



Woodhouse Forest Road & Woodhouse School Lane Conservation Area Character Appraisal

<u>INTRODUCTION</u>	2
Planning policy context	
<u>ASSESSMENT OF SPECIAL INTEREST</u>	6
LOCATION AND SETTING	6
HISTORICAL DEVELOPMENT	6
Origins and development; Archaeological interest; Population	
SPATIAL ANALYSIS	9
Plan form; Villagescape; Key views and vistas; Landmarks	
CHARACTER ANALYSIS	13
Building types and uses; Key listed buildings and structures; Key unlisted buildings; Coherent groups; Building materials and architectural details; Parks, gardens and trees; Biodiversity; Detrimental features	
<u>DEFINITION OF SPECIAL INTEREST</u>	20
<u>CONSERVATION AREA MANAGEMENT PLAN</u>	21
General Principles; Procedures to ensure consistent decision-making; Enforcement Strategy; General condition; Possible boundary changes to the Conservation Areas; Proposals for spot listing; Management and protection of important trees, green space and biodiversity; Monitoring change; Consideration of resources; Summary of issues and proposed actions; Developing management proposals; Community involvement; Advice and guidance	
<u>ACKNOWLEDGEMENTS</u>	26
<u>BIBLIOGRAPHY</u>	26
<u>LISTED BUILDINGS IN WOODHOUSE FOREST ROAD & SCHOOL LANE CONSERVATION AREAS</u>	27

WOODHOUSE FOREST ROAD & WOODHOUSE SCHOOL LANE CONSERVATION AREA CHARACTER APPRAISAL



Current map of Woodhouse showing the Forest Road & School Lane Conservation Areas

INTRODUCTION

The village of Woodhouse is split into two Conservation Areas due to the separation both geographically and in character of School Lane from the main body of the village along Forest Road.

Woodhouse Forest Road Conservation Area was designated in 1972. The boundary incorporates the main stretch of the historic part of the village along Forest Road, from the boundary of the Beaumanor estate to the north to the church at the south of the built area. It also includes the twentieth century development of Beaumanor Gardens, the converted buildings of Home Farm and a stretch of Vicary Lane. It currently covers an area of 8.7 Hectares.

Woodhouse School Lane Conservation Area was designated more recently in 1993 and is considerably smaller, currently covering an area of 2.3 Hectares.

As both Conservation Areas form two parts of a single village settlement and have largely developed simultaneously, it is appropriate to consider both Conservation Areas within the same Character Appraisal. However each Area has a distinct character and where necessary shall be considered individually within the Appraisal.

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

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

The main part of the report focuses on the assessment of the special interest of the Conservation Areas:

- Location and setting - describes how the Areas relate to the historic village and surrounding area;
- Historic development and archaeology - 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 Areas.

The document is intended as a guide for people considering development which may affect the Conservation Areas. When adopted, the Appraisal will help to inform Development Management decisions and will be a material consideration in decision making. It may, of course, be used by residents of the Conservation Areas.

Planning Policy Context

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 a heritage asset's significance and contribution 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 that their local 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)

ASSESSMENT OF SPECIAL INTEREST

LOCATION AND SETTING

Woodhouse is a small linear settlement at the edge of the Charnwood Forest which lies approximately four miles south of Loughborough and a mile north-east of its larger neighbour Woodhouse Eaves. Forest Road is the main route through the village, connecting Quorn with Woodhouse Eaves and it is the stretch of buildings on either side which forms the larger of the two Conservation Areas in the village. School Lane continues south from the main part of the village, becoming Brand Lane which links Woodhouse with Swithland. The School Lane Conservation Area is focused on the short dog leg of School Lane where a small group of houses are nestled. In general, the Conservation Areas comprise the historic core of the village and excludes much of the recent development to the west of Forest Road.

HISTORIC DEVELOPMENT

Origins and Development

The first mention of Woodhouse as a settlement in its own right is not until 1209 although there was certainly a settlement in this location centuries previously. Whilst not specifically mentioned in Domesday, the land where Woodhouse is situated was part of the area governed by Hugh Lupus, Lord of the Manor of Loughborough. It was from this and the Barrow lordship that the Beaumanor estate was created in the thirteenth century.

The name Woodhouse literally means 'houses in a wood' and this small collection of houses in Charnwood Forest grew into an established village during the thirteenth century, largely due to the creation of the Beaumanor estate. This was granted to Hugh le Despenser in 1239 and his heirs who were often found on the wrong side of the monarchy. Throughout the fourteenth century, Woodhouse became more settled and at this time was probably larger and more important than the neighbouring Woodhouse Eaves due to the influence of Beaumanor.

In 1327 after the fall of the Despensers, Beaumanor was granted to Henry Beaumont who built the first incarnation of Beaumanor Hall and enclosed a park within a stone wall, parts of which are still visible. In 1524, Beaumanor changed hands again, this time to the Grey family of Bradgate Park, another family who infamously found themselves at odds with the monarchy. After the execution of Lady Jane Grey and her father in 1554, her widowed mother Frances retired to Beaumanor and married a servant there.

In 1597, Beaumanor was acquired by William Heyricke who purchased the estate from the Earl of Sussex. This was the beginning of the family's long association with the estate and its village and it is largely their influence which has shaped the village into the form that we see today. William Heyricke was

knighted in 1605 and his heirs ran the estate for the next 300 years. In 1725 a second manor in the fashionable Georgian style was built to replace the house built in 1615 but it was pulled down in 1847 by William Perry Herrick. Its replacement is the imposing red brick Victorian Gothic mansion built to designs by William Railton which stands today. This represents the glory days of the Beaumanor Estate and by the time of William Perry Herrick's death in 1876, the estate measured an impressive 7,000 acres and stretched from Sileby to Whitwick.

The turn of the twentieth century brought about a change in fortunes for Beaumanor, as was the case for many landed estates at this time. The estate was inherited by William Curzon Herrick following the death of Sophia, the wife of William Perry Herrick, in 1915. William Curzon took the name Herrick in deference to his benefactor and was the son of the named heir Colonel the Honourable Montague Curzon of Garats Hay who died before Sophia.

The onset of World War II and the requisitioning of Beaumanor Hall by the War Office brought the war to Woodhouse. Beaumanor played a vital role in the interception of German wireless signals which were transcribed and sent to Bletchley Park for decoding. The Abel Smith family who had leased Beaumanor Hall in 1928 remained in residence in part of the Hall during the War. In 1945, the estate passed to a cousin of William Curzon Herrick, Lieutenant-Colonel Asshley Curzon-Howe-Herrick, who never lived there.

After its glorious role in the war, Beaumanor Hall and the estate were sold in 1946 as a result of heavy death duties. Roughly 4,520 acres were up for auction and the estate included 28 mixed and dairy farms, 6 country residences, 81 houses and cottages and shops in Woodhouse, Woodhouse Eaves and Woodthorpe as well as numerous smallholdings, Beacon Hill and the Charnwood Forest Golf Course. The Hall continued to be used by the War Office which remained there until the 1970s. A number of accommodation blocks were built in the village and Garats Hay was used as the sergeants' mess. The military connection has been maintained after the Army left in 1998 by the establishment of Welbeck College, a MOD 6th Form College in the village in 2005. The Hall itself was bought in 1974 by the Leicestershire Education Committee and continues to be run as a conference centre and residential facility.

Although Beaumanor Hall and its grounds are outside of the boundaries of the Conservation Area, the village of Woodhouse has truly been shaped by the fortunes of the Beaumanor Estate along with other landmark changes which affected all villages such as the Enclosure Act, which came to Woodhouse in 1808.

The village as it is seen today largely dates from the mid-1800s where the period of building and rebuilding undertaken by William Perry Herrick is principally responsible for the rural charm of Woodhouse, which 'presents a picture of real English rustic beauty as is rarely to be met with' (Whites, 1863). The Herricks were great investors in their village, with examples of their generosity seen scattered along the streetscene. As well as the estate

cottages, the family were responsible for repairs and improvements to the church as well as the distinctive Herrick Homes, built in 1856 by Mary Herrick for pensioners with a long association with Woodhouse and Woodhouse Eaves. As well as the benefits of estate management, the controlling influence of the Herrick family over life in the village can also be observed. It is said that Sophia Herrick was keen to dissuade gossiping neighbours, designing the semi-detached cottages with one door facing the street and the other to the opposite side.

Given the dominance and uniformity of the estate cottages within the villagescape, it is easy to forget that a significant portion of the surviving historic fabric dates from before their construction. As well as the church, 244 Forest Road and Golden Cottage have their origins in the fifteenth century whilst Pestilence Cottage dates from the sixteenth century and both Valley Cottage and Lane End Cottage date from the seventeenth century.

Among notable individuals in the history of the settlement is Thomas Rawlins who resided at Pestilence Cottage following his escape from the Great Plague of London in 1665. Grateful to the community where he had established himself, he set up the Free School in 1691 to educate boys from Woodhouse, Woodhouse Eaves and Quorn. Although the school eventually closed in 1865, the Rawlins School in Quorn recognises his legacy and Lane End Cottage, believed to be the original school house building, is still standing in School Lane.

The rural charm that still pervades Woodhouse can be attributed to the control of the estate in the same way that its establishment can be. The gradual overtaking by neighbouring Woodhouse Eaves in terms of size is due to the estate's restriction on shops and public houses in Woodhouse. Indeed, 'here was a quiet, ordered way of life with its roots going back to feudal times; a social order that had known no revolutionary change since King Charles I came home from his travels' (Rankin, 1985).

Archaeological Interest

Although there have been some archaeological finds in Woodhouse, the village can be more widely associated with the archaeological interest of Charnwood Forest as a whole; an area known to have been occupied since Roman times. An area of archaeological alert covers almost the entire settlement, with specific areas of archaeological interest focused on the Beaumanor Hall parkland, the church and the land to the east of School Lane.

The greatest concentration of archaeological recordings relating to Woodhouse can be found to the west of the village. Evidence of a Bronze Age hillfort and field system which survive as earthworks has been recorded at Beacon Hill. Beacon Hill itself is noted as being the location of a medieval beacon although no surface remains of this survive. It was latterly the site of a windmill from the nineteenth century although this burnt down in 1945. Close by, a hoard consisting of spearheads, an axe, an armlet, a gouge and mould

were discovered along with deposits of bone, charcoal and pottery. An early Bronze Age axe and two Roman coins were also found in this area.

Other archaeological deposits have been found close to the village, namely finds dating from Roman times south of Vicary Lane and a number of medieval and post medieval pottery discoveries in the garden of 258 Forest Road. Field boundary earthworks are also common in the landscape surrounding the village, mapped from aerial photographs.

Archaeological potential also exists within Woodhouse'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

The population of Woodhouse has remained relatively small, with recent increases largely as a result of small scale infill development, conversion of farm buildings and the creation of Beaumanor Gardens. Outside of the Conservation Areas, two new residential roads have been created; Waterloo Spinney Lane and May Tree Lane. Woodhouse was during the nineteenth century home to around 150 people until the 1960s a tiny cluster of 32 homes and. Although still a relatively small settlement, the population is significantly larger than the mid-nineteenth century with the most recent census in 2001 placing the population at 430 in around 130 homes. However without the inclusion of the students at the College, the actual village population sits around 337. The stationing of military personnel in the village caused the population of the village to fluctuate throughout the twentieth century, with several hundred people working at Beaumanor Hall during World War II.

Available census data from the mid-1800s onwards presents a picture of estate village life. The majority of residents were employed in domestic service with the other significant employer being agriculture, which would have been primarily in estate owned farms. Framework knitting which provided employment for so many across Leicestershire's villages did not find its way into Woodhouse. Several other occupations can be found, such as a miller, a quarryman, a waggoner, dress-makers, a butcher and a blacksmith. The lack of a commercial centre in Woodhouse means that many of the residents not employed in domestic service would have sought employment in the more bustling neighboring villages of Woodhouse Eaves and Quorn.

SPATIAL ANALYSIS

Plan Form

Historically, Woodhouse is an example of a linear settlement and this form is still easily discernable today. Forest Road divides the settlement with buildings located principally on either side and was originally the only road in the village. Beaumanor Hall is situated to the west of Forest Road at the northern extent of the village. An undeveloped stretch of School Lane connects the main part of the village with the small group of houses situated on the spur of School Lane which branches off from the main road.

There has been no significant change to the historic plan form of the village with much of the recent development reinforcing this settlement pattern through infill development in the spaces evident on the 1881 OS Map. Much of the surviving historic fabric of Woodhouse represents the entirety of the village as recorded on the 1881 Map with the only significant departure the demolition of both the cottages by the church and the outbuildings where Beaumanor Gardens now stands. Several new roads have been added – namely Briscoe Lane, May Tree Lane and Waterloo Spinney Lane – but Woodhouse retains its strong linear plan form; a key feature of its historic development and present character.

The Conservation Areas represent much of the village as it was by the latter half of the 1800s with much of the twentieth century development focused outside of their boundaries. Infill development has occurred where there was vacant land between older properties and in many cases redundant farm buildings and outbuildings have been converted, increasing the number of dwellings within the Conservation Areas. However this has not been significant in terms of volume or impact on the character of the Conservation Areas and Woodhouse still retains a relatively high proportion of listed and historic buildings.

Villagescape

The designation of two Conservation Areas within the settlement reflects the individual character of each of the two spaces and it is therefore necessary to describe each Area separately.

Forest Road

The linear development and form of Forest Road is an important contributor to the character of the area. This stretch of road is the backbone of the village with much of the village's life both historically and in the present day focused along this road. The distinctive estate cottages with their elaborate architectural details and finishes were built to echo the Victorian Gothic incarnation of Beaumanor Hall and act as a reminder of the presence of the big house. The magnificent chimneys create a distinct view as they are seen amongst the trees. These cottages are interspersed with both older and more recent buildings which generally follow the same line of development.

The main stretch of Forest Road is quite enclosed with the houses preventing views beyond and the high number of trees and hedgerows are relied upon to bring the wider countryside into the village. There are relatively long views up

and down the street but the gentle curves in the road ensure that the long linear village is revealed gradually. This is coupled with the gradual rise in the land as you travel south through the village which falls away more steeply beyond the church.

The most important aspect of the character of the Forest Road Conservation Area can undoubtedly be attributed to the high proportion of surviving historic buildings, including the 'charming little ornamental cottages with gables, porches, etc which contrast admirably with the surrounding scenery' (Whites, 1863). The streetscene is dominated by the similar form and architecture of the estate cottages which are complemented by the simpler design and materials of houses whose origins predate the mid-1800s. Twentieth century development has generally respected the scale and positioning of their historic neighbours with the only significant departure from this 226 & 228 Forest Road. A second line of development has begun to emerge on the west side of Forest Road but these are not generally visible from the street and are excluded from the Conservation Area.

Although not part of the main route through Woodhouse, the contribution of Vicary Lane to the character of the Conservation Area should not be neglected. It is an altogether more rural part of the village, with more views into the surrounding countryside. Significantly less developed than Forest Road, a sense of its historic purpose as providing access to the farmsteads in this part of the village can still be felt.

Beaumanor Gardens is important as the only significant group of twentieth century buildings to be included within the boundaries of the Conservation Area. Their referencing of materials found in the village as well as their positioning and scale ensure they justify their inclusion within the Area.

A key element of the villagescape and one that should not be overlooked is the contribution of the boundary treatments to the character of the Area. Generally properties make use of a front garden or driveway which are severed from the pavement by rubble stone walls, hedging or often a mix of the two. These are usually low which allows for good glimpses of the distinctive buildings beyond and helps to open up the streetscene. The consistency of the boundary treatments with their grey and green tones help to tie the historic and modern elements of the Conservation Area behind them together. The exception to this is the part of the Garats Hay complex which is built directly onto the pavement with its distinctive twin gabled elevation and the long garden wall framing the descent down School Lane.

Although the villagescape is generally built up, there are small pockets of open space along Forest Road which break up and add interest to the street. There are large verges alongside 2A, 2 & 4 Briscoe Lane and to the front of Beaumanor Lodge which open up the streetscene. The most significant open space is the junction to the front of the church. Although not a usable space for recreational purposes, the wide space opens up this area of the village and allows views out into the surrounding countryside as Forest Road continues west.

The retention of the granite edging to the pavements along Forest Road is a distinctive feature as you travel through the Conservation Area.

School Lane

In contrast to Forest Road which can be sometimes overwhelmed by the volume and noise of traffic, School Lane is much quieter as it is a no through road. Whilst Forest Road is seen by all who pass through the village, this secluded part of the village is only accessed by the residents and those who use the footpath to Woodhouse Eaves. Although part of the village of Woodhouse, in reality much of what lies outside of this short stretch of School Lane is forgotten when standing within it. This sense of seclusion is a key part of the character of the Area.

The uniformity and elaborate style of the estate cottages are not found here and instead the houses are of a much more vernacular style. Although they are all individual in terms of design, there is a pleasing similarity in terms of materials and scale which allows the buildings to sit harmoniously alongside one another. Significant historic interest and character can be attributed to the high proportion of surviving dwellings which predate the majority of those found on Forest Road, such as Pestilence Cottage and the barn at The Hermitage, the charming red brick walls of which are just visible from the lane.

Modern development such as 38 School Lane and The Orchard do not overwhelm or detract from the character of the Area. The small scale cottages are in contrast to The Hermitage which dominates the southern end of School Lane.

In common with Forest Road is the vital contribution of the front boundaries to the properties to the villagescape. Low level rubble stone walls with hedging and established trees are typical and care should be taken to ensure that these are retained and not inappropriately replaced. There has also been a pavement defined with the setting of granite in the road surface. The sound of the brook which runs alongside the front of the buildings is prominent as you travel along the street and would be recognisable to the first inhabitants of this lane. These sounds greatly contribute to how this Area is experienced.

Key Views and Vistas

By Home Farm Close, there is the glimpse of the road entrance of Garats Hay. It is a prominent feature on the horizon as its twin gable frontage stands taller than the other buildings. It also lies directly on the street, a departure from the established form of the rest of the village and there is a pleasing mix of materials across these elevations.

Standing at the Briscoe Lane junction, The Holt is visible in the distance but other buildings are not due to the curve of the road and their positioning back from the pavement. Instead the importance and contribution of the consistent

walls and planting to the front of the dwellings to the character of the Area can be appreciated.

From the junction of Forest Road and School Lane, the view down towards Woodhouse Eaves as Forest Road falls away to the open fields beyond and the college to the right is significant as views of the surrounding countryside are limited from within the Conservation Area.

At the end of School Lane looking back up the street towards the main road, the narrow road, hedging, walls and prominent elevation of The Hermitage raised above street level encapsulates the charm and history of this Conservation Area.

The wider views and the setting of the Forest Road Conservation Area itself are important. As you approach the village from Woodhouse Eaves, the church and collection of buildings around the junction of School Lane are visible. Also across to the west is a glimpse of Beaumanor Hall which whilst lying outside the Conservation Area, reminds you of the connection between the estate and the village that it shaped.

Landmarks

The church of St Mary-in-the-Elms is situated prominently at the junction of Forest Road and School Lane. It also anchors the village in the wider landscape when approached from both Forest Road and School Lane from the south.

CHARACTER ANALYSIS

Building Types, Layouts and Uses

Woodhouse was and remains a residential village, developing in response to the social and economic needs of the Beaumanor estate. The almost constant presence and influence of the estate throughout the village's history means that these needs have largely remained unchanged, with the only testament to the passing years the changes in architectural fashions, designs and materials. Historically, houses were one and a half storey with dormer windows, or occasionally two storey. They are generally of a small scale, well proportioned and situated along a similar line of development. Modern development has generally respected these characteristics.

As well as fulfilling residential functions, there were buildings with specific purposes. The Home Farm complex is still visible today, with the outbuildings and barns now converted to residential dwellings. The Holt was formerly the vicarage with the adjoining stables now residential; its name references its previous use. School Lane alludes to the existence of the school established by Thomas Rawlins in 1691. Lane End Cottage on School Lane is believed to

be the original school house, with The Hermitage adjacent providing the schoolmaster's house.

The absence of commercial buildings both in historic records and today is clear; such was the influence of the Beaumanor estate. However there was a Post Office in the village until the early 1970s, originally at 271 Forest Road where there is still a rectangle of bricks replacing the letterbox. The Post Office was later relocated to 244 Forest Road where it remained until its closure.

The only remaining public buildings within the Conservation Areas are the church and the community hall. The major public buildings of Welbeck College and conference centre of Beaumanor Hall lie outside of the Conservation Area boundaries.

Key Listed Buildings and Structures

The Church of St Mary-in-the-Elms (Grade II*) was first referenced in the fourteenth century but nothing of this date remains. The origins of the church as seen today lie in the fifteenth century but it has been subject to much alterations and additions over the seventeenth and nineteenth centuries. With granite and slate rubble stone walls, it has a Swithland slate roof with a tower completed in the nineteenth century. Pevsner notes the rare survival of the seventeenth century two light mullioned windows in the south elevation.

Garats Hay, Forest Road (Grade II) is the largest house in the Conservation Area and is primarily rendered granite and slate rubble stone, with a part parapetted, part Swithland slate and part plain tiled roof. The original nineteenth century entrance is perpendicular to School Lane and faces the garden. Later additions and alterations in 1896 created the visible road entrance which lies directly on the street. The architectural styles of Garats Hay are markedly different, with the main garden front comprising a battlemented parapet and central two storey cantered section with a Gothic arched doorway and sash windows across both floors. Similar design features are found to the rear garden entrance. In contrast to this polite early-1800s design is the typical late Victorian architecture of the road entrance. With a buff brick ground floor and render above, there are nine sash windows and a twin gable with jettied.

Pestilence Cottage, 26-28 School Lane (Grade II) is significant in terms of its age, location, architecture and position in the history of the village as the home of Thomas Rawlins. Dating from the sixteenth century, there is visible timber framing with whitewashed brick nogging underneath a thatched roof. Two eyebrow dormers peep out above a series of casement windows and Yorkshire sliding sash windows.

The Herrick Homes, 209-215 Forest Road (Grade II) are a range of four almshouses dating from 1856. They are of the same architectural style as the other estate cottages built in this period by the Herricks. They are elaborately

detailed, with slate rubble stone walls accented by stone dressings with a hipped Swithland slate roof complete with end finials. There is a prominent central chimney stack, drawing together the symmetry of the two doorways and pair of oak mullion and transom bay windows. The words 'Offer Unto God Thanksgiving' are carved in stone above each of the doors.

230 Forest Road (Grade II) was formerly the principal house of the Beaumanor Estate's Home Farm. Built in 1855, like the other estate cottages it reflects the exuberance of the architecture of the Hall. Slate rubble stone with buff brick dressings and a Swithland slate roof, it has a number of the distinctive Elizabethan style chimney stacks in a buff brick. Of an irregular gabled design, it is one and a half storey with gabled dormers in the roof and dentilled brick course along the eaves. Casement windows feature a distinctive diamond leading design. There is a canopy to the door and a cantered bay to the right gable.

241-243. Forest Road (Grade II) is another of the Beaumanor estate cottages, this time two semi-detached cottages c1850. Again, it is of an irregular gabled design with slate rubble stone walls, buff brick dressings and a Swithland slate roof. There are three impressive Elizabethan style buff brick chimney stacks and distinctive diamond leaded lights to casement windows. Gabled dormers and large porches characterise the view of the cottages from the street. The form of these cottages is distinct, with one entrance to the front and one to the side.

271-273 Forest Road (Grade II) was built c1850 of granite and slate rubble stone walls with red brick dressings and a Swithland slate roof. There is a central ridge chimney stack in an Elizabethan style in red brick. Gabled dormers punctuate the roof and the diamond leaded lights can be found in the casement windows. Again, large porches draw attention to the arrangement of the cottage with one entrance to the street and one to the side.

Golden Cottage (Grade II) can be dated to the fifteenth or sixteenth century with later additions. Its walls are a mix of rendered rubble stone, brick and timber framing which reflects its alterations over the centuries. The roof is of Swithland slate and windows are generally leaded casements. The entrance to the property is to the rear and its positioning below street level hints at the historical lie of the road.

Lane End Cottage (Grade II) is believed to be the original Rawlins school building giving a date for its construction of c1695. With extensions in the twentieth century, the walls are of granite and slate rubble stone with a hipped Swithland slate roof. Windows are simple casements and there is a twentieth century cantered bay to the later extension.

The barn at The Hermitage (Grade II) was built c1700 meaning it is one of the earliest surviving buildings in the village. It can be glimpsed from School Lane, with the striking red of the brick nogging panels between its timber framing a distinctive flash of colour.

The village wellhouse (Grade II) was built in the 1850s and reflects the Herricks' investment in their village. A unique feature, the bull's head spout is covered by a gabled one storey structure in granite rubble stone with a Swithland slate roof. There are elaborate open work sides.

Key Unlisted Buildings

The Hermitage is a large dwelling at the end of School Lane and is an unexpected discovery as you travel down the road. The elevation which runs along the road dominates the streetscene with the imposing twelve light sash windows to the ground floor and large casements to the first floor. The effect of the building is emphasised by it being slightly higher than street level.

The converted barns and outbuildings of Home Farm are important as they have retained a good coherence and echo of their former use despite their conversion to dwellings. The impressive arched entrance visible from Forest Road is an important statement in the streetscene.

A valuable community asset is the Pinfold nestled adjacent to the churchyard on Forest Road. Restored as a millennium project, it reflects the agricultural history of the village as it was where errant livestock was stored in the annual drive across the fields where owners could claim their animals for a fee.

Coherent groups

The opening out of the space at junction of Forest Road with School Lane provides an attractive collection of buildings, with the church as the main focus in the midst of the Victorian elevation of Garats Hay and the Herrick Almshouses to the right.

The curve of the road as you enter the village from Quorn allows a view of the Lodge to the right with Golden Cottage to the left and Little Thatch in the distance. This hints at the development and form of the rest of the village, with Golden Cottage one of the earliest surviving buildings in the Conservation Area, the Lodge in the distinctive estate cottage architecture and Little Thatch representing the early twentieth century.

Building Materials and Architectural Details

Walls

The dominant building material within the Conservation Areas is granite and slate rubble stone which gives Woodhouse its distinctive grey tones.

Historically this is most obvious as the principal material of the estate cottages built in the mid-1800s. The architectural style of the cottages makes significant use of dressings in either stone as found at Beaumanor Lodge, the buff brick visible at 241-243 Forest Road and 230 Forest Road, or red brick as

used at 271-273 Forest Road. These architectural details and the combination of materials give the cottages their distinctive finish but similarities with the Danvers' estate cottages in nearby Swithland can be easily discerned.

Granite and rubble stone have also been used in modern development, referencing the historic character of the village and allowing a good connection between the old and the new to be achieved. One of the most important reasons behind the integration of Beaumanor Gardens with its surroundings is the use of rubble stone with render. Other new developments utilising a rubble stone finish include 2A Briscoe Lane, 260 Forest Road, 246 Forest Road and 1 Vicary Lane.

The alternative material is render as used at 244 Forest Road, The Holt, Forest Road and 221 & 223 Forest Road. Similar in colour is the use of whitewashed brick found 240-242 Forest Road and 229 Forest Road.

There are some examples of visible timber framing within the village at Pestilence Cottage and in the barn at The Hermitage.

A small number of examples of brick as the principal building material can be found within the Conservation Areas. Generally this has been finished with a whitewash, as seen at 240-242 Forest Road and 229 Forest Road. A buff brick laid to a distinctive Flemish bond can be found at Garats Hay as well as to the first floor of its road entrance.

Recent development has in some cases used a red brick as the principal material as seen at 226 & 228 Forest Road and 37 School Lane. This is not characteristic of the village historically and prior to the turn of the twentieth century the only red brick dwelling in the village would have been Beaumanor Hall.

Roofs

Swithland slate is the most widespread roofing material within the Conservation Areas and its unique texture and colouring complements the rubble stone walls. Its historical use has continued into the present day with twentieth century development using reclaimed or replica slates.

Welsh slate can be found to several dwellings, including 226 & 228 Forest Road and 238 Forest Road. Although different in character to the local Swithland slates, the grey tones enable more modern development to blend in with their surroundings.

There are several examples of thatch within the Conservation Area; Little Thatch, The Thatched Cottage and Pestilence Cottage.

The buff brick section of Garats Hay utilises a plain tile laid in a decorative pattern.

Roofs generally gabled but hipped roof found historically at Lane End Cottage and more recently at 233 Forest Road.

Perhaps the most distinctive feature of the roofs in the Forest Road Conservation Area are the magnificent chimneys found on the old estate cottages. Elaborately executed and in the same material as the dressings, their buff or red colouring contrasts strikingly with the grey of the walls and the roof. Often viewed against a backdrop of trees, they form a distinctive and important feature of the villagescape.

Doors and Windows

The most common type of window throughout the Conservation Areas are timber casement windows. These are generally arranged in pairs or threes and in the older houses feature intricately leaded lights. This is commonly to a distinctive diamond pattern such as at 271 & 273 Forest Road, 264 Forest Road and 230 Forest Road. More ornate designs can be found to the Herrick Almshouses and Beaumanor Lodge, of which utilises stone mullions in its window design. Examples of square panes can be found at Golden Cottage and The Thatched Cottage. Some twentieth century development echoes this common feature, such as at 235 Forest Road and 1 Vicary Lane.

Vertical sliding sash windows are found in the Conservation Areas although they are not common. They are generally restricted to use in more polite architecture and are most obviously found at Garats Hay and The Hermitage. The Holt also makes use of twelve pane sashes to its principal elevation which is at the rear of the property.

Distinctive Yorkshire sliding sash windows are also found in the upper storey of 221 & 223 Forest Road and across both floors of the principal elevation of Valley Cottage.

An example of oak mullion and transom leaded light windows are a distinguishing feature of the Herrick Almshouses.

Interestingly there are many example of projecting windows found within the Forest Road Conservation Area. Cantered bays can be found at Garats Hay as well as smaller scale examples at Beaumanor Lodge, 241-243 Forest Road and 230 Forest Road. The Holt also features a series of oriel windows. These add interest to the architecture of the buildings with otherwise flat elevations broken up and given texture.

Dormer windows are a common feature of the historic properties in Woodhouse and have also been used in twentieth century development. In the estate cottages these are often gabled dormers and create interesting roofscapes. Beaumanor Lodge features a half-hipped gable design. Pestilence Cottage has examples of very characterful eyebrow dormers and Little Thatch features two lunette dormers to the rear elevation.

Doors are an important feature within the Conservation Areas and particularly important given the homogeneity of design to the estate cottages.

Overlights are also found to some buildings. 221 & 223 Forest Road both feature overlights with a unique design, with the overlight at 223 Forest Road is interestingly displaced from the door.

Details

There is a wealth of details to the buildings of the Conservation Areas which serve to enrich the quality of the village environment.

In particular, decorative details can be found at a number of buildings throughout the Areas. Beaumanor Lodge makes use of decorative dentilled courses of buff bricks, and finials to the edge of the ridges. The use of bargeboarding to the eaves adds further interest to the gables.

Plaques and stone carvings are relatively common features in the historic fabric of Woodhouse. At Beaumanor Lodge, there is a stone carving of a bull's head, the crest of the Herricks, above the first floor window facing the road. The initials 'M.A.H' and 'AD 1856' are found above the doors of the Herrick Almshouses, as is the inscription 'Offer unto God Thanksgiving'.

Parks, Gardens and Trees

There are no significant green spaces within the Conservation Areas which are focused on the built environment of the village. Gardens are generally to the rear of properties but the majority of dwellings have a small front garden or driveway and sometimes both. Trees are a common feature of the villagescape and reinforce the connection of the village with Charnwood Forest. The importance, quality and contribution of the trees are reflected in the high number of Tree Preservation Orders within both Conservation Areas.

Biodiversity



Southern marsh orchid

The southern part of the Conservation Area off School Lane abuts a group of Local Wildlife Sites which have principally been notified for their species-rich grassland communities. Species include betony *Stachys officinalis*, yellow rattle *Rhinanthus minor*, lady's bedstraw *Galium verum*, devil's-bit scabious *Succisa pratensis*, meadow saxifrage *Saxifraga granulata*, cowslip *Primula veris*, and in some cases colonies of common spotted orchid *Dactylorhiza fuchsii*, and the Leicestershire rare plants southern marsh orchid *Dactylorhiza praetermissa* and strawberry clover *Trifolium fragiferum*.

Local Wildlife Sites are non-statutory ecological sites which represent the best examples of habitats either supporting diverse plant communities, important species assemblages or rare species with a restricted distribution. These habitats represent an integral element of the local heritage.

Part of a wooded stream corridor is located off School Lane. Flowing east of the Conservation Area, the watercourse meanders into a large pond which has been notified as a Local Wildlife Site on the strength its breeding common toad *Bufo bufo* assemblage. Toads use terrestrial habitats for most of the year, and this is likely to include the gardens within the Conservation Area.

There are several smaller ponds in close proximity to the Conservation Area. These are likely to support a range of species, which may include amphibians and invertebrates such as dragonflies and damselflies.

The common lizard *Lacerta vivipara*, a species closely allied to Charnwood Forest, has been recorded within the Conservation Area. Dry stone walls provide ideal basking places and refuges for this species; they also function as corridors which act as means of dispersal across the landscape.

Common pipistrelle *Pipistrellus* spp. and brown long-eared bats *Plecotus auritus* are known to roost within the built fabric of the Conservation Area. Whilst pipistrelles are crevice-dwelling species, brown long-eared bats are associated with spacious lofts. The well wooded character of the Conservation Area represents ideal foraging grounds for these insectivorous species. The local biodiversity network is strengthened by strong habitat links with the adjoining countryside through a network of field hedgerows. These valuable habitats enable species to commute and disperse into the wider setting of Charnwood Forest.



Badgers *Meles meles* are present in the area. Unfortunately, there have been records of badger road casualties along Forest Road and School Lane within the Conservation Area: traffic accidents are the most common cause of death within badger populations.

Detrimental Features

The high volume of traffic and the associated noise is a weakness within the Forest Road Conservation Area.

In some cases boundary treatments have been introduced which are out of character with the streetscene.

DEFINITION OF SPECIAL INTEREST

The main contributions to the special character of Woodhouse Forest Road Conservation Area are:

- the occasional pockets of space which break up the built form and linear nature of the village and allow for wider views of the streetscene;
- the contribution of the estate cottages and their distinctive architecture to the overall charm and atmosphere of the village;
- the retention of features and details which link the village with the family and estate which shaped it;
- the consistency and style of the front boundaries with the use of granite and slate rubble stone mixed with hedging reflecting the surrounding area;
- the ability to clearly read and understand the history and development of the village in the architecture, form, layout and use of the village today.

The main contributions to the special character of Woodhouse School Lane Conservation Area are:

- the variety and individuality of the buildings which are in contrast to the uniformity found along Forest Road;
- the high proportion of historic fabric and features, from the imposing elevation of The Hermitage to the vernacular proportions of Pestilence Cottage;
- the contribution of the front boundary treatments to the streetscene;
- the evocative sound of the brook, emphasising the secluded nature of the lane.

MANAGEMENT PLAN

General Principles

The above 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, in terms of scale, form, materials and detailing. Otherwise, alterations will have a detrimental effect on the historic and locally distinctive form of the Conservation Areas.

Within the Conservation Areas 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 Areas 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 Areas have a distinct “grain” or pattern of built form and spaces which are part of its historic development. This gives the Areas 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 Areas 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 control officers to make informed decisions, no matter how minor the proposed changes.
- Opportunities for pre-application discussion regarding significant alterations.
- Opportunities to review decisions and assess the impact of approved alterations through post development site visits.

Enforcement strategy

Effective enforcement is vital to make sure there is public confidence in the planning system to protect the special character of the Conservation Areas. Unauthorised development can often be damaging to that character.

Taking proactive action can improve the appearance and character of the Conservation Areas, making them 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 Areas the Borough Council will seek to:

- use enforcement powers in cases where unauthorised development unacceptably affects the character of the Conservation Areas;

- take proactive action to improve or enhance the appearance of the Conservation Areas;
- 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 is an offence. In such cases, the Council will consider prosecution of anyone responsible and enforcement of 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 Areas by being eyesores or untidy.

General condition

The Conservation Areas are in a good condition. A number of detrimental features have been identified in the appraisal.

Possible Boundary Changes to the Conservation Areas

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

Inclusion of Beaumanor Hall

The development of Woodhouse is inextricably linked to the Beaumanor Estate and as such it is recommended that an investigation is undertaken to assess whether the inclusion of Beaumanor Hall in the Conservation Area could be justified.

Land to the rear of 271-273 Forest Road

This pocket of open space is currently divided by the Conservation Area boundary. Including this area of land between 271-273 Forest Road and the rear of the properties along Waterloo Spinney Lane would recognise the contribution that this space and associated trees and planting make to the character of the streetscene.

Twentieth century development along May Tree Lane and Waterloo Spinney Lane

Constructed in response to the need for military accommodation in the village, these two lanes consist of a series of semi-detached dwellings. Although architecturally dissimilar to the rest of the village, the roads feature pleasing wide verges and a good number of trees. The materials, styles and finishes of the buildings are consistent and the value of including these two roads within the Conservation Area should be assessed.

Linking the Forest Road and School Lane Conservation Areas

Although geographically separate, the two Conservation Areas form the principal part of the settlement of Woodhouse and have grown in response to the same social and economic demands. Connecting the two Areas would have the additional benefit of designating the stretch of School Lane between them and consequently allow for greater protection of the trees which line this road. If the two Areas are to be linked, it is recommended that their distinct differences in character are recognised by assigning two character areas within the Conservation Area.

Exclusion of 226 & 228 Forest Road

These two properties were built after the Conservation Area designation and as such 226 Forest Road is included whilst the boundary line runs through 228 Forest Road. These two properties are set back from the road and the use of materials and scale of the buildings is a significant departure from the established grain and character of Forest Road. The boundary hedge however is important in its contribution to the appearance of the Conservation Area. It is therefore proposed to investigate redrawing the boundary of the Forest Road Conservation Area to retain the hedging to the front of the properties but excluding the two dwellings.

Proposals for spot listing

In carrying out the Appraisal none of the buildings within the Conservation Areas 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 Areas has been made and will be used to help identify the need to review how changes within the Conservation Areas are managed. A greater degree of protection will be accomplished if the local community help monitor any changes.

Consideration of resources

This management plan sets out the commitment of the Borough Council to protecting the character and appearance of Charnwood's Conservation Areas and how it will use its resources to achieve these aims. 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.

Summary of issues and proposed actions

Conservation Area Issue	Proposed Action	Lead Partner	Other Partners
Boundaries of the Conservation Area	Review the Conservation Area focusing on: <u>The inclusion of Beaumanor Hall</u> <u>The land to the rear of 271-273 Forest Road</u> <u>The twentieth century development on May Tree and Waterloo Spinney Lane</u> <u>Linking the two Conservation Areas</u> <u>Excluding 226-228 Forest Road</u>	Charnwood BC	
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	Woodhouse PC Charnwood BC

Developing management proposals

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

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 Areas. All comments and responses will be considered and appropriate amendments made to the document before it is submitted to Cabinet.

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.

Contacts: Conservation and Landscape Team
Tel. 01509 634971
built.heritage@charnwood.gov.uk

Development Management
Tel. 01509 634737
development.control@charnwood.gov.uk

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

ACKNOWLEDGEMENTS

The Council is grateful for the valuable support, guidance and assistance of Ann Irving in the preparation of this document.

BIBLIOGRAPHY

Brookman, M (1979) *The Woodhouse Echo*

Gerard, EF (1981) *The Origins & Early History of Woodhouse and Woodhouse Eaves*

Natural England (2013) *National Character Area Profile: 73 Charnwood*

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

Pevsner, N (1992) *Leicestershire and Rutland*

Rankin, RP (1985) *Woodhouse and Woodhouse Eaves: an illustrated history of the two parishes*

White's History, Gazetteer & Directory of Leics and Rutland, 1846

White's History, Gazetteer & Directory of Leics and Rutland, 1863

Woodhouse & Woodhouse Eaves Local History Group (1997) *Woodhouse & Woodhouse Eaves in Pictures: a breath of fresh air, Vol 1*

Woodhouse & Woodhouse Eaves Local History Group (1999) *Woodhouse & Woodhouse Eaves in Pictures: winds of change, Vol 2*

Woodhouse Parish Plan, 2005

Woodhouse Village Design Statement, 2006

Internet Resources

'Woodhouse' at <http://www.leicestershirevillages.com/woodhouse/>
[Date accessed 5th February 2013]

'Woodhouse, Leicestershire' at
<http://www.pastscape.org.uk/SearchResults.aspx?rational=q&criteria=woodhouse,%20leicestershire&search=ALL&sort=4&recordsperpage=10>
[Date accessed 8th February 2013]

'Woodhouse, Leicestershire & Rutland HER' at
http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021
[Date accessed 8th February 2013]

'Woodhouse Parish Council' at
www.woodhouseparishcouncil.org.uk
[Date accessed 9th February 2013]

LISTED BUILDINGS IN WOODHOUSE FOREST ROAD & SCHOOL LANE CONSERVATION AREAS

All buildings, structures and features below are listed at Grade II, with the exception of the Church of St Mary-in-the-Elms which is Grade II* listed.

Forest Road

Nos. 209-215

The Holt, No. 227

No. 227

No. 229

No. 230

Nos. 240-242

Nos. 241-243

No. 224

No. 258

No. 264

Nos. 271-273

No. 274

No. 280

Beaumanor Hall Lodge

Gatepiers and walls at Beaumanor Lodge

Garat's Hay

Heanes' family headstones in churchyard of St Mary-in-the-Elms

Herrick family tomb in churchyard of St Mary-in-the-Elms

War memorial in wall of churchyard of St Mary-in-the-Elms

K6 telephone kiosk

Village Wellhouse

School Lane

Pest Cottage, Nos. 26 & 28

Valley Cottage, No. 31

Brook Cottage, No. 41

Barn at No. 43

Lane End Cottage, No. 45