows and paired casements. Its elevated position on Loughborough Road and its contrasting black and white exterior means it is a prominent feature of the Conservation Area.

The building of The Old Rectory (Grade II) is likely to be contemporary with the rebuilding on the church during 1736-9. It is a charming Georgian building with three adjoining buildings forming the main range, all with slight variations of the same elements. The garden front of the central bay is curved with large sash windows, the middle one of which replaces a door. A hipped tile roof sits atop a cornice strip and cream painted brickwork.

### **Key Unlisted Buildings**

The former agricultural use of Rose Villa Farm and Rookery Farmhouse is still recognisable amongst the built form of Walton on the Wolds and are a reminder of the activity which once permeated the streets of the village.

Situated in the heart of the village, The Anchor Inn harks back to the early nineteenth century when it was first used as a public house although the building itself is likely to be older. Its distinctive large casement windows with top lights and white walls are a distinctive sight in this area of the village, especially as it is situated much higher than the road.

### **Coherent groups**

There is a pleasing view facing south-east along Loughborough Road where The Old Manor House and Kings Cote are both visible on either side of the road. They represent some of the oldest surviving historic fabric in the village and their proximity to each other defines the historic core of the village.

Although there is evidence of former farmsteads throughout the network of roads within the Conservation Area, the concentration of them is highest at the start of Six Hills Road. The wide verges sweep up to the imposing brick buildings and the architectural similarities between Ivy Farm and Hill Farm in particular are easy to see. The retention of the associated outbuildings and sympathetic conversions and additions allow this agricultural characteristic to prevail.

There is a clear relationship between The Old Rectory and the church as you travel from School Hill to New Lane along the footpath. The seclusion of this area and lack of modern intrusions into the space as you stand at The Old

Rectory's driveway easily evokes a prospect that would not be dissimilar to how it would have appeared at the end of the eighteenth century.

## **Building Materials and Architectural Details**

### **Walls**

The most prevalent material in the Conservation Area is a red brick in varying tones and it is often laid in a Flemish bond as seen at 8 The Green, Rose Villa Farm, Ivy House Farm and 22 & 20 School Hill. Occasionally this is used in conjunction with an alternating pale header as found to the brick wing of The Old Manor House. Also found within the Conservation Area is a slight variation of this, the Flemish garden wall bond, as at 9, 10 & 11 The Green, Ivy Cottage and The Manor House. Interestingly the parish church is constructed of red brick, an unusual material for a church in this area.

Render and painted brick is also common with cream and white tones prevailing. The most obvious example of painted brick is The Old Rectory but another example is also found at Old School. Both smooth and roughcast render is found throughout the Conservation Area and can be seen at May Cottage, 1-3 Loughborough Road, 1,2 & 3 The Green, Rookery Farmhouse, 11 Poplar Hill and 2-4 & 6-8 School Hill.

The use of stone is not common as a principal building material within the Conservation Area however it is used for certain elements. There is a rubblestone plinth at Ivy Cottage and in the gable of Walton Farm. It also forms a substantial part of the boundary wall at Hill Farm and has been used in conjunction with brick in the later wing at Kings Cote. It has however been used more extensively for features in newer developments, such as Bybarrows and 3 Black Lane.

More recent development has generally not strayed too far from the materials used historically. In many cases the tones of the bricks vary widely from their historic counterparts, often being browner in colour. The continuation of the use of these materials has enabled the more modern architecture to look more established within the village.

### **Roofs**

Roofs are generally pitched although there are several examples of hipped roofs, most prominently at The Old Rectory. There are three main roofing finishes found throughout the Conservation Area; slate, plain tiles and pantiles.

The distinctive textures and diminishing courses of Swithland slate is evident at May Cottage, Kings Cote, The Manor House and Rookery Farmhouse. The more regular Welsh slate can be seen at the church, The Old Manor House, 1-3 Loughborough Road and 1-3 The Green.

The red hue of plain tiles are found at Hill Farm and The Anchor Inn whilst pantiles have been used at Rose Cottage. Both of these finishes have been used extensively for new development, particularly along Six Hills Road and the bungalows on Loughborough Road. In some instances roofs of older buildings have been replaced in modern interlocking tiles, such as at Ivy Cottage and 17 Poplar Hill.

## **Windows and Doors**

Casement styles are the most common with windows in either pairs or threes found to most historic houses. There are several examples of casements with top lights which create large openings as seen at The Anchor Inn, Hill Farm, Ivy House Farm and The Manor House. The most distinctive windows within the Conservation Area are undoubtedly the latticed ironwork lights to The Old Manor House.

More low key and vernacular examples of timber mullion and transom windows are seen at Kings Cote.

At 6 & 8 Loughborough Road and 1-3 Loughborough Road there are several examples of horizontal sliding sash windows to various designs.

The more polite proportions of vertical sash windows are not common within the Conservation Area and are limited to Rose Villa Farm and The Old Rectory. It is likely that sash windows have been replaced at 9, 10 & 11 The Green.

It is unfortunate that there has been such a high level of window replacement to older properties within the village. There are very few examples of original or historic windows remaining. Often this has been carried out in more modern uPVC styles which are unsympathetic in terms of both the material and often the design. In some cases although replacement windows have been installed in timber, traditional designs have been lost.

There are a few examples of surviving historic doors as can be seen at 6 & 8 Loughborough Road. Any decoration or embellishment to doors and their frames is generally limited but there are several examples of overlights with glazing bars can be seen at Hill Farm and Ivy House Farm and this has been referenced at the newer build of The Corner House.

## **Details**

The most common architectural detail within the Conservation Area is the use of dentilled eaves which can be found to a significant number of dwellings, such as May Cottage, 6 & 8 Loughborough Road, 1,2 & 3 The Green, 9,10 & 11 The Green and Hill Farm. This has also been reflected in the more modern builds of 2A Black Lane, The Corner House and 20 New Lane. A slight variation of a dogtooth eaves detail is found at The Anchor Inn.

Several properties make use of plaques or datestones which allow the history of the buildings to be more easily read. At 29 Loughborough Road, a plaque reads 'Hawthorne Cottage, 1887' and at 9, 10 & 11 The Green another reads 'Merevale Cottages, 1889, EAR'. The recently restored Rose Cottage has also left a brick exposed which reads 'RU 1831'.

The use of decorative bargeboarding in the eaves can be seen at The Old Manor House and Rose Cottage.

## **Parks, Gardens and Trees**

The most substantial area of publically accessible open space within the Conservation Area is of course the green and the wide grassed verges at the start of Six Hills Road. This was also historically the site of the village's Pinfold where errant livestock would be released for a fee. It is a great asset for the village amenity as well as to the character of the streetscene.

A second significant area of land has been included to the south of the Conservation Area which forms the land around The Manor House, Manor Farm and Walton House. This is not as visually or physically accessible but a footpath does provide a route through part of it from New Lane. This land is important for providing the setting of The Manor House.

There are plenty of trees within the village which is unusual for a Wolds village. The most obvious groupings of trees are those to the North and the Top Town Plantations however many others are found along the streets and to gardens. Many of the properties make use of substantial front gardens and driveways which mean houses are generally set back from the roadside. This verdant feel is complemented by a wealth of planting and hedgerows and low front boundary walls enable the spaces to the front of properties to become part of the street.

The importance and contribution of some of the trees within the Conservation Area have been specifically recognised and protected by Tree Preservation Orders. These relate to the whole of North Plantation in addition to one particular ash tree at Old Rectory Cottage which is to be replaced after recent felling. Others relate to the trees to the front of Birchwood House.

## **Biodiversity**

The Conservation Area lies within a working rural landscape predominantly consisting of pastures and arable fields clearly defined by native hedgerows with mature trees.

At the heart of the Conservation Area, the large expanse of open ground comprises mature beech *Fagus sylvatica*, horse-chestnut *Aesculus hippocastanum* and sycamore *Acer pseudoplatanus* and mown amenity grassland gently rising up to lines of hawthorn *Crataegus monogyna* and

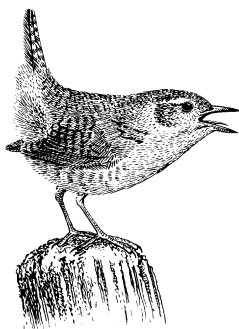




beech hedgerows at the front of dwellings. Species such as cow parsley *Anthriscus sylvestris* and ground elder *Aegopodium podagraria* provide cover at the bottom of the hedgerows.

The lanes and roads radiating from the Green are often sunk and bordered by vegetated embankments with shade-tolerant species such as ivy *Hedera helix* lesser celandine *Ranunculus ficaria* and lords-and-ladies *Arum maculatum*. At the top of embankments, hedgerows of varied composition and management regime – ranging from free growing native hedgerows dominated by hawthorn to sections of clipped Leyland cypress *Cupressocyparis leylandii* – form an excellent network of linear habitats. Mature trees are often present both within the hedgerows and in gardens, giving the Conservation Area a well wooded character.

The Conservation Area includes small blocks of plantation woodland. Top Town Plantation, a rectangular block of broad-leaved woodland comprising a mix of native species such as ash *Fraxinus excelsior* and field maple *Acer campestre* and non-native species such as sycamore *Acer pseudoplatanus*, is located at the eastern edge. North Plantation, a woodland belt along the north-west boundary, supports ash, sycamore, field maple, and an understorey of hawthorn and elder *Sambucus nigra*. The tree cover has been supplemented by new planting and some natural ash regeneration. The ground flora comprises species such as cow parsley, lords-and-ladies, ivy, and patches of snow drop *Galanthus nivalis* and nettle *Urtica dioica*.



The hedgerow and tree network links up with adjacent rural hedgerows. The Charnwood Borough Wide Phase 1 Habitat Survey (November 2012) identified the double hedgerows and grassland verges along Six Hills Road as an ecological corridor (PWC-027) through predominantly pastoral landscape, with a number of arable fields present at the far north-eastern end. This corridor links the Conservation Area to Walton Thorns woodland and part of the verge supports higher diversity grassland with species such as black knapweed *Centaurea nigra*, red clover *Trifolium pratense* and meadow vetchling *Lathyrus pratensis*. Another corridor (PWC-029) connects the western end of the Conservation Area to Walton Lane and Nottingham Road to the west: the hedgerows and narrow woodland belts provide a corridor through arable and pastures. The southern part of the Conservation Area links up with the wide roadside verges, woodland strips and associated hedgerows along Black Lane and Big Lane between Walton and Seagrave, forming a wooded corridor (BWC-009)

through predominantly arable and pastures fields and connects a number of immature plantation.

Allied with the surrounding wider countryside the Conservation Area provides an excellent habitat mosaic which supports a diverse assemblage of bird species, such as blackbird *Turdus merula*, robin *Erithacus rubecula*, wren *Troglodytes troglodytes*, and species of principal importance such as song thrush *Turdus philomelos*, house sparrow *Passer domesticus* and dunnock *Prunella modularis*.

Bats are equally present within the Conservation Area: brown long-eared *Plecotus auritus* bats, which are associated with large loft spaces and well wooded landscapes, have been recorded along Loughborough Road, whilst common pipistrelle *Pipistrellus pipistrellus* bats are known to forage along the hedgerows and small woodland blocks off Six Hills Road.

### **Detrimental Features**

Many of the buildings within the Conservation Area were established by the end of the nineteenth century but the widespread replacement of windows in uPVC or modern timber design belies their historic origins. The cumulative loss of the traditional aesthetic of timber windows has a harmful effect on the streetscene.

There are several large yellow grit bins on Six Hill Roads and a large amount of unsightly street signage, often inappropriately located, which are obvious modern intrusions into views along the roads.

### **DEFINITION OF SPECIAL INTEREST**

- the survival of a high level of historic fabric and features, from several buildings with medieval origins to the numerous dwellings from the eighteenth and nineteenth centuries;
- the retention of the wide verges along many of the roads;
- the open space provided by the green and the grassed area on Six Hills Road and the strong contribution that this makes to the appearance of the village;
- the changes in topography which add another aspect to the distinct character of the villagescape;
- the wide variation of architectural styles between both the old and new built form which are unified by consistent features and materials to the buildings and their surroundings;
- the strong connection of the village with its heritage and rural surroundings perceived throughout;
- the ability to clearly read and understand the history and development of the village through the architecture, form, layout and use of the village today.

## **MANAGEMENT PLAN**

### **General Principles**

The Appraisal should be used to inform and guide development decisions. 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, scale, form, materials and detailing. Otherwise alterations will have a detrimental effect on the historic and locally distinctive form of the Conservation Area.

Within the Conservation Area the Council will insist on high 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 the NPPF, the Borough of Charnwood Local Plan, Leading in Design 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:

- The Conservation Area has a distinct “grain” or pattern of built form and spaces which are part of its historic development. This gives the 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.
- 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.
- 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.
- 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.
- 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 Areas. In most cases the

Building Regulation requirements can be met without the need to use clumsy and awkwardly detailed windows.

- The appraisal has identified the types of materials that characterise the Conservation Areas and where possible they should be used to help alterations respect that established character.
- Applicants for planning permission must provide a meaningful “Design and 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.
- 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**

The purpose 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 management 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 Conservation Area. Unauthorised development can often be damaging to that character.

Proactive action can improve the appearance and character of the Conservation 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 Charnwood 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 Conservation 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 of a building within a Conservation Area are offences. In such cases, the Council will consider prosecution of those responsible and enforce any necessary remedial action.

The powers set out in Section 215 of the Town and 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.

### **General condition**

The Conservation Area is generally in good condition.

### **Possible Boundary Changes to the Conservation Area**

It is not considered that there are any further buildings or spaces that it would be appropriate to include at this time.

### **Proposals 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.

### **Strategy for the 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.

General management guidelines:

- Retention and protection of mature trees.
- Replacement planting to provide the next generation of trees.
- Additional planting at key strategic points to reinforce habitat connectivity within the biodiversity network.

The Landscape Character Assessment (2012) contains a structured evaluation of each landscape area within the Borough and details the Council's commitment to achieve high quality sustainable development proposals which will protect, conserve and enhance the character and appearance of the Borough's landscape and reinforce local distinctiveness. This Assessment should be utilised to inform and guide development decisions in conjunction with guidelines for the built environment.

### **Monitoring change arrangements**

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 local communities help monitor changes.

### **Consideration of resources**

This management plan sets out the commitment of Charnwood Borough Council to protecting the character and appearance of Charnwood's Conservation Areas and how it will use its resources to achieve these aims. Pursuing all actions may be seen as desirable but continued monitoring and review will help focus the use of available resources in the most effective way.

### **Developing management proposals**

Various historical, cultural and commercial forces have shaped the development of the Conservation Area, creating a sense of place and individual identity. The character and appearance of the Conservation Area are vitally important, both in attracting investment in the area itself, and in encouraging initiatives to the benefit of the wider community.

### **Summary of issues and proposed actions**

<b>Conservation Area Issue</b>	<b>Proposed Action</b>	<b>Lead Partner</b>	<b>Other Partners</b>
The intrusive yellow grit bins along Six Hills Road and inappropriate street signage.	It is recognised that there is a need for the grit bins however they would be less prominent if they could be replaced with green bins. Also the amount and positioning of the signage should be reviewed.	LCC Highways	Charnwood BC Walton PC

Impact of volume and speed of traffic on the Conservation Area and general highway safety concerns	Investigate appropriate methods of traffic calming through the village	LCC Highways	Walton PC Charnwood BC
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### **Community involvement**

This document will be made available as a draft via the website for 4 weeks prior to submission to Cabinet for adoption. A public meeting will be held so that local residents and businesses may contribute their ideas about the Conservation Area. All comments and responses will be considered and appropriate amendments made to the document before it is submitted to Cabinet for approval.

### **Advice and guidance**

The Borough Council 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, alterations and extensions and suitable materials.

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

Development Management  
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[development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)

Planning Enforcement  
Tel. 01509 634722  
[development.control@charnwood.gov.uk](mailto:development.control@charnwood.gov.uk)

### **BIBLIOGRAPHY**

Bird, M (1903) *Tales of Our Village*

Charnwood Borough Council (2012) *Landscape Character Assessment*

Jones, A (1996) *A History of Walton on the Wolds, Vols I & II*

Jones, A (1999) *St Bartholomew's Church and St Mary's Church, Walton on the Wolds*

Nichols, J (1808) *The History & Antiquities of the County of Leicester Vol III, Part II*

Parish Council (1995) *Waletone to Walton on the Wolds: a short history of a small village*

### **Internet Resources**

'Walton on the Wolds' at <http://www.leics.gov.uk/waltononthewolds.pdf>  
[Date accessed 10<sup>th</sup> September 2013]

'Walton on the Wolds, Leicestershire' at  
<http://www.pastscape.org.uk/SearchResults.aspx?rational=q&criteria=walton,%20leicestershire&search=ALL&sort=4&recordsperpage=10>  
[Date accessed 2<sup>nd</sup> April 2014]

'Walton on the Wolds, Leicestershire & Rutland HER' at  
[http://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1021](http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021)  
[Date accessed 2<sup>nd</sup> April 2014]

### **LISTED BUILDINGS IN WALTON ON THE WOLDS CONSERVATION AREA**

All structures listed below have been designated Grade II.

Old Manor House, 5 Loughborough Road  
Kings Cote, 10 Loughborough Road  
Hill Farm, 9 Six Hills Road  
Ivy House Farm, 10 Six Hills Road  
Walton Farm, 15 Six Hills Road  
Church of St Mary, New Lane  
Cross base in church yard south of church, New Lane  
The Manor House, 9 New Lane  
The Old Rectory, 21 School Hill