



## Market Bosworth Conservation Area Character Appraisal



# Market Bosworth Conservation Area Character Appraisal

Prepared by Market Bosworth Society February 2006

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## PREFACE

The preface outlines the aims and purpose of a conservation area and explains the additional controls which apply over new development as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990.

### The Aims and Purposes of a Conservation Area

Many of our cities, towns and villages contain areas which are of particular historic or architectural interest. The quality of these areas depends on a number of factors. These obviously include the best buildings which are usually statutorily listed as being of architectural or historic importance. Quality is also dependent on the following elements:

- the historic layout of buildings;
- the alignment of property boundaries and thoroughfares;
- the mix of uses;
- the use of characteristic materials;
- the appropriate scaling and detailing of contemporary buildings;
- the quality of advertisements, shop fronts and street furniture;
- the use of hard and soft surface treatments;
- the views and vistas along streets and between buildings; and
- the extent to which traffic intrudes and limits pedestrian use of spaces between buildings.

The commercial vitality of a market place is often an essential component of the character of a settlement. Most will contain individual buildings of historic or architectural importance and these will generally be listed buildings – Grade I, II\* or II. These buildings have statutory protection and changes or additions to them usually require listed building consent and often planning permission too. Listing can apply to structures which are freestanding or are part of the curtilage of the building concerned. These controls have regard to the building itself and its setting.

The same degree of control is not exercised over other buildings, but when an area is designated as a conservation area additional controls apply. Within a designated conservation area the most important consideration is the character of the area as a whole. Consequently, quite simple buildings which do not merit listing, but form an important component of the feel or character of an area, can gain a degree of added protection from being in a conservation area for their group value or the contribution they make to the area as a whole.





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## Conservation Area Designation

Conservation Area designation acknowledges the distinctiveness that people recognise and value in their daily lives. It is achieved by the inter-relationship of many elements that go to make up townscape. The designation of a conservation area forms a major way in which this valued character can be preserved or enhanced. It does not imply that change will not be allowed but it does mean that such changes need to have regard to the special character and appearance of the area.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a *duty* on every local planning authority to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and then to designate them as conservation areas. Section 71 of the Act places an *additional duty* on local planning authorities to formulate and publish proposals for the *preservation and enhancement* of any parts of their area which are conservation areas. This document seeks to achieve this objective.

## Additional Controls Exercised in Conservation Areas

One of the main benefits of Conservation Area designation is the added controls which apply over new development. They do not go as far as those for listed buildings but are nevertheless significant and beneficial. Section 72(1) states that in exercising powers under the planning acts *special attention* shall be paid to the desirability of preserving or enhancing the character or appearance of such areas. The following is a short summary of those extra powers:

### a) Development outside a conservation area

The desirability of preserving or enhancing the character or appearance of a conservation area applies to development proposals which are outside a conservation area but would affect its setting, or views into or out of the area.

### b) Added publicity

Local planning authorities are required to publish a notice of planning applications which would in their opinion affect the character or appearance of a conservation area.

### c) Additional controls on 'permitted development'

Many developments which are exempt from the need for specific planning permission require permission within conservation areas.

These include:

- various types of cladding;
- the insertion of dormer windows into roof slopes;
- the erection of satellite dishes on walls, roofs or chimneys fronting onto a highway;
- the installation of radio masts, antennae or radio equipment housing with a volume in excess of 2 cubic metres; and
- tighter controls on the size of house extensions.

### d) Controls over demolition

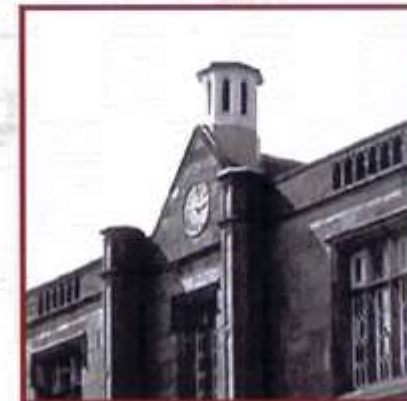
The demolition of most buildings in conservation areas requires permission. The part played by the building in the architectural or historic interest of the area must be taken into account. The tests for demolition need to be assessed against the same broad criteria as proposals to demolish listed buildings. Where it is agreed demolition should occur, because the building makes no such contribution, the local planning authority needs to have full information about what is proposed for the site after demolition.

### e) Controls over advertisements

Certain categories of advertisements which elsewhere are deemed to be acceptable and do not require advertisement consent, do require consent in conservation areas. Examples include illuminated business advertisements and temporary hoardings.

### f) Trees

Anyone proposing to cut down, top or lop a tree in a Conservation Area is required to give six weeks' notice to the local planning authority so it has time to consider making a Tree Preservation Order. Penalties for non-compliance are the same as for those for Tree Preservation Orders.





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## Further Control over Permitted Development

There is scope to bring certain operations under planning control, which are classed as *development* as defined in the planning acts, but which are permitted by the provisions of the Town and Country (General Permitted Development) Order 1995. These are commonly referred to as *permitted development*. The demolition of any gate, fence, wall, or other means of enclosure in a conservation area now falls within the statutory definition of *development* by virtue of the Town and Country Planning (Demolition-Description of Buildings) Direction 1995. Such operations elsewhere are not classed as *development*.

To achieve additional control it is necessary to secure a Direction under Article 4 of the Order withdrawing permitted development rights for a prescribed range of development materially affecting some aspects of the external appearance of dwelling houses, such as doors, windows, roofs and frontages. There would need to be evidence of abuses of control in these matters to justify the making of an Article 4 Direction because in the Government's view their use is not automatically triggered by the designation of a conservation area. The Government's view is that, generally, residents living within a conservation area should continue to enjoy the same freedoms as those who do not.

To successfully achieve additional control, it is necessary to spell out the importance of those features which make a material contribution to the character of the Conservation Area. Public support for this approach is also very important.



For further information about conservation areas and listed buildings go to [www.english-heritage.org.uk](http://www.english-heritage.org.uk) and click on Research and Conservation/Heritage

# Market Bosworth Conservation Area Character Appraisal

## 1. INTRODUCTION AND PURPOSE

This document has been produced by Market Bosworth Society in conjunction with Hinckley and Bosworth Borough Council. It follows the guidance set out by English Heritage 1 for groups wishing to prepare a Conservation Area Character Appraisal. The document analyses those features of the Market Bosworth Conservation Area which define its character, so that the area can be enhanced and protected from unsympathetic development. The document will be used for a number of purposes, specifically it will:

- be adopted as Supplementary Planning Guidance;
- inform the Borough Council's Development Control decision making processes by providing a framework against which to determine planning applications;
- assist policy development in relation to the preservation and enhancement of the Conservation Area which can be incorporated into the Local Development Framework;
- inform traffic management policy and priorities in and adjacent to the Conservation Area; and
- protect valuable manmade or natural local features (historic, architectural, landscape or design).

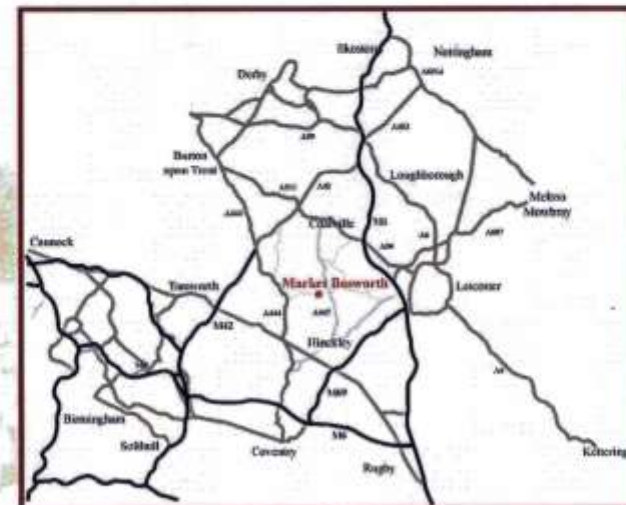
Consideration has been given to a wide range of features including the historical development of the town, the architectural quality of the buildings, and the contribution made by open space, green spaces, trees and other landscape features. The survey work was undertaken by three appraisal teams during April and May 2005 (see Appendix 1).

## 2. LOCATION AND TOPOGRAPHY

Market Bosworth is located within the East Midlands in the County of Leicestershire. It is ten miles south of Ashby de la Zouch, twelve miles west of Leicester, and six miles north of Hinckley. The town is situated on a wooded hill, surrounded by wide plains and shallow river valleys. William Burton's description of Market Bosworth in 1622 continues to resonate today:

*"loftily scituated upon an hill, in a holesome and pleasant aire, and in a fruitfull and fertile soil"* 2

The soil is loamy and well watered and therefore suitable for grazing and stock rearing. There are numerous small woodlands and coppices around the town, surviving partly as a result of the early impaling of Bosworth Park.



1 Conservation Area Appraisals: defining the special architectural or historic interest of Conservation Areas English Heritage March 1997

2 Description of Leicestershire, William Burton 1622



# Market Bosworth Conservation Area Character Appraisal

## 3. ARCHAEOLOGY OF MARKET BOSWORTH PARISH

Over the last 150 years, building development, gardening work, aerial archaeology and amateur archaeological work have revealed human activity in the Market Bosworth area dating back to the early Bronze Age (around 2500BC). Evidence of this period comes from recent archaeological work on the Cattle Market site, a cremation urn found at the Old Rectory Remnants 3, and a possible round barrow at St Peter's Primary School.

Romano British finds have also been made in the area with a Roman villa, and evidence of previous Iron Age occupation, on the east side of Barton Road. Several Roman finds have been made around the parish and the Cattle Market site revealed a Roman ditch. A rectangular enclosure of probable Romano-British date has been seen from the air in the south west corner of the parish, south of the Cotons. An undated cemetery under the Dixie Grammar School may date from the Christian Roman period as these burials did not have grave goods. It could also be a Christian, late Anglo-Saxon cemetery but no chapel or church is associated with the area. No early Anglo-Saxon finds have been made as yet, but a coin and a spear head have been found which represent the late Saxon period. Market Bosworth itself dates from around the C8 as do Far, Middle and Near Coton.

The Medieval Period (C12 – early C16) is the best represented in the area. Bosworth Park lies on the site of Southwood Park which is mentioned in 1292. Old Park, with its extensive boundary banks may also date from this period. St Peter's Church and the Red Lion Inn are surviving C14 buildings. There are documentary records for several other Medieval buildings which have been destroyed over the last 500 years. The existing Bosworth Mill (now known as Harcourt Mill) dates from the C17 but there is evidence of an earlier medieval mill on the site. Middle Coton was deserted sometime in the late medieval period and documentary records tell us that there was a windmill and a chapel at Coton. Coton Priory is a C16 or early C17 country house and the Priory Farm contains a series of well preserved early post medieval buildings.

Bosworth Hall, the Park and the garden fishponds all date from the C17 and form major landscape features within the town. The most recent archaeological feature listed on the Sites and Monuments Record for Market Bosworth is the early C19 Ashby Canal, which runs through the parish.



3 Remnants of a Bronze Age cinerary urn were dug up in the grounds of the Old Rectory in 1849



# Market Bosworth Conservation Area Character Appraisal

## 4. THE ORIGINS AND DEVELOPMENT OF THE SETTLEMENT

As the archaeological evidence demonstrates, there has been a settlement on the hill since the Bronze Age. The importance of the elevated location was recognised by successive peoples and archaeological excavation confirms Roman occupation for several hundred years in Market Bosworth from the mid 1<sup>st</sup> century AD to the C4.

In medieval times the manor was owned by the Harcourts of Stanton and Bosworth. They were a very prestigious family among the knighted gentry of medieval England and remained influential until the estate was sold in the late C16. On 12 May 1285 King Edward 1 granted a royal charter for a weekly market to the Harcourt family. The market is still held every Wednesday in the Market Place. Sir Robert Harcourt died childless in 1509 so the Estate was passed to his second cousin, who sold it for one thousand pounds.

Sir Wolstan Dixie bought Bosworth Hall in 1589. Although Sir Wolstan Dixie never lived at Bosworth Hall he maintained a keen interest in his property, and commissioned an extensive survey of the Manor in 1592. Documentation from this period survives and is held by the Leicestershire Museums and Record Office. The survey provides a detailed description of the C16 town. The Market Place provided a central core from which the main routes fanned out. These routes were intersected by a series of back lanes, alleys and paths (many of which were not named) forming the spokes of a wheel. The street pattern and grain of the town was set by the need to divide individual tenements off from the open fields. Much of the original street pattern can still be seen today within the town centre.

On his death the property passed eventually to the second Sir Wolstan Dixie. He took up residence in 1608 and was instrumental in completing the re-founding of the Grammar School. The family rebuilt Bosworth Hall at the end of C17, and it remained the family seat until the sale of the estate in the late C19. In 1885 ownership passed to Charles Tollemache Scott who did much to improve the Bosworth Estate, including replanting woodland and rebuilding lodges and farms. In later years the Hall became a hospital and is now a country house hotel.

Today, Market Bosworth continues to provide a focal point for the surrounding rural area, both visually and economically. Although small in scale, it is an important commercial centre with a civic tradition that can be traced back to the system practiced by the ancient manorial courts of the early C18.

The population of Market Bosworth has remained stable throughout most of its history. There was a period of rapid expansion in the mid C19 as a result of the boom in the hosiery industry, when the population exceeded 2000. However, the rapid population growth seen in other towns in the C19, as a result of this success, was not sustained in Market Bosworth. The number of inhabitants fell to 729 in 1911. This compares with the estimate of 618 in 1720 and 543 in 1610. Today, the population is just over 2000 people.

The key influences on the development of Market Bosworth are its situation on top of a hill, the agricultural economy which secured its role as a market town for the surrounding parishes, and the strong manorial tradition based on Bosworth Hall within its parkland setting.





# Market Bosworth Conservation Area Character Appraisal

## 5. SETTING OF THE CONSERVATION AREA

Market Bosworth Conservation Area is approached through woodland, pasture and traditional parkland. All the approaches to the town involve travelling uphill, emphasising the elevated position of the settlement. Development is screened by substantial groups of mature native trees, with only the church spire visible above the tree line. The domination of the extensive parkland and woods, together with a large area of glebe land that was consolidated out of open fields, preserved the character of Market Bosworth from the C17 onwards. Its location on top of a hill surrounded by valleys meant that expansion along a single road was avoided. The Conservation Area is tightly drawn around the central historic core of the town. It includes Bosworth Hall, the former seat of the Dixie family.

The main approach roads help to define the character of Market Bosworth. The approach from the A447 is particularly fine as one enters the town through four gate piers forming the gateway to The Park. The entrance is flanked by a Lodge House built around 1890 in neo-Dutch style. Shenton Lane to the west leads quickly out into open farmland with views south east towards Bosworth Battlefield. Although there has been some development extending southwards this is set well back and is unobtrusive.

Sutton Lane is a narrow street which leads down to the gated road, again presenting an important vista into traditional farmland and open countryside beyond. The view down Rectory Lane from Market Place towards The Park presents an almost entirely wooded appearance, achieved by a combination of hedges and mature trees. The entrance to Cedar Drive maintains this character as the properties are well set back and screened by a number of mature trees. In addition, the modern development follows the natural contours of the land which fall away, further screening the houses.

There are magnificent, unimpeded views from Back Lane to Carlton and Wellesborough across woodland and open countryside. This is complemented by the wide aspect down Barton Road across open countryside and natural woodland. The panorama is framed by mature native trees including oak, beech and silver birch. New development has been sensitively sited, thereby protecting these substantial views.

Important glimpses of St Peter's Church throughout the Conservation Area emphasise the town's position on the crown of a hill. Many buildings are framed by mature trees giving the Conservation Area an established feel in tune with the surrounding countryside.

The Conservation Area Appraisal map distinguishes between vistas and views, adopting the Chambers Dictionary definitions. A vista is defined as "*a view or prospect especially as seen through an avenue*". A view is defined as "*the whole extent seen a prospect, wide or distant extent seen*". Sixteen important vistas and views have been identified:

- 1.Looking towards Home Farm from outside No.38 Barton Road.
- 2.Looking across gardens to St Peter's church from driveway to No. 24 Barton Road.
- 3.Looking up Church Street from The Dower House.
- 4.Looking across Red Lion car park and rear gardens in Park Street to St Peter's Church.
- 5.Looking up Park Street from The Forge to the Old School House and mature trees beyond.
- 6.Looking up the Rectory driveway to St Peter's Church.
- 7.Looking down track to the Wilderness from footbridge in the grounds of Bosworth Hall.
- 8.Looking from the Park across green space to Bosworth Hall (framed by the moat balustrade and iron gate).
- 9.Looking through Bowling Green gate on Rectory Lane across to St Peter's Church.
- 10.Looking up Sutton Lane from the Gated Road to the town centre.
- 11.Looking down Sutton Lane from Rainbow Cottage to the Gated Road and open countryside beyond.
- 12.Looking up Station Road from No. 29 Station Road towards Market Place.
- 13.Looking through jitty on Back Lane between Old Bank Chambers and Dixie Grammar School to Market Place.
- 14.Looking down Main Street from the Market Place to the Red Lion PH.
- 15.Looking over roof tops to the Dixie Grammar School from Moorland Close.
- 16.Looking across to St Peter's Church between Nos.6 and 7 Moorland Close.



# Market Bosworth Conservation Area Character Appraisal

## 6. TOWNSCAPE AND ARCHITECTURAL QUALITY OF BUILDINGS

Market Bosworth displays a mix of styles and ages of buildings. Unity is provided through the scale of development and the maintenance of traditional building lines. In addition, incremental development and ongoing property maintenance have ensured that the character of many older buildings has been retained. In some instances this has resulted in gentrification<sup>4</sup> to reflect architectural fashions; nevertheless some original features remain intact behind a later façade.

A number of sub areas have been identified within the Conservation Area for ease of reference. Detailed survey sheets and photographs are available, and a summary of the key characteristics of each of the following sub areas is given at Appendix 3:

- Market Place
- Station Road
- Warwick Lane and Warwick Close
- Sutton Lane
- Shenton Lane
- Park Street
- Barton Road
- Main Street
- Back Lane
- Rectory Lane
- Church Street
- Bosworth Hall and the Wilderness

<sup>4</sup> Gentrification is the process whereby the original appearance of a building is enhanced through the addition of new or special architectural features. This is usually accompanied by an increase in property values.

### Market Place

The buildings within the Market Place are set within an urban environment, with the majority of buildings constructed at the back of the pavement. To a large extent the original building lines have been preserved. The main use of buildings within the Market Place is commercial - retail shops, a bank, offices and several cafes and restaurants. The Police Station and former Police House command a high profile location at the junction with Shenton Lane. There are a number of large residential properties within the Market Place and many shops have living accommodation on the upper storeys. There is evidence that several properties were formerly shops and have been converted for residential use.

The Market Place is almost entirely late C18 and early C19 in appearance, although some facades conceal earlier construction. There is evidence of gentrification in the C19 where individual properties (12-18 Market Place) have been unified through the addition of imitation lintels with key stones and a single heavy cornice to the roof line. The main exception to this are the C17 thatched cottages adjacent to the Black Horse Restaurant.

The properties on the south side are all two storey in height whilst those on the east and west are predominantly three storey. The north side of Market Place is bounded by the Dixie Grammar School (designed by Thomas Cook of Leicester and built in 1826) and the former Midland Bank building (designed by TH Whinnery and built by WH Beck and Son in 1904). The majority of buildings within the Market Place are listed, the two exceptions being the current HSBC Bank and the former Police House. In addition, there are two listed structures, the war memorial and the red telephone kiosk.





# Market Bosworth Conservation Area Character Appraisal

## Market Place (continued)

The Market Place consists predominantly of red brick buildings with some painted render at Wheatsheaf Courtyard and the Black Horse Restaurant. Roofs are a mixture of slate and tile with thatch on the late C17 timber framed cottages 19-23 Market Place. The sky line is varied and there are no discordant roof lines. Chimney stacks play an important part in defining the townscape, although a number are in need of reinstatement.

The majority of properties do not have dormer windows or roof lights to the front elevation which helps preserve the roof line. Significantly, the rear of properties in Market Place (visible from the Black Horse Restaurant car park) remain largely intact with no alterations to the roofscape. The character of this important urban space should be retained because this is the first impression many visitors will have of the town. Any new development or enhancement proposal should be assessed on the contribution it makes to retaining the character of this area.

Boundary treatment at the rear of the properties is predominantly red brick walls with some railings present. Larch lap fencing at the northern boundary of the car park is out of character with the predominant hard landscape treatment. The street scene in general is characterised by hard landscaping; cobbled forecourts and paved footways are evident in the Market Place and should be retained. Traditional heritage style shop fronts, signage and street furniture are preferred and add to the ambience of the central area.

## Station Road

Station Road continues the urban character of the central area with buildings constructed at the back of the pavement. The south side of Station Road is primarily residential but also includes the King William IV Public House, and two hot food takeaways. The north side of Station Road is dominated by the Dixie Grammar School.

The buildings on Station Road are a mix of age and style reflecting the piecemeal development of this part of the town. The properties on the south side all open onto the back of the pavement and are primarily two storey red brick with some pebble dash and painted stucco. Some properties have evidence of an attic storey. The roof line steps down from the Market Place from three to two storeys and is punctuated by a proliferation of chimney stacks. In some places roof lights have been added to the front elevation; this should be resisted to preserve the integrity of the roof line. Properties 1-27 Station Road inclusive, are listed buildings.

The Dixie Grammar School is an imposing tall, two and three storey listed building. It is constructed from limestone ashlar with a plain tiled roof. The cupola on the roof is a distinctive characteristic which should be preserved. The windows have stone mullions, transoms and hood moulds; all windows have latticed metal glazing. The gothic style building was designed by Thomas Cook of Leicester and built in 1826. There is evidence that a number of windows have been replaced with poor imitations (notably upper casement windows). This should be strongly resisted.

Red brick boundary treatment is the vernacular and there are traces of the former farmyard boundary walls at the rear of Station Road. In addition, the former chapel in the rear gardens of 9-11 Station Road provides a unique insight into the historical development of this part of the town. The chapel should be protected.





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## Warwick Lane and Warwick Close

There is an open aspect to Warwick Lane created by the width of the street, the presence of front gardens and two areas of public open space. Warwick Lane is entirely residential, but only the properties on the north side are included within the Conservation Area. There has been considerable post-war redevelopment here with the construction of a mini estate of 2 storey detached houses - Warwick Close. Later infill development includes three small bungalows adjacent to the former Police Station (Warwick House). The post war development does little to enhance the Conservation Area.

Warwick House is a listed building built in 1848. It is a red brick construction with painted ashlar dressings, slate roof and brick gable stacks. The windows are single iron framed cross casements with an interlocking diamond pattern - the same design as in the Dixie Grammar School. The only other listed buildings in this area are numbers 2 and 4 Warwick Lane, now a single dwelling.

## Sutton Lane

A sense of enclosure is generated in Sutton Lane by houses built close to the highway on the west side, and hedges and boundary walls on the east side. All properties in Sutton Lane are residential. The houses are of mixed character, ranging from very old properties to more modern, large detached houses. Number 9 Sutton Lane is Grade II listed - a late C17, one and a half storey timber framed cottage with thatched roof. There are also single storey dwellings and two storey cottages. No one style predominates, but single storey dwellings are considered to be out of scale. There are two substantial detached houses at the entrance to the Gated Road. Red brick and white or cream render predominate. The roof line is varied and there are some fine examples of ornate chimneys and fish scale tiling.

There are no significant trees in the road but attractive views down the Gated Road give the impression of Sutton Lane being well landscaped. There is evidence of a bank part way down Sutton Lane - this feature should be preserved and could be enhanced. The pump at the junction of Sutton Lane and Rectory Lane is listed and dates from the early C19. It is fabricated from cast iron with a segmental cap and decorative panels cast in.

## Shenton Lane

Shenton Lane has a rural feel as the street quickly leads into open farmland. The properties are set back behind mature hedges in large gardens, which helps to maintain the softer character of this street. The main use of buildings in Shenton Lane is residential with the exception of the Police Station and Dixie Grammar School Annex. A variety of ages and styles is evident among the detached properties on this street. The only listed building is the thatched Rainbow Cottage on the corner of Market Place/Sutton Lane/Shenton Lane. This is dated as late C17 or early C18, timber-framed on a stone plinth with later brick infill. Boundary treatment is soft landscaping - hedges mainly with the occasional low wall. This balance should be retained to preserve the character of this part of the town.





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## Park Street

Park Street is an urban environment which softens towards the Park. It is predominantly residential with the exception of St Peter's Church Hall, a prominent community building. The street benefits from two substantial areas of open space, the Parish Field and Memorial Garden. These green spaces provide tranquil areas which blend into the Country Park. A large number of mature native trees and hedges, located within extensive gardens, help to maintain this character.

There is an eclectic mix of styles and ages of properties including examples from the early C18 to late C20 and a number of listed buildings - notably the Old School 1848 and the early C18 cruck framed cottages opposite. The English Master's House built around 1840 has the same style windows as the Dixie Grammar School, retaining this important historical link.

The majority of buildings at the west end of Park Street are two storey and open directly on to the pavement. Where this is not the case, boundary walls help to maintain the building line. Building materials include red brick, yellow brick, painted brick, render and stucco. Roofs are predominantly slate or tiled but there is evidence of shingle used on the cottages 26 and 28 Park Street. The roof line is varied and punctuated by a range of interesting chimney stacks. A number of older properties have been demolished in recent years providing opportunities for off street parking adjacent to the pubs, opening up back land for development and creating small infill plots. This has altered the scale and character of the street. Substantial back land development has taken place on both sides of the road, significantly altering the footprint of the town. Further back land or infill development should be resisted. The retention of mature hedges and trees is critical to maintaining the character of this street.

Church Walk is an important pedestrian route linking Park Street to the Churchyard and Bosworth Hall. The character of this access way is defined by red brick boundary walls which provide a strong sense of enclosure, and should be retained.

## Barton Road

Barton Road presents a more open aspect with properties set back from the road. It is predominantly residential in character, but also includes the Free Church, Moorland House Nursery School and a chiropractor based at the Dower House. The west side of Barton Road is predominantly Victorian red brick buildings with blue tile or slate roofs. There is evidence of attractive terracotta detailing and many original design features, including windows, have been retained. The eastern side has undergone substantial change as a result of major demolition work and subsequent redevelopment in the 1960's. There has been significant alteration to the building line from the junction with Church Street, and the scale and design of these properties does not respect the historic footprint of the town.

There are important views over open countryside which should be preserved through sensitive siting of any new development. Mature gardens, trees and hedges are important elements within this softer landscape and should be retained. Boundary treatments should reflect the existing character of the street with brick walls preferred on the west side and soft landscaping on the east side of the road.





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## Main Street

Main Street is a characteristically urban environment with properties built at the back of the footway. It is a mixed use area comprising mainly shops and offices, there are two public houses and some residential accommodation in the form of houses and flats. Two storey Victorian terraced properties predominate and are constructed of red brick with slate or tiled roofs. Some properties have now been rendered or painted white, but there is a reasonable balance between the styles at present. Further painting or rendering should be resisted in order to retain the current balance. Some attractive cast iron rainwater goods remain intact. The sky line is punctuated by an interesting variety of ornate chimney stacks; the replacement of chimney stacks which have been dismantled would significantly enhance this street. The eastern side has undergone substantial change as a result of major demolition works during the 1960's and subsequent redevelopment. There has been significant alteration to the building line between the Red Lion Public House and Church Street, and the scale and design of these properties is considered to be out of character.

Boundary treatment is generally of red brick walls and the street is hard landscaped with paved jittys leading to courtyards. There is considerable scope to enhance some of these courtyards to provide attractive urban spaces within the town. In particular, the courtyard behind 1-7 Main Street (accessed from Back Lane) would benefit from enhancement.

## Back Lane

Back Lane presents an urban street scene and is characterised by a mix of building styles and ages. It is a mixed use area comprising schools, a medical centre, shops, public toilets and residential development. The majority of buildings are detached, constructed from red brick with slate or blue tiled roofs. The Old Club House, a late C18 brick building with plain tiled roof is a Grade II listed building. The Cottage, built as the Under Master's House for the Dixie Grammar School, is notable for its latticed glazed windows, which should be retained.

The boundary treatment is characterised by red or blue brick walls and iron railings. There is one substantial example of a stone wall adjacent to the Medical Centre. Backland and infill development has altered the footprint of this part of the town; however, in the main it has been sensitively designed and is therefore relatively inconspicuous. Mature gardens soften the boundaries and screen the new development, and should therefore be retained.

## Rectory Lane

Rectory Lane presents a wooded appearance from the corner of Market Place. This is reinforced by the position of large detached dwellings set well back from the road. Mature trees and hedges are critical to maintaining this character and should be retained. The predominant use of buildings is residential. There is a mix of styles from early C19 to late C20 neo Georgian. The prevalent building material is red brick and, although a variety of window and door treatments are present, in the main they are sympathetic to traditional styles.

There has been considerable redevelopment along Rectory Lane including the development of Market Mews in the 1990's following the closure of the cattle market. Market Mews has a limited impact on the Conservation Area as the houses are well set back from the road. The Old Rectory is a substantial Grade II listed building dated 1848. It is red brick with stone dressings and has a slate roof. The red brick boundary wall and iron gates are a recent addition.

This sub area also contains the Bowls Club with its green and pavilion, and two substantial green spaces - the Parish Field and The Memorial Gardens. The Parish Field and The Memorial Gardens are both accessed from Park Street. It is important to retain the sense of enclosure apparent in Rectory Lane through sensitive boundary treatment. Brick walls are preferred on the south side.





# Market Bosworth Conservation Area Character Appraisal

## Church Street

Church Street provides a very important link between St Peter's Church and the town centre. This area is entirely residential and comprises a mix of property styles and ages. On the north side of Church Street are three substantial joined properties, two of which are listed. The properties are built at the back of the pavement and create a substantial terrace. This terrace provides solidity to the street and should be retained. On the opposite side of the road the properties are set back and have been built at different times, reflecting the availability of individual building plots. The properties are mainly red brick or rendered with slate or tiled roofs. Traditional sash or small paned windows are sympathetic to the character of this street.

The approach to St Peter's Church is defined by a wide street bounded by railings and hedges. A pair of ornate iron gates mark the entrance to the Churchyard and Bosworth Hall. St Peter's Church is a Grade II\* listed building which dates from the early C14. It is built from coursed and squared limestone with ashlar dressings. The church spire is an important reference point for the Conservation Area and can be seen from miles around. The Churchyard is an important green space within the Conservation Area and contains a number of substantial mature trees which should be protected.

## Bosworth Hall and the Wilderness

There is substantial open space within the grounds of Bosworth Hall with many mature native trees, an ornamental pond and moat. The site adjoins open countryside and enjoys unimpeded views across Market Bosworth Country Park - once part of the Dixie Estate. The buildings are now used as a hotel, offices, leisure spa and flats. Car parking areas have been created among the mature trees of the original grounds. These trees provide a substantial visual screen and important landscape feature, which will require careful management.

Bosworth Hall is the dominant feature - a Grade II\* listed building constructed in 1680-90 but with substantial alterations during the period 1837-50. The Dutch style stable courtyard was added in 1885, a two storey red brick structure with ashlar dressings throughout and low pitched slate hipped roofs. The front entrance is raised on a terrace with stone balustrades and central flight of stairs; this is repeated on the south elevation with a brick retaining wall and stone copings. Other listed structures include the walled garden and water tower, screen walls, railings, bridges and gates and the triumphal arch formerly the entrance to the now demolished orangery. The water tower and walled garden are in poor condition and offer considerable scope for enhancement.

Some development has taken place within the grounds of Bosworth Hall during the mid to late C20. This includes the sympathetic conversion of the former nurses home to flats now St Peter's Court, the incorporation of town houses as an extension to the hotel and the development of the Swan House office complex. In addition, a small leisure complex has been added at the rear of the hotel for the use of members and hotel guests. The impact of these developments has been limited due to the retention of a substantial number of mature trees. Views across open countryside to the east remain unimpeded and the Wilderness is intact. It is critical to ensure that the integrity of the former Dixie Estate remains unchallenged.





# Market Bosworth Conservation Area Character Appraisal

## 7. PREVALENT AND TRADITIONAL BUILDING MATERIALS

Prevalent and traditional building materials are varied throughout the Conservation Area. There are examples of red brick, yellow brick and stone, with a variety of finishes including painted brick, stucco and render. Roof materials include slate, tile and thatch. Prominent chimney stacks and steep slate roofs are a characteristic building style. The majority of windows and doors are traditional in style and material; wooden casement windows and latticed metal windows are noteworthy.

Road ways and footpaths are predominantly tarmac with the exception of the Market Place, where a combination of granite sets and paving is seen. Boundary walls tend to be built in the vernacular style - red brick in the main, although there are one or two notable examples of stone work eg Back Lane. Decorative iron railings and gates are an important feature outside the Dixie Grammar School, Churchyard, Memorial Garden, The Old School House on Park Street and Bosworth Hall.

## 8. CONTRIBUTION MADE BY KEY BUILDINGS

The Conservation Area has a substantial number of listed buildings, the majority of these are Grade II listed. Those buildings with a Grade II\* listing are identified below:

- St Peter's Church - Grade II\* C14
- Bosworth Hall - Grade II\* 1680-90 but substantial alterations 1837-50
- The Dower House - Grade II\* early C18

See Appendix 2 for a full schedule of all the listed buildings within Market Bosworth.

## Key buildings

There are a number of other buildings within the town, which although not listed, make a significant contribution to the character of the Conservation Area. It is important to recognise the contribution these buildings make to the character of the area. Any proposals for development should be assessed in relation to this factor.

- Former Police House and Police Station - a Victorian double bay fronted red brick property with slate roof and stone casements to the central window and front door.
- Bakery Cottage, 2 Rectory Lane - substantial red brick and timber property which provides definition to the junction of Rectory Lane and Sutton Lane.
- Oakwood, 4 Rectory Lane - substantial house of white painted brickwork, pantile roof, carved barge boards and tall elaborate chimneys.
- 6-10 Sutton Lane - Victorian cottage style terrace.
- 12-14 Sutton Lane - pair of cottages adjacent to bank in Sutton Lane (formerly thatched).



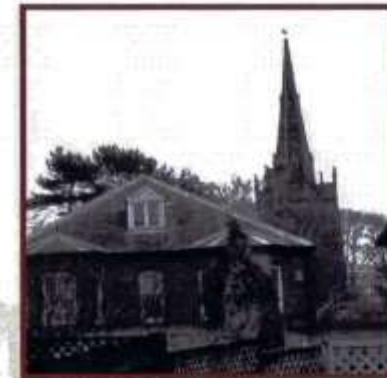


# Market Bosworth Conservation Area Character Appraisal

## Key buildings (Continued)

- 18 and 20 Sutton Lane - pair of red brick Victorian villas.
- 23 and 24 Sutton Lane - pair of substantial rendered detached properties flanking the Gated Road.
- The Cottage, Back Lane - windows in the same style as Dixie Grammar School.
- Holy Bones, Church Street - substantial cottage style property built in 1861, formerly known as Church Cottage and displaying the Dixie snow-leopard crest. Likely to have been built as a gardener's cottage for the Dixie Estate. Characteristic estate style with latticed windows, brick hood moulds, gabled porch, steep slate roof and prominent chimney stacks.
- Beech House, Church Street - described as the late Mrs F Dixie's house built in 1818 and enlarged eastwards later in the C19. Also a former doctor's surgery. One of three adjoining properties - the only one that is not listed on the north side of Church Street.
- The Forge, 13 -15 Park Street - contains fully operational forge with original equipment.
- Moorland House, Barton Road - a substantial Victorian three storey red brick villa, built in 1895. It has two pairs of bays at the front and back, terracotta work and fine brickwork details.
- 29-37 Main Street - substantial row of Victorian cottages with many original features.
- 29 Station Road - the last property in a substantial terrace, which is integral to the street scene.

In parts of the Conservation Area it is considered imperative to maintain the existing building line to ensure that the essential character of the town is preserved. This would apply in particular to 9-27 Main Street; 6-8 Park Street; 12-24 Park Street and the Market Place.





# Market Bosworth Conservation Area Character Appraisal

## 9. CHARACTER AND RELATIONSHIP OF SPACES

The central area of Market Bosworth is defined by the Market Place, enclosed on all sides by buildings at the back of the pavement. The hard urban texture is broken only by a number of narrow paved jittys and alleyways. The urban environment continues along Main Street and down the south side of Station Road. In contrast, Church Street, Park Street, Rectory Lane, Sutton Lane and Shenton Lane offer a more open townscape, with the urban form punctuated by trees, green spaces and glimpses of the open countryside. However, a sense of enclosure is still provided by boundary walls and hedges. Barton Road and Back Lane afford extensive views across open farmland and copses. The Churchyard and the area around St Peter's Court provides a wooded buffer between the town and Bosworth Hall. Bosworth Hall and The Wilderness, together with the adjacent parkland, provide a clear visual and spatial contrast to the town as buildings give way to the open countryside.



## 10. CONTRIBUTION MADE BY GREEN SPACES

Green spaces within the Conservation Area are vital to its character and create a special ambience in the town. Some green spaces provide havens for rest and contemplation; these include the Churchyard, Memorial Garden and The Wilderness. The Country Park is a popular destination for families and visitors alike and provides a large expanse of parkland for recreation and wildlife conservation. The Parish Field and Bowling Green are important recreational green spaces within the central core. There are also smaller green spaces within the urban area which accommodate mature trees and hedges - these include front and rear gardens, and wide grass verges (see map for details). Whilst not accessible to the general public, green spaces in private ownership make a significant contribution to the special character of the town, and should be protected. In addition, the prevalence of mature trees within the Conservation Area provides an attractive backdrop to the buildings, and an important reference point to the surrounding countryside.





# Market Bosworth Conservation Area Character Appraisal

## 11. EXTENT OF LOSS, INTRUSION OR DAMAGE

To date, loss, intrusion and damage within the Market Bosworth Conservation Area has been limited. The introduction of unsympathetic non traditional materials, such as uPVC windows, has had a negative impact on the architectural qualities of some properties. Furthermore, the introduction of dormer style windows and/or roof lights has interrupted the roofscape. However, in the main this has been restricted to the rear elevation of properties and as such the impact is reduced. The importance of chimney stacks has been highlighted in this text. Where chimney stacks have been dismantled, this has a detrimental impact on the overall character of the Conservation Area.

The loss of fixed boundaries to the frontage of properties, creating open forecourts for off-street parking, is regrettable. In some places boundary treatment is unsympathetic to the essential character of the street. This may be through the introduction of hedges where a brick wall may be more appropriate, or through the use of modern materials such as concrete blocks, in the place of brickwork.

The most substantial negative impact on the Conservation Area has arisen through the growth in car ownership. There is growing pressure for on street parking within the central core from residents, visitors and those working in the town. This is particularly apparent in Park Street, Church Street, Rectory Lane, Market Place, Shenton Lane, Warwick Lane and Main Street from its junction with Park Street down to Barton Road.

A number of problems have been created, in particular:

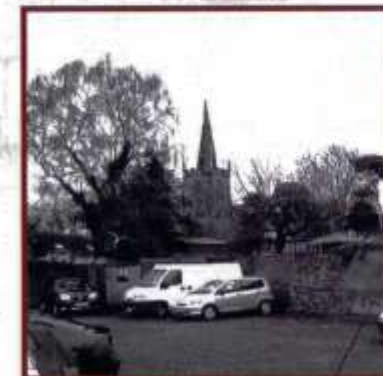
- on-street parking reduces the width of the road in some places to single track (Sutton Lane, Shenton Lane, Warwick Lane and Park Street) with consequent congestion and restrictions on access and egress;
- heavy traffic flows along Rectory Lane, Market Place, Station Road and Main Street, especially during the morning and afternoon coinciding with the school run, create congestion, noise and increased emissions;
- additional on street parking is evident especially on bowling days, events days and market days (every Wednesday).

Market Bosworth Society considers the rationalisation of car parking to be a key priority if the essential character and ambience of the town is to be protected.

There are a number of examples of unsympathetic post war development especially along Main Street, Warwick Lane and Warwick Close. In addition, there has been infill development along Park Street, Back Lane, Rectory Lane and Station Road. This, together with back land development (building within the gardens of existing properties), has altered the footprint of the town. Pressure for further development along Sutton Lane, Shenton Lane and in Park Street is anticipated.

More recent development (undertaken within the last 5-10 years), tends to have a neutral impact on the Conservation Area. It neither enhances or detracts from the overall character of the town. This is mainly due to greater attention to detail, careful siting of individual buildings and the use of a wider variety of styles and materials. The impact is much reduced where traditional building lines have been followed.

There continues to be pressure for development within the central area, particularly for more intensive development of vacant sites and building additional properties within rear gardens. Careful consideration should be given to the impact of further backland development if the essential character of Market Bosworth is to be conserved. In particular, the need for additional access points and the consequent loss of trees, hedges and boundary walls should be resisted.





# Market Bosworth Conservation Area Character Appraisal

## 12. POTENTIAL FOR ENHANCEMENT

Enhancement can be defined as:

*" reinforcement of those qualities that originally warranted designation" 6*

The extent of loss, intrusion and damage can be minimised if detailed attention is given to sensitive design, choice of building materials and the scale of development. Appendix 3 provides an assessment of those characteristics which should be preserved in order to retain the character of the Market Bosworth Conservation Area.

In carrying out this appraisal we have identified a number of weaknesses which detract from the character of the Market Bosworth Conservation Area. There is potential to address these weaknesses over time, thereby further enhancing the Conservation Area. Any new development should seek to reinforce the key characteristics identified for each sub area. In considering the scope for enhancement, Market Bosworth Society recommends the following action:

- review parking arrangements within the Conservation Area to minimise the impact of cars and attendant congestion;
- rationalise street furniture, particularly in and around the Market Place;
- introduce design guidelines for highway and footpath surfaces to enhance the period setting of key properties;
- limit the use of uPVC or other unsympathetic materials, especially in or adjacent to listed buildings;
- resist the introduction of dormer windows and/or roof lights particularly to the front elevation of properties;
- encourage property owners to retain chimney stacks and chimney pots, and reinstate stacks that have been dismantled;
- consider extending period lighting and traditional street furniture from Market Place into adjacent streets especially Main Street, Church Street, Park Street, Rectory Lane and Station Road;
- investigate the removal of overhead wires in Park Street and Church Street;
- encourage private owners to carry out sympathetic repairs and improvements using traditional building materials and methods, especially on high profile buildings or sites;
- encourage owners to consider sympathetic boundary treatment, in line with the predominant characteristic of the sub area, when existing structures are due for replacement;
- carry out a tree condition survey to identify trees at risk and plan for their management and replacement.

Market Bosworth Society recognises that there are likely to be additional costs associated with the sympathetic maintenance of properties within the Conservation Area. There are a number of potential sources of grant aid available to help property owners offset these additional costs. Any application for grant aid will be subject to the applicant meeting specific eligibility criteria.



6 Conservation area appraisals: defining the special architectural or historic interest of Conservation Areas. English Heritage March 1997.



# Market Bosworth Conservation Area Character Appraisal

## 13. PROPOSED CHANGES TO THE CONSERVATION AREA BOUNDARY

The Market Bosworth Conservation Area was designated on 28<sup>th</sup> November 1974, and extended in February 1996 to include the Wilderness and the area of parkland to the south of Bosworth Hall. However, the parkland which makes up Market Bosworth Country Park was excluded from the designation.

There is evidence that the parkland included within the Market Bosworth Country Park was integral to the development of Bosworth Hall. Historic documents confirm that the Greys, based at Groby, owned a medieval hunting park at Market Bosworth 7. The original extent of the Bosworth Estate at the time of the building of Bosworth Hall by Sir Beaumont Dixie (1682 - 1692) includes the area covered by the Country Park. Remnants of fishponds and terraces relating to the Hall can still be seen today. Leicestershire County Council's Museums, Arts and Record Service notes that Bosworth Hall, the Park and the garden fishponds all date from the C17 and form a major landscape feature within this part of the Market Bosworth Parish.

Market Bosworth Society recommends that the boundary of the Conservation Area be extended to include the full extent of the Country Park. This would preserve the historic link between the Hall and the Parkland which was originally in single ownership.

The key influences of topography, manorial tradition and glebe lands have all helped to contain the development of Market Bosworth. These influences have been critical to the town retaining so much of its rich heritage.

This Character Appraisal is intended to ensure that building work within the Market Bosworth Conservation Area respects the scale of existing development, uses materials and finishes appropriate to the site, and contributes to the overall enhancement of the local built environment.



## 14. SUMMARY

Peter Foss 8 neatly sums up the unique character of the town:

*"Like the spokes of a wheel, the streets of Market Bosworth converge on that enclosed space unrelieved by planting - the 800 year old market place which has given its name and character to the town of Bosworth. It is a constant delight, the unity in diversity of this market square - where stone rubs shoulders with crusty C18 brick and smooth C19 sand stocks, slate with thatch, timber with stucco, texture against texture, each material adding its own individuality and yet in harmony. It is this combination of diverse structures and sensitivity of scale - an erratic street-line combined with a varied sky line: gables, cornices, finials, barge boards and balustrades - which give to Market Bosworth its peculiar interest and character. And because it is a small town there are plenty of spaces within a short walk of the market place where recreation or rest can be enjoyed - the park, the hall grounds, the churchyard or the memorial garden..."*

7 Leonard Cantor and Anthony Squires, *Historic Parks and Gardens of Leicestershire and Rutland* Kairos Press 1997

8 Peter Foss, *The History Of Market Bosworth* Sycamore Press 1983



# Appendix 1: Appraisal Team Members

## **Appraisal Team A: Bosworth North**

Fiona Helliwell  
Keith McCarthy  
Glynis Oakley

### **Survey Area**

- Park Street
- Main Street/Barton Road
- Church Street
- Back Lane

## **Appraisal Team B: Bosworth South**

Dennis Adams  
Peter Ellis  
Richard Moon

### **Survey Area**

- Market Square
- Station Road
- Warwick Lane
- Shenton Lane
- Sutton Lane
- Rectory Lane

## **Appraisal Team C: Bosworth Hall and The Wilderness**

Eric Colley  
Fiona Donnelly  
Sally Magnay

### **Survey Area**

- Bosworth Hall Hotel and Grounds
- St Peter's Church
- The Wilderness

Photographs provided by Peter Ellis and Eric Colley.  
Front Cover Image "Between the Boozers" by Alan Spencer.





## Appendix 2: Schedule of Listed Buildings for Market Bosworth and Environs

Property Name / No*	Street	Grade and Date of Listing
Home Farm Cottage	Barton Road (west)	Grade II: 30 May 1986
Barns at Home Farm Cottage	Barton Road (west)	Grade II: 13 October 1986
No. 5	Church Street (north)	Grade II: 13 October 1986
The Grey House	Church Street (south)	Grade II: 7 November 1966
Church of St Peter	Church Street (east)	Grade II*: 25 March 1976
No. 1	Main Street (west)	Grade II: 20 October 1952
No. 3	Main Street (west)	Grade II: 16 April 1974
Nos. 5 and 7	Main Street (west)	Grade II: 13 October 1986
The Old Club House	Main Street (west)	Grade II: 7 November 1966
Dower House	Main Street (west)	Grade II*: 7 November 1966
No. 2	Main Street (east)	Grade II: 3 August 1970
Nos. 4 and 6	Main Street (east)	Grade II: 13 October 1986
Dixie Arms Public House	Main Street (east)	Grade II: 13 October 1986
Nos. 10 and 12	Main Street (east)	Grade II: 13 October 1986
Red Lion Public House	Main Street (east)	Grade II: 13 October 1986

See [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) for a photographic record of all these listed buildings.

Property Name / No*	Street	Grade and Date of Listing
War Memorial	Market Place	Grade II: 7 November 1966
Nos. 4 and 6	Market Place (west)	Grade II: 13 October 1986
Nos. 8 and 10	Market Place (south)	Grade II: 22 August 1982
Nos. 12 to 18 (even)	Market Place (south)	Grade II: 13 October 1966
No. 20	Market Place (south)	Grade II: 7 November 1966
Nos. 1,3,3a	Market Place (north east)	Grade II: 13 October 1966
The Wheatsheaf	Market Place (north east)	Grade II: 13 October 1966
No. 9	Market Place (north east)	Grade II: 13 October 1966
Old Black Horse Public House	Market Place (north east)	Grade II: 22 October 1952
Nos. 19 to 23 (odd)	Market Place (north east)	Grade II: 13 October 1966
No. 25	Market Place (north east)	Grade II: 23 March 1989
K6 Telephone Kiosk	Market Place (north east)	Grade II: 13 October 1986
No. 26	Park Street (south)	Grade II: 13 October 1986
No. 28	Park Street (south)	Grade II: 30 October 1984
No. 30	Park Street (south)	Grade II: 13 October 1986

\* The property name or number is that given at the time of listing

‡ Denotes listed buildings, that are not located within the Market Bosworth Conservation Area but are important to the heritage of the local area.



## Appendix 2: Schedule of Listed Buildings for Market Bosworth and Environs

Property Name / No*	Street	Grade and Date of Listing
No. 31	Park Street (north)	Grade II: 25 March 1976
Church of England School	Park Street (north)	Grade II: 29 January 1991
The Old Rectory	Rectory Lane	Grade II: 13 October 1986
Rainbow Cottage	Shenton Lane (south east)	Grade II: 7 November 1966
No. 1	Station Road (south)	Grade II: 13 October 1986
Nos. 3 and 5	Station Road (south)	Grade II: 13 October 1986
Nos. 7,9,11	Station Road (south)	Grade II: 13 October 1986
No. 13 Glebe Farmhouse	Station Road (south)	Grade II: 13 October 1986
Nos. 17 and 19	Station Road (south)	Grade II: 13 October 1986
No. 21	Station Road (south)	Grade II: 13 October 1986
No. 23	Station Road (south)	Grade II: 13 October 1986
No. 25	Station Road (south)	Grade II: 13 October 1986
No. 27	Station Road (south)	Grade II: 11 June 1975
No.18 and 21 Westhaven Court †	Station Road (south)	Grade II: 7 November 1966
Former Grammar School	Station Road (north)	Grade II: 13 October 1986
Aylesbrook Cottage †	Station Road (north)	Grade II: 13 October 1986
Former Bank	Station Road (north)	Grade II: 16 January 1997
Pump	Sutton Lane (west)	Grade II: 7 November 1966
No. 9	Sutton Lane (east)	Grade II: 13 October 1986

See [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) for a photographic record of all these listed buildings.

Property Name / No*	Street	Grade and Date of Listing
Screen wall to front of Hall	The Park	Grade II: 13 October 1986
Screen wall to Hall garden	The Park	Grade II: 13 October 1986
Iron Bridge	The Park	Grade II: 13 October 1986
South bridge over moat	The Park	Grade II: 13 October 1986
Walled garden, greenhouses & tower	The Park	Grade II: 13 October 1986
Triumphal arch in walled garden	The Park	Grade II: 13 October 1986
Game larder	The Park	Grade II: 13 October 1986
Dogs Grave	The Park	Grade II: 7 November 1966
Ice House	The Park	Grade II: 13 October 1986
The Hercules Monument †	The Park	Grade II: 28 May 1987
Bosworth Park Infirmary	The Park	Grade II*: 7 November 1966
Two Horse Memorials †	The Park	Grade II: 7 November 1966
Gate Piers to Bosworth Park †	The Park	Grade II: 13 October 1986
Lodge to Bosworth Park †	The Park	Grade II: 28 September 1977
Farmhouse Bull in the Oak †	Bosworth Road	Grade II: 16 January 1997
No. 11 Warwick House	Warwick Lane (north)	Grade II: 16 January 1997
Nos. 2 and 4 †	Warwick Lane	Grade II: 16 January 1997
Milepost opposite Hillrise †	Barton Road	Grade II: 16 January 1997

\* The property name or number is that given at the time of listing

† Denotes listed buildings, that are not located within the Market Bosworth Conservation Area but are important to the heritage of the local area.



## Appendix 3: Key Characteristics to be preserved

Zone	Setting of Buildings	Architectural Style	Roofline and no. of storeys	Building Materials	Windows and Doors	Boundary Treatment	Street Scene
<b>Market Place</b>	Urban environment. Buildings constructed at back of pavement. Preserve existing building line.	Late C18 early C19.	Original roofline broadly intact. South side 2 storey; east & west 3 storey. Chimney stacks are key feature - retain and reinstate.	Predominantly red brick. Additional painted render to be resisted. Slate or tiled roofs.	Wooden sash windows traditionally. Wooden external doors. Resist uPVC.	Brick walls or railings preferred. Larch lap fencing out of character.	Hard landscape. Cobbled forecourts and paved footways. Traditional heritage style shop signs and street furniture preferred.
<b>Station Road</b>	Urban environment. Buildings constructed at back of pavement.	Early C19	Roof line steps down from Market Place. 3 storey reducing to 2 storey. Chimneys important. Cupola to Dixie School.	Predominantly red brick. Additional painted render to be resisted. Stone mullions, transoms and hood moulds to Dixie School. Tiled roofs. Predominantly red brick. Red brick; half render acceptable. Tiled roofs.	Wood small paned windows, wood external doors. Latticed glazed windows to Dixie School. Resist replacement. Resist uPVC.	Brick walls or railings preferred.	Hard landscape. Heritage style street furniture preferred.
<b>Warwick Lane and Warwick Close</b>	Open aspect - properties set back from pavement.	Mixed	Predominantly 2 storey - single storey out of character.	Predominantly red brick.	Latticed glazed windows to Warwick House.	Brick walls or railings preferred.	Open aspect achieved by width of road, front gardens and open space.
<b>Sutton Lane</b>	Sense of enclosure generated by houses close to highway on west side, and hedges and boundary walls on east side.	Mix of styles and ages - no one style predominates.	Roof line varied. Some fine examples of chimneys and fish scale tiling. Single storey properties considered to be out of scale.	Red brick and white or cream render. Tiled or slate roofs. Retain thatch to No 9.	Variety of window and door forms. Traditional styles and materials preferred. Resist uPVC.	Maintain sense of enclosure through sensitive use of materials. Concrete blocks to be discouraged. Preserve remains of bank.	Narrow street leading to open countryside. No significant trees but appears well landscaped. Heritage style street furniture preferred.



## Appendix 3: Key Characteristics to be preserved

Zone	Setting of Buildings	Architectural Style	Roofline and no. of storeys	Building Materials	Windows and Doors	Boundary Treatment	Street Scene
<b>Shenton Lane</b>	Urbs in Rure -houses set back behind mature hedges.	C19 and C20 detached properties of individual design.	Predominantly 2 storey. Single storey properties considered to be out of scale.	Red brick; half render acceptable. Tiled roofs. Retain thatch to Rainbow Cottage.	Wooden windows and wooden external doors. Resist uPVC.	Hedges preferred.	Street leads quickly out to open farmland. Soft landscaping preferred. Heritage style street furniture preferred.
<b>Park Street</b>	Urban environment which softens towards the Park. Further backland development to be resisted.	Eclectic mix of styles and ages from late C18 to late C20.	Varied roof line. 2 storey properties predominate. Fine chimneys to be retained.	Red brick, yellow brick and painted brickwork or render. Roofs slate or tile.	Traditional style small paned windows. Retain latticed glazed windows. Wood doors. Resist uPVC.	Red brick walls and railings preferred. Scope for softer edges towards Park.	Mature trees and hedges critical to the character of this street. Heritage style street furniture preferred.
<b>Barton Road</b>	More open aspect - properties set well back from pavement.	Mix of styles - predominantly Victorian.	Varied roof line. Interesting chimneys. Predominantly 2 or 3 storey. Single storey properties considered to be out of scale.	Red brick construction. Fine terracotta detailing on west side. Slate or blue tiled roofs.	Victorian properties have original window treatment to front elevation - retain. Resist uPVC.	West side - brick walls preferred. East side - gardens set back. More open aspects with wide grass verges and soft landscaping.	Important views over open countryside to be preserved. Mature trees in gardens aid the transition from town to country. Heritage style street furniture preferred.
<b>Main Street</b>	Urban environment. Properties built at back of pavement.	Mainly Victorian terraced properties.	Varied roof line. 2 /3 storeys. Fine chimneys to be retained.	Red brick predominates. Further painting or rendering of brickwork to be resisted. Roofs grey slate or tile.	Traditional style windows predominate. Wooden doors with canopies. Resist uPVC.	Red brick preferred.	Hard landscape with paved jittys leading to courtyards. Heritage style shop fronts and street furniture preferred.
<b>Back Lane</b>	Generally detached properties set within their own grounds.	Mix of styles and ages from early C19 to late C20.	Varied roof line. Predominantly 2 or 3 storey.	Red brick construction with slate or blue tiled roofs.	Traditional wooden sash and small paned windows. Wood doors. Resist uPVC.	Boundary walls (red or blue brick). Railings and iron gates to be preserved.	Urban street scene. Mature gardens soften boundaries. Hedges and trees to be retained.



## Appendix 3: Key Characteristics to be preserved

Zone	Setting of Buildings	Architectural Style	Roofline and no. of storeys	Building Materials	Windows and Doors	Boundary Treatment	Street Scene
<b>Rectory Lane</b>	Substantial detached houses set back from road, each with private drives and screened gardens.	Mix of styles from early C19 to late C20 neo Georgian style.	Roof line varied. Older properties display fine chimneys. Single storey buildings considered to be out of scale.	Red brick predominates.	Variety of window and door forms. Use of traditional styles and materials preferred. Resist uPVC.	Variety of boundary treatments - important to maintain sense of enclosure through sensitive use of materials. Brick walls preferred on south side.	Wooded appearance from corner of Market Place. Mature hedges and trees critical to this character. Heritage style street furniture preferred.
<b>Church Street</b>	West side - back of pavement construction East side - buildings set back.	Mix of styles but predominantly C19 facades.	Varied roof line. Predominantly 2 storey. Single storey properties considered to be out of scale.	Red brick construction. Slate or blue tiled roofs.	Traditional wooden sash or small paned windows preferred. Wood doors. Resist uPVC.	Boundary walls and railings to west side. Mature hedge to Holy Bones. Access to St Peters Court and Church through ornate iron gates.	Wide street giving access to church. Mature trees and hedges in gardens and churchyard are important. Heritage style street furniture preferred.
<b>Bosworth Hall and the Wilderness</b>	Substantial open space within grounds of Bosworth Hall with many mature native trees.	Grade II listed building constructed in 1680-90 with substantial alterations in Victorian era. Listed garden structures including triumphal stone arch.	Roof line punctuated with gable end over front and side entrances. 2 storey building.	Red brick with stone string courses and carved stone detail. Four full length Corinthian style pilasters and Dixie coat of arms. Grey Swithland slate roof.	Traditional wooden sash windows (18 panes). Oak external doors.	Red brick walls to garden, iron railings and ornate iron gates.	Mature parkland setting which provides an important entry point to Bosworth. Uninterrupted views across open countryside.

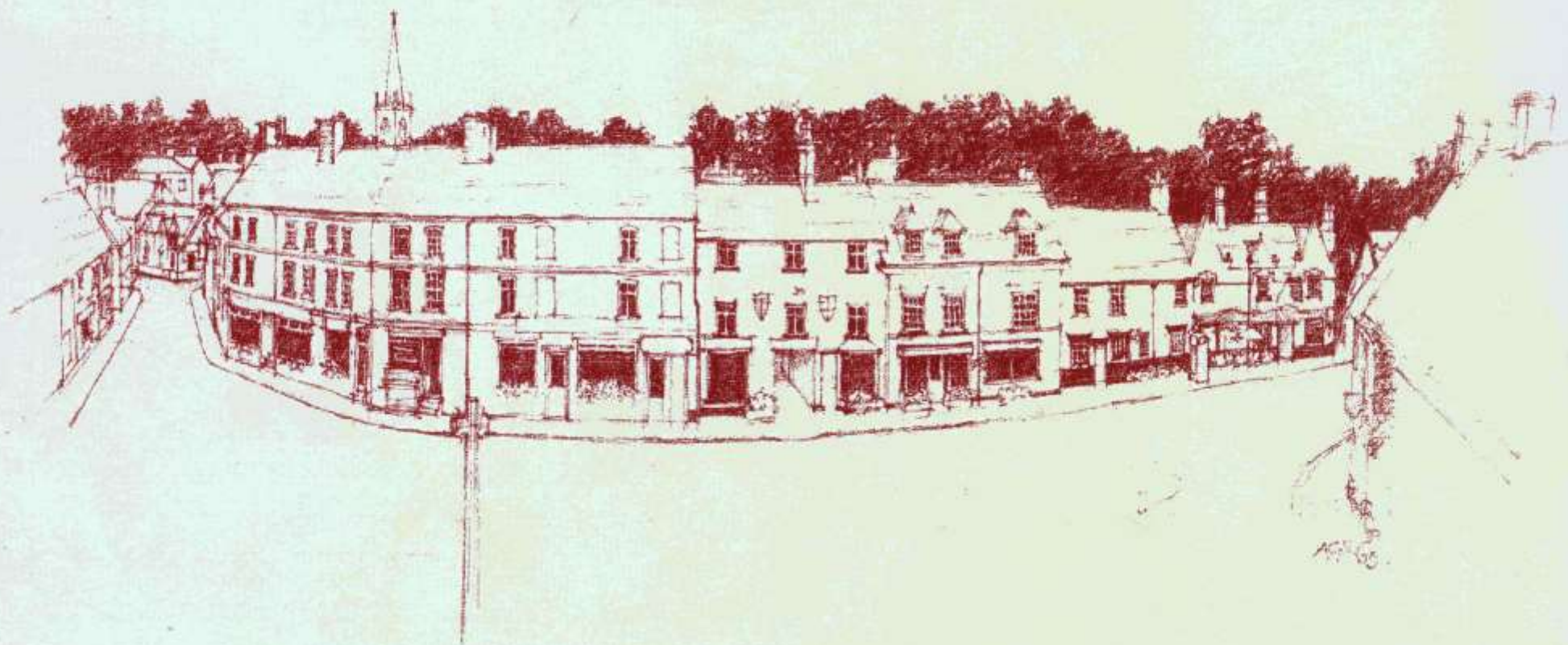




# Market Bosworth Conservation Area Character Appraisal









# Market Bosworth Conservation Area Appraisal Map





