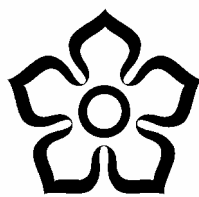


West End Conservation Area

(draft March 2008)



Leicester
City Council

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This is a consultation draft of the Character Appraisal of the West End Conservation Area. Comments are welcome and should be sent to the Planning Policy & Design Group, Regeneration & Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester LE1 6ZG or fax (0116) 2471149 or e-mail urbandesigngroup@leicester.gov.uk

1.0 Introduction

- 1.1 A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance both the character and the appearance of a conservation area. It defines, records and analyses the architecture and history of buildings and spaces, leading to an understanding its townscape, value and significance and, thus, to establishing the qualities that make the area special and worthy of conservation area status. The appraisal can then provide a baseline for decisions about an area's future, as well as a useful tool for education and information.
- 1.2 An appraisal also has to identify those features and problems that detract from this special quality and suggest, by means of management and enhancement proposals, the ways in which the special interest could be safeguarded or improved. An appraisal is also the time to review the boundaries of conservation areas and, where appropriate, to propose amendments.
- 1.3 The West End Conservation Area has been created by the amalgamation of two existing conservation areas, Daneshill and Westcotes Drive, and the addition properties of the Ukranian Catholic Church and Hall on Hinckley Road and the large three storey properties from 2-70 Fosse Road South. The Daneshill and Westcotes Drive Conservation Areas were designated in 1987 and 1989 respectively, covering an area of about 9 hectares (22 acres). The enlarged conservation area will cover an area of about 10 hectares (25 acres). There are also two Article 4 Directions, the first covering the former Daneshill Conservation Area and the second the Westcotes Drive Conservation Area. Both date from October 1991. There are currently 5 Tree Preservation Orders in the conservation area and one immediately adjoining the boundary on Hinckley Road.
- 1.4 The survey and Appraisal were carried out during 2007 following the methodology suggested by English Heritage. To ensure that a complete picture is built up about the value and character of the area the Council will ask people who live, work and visit the area for their views about the conservation area, such as what they like or dislike about it as or how it could be preserved or enhanced.

2.0 Planning Policy Framework

- 2.1 The protection and preservation of historic environments are now extensively recognised for the contribution they make to the country's cultural and historic heritage, its economic well-being and quality of life. Public support for conservation – both in the built and natural environments – is likewise well established. National and regional governmental guidance reflects this.
- 2.2 The concept of conservation areas was first introduced into national legislation in 1967 in the Civic Amenities Act which defined conservation areas as areas *"of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*. It is not the purpose of conservation areas to prevent change but to manage change in

such a way that it maintains and strengthens the special qualities of each area.

- 2.3 Current legislation is set out in the Town & Country Planning Act 1990 ('the principal Act') and the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Key government guidance is provided by Planning Policy Guidance Notes 15 (PPGs 15 and 16) – 'Planning and the Historic Environment' and 'Archaeology and Planning'. The Act places a duty on the Council to declare as conservation areas those parts of their area that they consider to be of special architectural or historic interest [s.69(1)]. It also imposes on the Council to review past designations from time to time [s.69(2)]. Conservation area status also means that there are stricter controls on changes that can be made to buildings and land including the need for consent to demolish any building, strengthened controls over some minor forms of development and the automatic protection of all trees in the conservation area.
- 2.4 The Council has a further duty to formulate and prepare from time to time proposals for the preservation and enhancement of its conservation areas [s.71(1)] and these are set out in Appendix 4). The Council must also pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas when determining planning applications for sites within such areas [s.72(1)].
- 2.5 The City of Leicester Local Plan is the over-arching policy document for land use in the city and contains policies against which the appropriateness and design of development proposals can be measured. Some of these policies relate directly to the historic environment, including conservation areas, listed buildings and archaeology, and are designed to help ensure that new developments or conservation-led regeneration reflect the character and value of that environment. These are listed in Appendix 3. There is, however, a general presumption against the demolition of any building in a conservation area where that building makes a positive contribution to the character and appearance of the conservation area.
- 2.6 Both Daneshill Road and Stretton Road are covered by Article 4 Directions made in 1991. In general the architectural character that the Directions were designed to protect has been retained with only a few minor exceptions. These have been pursued where appropriate.

3.0 Definition of special interest

3.1 The special interest of the conservation area results from a combination of many factors, both architectural and historic, but they can be summarised as follows :

- the area has a very long history, dating back to at least Roman times, and has been linked with Leicester and its abbey from at least the 12th century. Part of a large manor, the southern part of the conservation area was gifted to Leicester Abbey, the ruins of which lie in Abbey Park to the north-east, in the 12th century;
- the Westcotes Drive area has important historic links with the Harris family who bought the Westcotes estate in the mid-19th century. They built two houses for themselves, both of which still survive (Westcotes House and Sykefield). These links also extend into the surrounding area outside the

conservation area such as the nearby Church of the Martyrs on Shaftesbury Road and the Westcotes Library on Narborough Road;

- the area not only has a large number of finely detailed houses, all of which are built to a consistently high quality, but also the area's two listed buildings, houses that were designed by two well-known architects of the late 19th century – S.S. Teulon (Westcotes House, also the architect for the alterations to Holy Trinity Church, Regent Road) and Ewan Christian ('Sykefield', 136 Westcotes Drive; also Church of the Martyrs, Westcotes Drive East). The majority retain most of their original architectural features and several are included in either the statutory list of buildings of architectural or historic interest or are 'locally listed'. The architectural character of the area is extremely varied and attractive and has produced a townscape that is rich in pattern and detail. The multitude of different house designs in the area means that it is much more visually diverse and interesting than most other late 19th century Leicester suburbs;
- the buildings in the conservation area provide a visual record of the cycles of Leicester's development over the last 150 years. The big houses (Ashton Lodge, Westcotes House and Sykefield) are evidence of the city's early growth when the wealthier classes chose to move to the 'countryside' edge of the growing town, upwind of its factories. There are also numerous examples of the sort of large terraced dwellings that were built for the upwardly mobile middle classes of the late Victorian period (Fosse Road Central and South) as well as fine examples of smaller artisan dwellings on Daneshill Road and Stretton Road that remain largely untouched.

4.0 Assessment of special interest

Location and setting

- 4.1 The conservation area lies 1.5 kilometres (just under 1 mile) west of the city centre and lies above the 63m contour. It occupies the top of a long north-south sandstone ridge that rises above the floodplain of the River Soar 700m to the east. The ground rises quite steeply from the river to its highest point at 74m above sea level outside 'Sykefield' on Westcotes Drive (Fig.1). The views eastwards from the grounds of Wyggeston's Hospital, although outside the conservation area, illustrate this hilltop location particularly well. As the general plan form of the conservation area is one of long straight east-west streets hanging off the west side of the Fosse Road 'spine' this means that there are long views up and down hill from Daneshill Road, Stretton Road and Westcotes Drive.
- 4.2 The conservation area is bounded by King Richard's Road to the north, Harrow Road to the south, Braunstone Avenue on the west and Livingstone Road on the east side. It is roughly circular in shape but open on the western side to exclude the modern developments of the Linkway estate and the 1960s Wyggeston's Hospital complex. The conservation area is primarily residential and is part of an inner city residential suburb known as the 'West End'.

Historic development and archaeology

- 4.3 Although there is little evidence of Roman occupation in the conservation area itself, it lies very close to the site of a substantial late 3rd or 4th century Roman villa that was first located in 1782 off King Richard's Road (Fig. 2). Known as the 'Norfolk Street' or 'Cherry Orchard' Villa this would have been a

Roman farm whose lands may well have included some, or even all, of the land that now forms the conservation area. One of the mosaic floors that were discovered when the villa was excavated is now an important exhibit in the Jewry Wall museum while another, much plainer, piece is displayed in a wooden case on the south wall of the portico to the old Fish Market on Market Place South.

- 4.4 Little is known about the area between the Roman period and the 11th century but the Domesday Survey of 1086 mentions the manor, or 'liberty', of 'Bromkinsthorpe'. The word 'thorpe' is an old Scandinavian word meaning 'outlying farmstead or hamlet' and this suggests that the area had a relationship with some central location, possibly, in this case, with the town of Leicester itself. Indeed, a charter of 1599 from Elizabeth I suggests this and Bromkinsthorpe was regarded, from at least the Middle Ages, as part of the borough of Leicester, despite lying well outside the town walls. The manor stretched from somewhere around what is now Imperial Avenue in the south to the Newfoundpool area in the north and the modern conservation area therefore occupies part of that historic site. At that time the hilly landscape would have been one of small woodlands and pasture.
- 4.5 Originally held by Hugh de Grentemesnil the Bromkinsthorpe manor came into the hands of Earl Robert II (le 'Bossu' or 'hunchback') probably in 1118 and the Earl included parts of the manor in his grant to Leicester Abbey when he founded it in 1138. The northern part of the conservation area, and from which Daneshill Road gets its name, was known as Dane Hills (see Map 3). This name could derive from the Old English word meaning 'hill by the wooded pasture', which, on the basis of the known topology at that time, seems entirely appropriate.
- 4.6 By the 13th century there were two manors in the area. One was Walsh's Hall, known also as Dannett's Hall, whose lord of the manor was, in 1428, a Richard Dannett (although it may have been in the Dannett family for at least 200 years before that). The Danets, or their relations, continued to hold the manor until 1681. In 1700 it was acquired by the Watts family who rebuilt the hall (Fig. 3) and remained the owners until 1769. Watt's Causeway (now King Richard's Road) was named after them and it was a daughter of that family, Susannah Watts, who wrote the book (still in print) 'A Walk through Leicester' in 1804. The houses at 26-60 Fosse Road Central and 2-70 Fosse Road South stand on what were the Danett's Hall orchards (see Map 3). The Hall and its lands were sold to the Leicester Freehold Society for building following the death of its last owner, Dr Joseph Noble, in 1861. Unknown to his family, Dr Noble had died of cholera during an epidemic in Spain. In order to discover his whereabouts a Leicester detective nicknamed 'Tanky' Smith was commissioned to search for him. 'Tanky' was a master of disguise and this is commemorated in the carved heads at his home, Top Hat Terrace, 113-119 London Road.
- 4.7 The second manor in Bromkinsthorpe was 'Westcotes', a name that survives today. Its history is closely associated with Leicester Abbey, being one of its 'granges' (or farms) until the Abbey was dissolved in 1538. The land was eventually sold to a John Ruding in 1558, one of whose descendants, Walter Ruding, built himself a fine country house called Westcotes Grange (see Fig. 4). This stood on the site of today's Cranmer Street and its grounds extended from Hinckley Road to Westcotes Drive (Map 3). The family name is preserved as Ruding Road on the east side of Narborough Road.

- 4.8 The westward expansion of Leicester had long been limited by the natural barrier of the River Soar with its several channels and marshy ground and also by the presence of the Danett's Hall and Westcotes Grange estates. The area thus remained very much on the countryside edge of the town until the middle of the 19th century with only a few large villas occupying large grounds - Danes Hill House, Arundel House, Westcotes Grange and Sykefield - and there were even sand and clay pits at the western end of Kirby Road. It was not until the two estates were sold that development could really begin.
- 4.9 The sale of the Danett's Hall estate in 1861 allowed the grand houses on the east side of Fosse Road Central to be built (such as St Paul's Terrace c. 1870). However, twenty years later Daneshill Road was still only a short cul-de-sac whilst Stretton Road was little more than a tree-lined path (Map 3). Despite the last quarter of the 19th century being the peak of Leicester's and prosperity and expansion, development elsewhere in the conservation area had to wait until the sale of the Westcotes estate in 1886.
- 4.10 The Ruding family (para. 4.6) were the owners of the West Cotes estate from the 16th century until 1821, after which it passed through various hands until it was bought by its last owner, Joseph Harris, around 1846. The Harris's sold the land in 1886 and the new owners demolished the old house and sold the land for housing in 1888. However, Samuel Harris (one of Joseph's sons) commissioned a new house, 'Westcotes Grange', that same year. This house, Westcotes House, still stands, although now it is now occupied by the University Hospitals Trust. Harris also used some of the money from the sale to endow and build the Church of the Martyrs on Salisbury Road. The other house on Westcotes Drive is 'Sykefield', built for another member of the Harris family about the same date. In the last quarter of the 19th century Leicester was at the peak of its prosperity and Westcotes Drive attracted some of the city's leading industrialists and professional people; for example, the 'Art Nouveau' style house at 136 Westcotes Drive, on the corner with Sykefield Avenue, was built for J R Frears, the biscuit manufacturer, in 1902.
- 4.11 By the last decade of the 19th century the road pattern in the conservation area had been established. Daneshill Road and Stretton Road (named after William Weston Stretton who gave the land for St Paul's Church) were almost fully built-up by 1893, most of the houses on Fosse Road South had been built (by 1897) although only what is now the Conservative Club (number 55) had been added on Westcotes Drive. The houses at 88-134 Westcotes Drive were built between about 1903 and 1907. Westcotes United reform Church and Hall were built in 1906 and 1922 respectively.
- 4.12 By the 1920s development in the area was complete and the conservation area had become part of the densely built up 'west end' of the city. During the early 1980s, however, the West Bridge Stage II road improvement scheme was constructed, thereby separating the Daneshill area from Kirby Road and opening up the north sides (the backs) of the houses on Daneshill Road to view. The impact on the character and urban pattern of the area was substantial, particularly at its western edge where there is now a very large traffic light controlled junction.
- 4.13 By the 1980s many properties in the conservation area, like other large houses in and around the inner city, had been converted into bed-sits, hostels and other forms of multiple occupation. Recognising that such

accommodation was often of very poor quality it became Council policy to secure, as far as possible, improvements to this kind of housing. The Daneshill Housing Improvement Zone, declared in 1989/90, formed part of that programme, one of the aims of which was to encourage the replacement of small non-self contained units to larger self-contained flats. A general presumption in favour of the conversion of large houses into flats or other forms of shared use remained but the special architectural and historic qualities of the houses in Daneshill Road and Stretton Road were recognised and they were therefore specifically excluded from that policy of presumption.

Prevailing and former uses

- 4.14 The conservation area remains a primarily residential area. While most of the larger houses have been converted into flats the smaller houses remain as family homes. On Westcotes Drive, Westcotes House is now used by the National Health Service, with a separate Assessment Centre in the grounds while 'Sykefield' is a care home.

Architectural character and key buildings

*Map 7 provides, amongst other things, a comprehensive assessment of the contribution that the buildings in the conservation area make to its character and appearance. Where extensions to the boundary are proposed the buildings within those areas are included below. A small selection of the buildings that are considered to make positive contributions to the conservation area are described below and are highlighted in **bold** in the text. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.*

- 4.15 The development of the area through the late 19th and early 20th centuries has produced a townscape of attractive terraces in a wide range of styles and decorated with fine examples of builder's craftsmanship in brick and other materials. There are some relatively majestic two and three storey villas, but the character is generally created by imposing three storey terraces and other, more modest, two storey artisan houses. Across the conservation area generally, tall chimney stacks, dormers, finials, gables, varied rooflines and even occasional turrets make for interesting or dramatic skylines. A particular feature of the area is the number of different designs that have been introduced into the terraced layout (see Map 9) to create groups of symmetrical buildings. This produces a very rich townscape but one that is particularly sensitive to incremental change which not only disrupts group harmony but also destroys the symmetry. Article 4 Directions have therefore been made covering all houses in the Daneshill and Westcotes Drive areas. Unfortunately, a number of properties had been altered to the detriment of this symmetry and to the character of the street prior to the making of the Article 4.
- 4.16 The layout of buildings is also an important factor in the area's townscape. The buildings on the west side of Fosse Road Central are set back from the road and help to give this street an 'airy' feel, while the large houses and well-treed grounds on the north side of Westcotes Drive create an impression of space and calm that contrasts strongly with the terrace opposite. The buildings on the west side of Fosse Road South are set well back from the road and this brings the houses on the east side into greater prominence as well as adding to the area's sense of space. Overall, the conservation area has a general feeling of spaciousness that is unusual in the West End. The loss of front gardens to car parking is regrettable.

- 4.17 Trees are also important features of the conservation area. In the Daneshill area tree cover is mainly limited to street trees but this renders their contribution to the townscape correspondingly high. The trees serve not only to enhance the curved form of the street but to soften the hard urban environment of this busy route. Hinckley Road and Stretton Road are also enhanced by trees while a row of young street trees soften and add interest and texture to Fosse Road South. Trees dominate the environment of Westcotes Drive.
- 4.18 The conservation area occupies the summit of a long ridge and this makes for many interesting views and vistas within, into and out of the area. Thus, there are fine views from Fosse Road Central up to the summit of the ridge on Daneshill Road and Stretton Road and from Fosse Road South up Westcotes Drive. The view eastwards down Hinckley Road to the city centre is also noteworthy and is enhanced by the Ukrainian Church, a prominent landmark at the junction. The strong line of the boundary wall to 'Sykefield' adds interest to the uphill sweep of Westcotes Drive from Braunstone Avenue.

Character Areas

- 4.19 The conservation area is not homogeneous. To reflect the differences in character across it, the conservation area has been split into three 'character areas' for the purposes of this character appraisal. These are :
- Daneshill
 - Fosse Road South, and
 - Westcotes Drive.

Daneshill

- 4.20 The character of the Daneshill area is markedly different from the rest of the conservation area in scale and design but it maintains the same terraced form of development. Comprising mainly large three storey 'attached' villas, the buildings are more grandiose than the rest of the houses in the conservation area and contribute significantly to the character of the area. The houses are built in a wide range of styles, with many ornate decorative features on their red, gault and polychrome brickwork façades. Buildings are set back on their plots, the building line of numbers 28-50 following the subtle curve of the road. The curve leads the eye around, bringing the vertical features of the buildings into visual prominence and thereby adding to the visitor's experience of the townscape. The glimpses that can be had down Daneshill Road and Stretton Road emphasise further the differences between townscape of the side streets and that of Fosse Road. Mature street trees create an 'avenue' feel.
- 4.21 Decoration is a particular feature of the Fosse Road Central properties, which were designed with many distinctive Victorian features to impress visitors and passers-by. There are Domestic Revival style houses at numbers 29-37 with timber porches, fishscale tile hanging, elaborate doors with fanlights and coloured glass, coloured floor tiles and big triangular Gothic gables, red and white polychrome brickwork at numbers 15-17 and 38-48, the latter also having Dutch-style gables. Bay windows and elaborate name plaques are common. The front walls and railings at 28-60 are replacements, funded by the Council in the 1980s. They re-used original pier caps wherever possible, although the railing proportions are not as robust as they should be and the

'leaf' design is somewhat inappropriate.

- 4.22 Daneshill Road and Stretton Road climb up the ridge away from Fosse Road Central. They have a unity of red brick, stone and timber but nevertheless have quite different characters. Daneshill Road is shorter than Stretton Road and the houses are generally plainer. Approached from Fosse Road Central, Daneshill Road is framed by large three storey houses on the south side with a large villa and garden breaking up the rhythm of the north side. The reverse is true on Stretton Road where the tall gabled houses at 69-81 punctuate the distant skyline. The view west along Daneshill Road is 'closed' by buildings while the view in the same direction along Stretton Road is open beyond the ridgeline to the trees on Kirby Road. A large number of original chimney stacks, enhanced by corbel detailing, remain, as do many original terracotta chimneypots, Welsh clay roof tiles and red terracotta ridge tiles.
- 4.23 Stretton Road has stronger vertical rhythms and is generally more decorative than Daneshill Road. As in Daneshill Road, the terraces are broken up into many symmetrical groups of different designs. There are also one or two single or semi-detached houses of individual design. Most properties retain their original timber sashes but some plastic has unfortunately appeared, despite the Article 4 Direction. Nevertheless, from the double pair of big gabled houses at the east end to the large three storey Tudor Revival properties the west end, decoration and architectural detailing adds much visual interest. The townscape is, however, badly damaged by the commercial buildings, security fencing and service access in the centre of the street which breaks up the terraced pattern and introduces a highly discordant element into the street scene. Trees have been planted in an attempt to soften the impact but this has had little effect.
- 4.24 Large three storey terraces are also a feature of Hinckley Road. Set behind brick or stone boundary walls and screened by street trees, the buildings step up from 117 Hinckley Road at the junction with Fosse Road to the summit of the ridge that forms the spine of the conservation area, at around 161 Hinckley Road. There are fine views from the ridge-top eastwards and downhill to the city centre, while the views downhill to the west are more open, having been opened up for the construction of the King Richard's Road dual carriageway. Although many of the houses west of the Jessop's Camera Centre have lost original windows and doors, they are nevertheless an important visual group, balancing the larger, more ornate properties at the eastern end. Dormers, tall chimney stacks, double height bays and simplified Domestic Revival styles prevail on the north side, with simpler two storey houses in the Arts and Crafts manner on the south side around the Dulverton Road junction. Hinckley Road terminates with the large Edwardian red brick Westcotes United Reform Church and church hall, both important landmarks in this part of the city.
- 4.25 The eastern part of the conservation area comprises four groups of buildings in three different styles. There are the Gothic style properties at **26-36 Fosse Road Central** in gault (white/yellow) bricks with stone window heads, the distinctive 'bell' gables of **38-48 Fosse Road Central** (built c.1869-76), the pared-down Queen Anne style red brick façade of **50-54 Fosse Road Central** terminating with the Italianate gault brick and stone group at **56-60 Fosse Road Central**.

- 4.26 The west side of Fosse Road Central is lined by buildings of a completely different character. The first group, **9-11a Fosse Road Central/1 Daneshill Road**, are small three storey houses that probably date from the 1860s-70s. They are therefore some of the earliest buildings in the conservation area (see Map 3). The chimneys retain their original cream terracotta chimney pots. The most unusual feature of these houses, and one that continues as far as 17 Fosse Road Central, is the pierced red and gault brick front boundary wall. The loss of original windows at the corner property and the front gardens to car parking at 9-11a is regrettable.
- 4.27 A very unusual and finely detailed pair of Italianate villas from about 1856 can be seen at **15-17 Fosse Road Central**, where the gault bricks with orange/red and blue polychrome brick detailing make a strong architectural statement in the street scene. The original front boundary walls complement the colour and design elements of the building, although the loss of the front gardens for car parking is regrettable.
- 4.28 At **19-27 Fosse Road Central** the colour theme changes back to red brick with stone dressings, although there are gault brick spandrels and flat pilasters above and between the first floor windows. These buildings are in a very individual Domestic Revival style with mock Tudor gabled windows to the second floor, complete with sham timber details, and a square bay to the ground floor with a large first floor window with an elliptical windowhead between.
- 4.29 There are many interesting groups of houses each on Daneshill Road although all are linked by their common use of red brick and slate roofs. Of particular note are the two pairs of semi-detached houses at **8-14 Daneshill Road** with double height bays, tile-hanging and sham half-timber details, big dormers, original timber sashes and moulded brick detailing above the round arch brick porches, the terrace at **44-56 Daneshill Road** which is also decorated with double height bays and deep horizontal stone bands, an unusual feature for such relatively small houses, and **13-33 Daneshill Road** have large splayed ground floor bays, round arched porches with pilasters and hoodmoulds, gault brick bands, with corbelled eaves. Most retain their original sash windows with eight light upper sashes. The former Arundel House (now Ashton Lodge care Home) at **3 Daneshill Road** presents an imposing frontage to the street, although the loss of its original windows is regrettable. To its left is the original coach house and cobbled carriageway with a large walled garden on the left hand side.
- 4.30 Worthy of special note are the houses at **1-7** and **11-13 Stretton Road**. The former have big ground floor bays with lead roofs, large first floor triple light windows and sham timber-framing details and big barge boards on the gables. Original coloured encaustic tiles can still be seen in the porch of number 1. The latter is a 'one-off' symmetrical pair of considerable architectural interest with very finely moulded and detailed splayed bays with 'barley-sugar' twists to the corner mullions, a name plaque ('Avondale Villas 1893') in a brick roundel with a hoodmould and carved end-stops, a decorative brick eaves course and hoodmoulds with keystones and endstops over the porches. Red clay ridge tiles and gable finials are also visible. The big double height bay windows at **9 Stretton Road** help the house to stand out from its neighbours, as does its large, red clay tiled hipped roof over the bays.

- 4.31 Beyond are other paired groups of two storey houses at **21-29, 31-33** and **35-49 Stretton Road**, each of which have distinctive features such as neat timber door canopies, double height bays with moulded stone lintels and faceted hipped roofs at 21-29, moulded brick name plaques at 31-33 and elaborate moulded eaves cornices and stone lintels at 35-49, the latter having hoodmoulds and carved endstops. The largest houses on the north side of the street are at **51-61** and **69-81 Stretton Road**. These two groups are in the Domestic and Tudor Revival styles with big gables, two and three storey high bayed windows and elaborate chimneys. The former have Venetian windows at second floor level and tile hung bays while the latter are exuberantly decorated with sham timber framing and pargetting. At the end of the terrace a hexagonal corner feature with a turreted roof adds further decoration. Unfortunately, two of the full height bays in this group have been rebuilt and the replacements are wholly unsympathetic, having neither the correct window proportions, number of lights nor sham timber framing.
- 4.32 The houses on the south side of Stretton Road are much less elaborate and there are fewer different styles. The most detail and variety is to be found between **2-22 Stretton Road** where there are decorative eaves courses, carved stone lintels, name plaques and many bay windows with original 'shouldered' upper sashes. At **24-32 Stretton Road** there are double height bays with faceted hipped roofs and small panes in the upper sashes, tall corbelled chimneys with vertical projecting ribs and flat canopies supported on moulded timber brackets. Beyond there are two neat groups of houses at **34-40** and **42-74 Stretton Road** many with corbelled eaves details, single bays and paired doors set back in round-arched porches.
- 4.33 There is a variety of detailing to the properties along Hinckley Road that add considerable interest to the townscape and architectural character of the area. Of note are the tile hung bays, bargeboards and finials of **109-115 Hinckley Road** and the decorative fishscale tile-hanging to the dormer gables and cheeks, brick eaves courses and brick and stone arches over the doors at **157-163 Hinckley Road**. The sham timber-framing on the bays at **171-175 Hinckley Road** (and perhaps hidden behind the weatherboarding at number 169) adds further visual interest and pattern. The simple Edwardian detailing at **184-192 Hinckley Road** and **Westcotes United Reform Church** add a quiet dignity around the busy junction with King Richard's Road. Unfortunately, the large yellow brick Gothic-style house at **125 Hinckley Road** has been badly altered, losing its tall chimneys and chimneypots as well as its original roof covering, and stands at the back of an unsightly tarmac car park.

Fosse Road South

- 4.34 Fosse Road South is a busy traffic route and vehicles have a considerable impact on the environment, adding noise and pollution. During the late 1980s the terrace was cleaned and front boundary walls were replaced so that today the facades present a bright frontage to the road with a clearly defined boundary between the private and the public realms. The 34 houses that line its east side are three storeys high and of a scale that is entirely appropriate for this wide street. They form a terrace that incorporates a wide variety of different designs that terminates with a church and its large hall. Facing onto streets at the front and back these substantial properties date from the first few years of the 20th century. Most are now in use as flats and some original windows have been lost but generally the buildings retain most of their important architectural features. The buildings are set back from Fosse Road

South behind shallow forecourts and follow the subtle curve of the road so that the terrace is gradually revealed as a series of sequential views that add particular interest to the townscape. Chimney stacks, attic dormers and gables punctuate the skyline while trees add texture and seasonal interest. The rear elevations are open to Livingstone Street and would have originally had tall brick boundary walls, some with carriage houses. Over the years many alterations have been made to this side of the Fosse Road South houses so that there is now a mix of untidy back yards, poorly maintained walls and gates, and unsympathetic extensions or conversions.

- 4.35 There are eight separate symmetrical pairs of houses, eight buildings of individual designs and two groups of short terraces, making this the most diverse and decorative part of the conservation area. Mock Tudor and other domestic vernacular styles are randomly mixed together but there are, nevertheless, several unifying themes – red brick, bay windows, big gables with bargeboards, tall chimney stacks (many with original clay pots), Welsh slate roofs and stone embellishments. Name plaques are a particular feature. Despite some poor maintenance of some properties, such as numbers 26-28 where the ornamental timber balustrade needs repair and restoration, all the houses in the group contribute to the special character and appearance of the conservation area but some are particularly worthy of note.
- 4.36 The **Ukrainian Catholic Church and Hall, Hinckley Road** (1898) is built in red brick in the Gothic style with large stone Perpendicular-style windows with panel tracery on the main elevations as well as lancet windows, sham flat buttresses, gables with finials and rising above the south end of the roof the recent addition of an 'onion' dome. The adjoining hall is very plain in comparison, decoration being restricted to moulded brick patterns below the pointed arches decorating the Fosse Road South entrance and adjacent window.
- 4.37 The vernacular style pair of houses at **6-8 Fosse Road South** combine mock Tudor decoration with Gothic detailing in the form of pointed arches over the porches and a sham jetty feature at second storey level. The painted brickwork is unfortunate. The adjacent houses at **10-12 Fosse Road South** are decorated with dormers, bracketed eaves, big stone canted bays, moulded stone round arches with carved keystones over their porches and name plaques while a big three storey neo-Georgian semi at **22-24 Fosse Road South** introduces a more severe façade that restricts decoration to keystones in segmental window arches and a projecting eaves course with modillion details and thin sweeping gutter brackets. The Arts & Crafts style pioneered by Norman Shaw is evident in the design of **26-28 Fosse Road South** (continuous timber balustrade, Venetian windows, jettied attic windows with roughcast rendering) and is an interesting contrast with the Vernacular Revival style of its neighbours at **30-32** and **54-60 Fosse Road South** where design returns to sham timber-framing and tile hanging. Beyond there is a group of typically Edwardian houses at **62-68 Fosse Road South** with paired centrally placed front doors in recessed porches. The corner property, **70 Fosse Road South**, has a neat timber porch roof supported by wrought iron brackets.
- 4.38 One of the most unusual buildings in the conservation area is **90 Fosse Road South** which was used as a school from the late 19th century to around 1990. Now in use as flats it is decorated with bold keystones above its windows, a large round arched window with a projecting moulded hood and a canopied

porch supported on four short columns.

Westcotes Drive

- 4.39 The character of Westcotes Drive is varied and distinctive and markedly different from the rest of the conservation area. The extensive grounds of Westcotes House on the north side of the road means that the area is built to a much lower density than the rest of the conservation area and the many large mature trees create a very 'green' environment. The street trees along the south side maintain the conservation area's public realm landscape theme. These larger buildings have dramatic skylines with turrets and tall chimney stacks visible above the trees. Lodges and stable blocks make them seem like miniature country estates while their mature trees provide contrast, texture, colour and shade. Chimney stacks, dormers and bay windows add interest and rhythm on the south side of the street. The high brick boundary wall to Sykefield adds interest to the view up Westcotes Drive from the junction with Braunstone Avenue.
- 4.40 There are two listed buildings in the conservation area and both can be seen on Westcotes Drive – the Gothic style **Westcotes House** (1888) by S. S. teulon and **Sykefield** (c.1880) by Ewan Christian. The former is hidden behind a screen of large trees and its steeply pitched roofs, tall chimneys, gables and purple and blue brick façades are thus only glimpsed beyond the small Gothic lodge at the east entrance. The latter is set behind a tall panelled brick wall with very tall chimney stacks and steeply pitched slate roofs. At the corner of Sykefield Avenue is one of the most striking Edwardian houses in Leicester, **136 Westcotes Drive**. This unique house in the Art Nouveau style was built in 1903 to the design of Charles Kempson, although the highly unusual Sykefield Avenue elevation has been marred by an unsightly and unsympathetic extension.
- 4.41 The terrace that fills most of the frontage between Fosse Road South and Sykefield Avenue was built as a series of pairs between 1903 and 1907 in a variety of different designs that fit happily together and contain some fine craftsmanship including attractive coloured glass. Built on a gently rising slope the staggered roof lines, bay windows, chimney stacks and dormers create a townscape of much quality and interest. Colour and texture are added by painted render on upper floors and there are occasional quirky touches such as the triangular oriel windows at **104-106 Westcotes Drive** or the chequer patterned stucco on the bays at **130-132 Westcotes Drive**.

Building materials and the public realm

Building materials

Clay

- 4.42 Clay, in its most obvious form in the conservation area, is as brick and there is a wealth of colour to be found - red, gault, purple, blue, yellow. Polychrome brickwork is a feature of the Daneshill area, while red clay dormer finials, ridge tiles and tile hanging are common. Red clay roofing tiles can be found only rarely, such as at 6-8 Fosse Road South. Clay is also the material for chimney pots and there are examples of original yellow and red pots, many in highly decorative styles, throughout the conservation area. Coloured floor tiles on garden paths or in porches (such as 29-37 Fosse Road Central or 1 Stretton Road) can also be found in many locations. All such details, although individually quite insignificant, nevertheless make, collectively, an important contribution to the architectural character of the area.

Stone

- 4.43 There is a substantial amount of stonework in the conservation area, mostly used for roofs and decoration. Roofs are generally Welsh slate, although examples of expensive stone slate roofs can be seen at Westcotes House and gate lodge and Sykefield. There are stone door and window surrounds (some, like those at 18, 20, 3, 32 and 38 Fosse Road South, being particularly ornate), horizontal decorative stone bands on the façades of some houses (179-189 Hinckley Road), coping stones and pier caps in boundary walls (Fosse Road Central and South, Hinckley Road), carved stone name plaques (especially on Fosse Road South), diorite kerb stones (a distinctive Leicester feature) or granite cobbles (such as can still be seen in the carriage drive at 3 Daneshill Road). Locally sourced granite can also be seen used to particular effect in some boundary walls, notably on Hinckley Road.

Timber

- 4.44 Timber is used across the conservation area in bargeboards (some very ornate eg those at 125 Hinckley and 20-26 Fosse Road Central), porches (particularly at 29-37 Fosse Road Central), windows, doors, sham half-timbering and balustrades (especially 26-28 Fosse Road South). It is a particularly important decorative material, contributing much to the textural qualities, character and appearance of the conservation area, not least in the form of original glazing bars and sash windows, original fielded panel front doors or columns and balustrading.

Metal

- 4.45 In the conservation area metal is not a common material but, where used, does have an important effect on the character of the area. Original square section cast iron rainwater goods survive in many places but most boundary railings and garden gates, whether plain or more ornate, are modern replacements in mild steel. There is a particularly unusual cast iron gate with barley sugar twist gate posts at the gate lodge, 53 Westcotes Drive. Remnants of other cast iron gates can be seen in occasionally surviving gate posts scattered along on Daneshill Road. Steel fire escapes are highly visible at the backs of flats on Fosse Road South and on the corner of Hinckley Road/Fosse Road Central.

Render/roughcast

- 4.46 The use of render or roughcast tends to be confined to turn of the 20th century buildings where it was a fashionable material for buildings in the 'Norman Shaw' vernacular style. Its use in this way stands out particularly at 26-28 Fosse Road South and the east end of Westcotes Drive. However, the late 19th century buildings in the Tudor Revival style at the west end of Stretton Road have an unusual example of pargetting in the plasterwork between the sham timber framing of the upper floors.

Glass

- 4.47 Many of the buildings in the conservation area retain their coloured glass panels in windows and doors, particularly those of the late 19th/ first decade of the 20th century. They are most common in the big Vernacular Revival houses at 29-37 Fosse Road Central, where two very large coloured glass stairwell windows can be seen facing onto Hinckley Road. There are other examples on Fosse Road South and Westcotes Drive. Their importance in creating the character of the area cannot be underestimated.

Other materials

- 4.48 Although not common across the conservation area, some 'alien' materials have been introduced and can have an impact out of scale with the amount involved. An example would be the replacement of roofing slates with modern concrete tiles. The differences in colour and texture are very obvious (see, for example, 44 Fosse Road South, 125 Hinckley Road and various properties on Daneshill Road) and the effect detracts from the character of the area. Outside the areas covered by the Article 4 Directions there are several properties with replacement plastic windows (Fosse Road South). These have not, and can not, reproduce the fine mouldings that are a feature of Victorian and Edwardian timber windows; as a consequence the appearance of the properties affected has been damaged. There are large glass and aluminium shopfronts on either side of 125 Hinckley Road.

The public realm

- 4.49 Roads and footpaths in the conservation area are generally laid to tarmac and standard concrete paving slabs. Street lighting is provided by standard Council steel lamp columns. There are several sets of traffic lights on Fosse Road South and Hinckley Road and a traffic calming table has been installed at the Westcotes Drive/Sykefield Avenue junction. To screen and separate the residential streets of Daneshill from the King Richard's Road dual carriageway the boundary has been defined by red engineering brick walls with steel railing panels as well as a few trees. These trees, however, are small and of poor quality. A group of trees underplanted with shrubs forms a small landscaped area at the eastern end. A public footpath follows a winding course through it.

Greenery and green spaces

- 4.50 There are no public open spaces in the conservation area and, other than the Westcotes Drive area, little in the way of green spaces, other than private front yards. The tree cover in the north and east of the conservation area is much poorer than in the south. In the north the only trees of significance are those in the gardens of Ashton Lodge on Daneshill Road. The greenery that would have been provided in private front yards has been lost where they have been paved over for parking (Fosse Road Central) or to minimise maintenance/provide a space for wheelie bins (Fosse Road South, Stretton Road). There are no trees of townscape significance in private residential gardens. The trees that contribute positively to the character and appearance of the conservation area are in the grounds of institutions such as health centres, old people's care homes and the Conservative Club, most of which are located in the south of the conservation area.
- 4.51 This means that the value of such elements as street trees is much greater in the north and eastern parts of the area. Although of variable quality, the best street trees are the mature limes, which are of substantial size. However, recent replacement street trees have included only a few limes on Hinckley Road; the rest have been replaced with smaller, more ornamental varieties such as rowan, thorn and birch. These trees will never grow to a size that would be appropriate for the streets in the area and the replacement tree of choice ought to be Lime.
- 4.52 As there are some extensive private grounds, tree cover around Westcotes Drive is different in character from that of the north and east, with many mature trees. Evergreen trees, limes and beech predominate with fine collections of conifers, beech, lime, pines, yew and holly at Westcotes House

and the Conservative Club. However, the need for some proper management is becoming evident in the case of the former as the trees are becoming somewhat crowded.

- 4.53 There are three Tree Preservation Orders (see Appendix 2); all other trees are automatically protected by reason of their being in the conservation area.

Negative factors

- 4.54 Much of the area's character, as has been noted previously, is built on the harmony of groups of matching pairs of houses. The Daneshill and Westcotes Drive Article 4 Directions have generally fulfilled their purpose of controlling changes to the front facades and maintaining the symmetry and architectural detailing but on Fosse Road South and Hinckley Road, where no conservation area or Article 4 Direction controls have applied, incremental change over the years has led to the replacement of many original windows and front doors in plastic, to the detriment of the street scene.

- 4.55 The loss of front walls and gardens, either for car parking, wheelie bin storage or to reduce maintenance, has had a significant impact on Fosse Road Central. The buildings that have been added around and attached to 125 Hinckley Road have had a significant impact on both this stylish mid 19th century house and the street scene, particularly on Stretton Road. The adjoining large tarmac car park and minimal planting to the boundary further detract from the character and appearance of the area. Lack of regular maintenance has also affected the condition of roofs and windows and there are several examples of slipped roof tiles, blocked gutters and damage to coloured glass.

- 4.56 Perhaps the most unsightly part of the conservation area is the backs of the Fosse Road Central and Fosse Road South properties that are exposed to view along Norfolk Street and Livingstone Street. Large steel fire escapes, loss of original brick boundary walls and lack of green space for tenants have created a very harsh and poor quality environment.

Problems and pressures

- 4.57 The area is not under pressure for redevelopment. Most of its problems arise from the maintenance and repair of buildings. The negative effect of the exposed back yards and fire escapes on Livingstone Street and Norfolk Street has already been mentioned but generally the biggest problem is that of the proper maintenance and repair of the largest properties, particularly those in use as flats. Upvc windows have been installed in some single family houses on Fosse Road South and Hinckley Road but the biggest impact of this type of alteration can be seen in properties converted to flats where replacement windows and doors have already caused some visual harm in these two streets; the extension of the conservation area boundary will mean that grants could be made available to remedy these problems. The rear boundary of 125 Hinckley Road is a highly intrusive, and poorly maintained, element in Stretton Road and would benefit from some form of better screening and/or planting.

5.0 Community involvement

- 5.1 An exhibition was placed in the Westcotes Library on Narborough Road between April 7th and May 9th, with Comments Forms and copies of the written appraisal for consultation. An evening drop-in meeting was held in the Ukrainian Catholic Church hall on April 15th to which all residents and

businesses were invited individually by letter. All letters included an explanatory leaflet and a copy of the Management and Enhancement proposals (Appendix 5 below) to stimulate debate. About 30 local residents attended, many with very useful information and ideas. The draft appraisal was also placed on the Council's 'Current Consultation' website, and will be followed by a full colour version and a summary of the comments received and the Council's response/actions (Appendix 4 below).

6.0 Conservation area boundary

6.1 Following the appraisals of the Daneshill and Westcotes Conservation Areas, it became clear that the history, character and architectural interest of the buildings on the east side of Fosse Road South are similar to those of the two existing conservation areas. These buildings are also of considerable architectural value in their own right. The Council therefore proposes to extend the conservation area boundaries to include the **Ukrainian Catholic Church and Hall 2-70 Fosse Road South**.

6.2 At present only numbers 109 to 125 Hinckley Road are within the Daneshill conservation area. They are, however, part of a street of some architectural and historic interest. Although some properties have suffered from some poor alterations, the terraces are nevertheless of about the same date as, and stylistically linked with, the rest of the conservation area and have many attractive architectural features. The Westcotes United Reform Church and Hall, in particular, add considerable value to the townscape and are important local landmarks. The Council therefore proposes to extend the conservation area boundary to include **101-107 Hinckley Road, 109-123 Hinckley Road, 157-197 Hinckley Road and 184-192 Hinckley Road, together with the Westcotes United Reform Church and Hall**.

6.3 Fosse Road South adjoins both the Daneshill and Westcotes Drive Conservation Areas together and, rather than extending only one of these, it would be logical to amalgamate all three areas to create a new, larger conservation area to be known as the '**West End Conservation Area**'. The proposed boundary amendments are shown on Map 2.

7.0 Management and enhancement proposals

7.1 The City of Leicester Local Plan contains policies specific to the preservation of the historic environment (see Appendix 3). Most importantly, there is a general presumption against the demolition of buildings in conservation areas. However, the Council also has a duty 'to formulate and publish proposals for the preservation and enhancement of any parts of their area that are conservation areas [s.71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990] and to submit such proposals 'for consideration to a public meeting in the area to which they relate' [s.71(2)].

7.2 The management and enhancement proposals set out in Appendix 5 are based on the appraisal of the conservation area as set out above and will be a specific matter for consultation with local residents, business people, visitors and other interested parties. Where considered reasonable or appropriate any suggestions for future management and enhancement resulting from these consultations have been incorporated in the final report.

8.0 Contacts and appendices

8.1 For further information on this, or any other conservation area or listed building, you can contact the Council's conservation officers as follows :

- Conservation & Nature Team, Planning Policy & Design, Regeneration & Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester, LE1 6ZG;
- Phone Leicester 2527281
- Fax Leicester 2471149
- e-mail conservation@leicester.gov.uk
- On the Council's website at [www.leicester.gov.uk/conservation areas](http://www.leicester.gov.uk/conservation%20areas)

Appendix 1

List of buildings in the Conservation Area

Daneshill Road	1-3, 3a, 3b, 13-31 (odd), 33, 33a; 2, 8-56 (even)
Fosse Road Central	9-11, 11a, 15-37 (odd); 26-60 (even)
Fosse Road South	2-72 (even)
Hinckley Road	Ukranian Catholic Church and hall, 107-123 (odd), 157-197 (odd), 184-192 (even), Westcotes United Reform Church & Hall
Livingstone Street	34a Fosse Road South, 39, 41, 51, rear of 2-70 Fosse Road South
Norfolk Street	47, 49, 57 (r/o 44, 46, 52 Fosse Road Central)
Stretton Road	1-13, 17, 21-61, 69-81 (odd); 2-48, 52-74 (even)
Sykefield Avenue	2, 4
Westcotes Drive	53 (Lodge), Westcotes Hospital, Cherryleas Assessment centre, 55 (Conservative Club), 55½, 57-59 (odd); 54, 84, 86-134 (even), 136 (Lodge), 138 (Sykefield), 140

Appendix 2

List of listed buildings, Article 4 Directions and tree preservation orders in the conservation area

Listed Buildings

Westcotes Drive
Westcotes Hospital (including Lodge & stables), 138 (Lodge), Sykefield

Article 4 Directions

Daneshill Road
Fosse Road Central
Hinckley Road
Norfolk Street
Stretton Road

1-3, 3a, 3b, 13-31 (odd), 33, 33a; 2, 8-56 (even)
9-11, 11a, 15-37 (odd); 26-60 (even)
107 (Flats d & e), 125
57
1-13, 17, 21-61, 69-81 (odd); 2-48, 52-74 (even)

Tree Preservation Orders

TPO N4.151
N4.244
N4.458

3 Daneshill Road
Westcotes House, Westcotes Drive
59 Westcotes Drive

Appendix 3**Relevant Local Plan and other policies**

Subject	Policy No.	Details
The Plan Strategy	PS01	b) conservation and enhancement of the city's buildings
Built Environment		
Archaeology	BE01	Preservation of the city's archaeological heritage
Listed Buildings	BE02	Alterations & extensions
	BE03	Changes of use
	BE04	Setting
	BE05	Demolition of ...
Conservation Areas	BE06	New development & changes of use in...
	BE07	Demolition in ...
Buildings of local interest	BE08	Impact of development on...

Appendix 4

Responses to consultations

Issues raised	Council response
<p>A Public meeting</p>	
<ol style="list-style-type: none"> 1. Include 101-107 Hinckley Road in the conservation area; 2. Replace front walls and railings on Stretton & Daneshill Roads as has been done at Fosse Road Central; 3. Problems of litter, rubbish, fly-tipping & untidiness at Jessops and 136 Westcotes Drive and from the Merry Monarch; 4. Install a blue plaque at 128 Westcotes Drive to commemorate the artist, John Pettinger; 5. A previous complaint about a street tree on Westcotes Drive has not been dealt with properly; 6. Car parking for residents is a problem on Fosse Road South. Can a residents' parking scheme be provided, or spaces be provided on the east side of Fosse Road South or land made available on the Merry Monarch car park opposite? 7. The Cherryleas Assessment Centre generates too much on-street car parking. 8. The fence along the east side of Westcotes Drive has been vandalised and should be repaired. 9. Are there any grants for building repairs (windows, roofs etc)? 10. There are unauthorised satellite dishes and fencing at Stretton Road. 11. Stop people parking across the entrances to the Jessops site on Stretton Road. 12. The culs-de-sac at Daneshill Road and Stretton Road should have double-yellow lines to stop parking. 13. Improve the Livingstone Street boundary of the Fosse Road South properties. 14. The inclusion of the Fosse Road South properties in the conservation area will put landlords off and properties will become vacant and neglected as a result. 15. Improve the appearance of the Fosse Road South shopping centre. 	<ol style="list-style-type: none"> 1. Although the quality of some of the alterations to this group of buildings is poor, they are on a prominent corner that links Fosse Road Central and Hinckley Road. Its inclusion is justifiable in view of the proposed extension of the conservation area to include Fosse Road South. 2. This type of project is very expensive and relies entirely on at least 90% of owners taking part. There is currently no capital funding available but the suggestion has been incorporated in Appendix 5 as a longer term goal. 3. The litter and flytipping problem has been passed to the appropriate department with a request for regular monitoring and action. However, a better boundary treatment and landscaping solution could help to resolve the problem and this will be taken up with the owners. 4. The request has been added to the list of blue plaques being prepared. A new local blue plaque scheme is being considered by the Head of Arts & Museums. 5. This is an ongoing complaint and has been passed to the Trees & Woodlands section who are aware of the issue. 6. The request has been passed to the Parking Team for further investigation. 7. Car parking is available on the site but the Council cannot force the Health Trust staff to use it. There are currently no parking restrictions on Westcotes Drive but the Parking Team have been alerted to the complaint. 8. The condition of the fence detracts from the appearance of the conservation area. The owners, the local NHS Trust, will be asked to repair or replace it with something more suitable, such as railings. 9. Historic Building Grants are available in and the requests for grant aid have been passed to the appropriate officer in the Conservation Team. 10. The Council's Planning Enforcement Team are aware of the unauthorised dishes and are investigating. Action will be taken where appropriate. 11. 'Keep Clear' signs can be painted on

	<p>the roadway if requested by Jessops and the company will be informed accordingly.</p> <p>12. The present single yellow lines restrict parking between 7.30 am and 6pm Monday to Saturday. Cars parked during these hours are breaking the law and could be ticketed by wardens. Traffic Wardens have been asked to visit more frequently to enforce the regulations.</p> <p>13. There is potential for screening the rear yards of these buildings by installing better boundary walls and gates, although it would be costly and would need the owners' consent and financial contribution. Proper boundary treatment could be negotiated as part of any planning applications for works to the rear of individual properties or a 'rear wall rebuilding scheme' could be part-funded by the Council if finance were made available. The suggestions have been incorporated in Appendix 5.</p> <p>14. There is no evidence that conservation area status has this effect. Indeed, conservation area locations tend to 'add value' to properties. Grants are available for repair work and could help ensure that landlords keep their properties in good repair and therefore attractive to potential tenants.</p> <p>15. It is acknowledged that the shopping centre site would benefit from better landscaping and surface treatment. However, it is outside the conservation area and privately owned, and there is no grant funding available for works that would improve this group of buildings or their site. Should the owners apply to undertake major alterations in future, however, the Council could seek to encourage the owners to include works to the forecourts and landscaping.</p>
B Letters	
Use anti-graffiti coating to protect walls where there is a problem	This is a particular problem on Livingstone Street. All the walls and gates/garage doors are privately owned and owners' consent would be needed. However, the Graffiti Team have been asked to pursue this to see if they can improve the appearance of the street.
C e-mail	
<ol style="list-style-type: none"> 1. Include 101-107 Hinckley Road 2. Improve rear gardens & yards to Fosse Road Central & Fosse Road 	<ol style="list-style-type: none"> 1. See A1 above 2. See A13 above 3. The Planning Enforcement Team are

<p>South</p> <p>3. Unauthorised satellite dishes on 2 houses on Stretton Road</p> <p>4. Some buildings are poorly maintained</p>	<p>aware of these and are investigating.</p> <p>4. The Council have no powers to force owners to maintain their properties unless they become so unsightly that they are detrimental to amenity. Persuasion with grants for repairs can be successful, however.</p>
<p>D Comments Sheets</p>	
<p>1. The Jessops site on Stretton Road is unsightly</p> <p>2. Restore the original street name signs and add Victorian style streetlamps.</p> <p>3. Block the purchase of properties by Housing Associations as they do not maintain the historic character of their properties.</p> <p>4. The group of trees opposite Sykefield Avenue is unkempt</p> <p>5. Include Dulverton Road in the conservation area (requested by 3 respondents/visitors).</p>	<p>1. See A3 above.</p> <p>2. Cast street name signs have been installed in other conservation areas and would be worthwhile. ‘Victorian’ style lamps, although they have been used in other parts of the city, tend to look rather ‘fake’ and may not be appropriate here. However, the request will be considered.</p> <p>3. The Council has no powers to intervene in any property sales. However, land charges searches by potential purchasers will show whether a property is in a conservation area, has an Article 4 Direction etc, so potential owners will be aware that the building is in an area with special controls, where the Council will expect higher quality design.</p> <p>4. The trees form a dense spinney that is not managed to ‘domestic garden’ standards. However, this sort of area is very good for wildlife and the trees do not detract from the amenity of the area. The Council has no powers to require owners to manage their land unless trees become dangerous to the public.</p> <p>5. This residential street is quite attractive but is little different from other similar streets of artisan housing in many parts of the city. It does not have the finer architectural variety or interest that is displayed in Stretton Road or Westcotes Drive. The boundary will not therefore be amended to include Dulverton Road.</p>

Appendix 5

Management & enhancement proposals

Location	Management/enhancement proposal
Short term – up to 3 years, Medium term – 3-5 Years, Long term – 5 years plus	
Conservation area generally	<ul style="list-style-type: none"> • Apply the policies set out in the Local Plan and relevant planning guidance to ensure that all developments <u>preserve or enhance the character and appearance of the conservation area</u>; <p>Delivery : on-going</p> <ul style="list-style-type: none"> • Publish and distribute an explanatory leaflet about conservation areas and Article 4 Directions; <p>Delivery : short term</p> <ul style="list-style-type: none"> • Undertake photographic survey to provide a baseline for monitoring change; <p>Delivery : on-going</p> <ul style="list-style-type: none"> • Install additional conservation area plaques as necessary; <p>Delivery : short term</p> <ul style="list-style-type: none"> • Install street name signs in the traditional design and colours; <p>Delivery : short term</p> <ul style="list-style-type: none"> • Seek resources to provide grants for the proper repair or appropriate replacement of original architectural features such as timber sash windows etc; <p>Delivery : long term</p>
Stretton Road & Daneshill Road	<ul style="list-style-type: none"> • Investigate with the owners ways to improve the appearance of the rear boundary of 125 Hinckley Road; <p>Delivery : medium to long term</p> <ul style="list-style-type: none"> • Seek funding for comprehensive front walls and railings schemes to both sides of each street; <p>Delivery : on-going</p> <ul style="list-style-type: none"> • Prepare site development guidance for the land between 123 and 157 Hinckley Road as needed; <p>Delivery : short to medium term</p>
Livingstone Street and Norfolk Street	<ul style="list-style-type: none"> • Investigate ways to improve the appearance of the rear boundaries, including negotiation of improved boundary treatment as part of any future planning applications; <p>Delivery : long term</p> <ul style="list-style-type: none"> • Investigate ways to improve the appearance of external fire escape stairs; <p>Delivery : long term</p>
Hinckley Road	<ul style="list-style-type: none"> • Investigate need for, and interest in, grants for the repair of random granite rubble front boundary walls; <p>Delivery : short to medium term</p>
Westcotes Drive	<ul style="list-style-type: none"> • Seek improvements to boundary fence/railings on north side;

	<p>Delivery : on-going</p> <ul style="list-style-type: none">• Install blue plaque to artist John F Pettinger at 128 Westcotes Drive as part of any future Council 'Blue Plaque' scheme; <p>Delivery : short to medium term</p>
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Appendix 6 Glossary of architectural terms

bargeboard	projecting board placed against the outside incline of the roof of a building, often used decoratively
corbel(led)	a method of laying bricks or stone so that each course projects slightly forward of the one below
cornice	horizontal projecting section at the top of a building or wall
endstop	a decorative feature at the end of a hoodmould
fanlight	a window over a door
finial	a formal ornament at the apex of a gable or spire
fishscale	a pattern created by overlapping the semi-circular cut edges of roof tiles or slates
frieze	a decorated band along the upper part of a wall
half-timbering	the external visible timbers of a timber-framed building (or mock half-timbering where timbers are applied externally to create the impression of half-timbering)
hoodmould	a projecting moulding over a door or window designed to throw rain off the face of the building
jetty (ies)	the projection of an upper storey outward over the one below
keystone	the central wedge-shaped stone at the top of an arch that locks the arch in place
lancet	a slender pointed arch window
pargetting	exterior plasterwork usually moulded to represent flowers or foliage
pilaster	a shallow column attached to, and slightly projecting from, a wall
shouldered arch	a decorative frame to a window or door where the vertical member curves just below the top and then returns to the vertical to meet the lintel
spandrel	the triangular space that is created between a horizontal line drawn from the apex of an arch and a vertical line drawn from the point from which the arch springs
tile-hanging	a covering of overlapping rows of tiles on a vertical surface
Venetian window	a window comprised of three parts – a central window with a semi-circular arch with pilasters on each side and two side windows with flat arches