

WYMESWOLD



Village Design Statement

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1. INTRODUCTION

This Village Design Statement (VDS) describes the distinctive character of Wymeswold village and surrounding parish. The historical evolution of the present village is summarized. Representative views of residents are set out, emphasizing those features regarded as most attractive and distinctive, in the expectation that these will be retained and emulated in future development.

The conservation area of the village is particularly large by comparison to the village size. Of 466 households in the parish, 425 lie inside the village envelope with 294 (69%) of these situated within the conservation area that was defined in January 1974. There is much modern development within and on the edges of the conservation area.

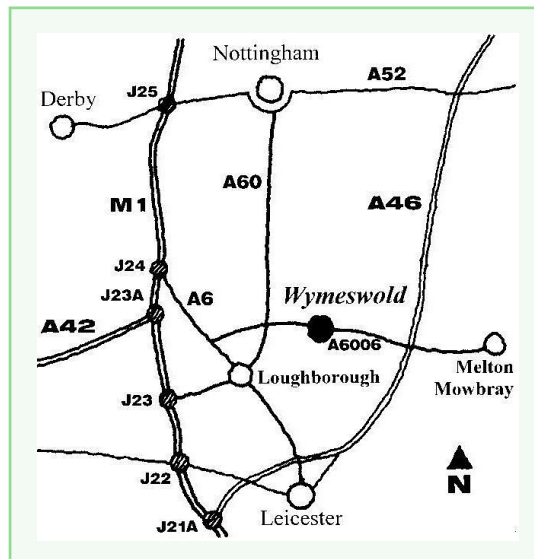
Since the village settlement and its conservation area are compact and intricately entwined, the VDS will provide important guidance for the sympathetic treatment of vistas both from and within the village for developers and householders alike. The conservation area is defined with a dotted black line (shaded deep pink) on the map on page 23.

The purpose of this Village Design Statement is to inform and influence all involved in the design of planning proposals within the village, such as:

- Architects, builders, designers and developers.
- Residents and local property owners considering alterations to existing buildings as well as back land development.
- The local planning authority (Charnwood Borough Council).
- Wymeswold Parish Council.
- The local highways authority.

THE IMPORTANCE OF VILLAGE DESIGN STATEMENTS

The Countryside Agency's two year pilot study demonstrated many successes in modification of unsuitably designed development applications. The involvement of local residents is seen as an important asset in providing parish councils with well-documented public support for influencing planning proposals. Wymeswold Parish Council has that support in this document as a result of the input from a large number of residents at meetings, workshops and through questionnaires. Their views and comments have been taken into account in this document.



WYMESWOLD LOCATION

Wymeswold is situated at the northern boundary of Leicestershire between the cities of Nottingham and Leicester. It is within 14 miles of the M1 motorway and 20 miles of the A1 trunk road. The agricultural market town of Melton Mowbray lies 11 miles to the east and the university and market town of Loughborough is 5 miles to the south west. Loughborough provides a wide range of leisure amenities, rail and bus links and has recently benefited from additional retail parks. East Midlands Airport is within 15 miles of the village.

2. WHAT RESIDENTS TOLD US ABOUT WYMESWOLD

The VDS committee organised questionnaires, public information meetings, workshops and 'walk-about's'. The most frequent 'best' and 'worst' comments are represented below.

WHAT RESIDENTS FOUND MOST APPEALING

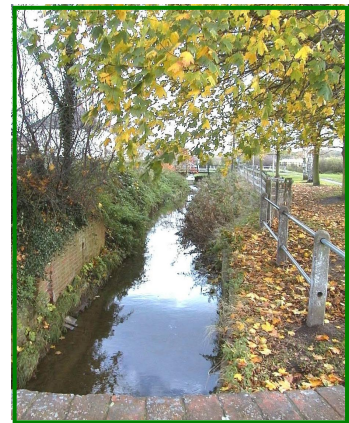
- A village that is large enough to sustain some vital amenities but small enough to have strong community spirit so that long-term residents and 'newcomers' meet and chat, interact and integrate easily and quickly.
- An interesting and historic village, hidden in a dip (or 'bowl'), protected by this landscape with centuries of building styles providing curving 'streetscape' vistas with constantly changing views.
- Attractive vistas created by the River Mantle running through Brook Street.
- The 'sweeping' entrances into the village with the edges of the surrounding high ground almost unaffected by modern developments.
- Attractive rural setting offering commuting routes to cities and towns.



One of the valued village seats

WHAT RESIDENTS FOUND LEAST APPEALING

- The high volume of traffic, with little regard for speed limits, using the A6006 (often used as a link between the M1, A46 and A1 for light and heavy commercial vehicles) creates air and noise pollution and a danger for children, adults and buildings.
- Creeping 'urbanisation' of telegraph poles, signs, street lighting, concrete kerbstones and the problems of on-road parking in historic narrow streets.
- The relative lack of newer affordable housing.
- The loss of spaces and vistas between newer houses with loss of views out to the rim of the rural edges of the natural 'bowl' or dip in which the village lies.



The 'brook' beside Hoton Road



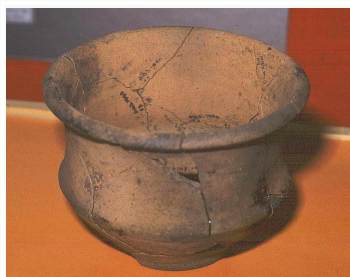
Sequential views of the northern side of Far Street from the church tower showing the village nestling in its 'bowl' with the curving streets and buildings protected by the landscape.

SUMMARY OF RESIDENTS COMMENTS

- Community spirit must be retained and enhanced as a priority.
- The height of developments should not breach the visible rim of the 'bowl' as viewed from each street and remaining vistas must be protected and enhanced.
- Preserve vistas from and between houses in future developments
- Preserve and emulate the mix of architecture with interesting curving 'streetscapes'.
- Avoid further urbanisation and address the impact of traffic.
- Introduce more affordable housing in any future development.



Discovery of Iron Age pot



Restored Iron Age pot



16th century 'chalice' and 18th century liturgical silver

Wymeswold parish is bounded on the east by the Roman Fosse Way, where there was a small Roman town called Vernemetum. The name translates as 'Great (or Especially) Sacred Grove', suggesting that the town supersedes an important late Iron Age shrine (and, in turn, became the location for an early Anglo-Saxon church). Several Roman occupation sites and coin hoards have been discovered in the parish. In 1990 the development of Orchard Way exposed late Iron Age and early Roman ditches, probably associated with a nearby settlement. 'Finds' included a well-preserved late Iron Age pot, a Roman brooch, and a sherd from a Roman cheese press.

When a bridge was constructed in the 1960s over the Fosse Way (A46) just to the north of Vernemetum, an early Anglo-Saxon cemetery was discovered. Elsewhere in the parish metal detector users have discovered a number of nationally-important Anglo-Saxon brooches and other decorative metalwork. In March 2000, while excavating for the Memorial Hall extension in Clay Street, some sherds of pottery were discovered that provided the first evidence for Anglo-Saxon occupation in the present village. The same excavations also showed pits and ditches associated with a medieval timber building. The long thin plots with houses on the road edges are characteristic of much of the south side of Brook Street (east of the bottom of Church Street) and much of the central section of the north side of Far Street. These suggest that the village of Wymeswold originated as a planned settlement in the 8th or 9th centuries.

In 1337 Edward III granted a market charter to Richard de Willoughby, one of the owners of the three manors of Wymeswold, allowing a weekly market on Wednesdays and an annual June fair. Around that time Wymeswold acquired a market cross, which stood in the main road near the northern end of modern Clay Street (also known as Cross Hill). The cross has long disappeared but the name lives on in the 1986 infill development of 11 houses known as Cross Hill Close.

St Mary's church is sited on a raised mound with an associated spring, the Stockwell (now culverted). The church presumably originated with the nucleated village in the 8th/9th centuries. The oldest-surviving stonework is from the 13th century, although the building was mostly rebuilt in the 1830s. This is one of the few parish churches rebuilt by A.W.N. Pugin (who was mostly commissioned for much grander projects), and the first church in the county (and one of the earliest in the country) to be designed according to the preferences of the Oxford Movement. The building is largely unchanged from Pugin's designs. The churchyard contains many undisturbed well-carved slate headstones. In more recent times, the church became famous for its silver 'chalice' hallmarked London 1512-13 (a rare survival of pre-Reformation liturgical silver).

Some of Wymeswold's past now resides in museums, but most is integral to the present village, lingering in the original settlement form and shapes, the nature and positions of houses and fields, and in many of its street and footpath names.

GUIDELINES - Archaeological Past

1. Charnwood Borough Council and Wymeswold Parish Council should be encouraged to use links to relevant local history when naming new streets and modern developments.
2. The long narrow plots off central Far Street and the eastern section of Brook Street should be respected when considering development proposals (i.e. full application of Charnwood Borough Council's design guidelines 'Backland and tandem development' October 2000).
3. Developers should expect to fund watching briefs or more extensive investigations to enable archaeology to be evaluated and recorded as required by PPG16.
4. Sites of known archaeological and historical interest such as the Hall Field should be protected as required by PPG15 and PPG16 and English Heritage 'Conservation Area Practice' October 1995.

4. DEMOGRAPHICS, ECONOMY AND THE FUTURE

Occupational changes over the last two centuries have resulted in much population fluctuation and have left a mark on the village's development. The population was probably around 500 inhabitants in the 1700s rising slowly to 782 (in 260 households) by the time of the first Census in 1801. In this 'Georgian' period of growth created by mechanisation and affluence (resulting from wool and meat production) the character of Far Street and Church Street was formed with tall buildings and Georgian facades remaining intact to this day. By 1831 the population had risen to 1276 inhabitants. The rapid growth is attributed to the development of framework knitting industries, increased stock rearing and the associated affluence that would have generated a need for domestic staff. The population then steadily declined as people migrated to local industrial centres for work and to the attractions of more modern suburban housing and amenities. In 1931, the population was only 755, the lowest it had been for about 200 years.

Upgrading of roads and the introduction of motorways have now meant that the population has risen to just over 1000 today (in 466 dwellings) because commuting is so easy. This, and the decline in agricultural employment, have led to changes in the shape of Wymeswold as farms have consolidated by increasing their land holding. Farmhouses within the village have been replaced by more modern ones on the outskirts and many original out-buildings have been demolished to make way for infill developments with conversions of others into residential use and garages.

Wymeswold has some local employment in the retail shops and public houses. The nursing home and other small businesses in this and adjacent parishes, such as the small industrial units on the airfield, provide further employment opportunities. There are a number of self-employed trade people working from the village and advances in computer technology has led to an increase in home-working. However, the ease of commuting has increased the attraction of living in a rural setting and is likely to be the prime reason for the future growth of the village. This may put pressure on the demand for some residential development but the landscape provides the ultimate limiting factor.



Original framework knitting workshop, the Wye House

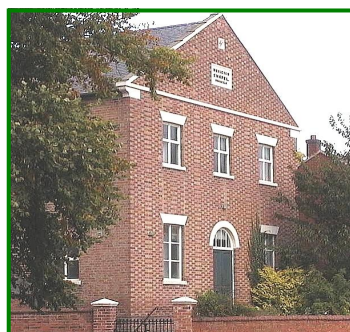


Wymeswold Court nursing home

5. VILLAGE CHARACTER AND COMMUNITY SPIRIT



St Mary's lych gate



The Methodist chapel

St Mary's church and near-by Methodist chapel are the centre of the village geographically and spiritually. Much of the church's upkeep and recent renovation has been funded from the efforts of residents' groups such as the Wymeswold Church Appeal Fund, the Parochial Church Council, the choir, the bell-ringers, and other residents, in addition to the support of the Parish Council. The view of the curving Georgian façade of Far Street through the lych gate has become a visitor's and photographer's favourite and St Mary's bells (with their prestigious history) have an enthusiastic bell ringing group and attract many visiting bell ringers that bring more trade for the village shops and public houses.

There is a thriving Methodist chapel congregation that run coffee mornings and other events. Joint services are held with St Mary's church on special occasions. The central position of the church, chapel and the nearby Post Office, shops and public houses leads directly to daily conversation and interaction between many residents. This strengthens community spirit even though meeting areas and seating within the village centre are limited. Many of the streets and roads have grass verges that enhance the rural character of the village and provide additional areas where pedestrians can stop and talk away from the pavement edges and traffic. Some of the wider verges also provide opportunities for placement of more village seats (e.g. London Lane).

Although Wymeswold is dependent upon the wider local area for secondary education, the quality of the village's primary school was reflected strongly in the questionnaires returned by residents. There is an enthusiastic Parent Teachers Association that regularly organise events involving more

than just the parents or guardians of the school children. This enhances many other activities for children such as Playgroup, Brownies, Guides, Cubs and Rainbows. The Women's Institute has excellent support from Wymeswold residents, as have the cricket and bowling clubs. The Memorial Hall, bowling green and children's play area have been extended or rebuilt as a result of fund raising by residents which has enabled the procurement of substantial lottery and sports council grants to complete the project.

This comparatively small community has demonstrated its commitment to maintaining village amenities and community spirit with these points being highlighted in the questionnaires.



Part of the children's play area rebuilt in 2001



The bowling green, re-laid in 2001



A wide grass verge at Orchard Way



The grass pavement verges along Brook Street

GUIDELINES - Village Character and Community Spirit

5. *In order to encourage community spirit, developers should incorporate open spaces, play areas and seating in development sites (as required in PPG 1 and Annex A).*
6. *Grass verges are a particular feature of the village and developers should incorporate them within new development sites (a good example is the wide green verge at the entrance to Orchard Way).*
7. *Wymeswold Parish Council should take account of community spirit created by the compact nature of the village and the availability of its amenities by preserving and enhancing open spaces and by placing more seating within the existing village e.g. Queen's Park and the old 'pound' on Rempstone Road.*
8. *Younger members of families living in the village find it increasingly difficult to afford properties in Wymeswold when they form their own households. Senior residents have similar problems in finding affordable housing at retirement age. New development should include a reasonable element of 'affordable' housing to accommodate these needs.*

6. LANDSCAPES AND SETTINGS

LANDSCAPE, FIELDS AND RURAL FOOTPATHS

- The 18th century field patterns were created by the Enclosure Act and overlaid the medieval 'ridge and furrow' fields that are still partially visible today around the parish.
- This led to the rebuilding of a number of farms in the village after the 18th century. By the 20th century many farms had consolidated and relocated to new buildings on the plateau well beyond the village.
- Field boundaries are mainly ditches and hedges with a variety of indigenous species and form attractive features. Mature trees are limited and tend to occur in small groups and spinneys, typical of the wolds area.
- There is a network of rural footpaths across the fields providing attractive views over the village 'bowl'.



'Sweeping' approach, Rempstone Road



The village nestling in its 'bowl' as seen from Burton Lane



'Sweeping' approach, Narrow Lane

VISTAS FROM ENTRANCES AND EXITS

- There are unique and characteristic descending 'sweeping' entrances from lanes and roads into the village.
- The 'sweeps' into the 'bowl' mean that the village is largely hidden in its landscape but the church tower is prominent from all aspects and forms a distinctive landmark from the roads and lanes.
- Although most buildings are within the village 'bowl', some farm buildings, commercial units, the airfield and a mobile phone relay mast are sited near to the rim of the 'bowl' or in the fields on the west.
- The fields provide 'buffer zones' that protect views from and into the village.



'Sweeping' approach, East Road

NATURE RESERVES, WILDLIFE CONSERVATION AND LARGE OPEN GREEN SPACES

- Wymeswold nature reserve (off Narrow Lane) is a rare example of unimproved meadow with many unusual or rare species of plants growing around the small 'ravine' through which the River Mantle flows.
- The River Mantle and its banks have rare plants and protected or rare animal species such as the water vole and great crested newt. There is growing concern for the protection of the wildlife from the potential dangers of river pollution especially in adverse weather conditions.
- Large open green spaces around the village envelope are few and mainly include the school field and the Burton Lane sports ground.



The small ravine of the River Mantle in Wymeswold's nature reserve



The view from Crow Hill, across Hall Field, showing the village nestling in its 'bowl'

GUIDELINES - Landscape and Settings

9. The development of industrial or business units should be controlled both in placement, size and materials used. Improved natural screening should be incorporated with the planting of indigenous species to create deep boundaries. Where commercial developments in other parishes are also likely to impinge upon the rural views around the village, the parish council should set up liaison groups with local parishes in order to jointly minimize the visual impact of such developments.
10. Development should respect the views to and from the village boundary created by the rim of the natural 'bowl'. Existing free-standing dwellings (e.g. farmhouses) beyond the village boundaries should not establish a precedent for 'infill' development. Particular regard should be given to the relationship of roof heights and their impact on views of the skyline created by the natural rim of the 'bowl' around the village. Roof heights of new dwellings should not prohibit views of the skyline from the following reference points:- the junction of Hoton Road with Brook Street and the A6006 by the Wymeswold sign on the eastern side of the village.
11. Where the above guideline is met, new development should be adequately screened from above and below the contour using planting of indigenous species, encouraging hedging as well as specimen trees.
12. The characteristic 'sweeping' approaches to the village should be protected as a priority and any visual encroachment upon these by residential, industrial and agricultural buildings should be avoided.
13. A continuing effort is required to maintain the existence of the rural footpaths, bridleways and unclassified roads (known locally as 'rupps'). Regular checks should be made on their condition, especially stiles and way-markers. Ploughing of existing footpaths should be discouraged unless acceptable alternatives are offered. The parish council should utilise 'The Stewardship Scheme' in conjunction with Leicestershire County Council Highways Authority to manage these paths and bridleways.
14. Mature trees and hedges should be maintained using indigenous species. Planting of trees and hedges around boundaries of fields and outlying dwellings should be encouraged.
15. Good examples of ancient ridge and furrow fields should be preserved wherever possible.
16. The open public amenity spaces of the school field and Burton Lane sports ground should be protected from commercial or residential development.
17. In order to protect the wildlife and plants of the River Mantle from pollution, the Parish Council is recommended to set up an environmental monitoring programme with the relevant agencies and wardens. All sites of ecological interest and importance should be protected and especially those sites with rare or diminishing species of wildlife and plants.
18. Any proposals for erection of communication masts should be very carefully considered to ensure that they are appropriate in design and siting. If a mast is considered to be essential, it should be adequately screened with natural planting.

THE 'LADDER' PATTERN

- The village was created within a 'bowl' of well-drained sand and gravel with a river running east to west and high ground above for pasture and grazing. Brook Street developed along the line of the River Mantle. A second east-west road (from Melton Mowbray) developed on higher ground to the north. Four parallel roads and a footpath (The Civic) connect these two through-routes from north to south and form the characteristic 'ladder' pattern of the village. The streetscapes and compact character are a result of infilling this 'ladder'.



Looking east along Brook Street



Looking west along Brook Street

SKYLINE VIEWS AND VILLAGE ZONES

- The houses on Far Street and Brook Street are mostly built on long narrow plots with some eaves-end to the road. The access drives and paths still give some views between houses to the skyline of the 'bowl'. Brook Street has many tall buildings and some fields and orchards have also been developed in recent times. Hence the northern rim of the 'bowl' is mostly obscured. The southern rim of the 'bowl' can still be seen from the Hall Field (Brook Street) and across the fields towards Burton Lane by Swift's Close (Horton Road).
- The village is full of interesting patterns and contrasts. Far Street, Church Street and Clay Street are narrow while Brook Street is wide with the river and broad grass verges running through it. Far Street is curving with shops set within the Georgian facades, while Clay Street and Church Street feature a variety of distinctive styles of cottages.
- London Lane is a typical 1930s and 1940s ribbon development situated on a wide road with green verges. The most common pattern of 20th century development is culs de sac. The views across the village from most of the culs de sac are often obscured by houses built at the blind end (Appleton Drive is the exception).



The much used footpath linking Church Street to The Stockwell

FOOTPATHS AND OPEN SPACES

- The lack of footpaths from most of the culs de sac encourages the use of cars for short journeys to the village shops and amenities. Cul de sac often lose the feeling of community and seem remote because they lack the opportunity for chance meetings and interaction with 'passers-by'. The most used footpaths connect Trinity Crescent to Hoton Road, London Lane to Clay Street, East Road to Brook Street (The Civic) and The Stockwell to Church Street.
- Centuries of infill of the old orchards and farmyards have resulted in a lack of large green spaces in the village. Queen's Park and the London Lane allotments are the closest green areas to the village centre. The East Road allotments and the Hall Field provide another two valuable open spaces on the village edges.
- Many of the streets and roads have grass verges that enhance the rural character of the village.



The Hall Field across Brook Street



Queen's Park from Brook Street



London Lane allotments

GUIDELINES - Settlement Form

19. Planning applications for anything other than minor developments should be accompanied by an axonometric or artist's impression showing the relationship of the proposal to the surrounding buildings and the countryside contours. These should clearly demonstrate the effect on views outwards from within the village and views inwards from the approaches down the 'bowl' into the village with special reference to PPG 1 - Annex A.
20. All grass verges and banks (including drainage) of the River Mantle in Brook Street should be managed as rural settings with careful mowing and trimming at the correct times of the year to preserve plants and the environment for wildlife while still providing a tidy and pleasing appearance. The Parish Council, ecological wardens and Charnwood Wildlife are recommended to set up a plan and work schedule for mowing and trimming the grass verges and river banks with Leicestershire County Council.
21. Existing footpath links within the village are used and valued and should be maintained by cutting back weeds and maintaining sympathetic lighting.
22. To encourage community spirit and to discourage the use of cars, new developments should include footpaths wherever possible in order to facilitate easy pedestrian access to the village centre.
23. Open areas such as the Hall Field, should be retained in-situ as open spaces.
24. The London Lane and East Road allotments are valuable open spaces run by the parochial charities and should be protected from commercial or residential development.

HARMONIOUS GROUPINGS

- The merit of Wymeswold's buildings has been recognised by the listing of 35 as having architectural and/or historic interest. The village derives much of its character from the harmonious groupings of buildings with different building heights and styles nestling beside each other.
- Houses have been built at various angles to each other, many eaves-end to the road. In places, houses are at different levels to each other, frequently following the contours of the roads and land.
- Many buildings in Far Street, Church Street and Clay Street have little or no land in front so doors open directly onto narrow pavements.



Buildings opening onto pavements in Far Street



Different angles of buildings in Church Street



Older buildings that follow the land contour in The Stockwell

BUILDING TRADITIONS AND MATERIALS

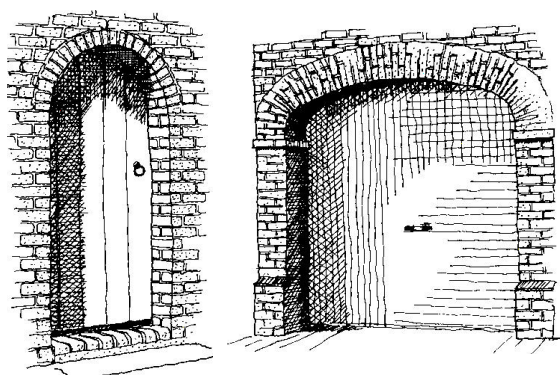
- The characteristics of the village buildings reflect local and regional building traditions. There are some thatched cottages but many of similar age are now slate roofed. Rendering provides another characteristic contrast with the typical mellow brownish-red brick. Examples of diapered-pattern brickwork still exist.
- Many older houses have stone plinths. The brick arches, often found above openings in buildings and walls are one of the key 'vernacular' details that add variety. Many houses have corbelling and stringing, and some have original date stones.
- Roofing materials are frequently slate with some fine examples of Swithland slate. Some patterned slate exists (e.g. the old primary school in Far Street) and mellow clay pantiles are prominent on original and restored outbuildings.



Two modern buildings on Rempstone Road showing the use of sympathetic materials and varying roof lines that blend with 18th and 19th century styles in London Land behind the development



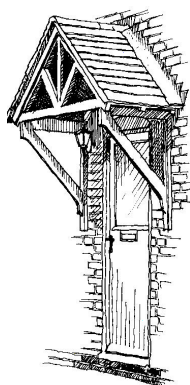
Buildings of differing ages in a harmonious grouping in Church Street showing stone plinths, brick and rendering



Typical arches around doors, gates and between adjoining buildings

WINDOWS, DOORS, FAN-LIGHTS, PORCHES, CHIMNEYS

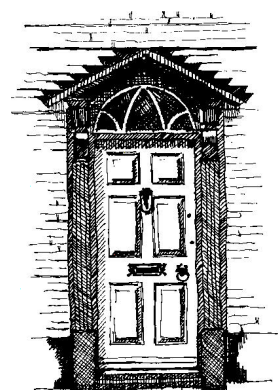
- These details give additional character to village buildings and contribute to the diversity of the streetscapes.
- Window styles include cottage types, Georgian 16-pane sashes and 'Yorkshire' sliding sashes.
- Doors feature many styles and periods with the classical Georgian period examples being the most formal. Barn and carriage doors provide additional variety and attractive porches on cottages add further interest.



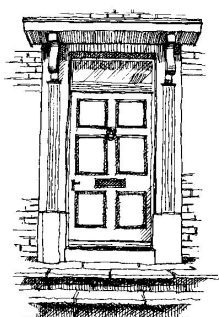
Cottage style porch



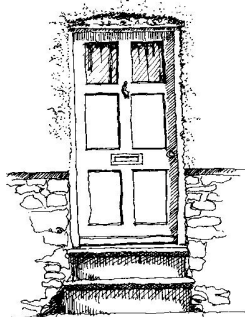
Modern cottage style porches in Cross Hill Close



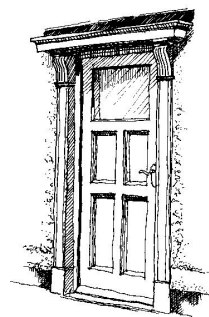
Georgian style porch with typical fanlight



Georgian porch, door



Cottage style door



Georgian porch, door

SYMPATHETIC CONVERSION AND INFILL

- Some old buildings have been sympathetically converted to modern residential use. These include the lodges to Wymeswold Hall (73 and 75 Brook Street) and some notable barn conversions at 19b, 21a, 21b, 49a and 49b Far Street.
- The village contains several examples of sympathetic modern infill. These draw upon vernacular styles including porches, large arches, varying height and interesting roof lines and juxtaposition of the houses. These developments are small, the houses are varied, key 'vernacular' features have been emulated and there is no regimentation of the building line.
- In the last 20 years there have been many small developments of 'executive-home' style with minimal (if any) developments that include 'affordable' housing for the younger generations of the village.



Barn conversion 49b Far Street



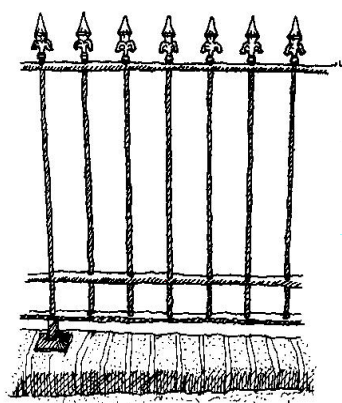
Barn conversion 49a Far Street



Lodge conversions 73, 75 Brook Street

PROPERTY BOUNDARIES

- Boundaries tend to be marked by brick walls or hedges. Walls often incorporate stone plinths, capping of various types of blue brick as well as decorative slate or tile stringing.
- Some properties have wrought iron gates and railings sitting on low brick walls which were an old characteristic of Georgian ‘streetscapes’ such as Far Street.



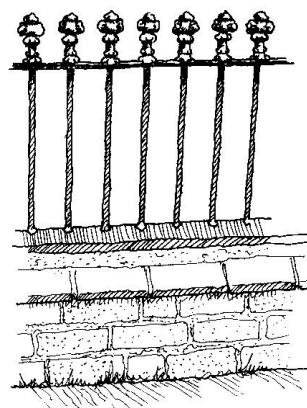
Railings often seen on just a simple brick course



Boundary hedging at 57 and 63 Brook Street



Modern example of traditional tile stringing in a boundary wall in White Horse Court



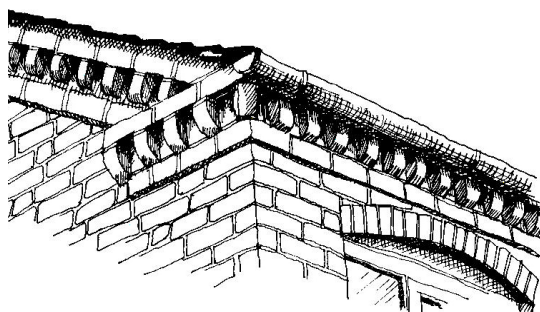
Railings seen on a stone and/or brick plinth

GUIDELINES - Buildings and Boundaries

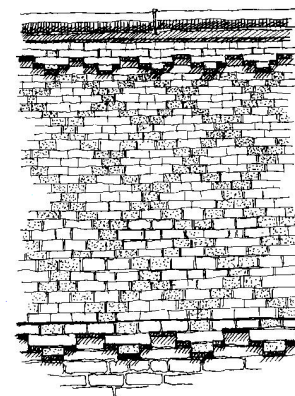
25. The contours of the land and surviving historic street patterns should be respected by any new development. The vistas around historic buildings and existing streets should be preserved by careful attention to placement of new buildings, heights of buildings and design and placement of extensions to existing properties.
26. Any development should take specific note of the characteristically random nature of building lines in Wymeswold. The sensitive placement of buildings should sympathetically reflect site characteristics and should avoid urban ‘ribbon’ development where placement is dictated by priority of the infra-structure (roads and services) i.e. fit the infra-structure to the buildings rather than the opposite (see photographs on page 12).
27. New developments should acknowledge the natural hierarchy of buildings within historic groupings and reflect the existing mix of house size, pattern, rhythm, height and varying roof levels. Similarly, plot shapes and sizes should reflect existing patterns and should provide lateral spaces to preserve and maintain vistas out to the rim of the ‘bowl’ between the buildings.
 - Characteristic examples of varying building heights and changing roof lines are prevalent in Far Street, Church Street and the Stockwell. Three storey buildings are not common (less than 15 within the entire village). The characteristic varied orientations and style of adjoining houses are clearly demonstrated in Brook Street, Church Street, The Stockwell and Far Street. Photographs on page 12 show these characteristics.



Simple corbelling and stringing



Detailed example of corbelling

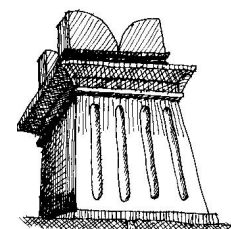
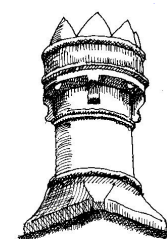
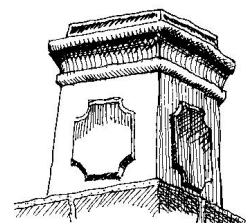


Diapered pattern brickwork and stringing

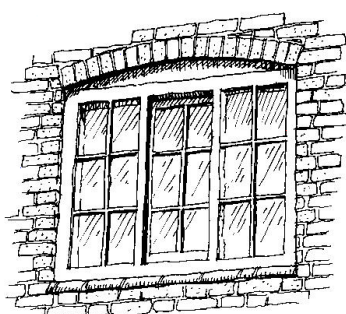
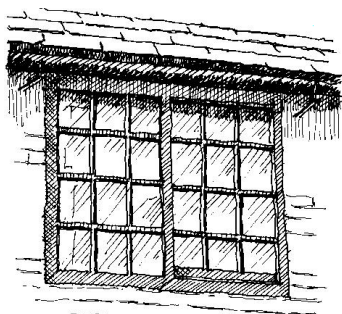
GUIDELINES - Buildings and Boundaries

28. New developments should reflect the prevalent local architectural styles and materials. However, this must be done sensitively to avoid over-enthusiastic use of conflicting vernacular features in any single dwelling. In contrast, a tapestry of local styles is to be encouraged between and within small groups of buildings in order to reflect the varied and interesting streetscape features of the existing village. The following examples guide developers towards local characteristics that should be considered for new developments and are shown in line drawings and photographs on pages 12 to 17.

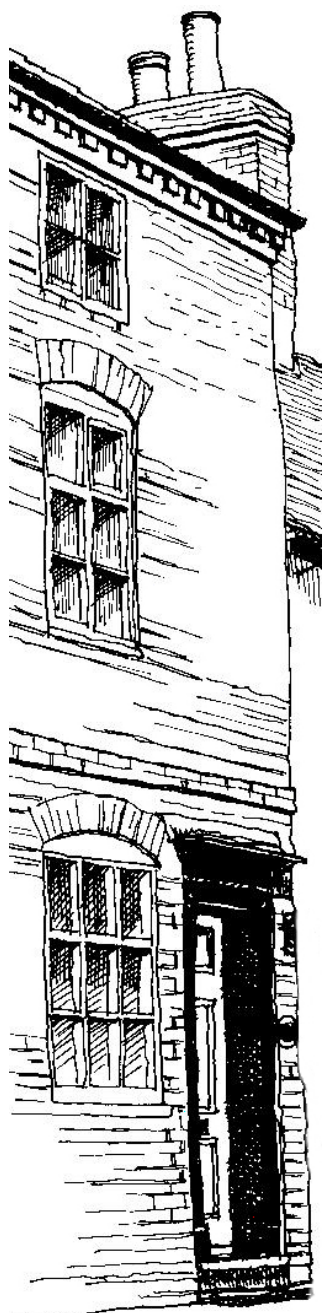
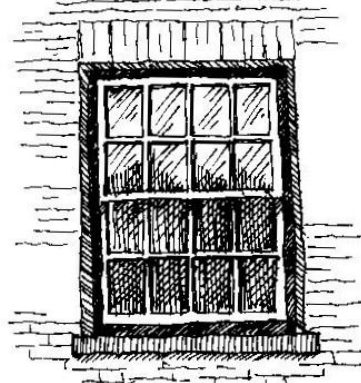
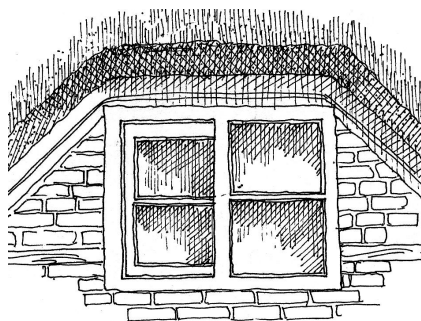
- Porches – cottage styles predominate in Clay Street with good examples of Georgian styles seen in Far Street and Church Street.
- Doors – Georgian and cottage examples can be seen in Church Street and Far Street.
- Windows – cottage style, Georgian 16-panes and 'Yorkshire' sliding sashes can be seen throughout the village and especially in Church Street and Far Street.
- Brickwork is mellow brownish-red and pale coloured rendering is a common feature.
- Stringing and corbelling in brownish-red brick are prevalent whereas quoins and blue brick details are not traditional characteristic features.
- Simple gabled slate roofs predominate for main buildings with dull red pantiles often used on single storey outbuildings.
- Chimney stacks frequently have characteristic brick or slate stringing and chimney pots vary from simple cottage styles to 'Panelled' pots and 'Bishop' pots.
- Brick arches are an historic local feature and good sympathetic modern examples prevail in phase two of Orchard Way (houses 9 to 17, garages and garden gates). Drawings appear on page 12.
- Traditional buildings should not be copied rigidly. Modern interpretations of old forms may be quite acceptable although early discussion between the architect and local authority is recommended. In this way, new buildings should establish a good relationship with existing buildings and enhance their settings.



Examples of typical chimney pots



*Some examples of Georgian 16-pane,
'Yorkshire' sliding sash, Victorian sash
and cottage style windows*



GUIDELINES - Buildings and Boundaries

29. Materials used in new buildings, extensions and renovations within the CONSERVATION AREA should harmonize with those that are dominant in adjacent buildings or the existing house. Consent from the local authority is required for even minor renovations and repairs on listed buildings. Owners are advised to contact Charnwood Borough Council before undertaking any change, renovation or repair to a listed or historic building. Architectural details such as windows, doors, porches, roofs and brickwork should reflect the local idiom. Those on existing buildings should be preserved or replaced with similar in line with Charnwood Borough Council's 'Conservation Area Guidelines' and the preceding guideline 28. In particular:

- § Wooden doors and window frames should not be replaced with uPVC and visible extensions and alterations should also resist the use of uPVC.
- § Coloured finishes of woodwork (windows, doors, barge boards) should comply with Charnwood Borough Council's 'Conservation Area Guidelines'.
- § Brickwork and pointing should reflect the adjacent buildings both in colour (mellow brownish-red) and in decorative features such as stringing and corbelling.
- § Rendering should be finished in white, cream or a pale pastel hue avoiding bright or garish variations.
- § Slate roofs are a key conservation area feature. Therefore new, reclaimed or resin-bonded slates should be used.
- § Dull red clay pantiles should only be considered for single storey outbuildings where there are adjacent examples.
- § Sympathetic repair and reinstatement of features such as doors, windows, roofs may be eligible for 'Historic Building Grant' assistance from Charnwood Borough Council.



Showing how the Rempstone Road development of three houses has used varying roof lines, new and reclaimed bricks, slates and pantiles to blend in with the 18th and 19th century buildings that lie behind in London Lane

BRICKS

Brickwork should be of a mellow brownish-red. Traditional examples can be seen on the north side of Far Street from houses 17 to 47 plus 51. Further original examples can be seen at 2, 7, 8, 24 and 26 Church Street and at 27, 79, 82, 105, 106/108 and 113 Brook Street. Appropriate mellow reclaimed bricks have been used to build 28a Church Street.

RENDERING

The prevalent painted colours are white, cream and beige. However, other pastel hues can be seen at 14 Clay Street and 2 East Road (a weathered pale terracotta).

ROOFING

The prevalent material is slate for main dwellings with dull red clay pantiles frequently seen on single storey buildings and outbuildings.

- Swithland slate is almost unobtainable now but examples can be seen on 11 and 17 Far Street.
- Welsh slate is prevalent in the village. Original examples can be seen on older houses along the north side of Far Street, the central and the eastern sections of Brook Street.
- 47 Far Street (the old primary school) sports a finely restored patterned slate roof where the original slates and ridge tiles were re-used.
- 49a and 49b Far Street and 28a Church Street exhibit new Welsh slate roofs.
- 8 Wysall Lane and the single storey section of 30 Church Street have utilised modern (planning authority approved) resin-bonded slates.
- Examples of dull red clay pantiles on single storey outbuildings and cottages can be seen in the new development at 7, 9 and 11 Rempstone Road as well as within the older plots at 2 The Stockwell, 2 Far Street, 1, 55, 76 and 124 Brook Street and at 50 London Lane.



Typical old outbuildings with original pantiles



Brook Street cottages showing a typical mix of brick, rendering and stone plinths side by side

GUIDELINES - Buildings and Boundaries

30. Existing property boundaries, trees and hedges are important and should be retained in line with Charnwood Borough Council's 'Conservation Area Guidelines'.
31. New boundaries should be constructed in appropriately coloured brick, railings of local style or hedges of indigenous species (see page 14 for illustrations). Standard panelled or lap fencing and metal/concrete post and rail should be discouraged. The planting of *Leylandii* should be discouraged and boundary heights should be restricted.
32. Garages/parking areas should be unobtrusive and preferably set back from the frontages or behind the houses if possible.

ROADS AND TRAFFIC

- East Road into Far Street is an 'A' class road carrying an increasing amount of heavy commercial and commuting vehicles.
- The increasing volume of traffic is now starting to affect the smaller cross-linking roads such as The Stockwell as vehicles cut through the village to reach Loughborough.
- The two lanes leading to Wysall in the north and Burton in the south are narrow with awkward junctions.
- Vehicles on the A6006 frequently enter the village at speeds above the limit.
- Brook Street and its continuation into winding Narrow Lane is a minor road designed to take low levels of local traffic. This road is now carrying an increasing number of heavy commercial lorries.
- Traffic issues are further compounded since many dwellings have no parking areas or garages, forcing parking on the streets and sometimes on the grass spaces and verges.
- The solutions to these problems are not easily resolved without detracting even further from the rural character of the village since many traffic calming measures and associated signs would spoil the 'streetscape' vistas.
- These traffic problems indicate the importance of well-designed development with adequate parking facilities and carefully planned access for new dwellings.



Church Street and Wysall Lane (staggered junctions) open into a 'blind' bend on Far Street. The A6006 road (Far Street) suddenly narrows at this point to allow for an overhanging porch on a listed cottage. This only allows sufficient space for single file lorries past the house.

PAVEMENTS, GRASS VERGES AND STREET LIGHTING

- The historic 'streetscapes' and the attractive rural nature of the roads and streets can be dramatically affected by the treatment of pavements and grass verges.
- Far Street has granite sets along the northern pavement that compliment the style and age of the buildings.
- Other streets have grey concrete kerbstones that impart a harsh suburban appearance. Some grass verges in Brook Street have also been edged with grey concrete kerbstones that detract from the rural setting.
- Some roads have compacted-aggregate kerbs that blend more easily with the buildings and verges.
- The street lighting furniture in the village is suburban with either metal or concrete posts. The predominant yellow sodium lights give an inappropriate urban image instead of enhancing the rural features.



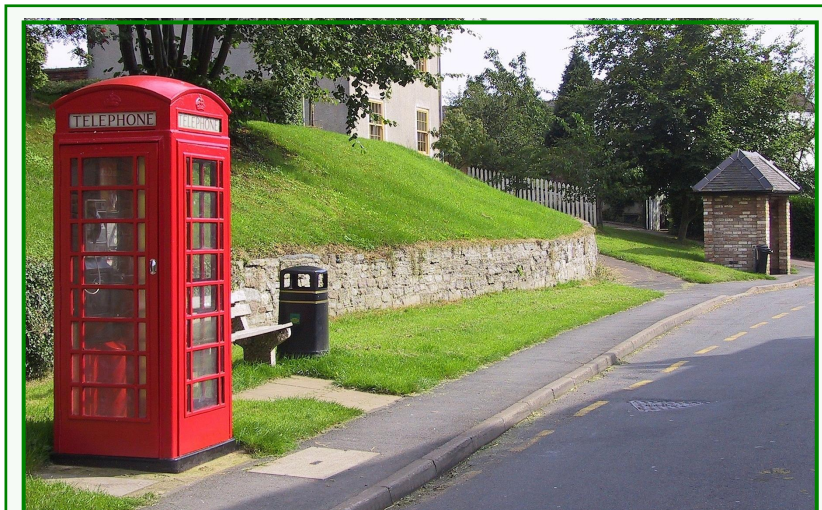
A common accident spot



In a rural village, with an 'A' road as its main street, there are more traffic hazards than just cars and lorries; agricultural tractors and horses are frequent users of Far Street and introduce a welcome, if inadvertent, form of traffic speed calming !

STREET FURNITURE

- Examples of appropriate rural street furniture are the signpost on Queen's Park, the signpost at the Clay Street and Hoton Road junction and the butcher's sign in Far Street.
- Inappropriate examples include telegraph poles with their overhead cables, badly-positioned satellite dishes, and the urban railings across the 'brook' and around the open green space on Hoton Road.



A valued group of restored or replaced 'street furniture' items. The derelict wooden bus shelter was rebuilt using reclaimed bricks and a slate roof. The roadside seat was reinstated on one of the village's characteristic wide grass verges. The new rubbish bins have an older styling that blends well in a rural village and encourage dog owners to do the right things. By popular request, the original red telephone box was removed from Church Street, re-sited and restored here in The Stockwell in full operational order.



A traditional rural shop sign



A rural signpost at the southern end of Clay Street

GUIDELINES – Signs, Service Cables, Satellite Dishes

33. Road signs for street and estate names should reflect the rural nature of the village.
34. Temporary signs on buildings and commercial premises should be in keeping and removed at the end of their useful life.
35. Charnwood Borough Council and Wymeswold Parish Council should ensure that developers and suppliers of communication services to all new developments install underground cables wherever possible to avoid unsightly overhead wires and unnecessary posts.
36. Wymeswold Parish Council should examine the opportunities, with the relevant statutory utility bodies, for replacement of existing overhead wires by underground cables. e.g. the telegraph poles at the bottom of the Stockwell and across Brook Street are in need of imminent replacement.
37. Satellite dishes should be sympathetically placed and hidden where possible so as not to detract from the 'streetscape' vistas. Those within the conservation area should strictly adhere to Charnwood Borough Council's Conservation Area Guidelines.
38. Development should not be permitted if it would generate levels of noise and air pollution that would have an unacceptable impact on the quality of life of residents and the village's character and appearance. Where larger scale developments are proposed, Wymeswold Parish Council, in conjunction with Charnwood Borough Council, should recommend that noise and pollution surveys be carried out by both the developer and environmental agencies to their joint satisfaction.

GUIDELINES - Highways

Highways issues are principally the responsibility of Leicestershire County Council Highways Authority and need to be pursued urgently by Wymeswold Parish Council.

Each of the ensuing guidelines should be read with the following caveat preceding every guideline:- "Wymeswold Parish Council are recommended to pursue the following guideline with Leicestershire County Council highways authority"

39. Route direction markers should reflect the rural nature of the village. These should, preferably, be painted white on wood. However, metal signposts that simulate the original style and painted white (e.g. signpost on Queens Park) may also be acceptable according to the style used.
40. Railings on grass areas and over or around the River Mantle:-
 - Basic concrete posts with unpainted tubular steel posts and rails should be avoided.
 - Where they currently exist, there should be a programme of either replacement or enhancement to reduce the urban impact. Necessary safety features should blend with the environment in colour, materials and style.
41. Traffic calming or bypass of the A6006 is a high priority and should be pursued with some urgency. Any schemes should be unobtrusive with as few signs as possible and should be sensitive to the rural context of the village in order to preserve the historic 'streetscapes'.
42. The A6006 within the village envelope has a number of dangerous junctions with village streets and lanes. These junctions should not be used as major exits or entrances for new development sites above 12 houses because of the dangers already existing from 'blind' junctions, traffic volume and speed.
43. New developments should minimise road space and reflect the curving 'streetscapes' and rural character of the existing village. Designs that are likely to create shortcut routes between main arterial roads should be avoided in all proposals.
44. New developments should provide unobtrusive and well screened parking areas to reduce on-road parking and adequate provision should be made for delivery vehicles to off-load and pick-up without blocking roads.
45. Vehicle weight restrictions and speed limits should be enforced throughout the village in conjunction with the local police authority.
46. Existing grass verges should be protected and preserved using traditional materials such as granite sets to edge them where necessary. Grey concrete kerbs should be avoided. Existing grass verges on the village approaches from rural lanes should be kept natural without concrete kerbs.
47. Where pavements have existing granite set edges, these should be retained and preserved and not replaced with concrete kerbs. Sympathetic compacted-aggregate kerbs are preferred in new developments. Grey concrete kerbstones should be avoided and replaced with sympathetic compacted-aggregate types when existing pavement repair becomes necessary.
48. Street lighting furniture should reflect the rural character of the village and the use of yellow sodium lights should be avoided. Concrete lamp posts are inappropriate in a rural village and existing ones should be replaced where possible. Street lighting should reflect growing concern about light pollution and daylight-triggered control units together with some 'midnight' timer units should be installed.



Rural style sign post on Hoton Road



Signs that need to be respected at all times

10. ACKNOWLEDGEMENTS

Wymeswold Village Design Statement has been adopted by Charnwood Borough Council as Supplementary Planning Guidance and endorsed by Wymeswold Parish Council (WPC). They will take the contents into account when considering planning applications that affect the parish. Over 100 residents have contributed their time, ideas, opinions and information to assist with the production of this village design statement (VDS) through the questionnaires, workshops and public meetings. Many people lent historic photographs and newspaper cuttings to assist with the exhibition display panels and others contributed financially to assist with the funding. A draft document was issued to every household in the parish and comments were invited. The committee used these comments to edit and produce the final document. We would like to thank everyone for their assistance and enthusiasm.

Village Design Statement Officers:

Alan Sutton (chair)
 Ginny Westcott (secretary)
 David Wilcock (treasurer),
 Ian Worthington (initial funding)

Committee:

Sandra Brown	Chris Keeling (WPC)
Susan Crinage	Neil Paterson
John Harrison (WPC)	Ros Wilcock

Workshop Group Leaders:

Roger Brewin (settlement form)
 Jo Ling (landscape and settings)
 Elizabeth Wallace (buildings and boundaries)

We wish to acknowledge the help and support of Hazel Fish at the Rural Community Council (Leicestershire and Rutland) and Martin Tincknell at Charnwood Borough Council. Additionally, Marilyn Dunkelman of Appleby Magna and Martin Hening of Diseworth VDS Committees gave us valuable advice. A special acknowledgement is given to Bob Trubshaw who took on the task of editing this document and lent his exhibition stand for meetings and a number of photographs. Alec Moretti and Bob Trubshaw from the Wolds Historical Organisation gave us important archive information and lent us articles and maps.

Our task of illustrating the VDS has been facilitated by Susan Crinage's line drawings of architecture and her hand drawn maps together with Phil Hutchinson's and Ginny Westcott's photographs. Rebecca Clarke and David Sewell gave us advice on initial layout and design. Oliver Keeling kindly helped us with new software. We wish to thank Derek Mullan and his staff at Wymeswold Primary School for allowing us to use the school for meetings and workshops.

We are grateful for funding received from Charnwood Borough Council, The Rural Community Council (Leicestershire and Rutland), Wymeswold Parish Council, Minster Finance plc and other benefactors who wish to remain anonymous.

The computer-printed document can be viewed at the following places in Wymeswold: The Post Office, St Mary's Church and 30 Church Street. The planning department of Charnwood Borough Council (Loughborough) and the Rural Community Council (Leicestershire and Rutland) hold this document in CD-ROM and paper formats and can provide additional copies upon request. The document can also be downloaded from the web site www.wymeswold.org or can be obtained in CD-ROM format from Ginny Westcott, 30 Church Street, Wymeswold, LE12 6TX.

IMPORTANT BUILDINGS AND AMENITIES

1. St Mary's church and lych gate
2. Methodist chapel
3. Church of England Primary School and playing field
4. Sports field, pavilion and scout hut
5. London Lane allotments
6. Wymeswold Court Nursing Home
7. Memorial Hall
8. Bowling green
9. Children's play area
10. 'Wymeswold Country Furniture' shop
11. Butcher's shop
12. Antique shop
13. Post Office and grocery shop
14. Stockwell Stores (newsagent)
15. The Vicarage
16. Pharmacy
17. Hairdressers
18. 'Three Crowns' public house
19. 'Hammer and Pincers' public house
20. 'Windmill Inn'
21. Wymeswold House
22. Wymeswold Hall
23. East Road allotments
24. Queens Park
25. The Hall Field
26. River Mantle
27. Alford House
28. The Wye building (purpose-built as a framework knitting workshop)
- 29–32. Important village footpaths

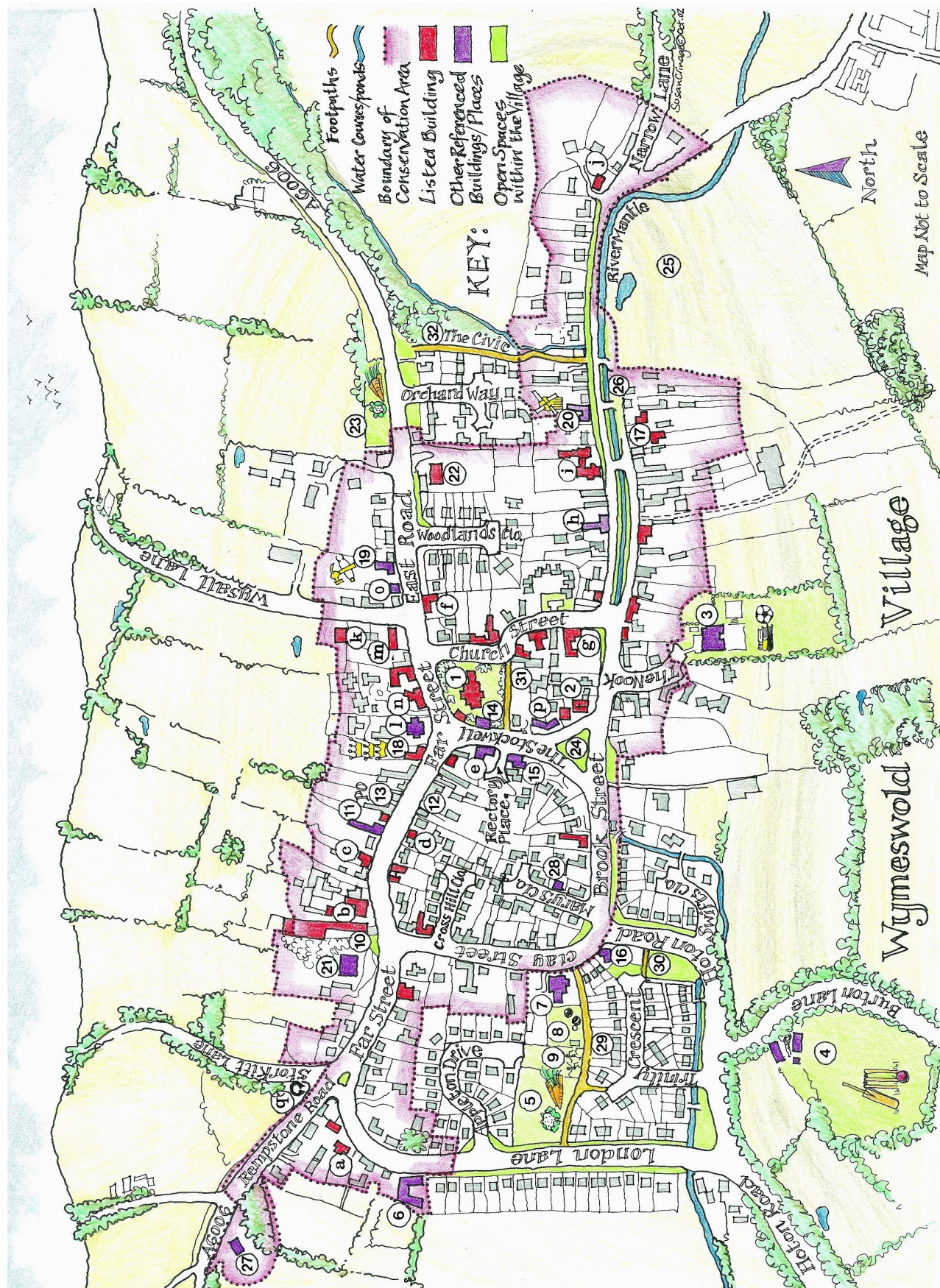
OTHER BUILDINGS AND PLACES OF ARCHITECTURAL AND HISTORICAL INTEREST

- a. 55 London Lane (Georgian)
- b. 'The Manor House', 19 Far Street (Georgian)
- c. 'Lindum House', 25 Far Street (Georgian)
- d. 22 Far Street (Georgian) – originally the 'White Horse' Public House
- e. 'Stockwell House', 9 The Stockwell (late Georgian)
- f. 'Tudor Thatch', 2 East Road (thought to be late 17th century)
- g. 'Falcon House', 3 Church Street (Georgian)
- h. 'The Quakers', 71 Brook Street (old Quaker burial site)
- i. 'The Dower House', 77 Brook Street (Georgian)
- j. 'Rose Cottage', 113 Brook Street (late 17th century)
- k. The old Baptist chapel, 9 Wysall Lane
- l. The old primary school, 47 Far Street (restored patterned slate roof)
- m. The old infant school, 55 Far Street
- n. 49 Far Street (restored wooden 'A' frame farmhouse)
- o. 3 East Road (wooden external 'A' frame visible on western wall of cottage)
- p. 2 and 4 The Stockwell (old cottages following the contours and levels of the land)
- q. Remains of the old village pound

ARCHAEOLOGICAL DISCOVERIES

Those mentioned on page 5 were found between map place numbers 27 and 23 on The northern side and numbers 4 and 25 on the southern side.

Use the rotate and zoom functions of Acrobat Reader to view full size map

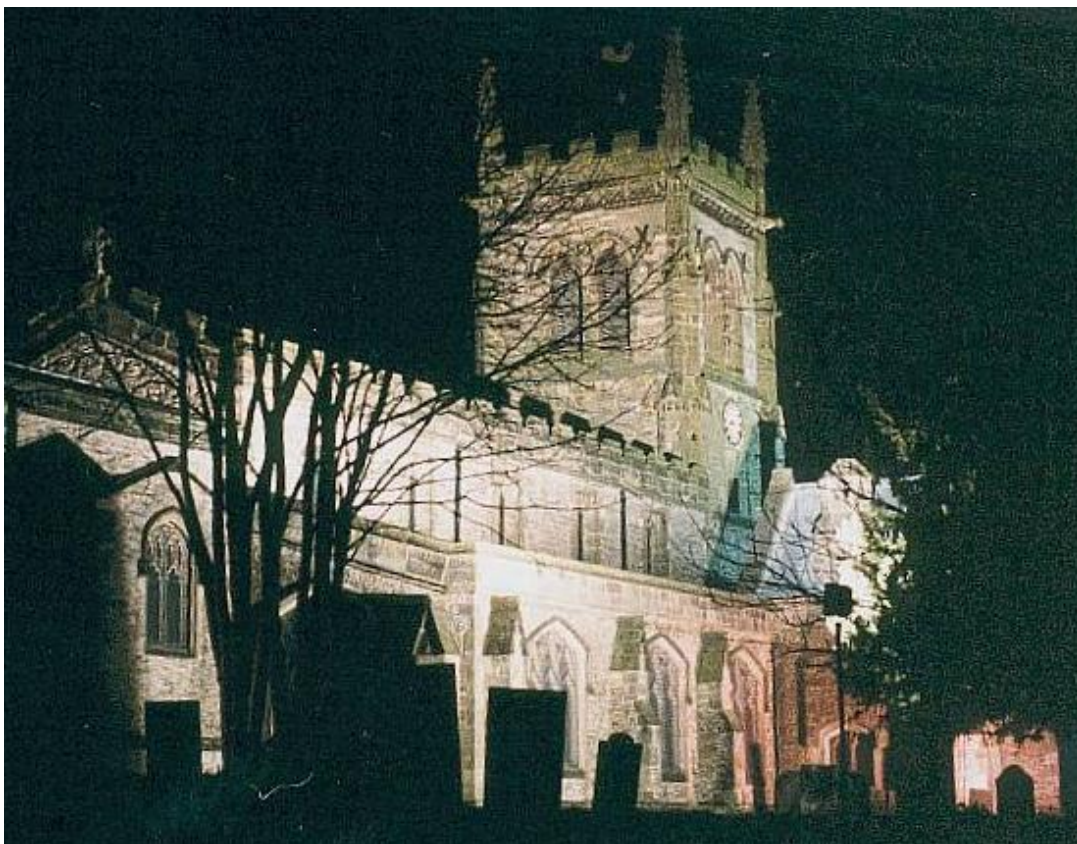


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- A History of Wymeswold*, Sidney Pell Potter, 1915.

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The photographs on page 5 of the restored Iron Age pot and the 16th and 18th century liturgical silver are reproduced by kind permission of Leicestershire County Council Museums, Arts and Records Service (LCCMARS) and the photograph of the liturgical silver is copyright LCCMARS.



St Mary's millennium floodlights turned on just before midnight on December 31st 1999

WYMESWOLD

Village Design Statement

