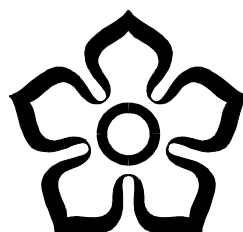


# Belgrave Hall Conservation Area Character Appraisal



Leicester  
City Council

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*This is a consultation draft of the character appraisal of the Belgrave 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](mailto: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 the character and appearance of each conservation area. It defines and records the factors that make conservation areas special, thereby providing a baseline for decisions about an area's future. It also identifies features and problems that detract from this special quality and suggests, by means of management and enhancement proposals, the ways in which the special interest could be safeguarded or improved. An appraisal also provides the opportunity to review the boundaries of existing conservation areas and, where appropriate, to propose amendments. In the case of the Market Place Conservation Area no boundary amendments are proposed.
- 1.2 The Belgrave Conservation Area was designated in 1974 although the boundary was extended in 1983 (see Map 2). It now covers an area of 8 hectares (19.5 acres).
- 1.3 The survey and appraisal were carried out during 2006 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, including what they like or dislike about the area and their ideas about how the area 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 as to maintain and, if possible, strengthen an area's special qualities.
- 2.3 Current legislation is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This 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 In support of the 1990 Act, government advice on conservation areas is set out in Planning Policy Guidance Note 15 (PPG 15) "Planning and the Historic Environment".
- 2.6 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 4. 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.

### **3.0 Definition of special interest**

- 3.1 The special interest of the Belgrave Hall Conservation Area is a product of two main factors - its core around Church Road, an area that has remained largely unchanged since the late 18<sup>th</sup> century, and the large areas of green space and their associated trees. The conservation area is a unique blend of listed buildings, garden history and landscape that combine to create a high quality townscape. The area's history and the large areas of undeveloped land suggest that the archaeological potential is also likely to be high. The richness of the architecture and building materials, the area's quietness and greenness and its vehicle-free environment have all combined to create a unique 'sense of place'.
- 3.2 The conservation area is also endowed with a large number of mature trees and green spaces, setting it apart from the hard urban environment on its east side. Numerous trees contribute interesting patterns of light and shade as well as a variety of seasonal colours, while the park provides opportunities for rest and recreation and gives access to the water and wildlife of the canal.
- 3.4 Linked to Church Road by a winding green pathway that allows interesting views of the park, St Peter's Church and churchyard, the sinuous form of the Vicarage Lane terrace adds to the townscape value of the area. The strong edge of the continuous building facade creates a sense of enclosure and contrasts with the softer green edge of the park and churchyard opposite. The curving layout of the houses and the rising ground on which it is built emphasise and vary the vertical patterns created by the double height bay windows adding dynamism to the townscape.
- 3.5 Both Loughborough Road and Thurcaston Road are important parts of the history of Belgrave village. They contain an early example of suburban

residential development (the late 18<sup>th</sup> century Cross Corners) as well as several buildings of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that are of townscape value that define and enhance the approach to the conservation area and the important road junction at its north east corner.

#### **4.0 Assessment of special interest**

##### Location and setting

- 4.1 To most Leicester people the name “Belgrave” means that large part of the city lying north of Dysart Way, but to many older local people it still means the small area of the original village on Loughborough Road and Thurgate Road and around Belgrave Hall, Belgrave House and St Peter’s Church. The conservation area is based around this original core, which lies about 2km to the north west of Leicester city centre on a spur of river gravel overlying Mercia mudstones. The topography is generally flat but there is a slight northward slope on Loughborough Road and a distinct rise in levels from the western (canal) end to the eastern end of Vicarage Lane. The boundaries of the conservation area are shown on Map 2.

##### Historic development and archaeology

- 4.2 There are references to a settlement at Belgrave in the Domesday survey of 1086, so Belgrave village is at least 900 years old. Belgrave’s original name was Merdegrave, which means ‘the grove in the meadows’ but that had changed by 1135 to become ‘Belgrave’, a Norman-French word that means ‘fine’ (bel) ‘wood’ (grave).
- 4.3 The oldest building in the conservation area is St Peter’s Church, parts of which date from the 12<sup>th</sup> century when the church was much smaller than the present building. Evidence of this earlier building can be seen in the South transept where there is a group of three finely carved seats (sedilia) Archaeologists believe that, beneath the present structure, there may be the remains of an earlier Saxon church. The church was enlarged by a Roger de Belgrave around the beginning of the 13<sup>th</sup> century, when the tower was built. Until 1824, the church had a timber spire but a gale in that year made it unsafe and it was removed some time after. Very little building has taken place around the church and some areas have not been built on at all (particularly the former vicarage gardens) so this area has great archaeological potential.
- 4.4 Thurgate Road and its bridge are also very old. The bridge dates from the 15<sup>th</sup> century but there is reference to a bridge at Belgrave in 1357 when Thurgate Road was already one of the country’s most important roads. On John Ogilby’s ‘strip maps’ of 1675 it is shown as part of the great road from London to Manchester and Carlisle and its importance was further recognized when it became a turnpike in 1784. It is possible that the Talbot Inn dates from this time. Built as a coaching inn, it is referred to in the parish records of 1784 as then being ‘new built’. It originally had three storeys, each with three typical 18<sup>th</sup> century small paned windows. Belgrave is also shown as a small village on John Speeds’ 1710 map of Leicestershire.
- 4.5 Thurgate Road remained the main route through Belgrave to the north until 1834 when the County Surveyor, William Parsons (the builder of the now demolished Theatre Royal in Horsefair Street and of Leicester prison on

Welford Road), organised the diversion of the turnpike away from Belgrave to avoid the awkward turn through the village. A new straight extension to Loughborough Road was built leading north from the Checkett's Road junction and across a new bridge over the Soar (a bridge that is still known as New Bridge today). This road became the A6 and remained the main road north until the 1960s when it lost its status to the M1.

- 4.6 Until the eighteenth century the village of Belgrave was a rural and agricultural community surrounded by open fields. The village houses were clustered around the church, along Thurcaston Road and on the right hand side of Loughborough Road along Bath Street where the village green was to be found (known, unsurprisingly, as 'The Green', but a feature that has long since disappeared). Coffyn's map of the Manor and Parish of Belgrave in 1657 (map 3) shows a small group of houses amongst fields on either side of Loughborough Road as well as a building that stands alone on the east side of the road, the site of which is identified as 'Old Hall' on the 1886 map (Map 4). This building was probably the original Belgrave manor house, known as the Hall of Belgrave from at least the 17<sup>th</sup> century. It was owned by the Byerley family from 1635 until the death of the last one in 1760. It was leased out until the 1830s when it was largely demolished for road widening but was rebuilt by a new owner who, allegedly, incorporated some of the fabric of the original building. This new building became known as Belgrave Old Hall. Virtually nothing now survives of the rebuilt hall. Map 4 identifies its original location as 'Old Hall' (now the site of 201 Loughborough Road). Old photographs show many thatched and timber-framed buildings clustering around The Green.
- 4.7 Belgrave's role as a residential suburb of Leicester began in the early 18<sup>th</sup> century when Edmund Cradock bought some land south of Thurcaston Road. Here he built Belgrave Hall between 1709 and 1713, complete with a walled garden. He died in 1715 shortly after the building was completed, after which it may have been rented out. It was bought by a John Simons in 1721 who also owned the land on the opposite side of Church Road (then called The Gravel). This became the Hall's extensive front garden. Simons died in 1749 leaving the Hall to his eldest son, although his widow continued to occupy the property until her death in 1760. The next owner was William Southwell, a Nottingham linen draper who bought the house and its grounds in 1767. On his death in 1772 it passed to his nephews, William and Richard Vann, who belonged to a family of prosperous Wigston hosiers. The estate was divided in 1777 and William moved into the newly built Belgrave House while another brother, James, built Cross Corners in 1784 (the front garden of which is now the site of the bungalow at 5a Thurcaston Road). The Vann's business moved from their rented property in Evington to Belgrave, where they employed many of the local people as framework knitters. In 1847 John Ellis, Chairman of the Midland Counties Railway and prominent Quaker, became the new owner of Belgrave Hall it remained in the ownership of that family until 1923. Ellis's daughters bought the Hall from their brother in 1868, bought back the old park opposite the Hall in 1889, changed the name of the road to 'Church Road' and were responsible for the naming the house, Belgrave Hall.
- 4.8 Another important influence on the village was the construction, beginning in 1791, of the canal. At Belgrave the canal was diverted from the main channel of the river to follow a backwater that was improved to create a canalised waterway. The western arch of the medieval bridge was widened to allow barges to pass through. The completion of the canal from the Trent to

Leicester was one of the most important factors in the development of industry in the city, bringing much needed coal, limestone, slate, wool and other raw materials into the city and taking hosiery, cheese and other finished goods out. The wharf in Belgrave village just south of the old bridge was the off-loading point for Mountsorrel granite whose quarries provided Leicester with its distinctive granite kerb stones and setts. The owner of the quarry, realising that the offcuts and chips from the quarrying process would make ideal road stone, started selling this by-product to the Corporation in 1787.

- 4.9 By the 1830s framework knitting had replaced agriculture in the village economy and many local knitters were employed as outworkers by the Vanns at Belgrave Hall. Knitting was done at home; the finished work was stored in part of the stables to Belgrave Hall and in other purpose-built warehouses on the north side of what is now Belgrave Gardens (behind the Talbot Inn). It was from here that the knitters collected their yarn for the week's work on Monday, returning with the finished stockings for weighing and checking on the following Saturday. In 1831, it was said that almost all of the working population of the village was employed in framework knitting.
- 4.10 During the second half of the 19<sup>th</sup> century, the expansion of Belgrave began in earnest with most development taking place between around 1900 when the houses on Loughborough Road were built. The Vicarage Lane houses replaced two large houses (The Cottage and Avenue House) around 1900.
- 4.11 The area was populous enough for it to be linked to Leicester by horse tram in the mid-19<sup>th</sup> century, the route terminating at the junction of Loughborough Road and Thurcaston Road. The tramway was electrified in 1904. The 'National Schools' at the corner of Loughborough Road and Thurcaston Road opened in 1887. The school was built in Mountsorrel granite and came complete with a clock bought to commemorate Queen Victoria's jubilee that year. Belgrave village, as part of the wider Belgrave area centered on the Belgrave and Melton Roads, was incorporated into the city boundary in 1892.
- 4.12 Belgrave Hall and gardens, Belgrave House and Cross Corners were acquired by Leicester Corporation in 1936. The hall and gardens opened as a period house museum that year, and Belgrave House became a day nursery. The second storey of the Talbot Inn was removed in 1958, when the bricks were rendered in roughcast and the windows were replaced. Checketts Road was widened in 1961. A new vicarage for St Peter's Church was built in 1964 to replace the original, the site of which was redeveloped in 1974 when the hall (now a Hindu community hall) was built. The original village houses on Bath Street and The Green were swept away in the 1970s when the new Council housing was built.
- 4.13 Belgrave Village Conservation Area was designated in June 1974 and was extended to include the Vicarage Lane houses and Loughborough Road in March 1983.

#### Prevailing and former uses

- 4.14 The diversion of the main road through the village in the second quarter of the 19<sup>th</sup> century served to protect the core of the conservation area around Church Road. Consequently, it remains a quiet backwater looking much as it did in the 18<sup>th</sup> century. However, the uses of Belgrave Hall, Cross Corners and Belgrave House have changed; in the case of the first two from a

'gentleman's residence' to a museum and community arts centre respectively and, in the case of the latter, to a nursery and then museums stores (currently, however, with planning permission for conversion to offices (the main building) and live/work units (in the stables).

- 4.15 Much of the conservation area is now laid out as open space, either in the form of public gardens or as period and botanical gardens attached to Belgrave Hall museum. However, these were originally private gardens attached to the Hall and Belgrave House. The north part of Belgrave Gardens that faces Thurcaston Road was once occupied by houses until these were demolished and the site used as allotments for many years. Belgrave House and stables have been vacant for a number of years and rear windows have been boarded up because of vandalism. The Council is selling the properties for conversion to offices (the house) and live/work units (the stables) with provision for limited parking. However, its continuing vacancy is a cause for concern.
- 4.16 Over the years many of the houses on Loughborough Road have been turned into shops and the original vicarage has been replaced by a Hindu community centre, the vicarage being rebuilt towards the north end of its original garden. Some small houses and workshops on the east side of Loughborough Road have been replaced by Claremont Street Gardens and the New Inn is being converted and extended to provide apartments. While new Council housing has replaced the old houses around Bath Street, the properties on the south side of Vicarage Lane remain residential.

#### Architectural character and key buildings

*Map 9 provides a comprehensive assessment of listed, and other, key buildings that the Council considers make a positive contribution to the character and appearance of the conservation area. Where these are mentioned in the text below they are highlighted in **bold**.*

#### Townscape

- 4.18 The conservation area has four distinct 'character areas' – Loughborough Road, Thurcaston Road, Church Road and Vicarage Lane. In each the architectural styles and scale of buildings is different, as are the levels of activity and sound, the amount of green space, the condition of the buildings, how open or closed the spaces feel, the way people and traffic move around the area etc. The way in which these elements combine determines the quality of the townscape, for good or bad, and this in turn influences the way in which the visitor experiences it. Each of the four character areas is considered separately below.

#### *Loughborough Road*

- 4.18 Loughborough Road is a very harsh environment. Being one of Leicester's main arterial roads, it is noisy and busy with traffic for most of the time. The scale of the buildings on either side is dwarfed by the width of the road and its associated traffic management arrangements. There is little greenery to soften the environment and it is not a welcoming place for pedestrians or casual visitors. Most of the buildings are small, generally two storeys, and the west side of the road is lined by much altered terraced houses that are typical of the Victorian terraces to found elsewhere in the city. Road widening and slum clearance in the 1960s and 70s has produced a more open and greener

urban form around the Bath Street junction and Claremont Street Gardens. The scale of the junction with Checketts Road dominates the two storey buildings around it. Nevertheless, there are several 'landmark' buildings fronting Loughborough Road, notably numbers 173 (Grade II listed), 183 (the Flamingo Bar and Restaurant), 201 (the Tuition Centre), 213 (the former Belgrave Hotel), the former National Schools (on the corner with Thurcaston Road) and the Bull's Head pub (on the corner of Bath Street).

#### *Thurcaston Road*

4.19 Thurcaston Road marks the northern edge of the conservation area. The entrance from Loughborough Road is marked by the high brick boundary walls of Belgrave Hall gardens on the left and the buildings, neat hedges and fences of the old National Schools on the right. The large sycamore that stands in the corner of the school grounds forms an important landscape feature on this prominent corner site. The adjacent paired 19<sup>th</sup> century brick cottages add further visual interest and the south side of the street is tightly built up to the footway by Cross Corners, its outbuildings and the walls and stables of Belgrave Hall (all listed buildings). The built form is small scale.

4.20 Unfortunately the townscape somewhat falls apart as a result of the modern housing development on the north side of the street. Having been set back from the road the houses do nothing to enhance the setting of the listed buildings opposite and the character and sense of enclosure that would have existed as far as the Talbot Inn corner at the turn of the 19<sup>th</sup> century has been lost. However, the Talbot Inn makes a fine visual stop to the view from the east and its setting is enhanced by the sycamore at the junction with Church Road. From the east end of the street the views of trees rising over the rooftops and lining the road beyond the Talbot are important structural elements in the environment and soften and enhance an otherwise ordinary space. The greenery forms a visual link with Church Road. A slight curve in the road deflects views to the old river bridge, adding interest to the townscape.

#### *Church Road*

4.21 Church Road, by contrast, provides an oasis of peace and quiet in a setting that has changed little since the 18<sup>th</sup> century. Trees are a dominant feature of the space, the entrance to which is marked by a large sycamore in the centre of the road. There is a feeling of seclusion, greenness and a strong sense of the division between 'public' and 'private' spaces. The diagonal placement of Belgrave Hall with Belgrave House, and the relative positions of the church and the Talbot Inn, has created a series of open and closed 'edges' that is one of the essential defining features of this part of the conservation area.

4.22 Belgrave Hall and its outbuildings form a solid edge on the east side of Church Road, while Belgrave House is more open to view being set well back on its plot behind ornamental railings. St Peter's Church closes the view southwards where the road suddenly turns into a footpath that sets off at a tangent to an unseen destination. Further exploration down the path reveals the quiet enclaves of the church yard and the southern extension of the park while, beyond another bend, the path narrows further and leads towards Vicarage Lane. This series of unfolding views creates a feeling of both mystery and surprise.

4.23 From Church Road, views open into the park, which is laid out as a series of different gardens – semi-formal in the centre, more open informal recreation

space to the north and a quiet enclosed retreat on the south side. Views are contained within each garden but offer glimpses to the canal and the playing fields beyond.

#### *Vicarage Lane*

- 4.24 The terrace of houses on Vicarage Lane forms a strong visual edge to the conservation area. The curving form of the terrace, the staggered gable ends at numbers 40-62 and the regularly spaced double-height bays from 2a-40 create strong vertical patterns that contrast with the softer 'green' edge of the park and church yard opposite. At the top and bottom of the Vicarage Lane hill the road sweeps round, alternately opening and closing the visitor's onward views, adding further to the visual quality of the street. Well defined edges and boundaries separate the public and private realms, the former offering glimpses into the park or down the footpath between the park and the church yard. The result is an environment of interest, surprise and high visual quality. The sense of enclosure is, however, damaged by the open front and the uninspired design of the community hall half way along the north side.

#### Architectural character and key buildings

- 4.25 The architectural character of the conservation area is very varied, from the 18<sup>th</sup> century styles around Church Road to the Victorian terraces of Vicarage Lane and Loughborough Road. Character of the highest quality is to be found in the complex of historic buildings around Church Road - Belgrave Hall, Belgrave House, St Peter's Church, Cross Corners and their associated stables, boundary walls, railings and monuments. These comprise all but one of the conservation area's listed buildings and are also listed for their value as a group, a measure of the architectural, historic and townscape importance of this area. Elsewhere, there are only a few buildings of architectural, historic or townscape significance and, with the exception of Vicarage Lane, there are only a few Victorian terraced houses that contribute to the architectural character of conservation area. This is also true of the commercial properties along Loughborough Road, only one of which (183 Loughborough Road – the Flamingo Club) has any architectural merit.
- 4.26 **Belgrave Hall** (1709) is a Grade II\* listed building in a very plain Classical style set slightly back from the road behind original ornamental wrought iron gates (with overthrow) and railings. Its three storey façade is symmetrical around a central recess with high flat parapets obscuring the pitched roofs. There is a moulded stone doorcase with a triangular pediment and original lead rainwater goods dated 1709 and 1713. The red brick walls have a pronounced chequer pattern created by the use of burnt 'headers' (bricks laid with their short end exposed) and are pierced by typically 18<sup>th</sup> century six-over-six paned windows. Linking the Hall to St Peter's Church is a low boundary wall topped with **wrought iron railings**. Originally offering an open view from Belgrave House into what was then one of its gardens, views into the site are now stopped by a modern solid timber fence. On the north side of the Hall is its original red brick **stables** (1710) that form the 'hinge' that turns the corner of Church Road into Thurcaston Road. Presenting an almost blank façade to the street, visual interest is nevertheless provided in the form of a small off-set gable with a feature oval window with brick mouldings, moulded brick eaves, a steeply pitched stone slate roof and tall chimney stacks.
- 4.27 On the west side of Church Road, and built diagonally to Belgrave Hall to ensure an uninterrupted view from the Hall across 'The Gravel' to its original

garden, **Belgrave House** was built about 70 years later than Belgrave Hall in the fashionable Queen Anne style. Its red brick façade has a different proportion of solid to void compared with Belgrave Hall and the centre portion is slightly recessed to emphasise the main entrance. Decoration is restrained, consisting of paired horizontal stucco bands, a simple eaves cornice with modillions and flat window arches picked out with contrasting mortar. Visual interest is concentrated around the centrally placed doorcase which has half-columns, a fanlight and open pediment, and the 19<sup>th</sup> century side wings with their painted balustrades, urns and window traceries. Along the frontage to Church Road, slender decorative **railings** that are contemporary with the house afford an unrestricted view of the front of the house. The frontage to the west side of Church Road is completed by the Grade II listed **gateway and railings of Belgrave Gardens**. The gate piers add extra visual interest with cornices and ball finials and the curved flanking railings terminate in tall stucco piers topped with urns and torches.

- 4.28 On the south side of the house, and forming one edge of the public footpath that leads to Vicarage Lane, is a pair of two storey **stable blocks**. These are also built in the simple Queen Anne style but the design of each is subtly different so that there is as much visual interest at the back as there is at the front. The pedimented gable on the front elevation of the stable block closest to the house is found on the back elevation of the smaller block. The projecting centre section of the former is transposed into a recessed central feature in the latter. A flat arched window becomes a quatrefoil and so on. Round arched doorways and 'blind' windows, however, are common to both.
- 4.29 The backs of both Belgrave House and its stables are open to Belgrave Gardens and all are important features in the landscape of the park. From a distance they appear to be part of the park, an illusion further fostered by the position of the brightly planted island flower beds in the lawn and the flower bed running curving round the house. The boundary with the stables is marked by some slender contemporary **railings**.
- 4.30 At the end of the cul-de-sac **St Peter's Church** stands close to the north end of its surrounding church yard, largely hidden by several big mature trees. This small church is a very simply decorated structure and offers a complete contrast to its brick-built neighbours, being built in the local Mountsorrel granite with local limestone dressings around the windows. The west tower is rather squat. It dates from the 12<sup>th</sup> century and has many important architectural features such as a 12<sup>th</sup> century Norman doorway, late 13<sup>th</sup> century arcades and 14<sup>th</sup> century window tracery. The church yard retains many old gravestones, mainly on the western and southern sides, the rest of the site being more open and allowing good views of the church. One metre high random rubble **Mountsorrel granite walls with granite piers** and limestone coping stones form the boundary of the church yard.
- 4.31 **Cross Corners** on Thurcaston Road is contemporary with Belgrave House. It presents a plain symmetrical brick 5-bay façade to Thurcaston Road in which the original sliding sash windows, door and pedimented doorcase provide interest and texture. It is set back from the street behind a low wall with (modern) railings and is further detached from the life of the street by a projecting 19<sup>th</sup> century east wing and high boundary wall to the east and the tall glasshouse walls to the west. A modern steel gate provides access on the east side into the original cobbled stable yard but views are restricted through its laser-cut decoration adding further to the overall feeling of 'separateness'

of the property.

- 4.32 The corner of Thurcaston Road and Loughborough Road is marked on its northern corners by two buildings, each different in style and date. On the west side is the former **National Schools, 1 Thurcaston Road** (now in use as architects' offices). Single storied and neatly gabled with ecclesiastical styled windows in the prominent gabled ends, this small school is built in Mountsorrel granite with limestone dressings around the windows and doors. Complete with small mock buttresses, clock and topped with a bell tower in the form of a flèche with fishscale patterned lead roof, this is an important and prominent landmark at the entrance to the conservation area.
- 4.33 Immediately to the west of the school building is a pair of cottages, **3-5 Thurcaston Road**, dating from around 1860, whose big front gables echo similar design features on their bigger neighbour. Although these are only small houses they have natural stone slate roofs and other thoughtful design features. Their facades are decorated with pierced and moulded timber bargeboards, projecting brick stringcourses creating a 'toothed' effect at first floor level and alternating red and blue brick segmental window arches with burnt headers that are laid in a chequer pattern to line through both properties at first floor level. The pale red brick front facades are also laid so as to create a chequer pattern, the brick colour again echoing the pink granite of the school.
- 4.34 The **Talbot Inn, 4 Thurcaston Road**, has been much altered and now presents a two storey façade to the corner rather than the three storey elevation it had possessed since the late 18<sup>th</sup> century and lost some time in the 1950s. However, its historic associations with Belgrave village and the turnpike roads, its prominent location, and the manner in which it closes the view westwards from the A6 junction, make this an important landmark.
- 4.35 The east corner is occupied by the **Bull's Head** pub at **6 Bath Street**, a 19<sup>th</sup> century three storey building remodelled in the 20<sup>th</sup> century with a simple decorative treatment comprising segmental arched windows with moulded surrounds, plain bands at first and second floor levels and tall chimney stacks. Despite a colour scheme that obscures the window surround details and previous alterations that have resulted in the loss of its original tall pale terracotta chimney pots (only one survives) and slate roof (now concrete tiles), the building is nevertheless an important landmark and an interesting visual contrast to the National Schools opposite.
- 4.36 On the north side of the Bull's Head is a group of three late Victorian houses (c. 1880) at **221-223 Loughborough Road**, typical of many to be found in the city. While not of particular architectural merit, they are nevertheless important townscape features because of the way in which they project forward of the Bull's Head to create a visual 'pinch point'. Visual interest is added by a big south-facing gable wall with a fading painted advertisement, two tall chimney stacks, a rhythmic line of ground floor bay windows and a gabled attic storey terminating the group at its north end. The remaining terraced houses at 264-324 Loughborough Road have no particular merit and do not make a positive contribution to the character of the conservation area.
- 4.37 Two buildings south of Bath Street are of some interest. The first, currently undergoing conversion and extension for use as flats is the **former Belgrave Hotel, 213 Loughborough Road**. This is a 20<sup>th</sup> century 'Queen Anne' style

building with a symmetrical façade, stone window heads, six first floor sliding sashes and four dormer windows each with casement openings and a triangular pediment. It is an important punctuation mark in the streetscape, and its Leicester red brick elevations contrast with the greenery that spills over the boundary of the Claremont Street Gardens. On the south side of the Gardens is **201 Loughborough Road**, a two storey stucco-faced Italianate style property. Previously a house built on the site of what was known as 'Old Hall' (and reputed to contain the remnants of that earlier medieval building), it has an unflattering colour scheme but retains many decorative features, such as moulded window surrounds with flat pediments supported on scrolled brackets, a moulded doorcase with another flat pediment around a recessed front door, a deep plain parapet with a cornice supported on plain brackets (modillions) beneath. There is a modern flat-roofed side extension that detracts from its appearance, as does the bare untidy front yard. The small group of late Victorian houses at **191-199 Loughborough Road** retain some original Italianate details that are unusual for such small homes. Despite the loss of most front boundary walls and the unfortunate render and fake stone treatment of the façade at 197, these make a positive contribution to the character of the area.

- 4.38 Of the remaining buildings on Loughborough Road, only **183** and **173 Loughborough Road** can be said to have any townscape or architectural merit. The former is an Edwardian pub (now the Flamingo Restaurant) with many decorative features such as a balustraded parapet, rusticated quoins, projecting cornice mouldings with swags beneath, a big square bay and a feature entrance porch supported on columns. The building makes a strong visual statement at this busy corner and is something of a local landmark. The latter is an early 19<sup>th</sup> century stucco house of two storeys (Grade II listed) originally with carriage arches in wings on either side. It has sash windows (restored to match where missing) and a porch supported on two plain columns. The north carriage arch has been replaced with a sash window.
- 4.39 The south edge of the conservation area is defined by the staggered and curving row of houses at **2a-62 Vicarage Lane**. These were built at the very end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> and the continuous terrace rises up the hill from the canal in a gently sweeping double curve. Although many properties have lost their original sash windows or front doors (or both) the mock timber framing between the double-height bays is generally intact. Where these have been picked out in contrasting colours as intended by the original builders they add another positive element to the vertical rhythms set up by the bay windows. Front boundary treatments are varied but are still sufficiently intact to provide an important visual edge and examples of original front garden walls can be seen at numbers 20 and 32. At the eastern end of the street is a small early 19<sup>th</sup> century brick cottage, **2 Vicarage Lane**, with a moulded doorcase and segmental arches above the ground floor windows. The buff brick community hall and vicarage on the north side of the road are architecturally undistinguished and do not contribute positively to the character of the area.

#### Building materials and the public realm

##### Building materials

##### **Clay**

- 4.40 All but two of the buildings in the conservation area are built of brick but not

the same kind of brick. Flemish Bond (alternate 'headers' and 'stretchers') is common to all but there is a distinct difference between the type of bricks used to construct the houses around Church Road and those used to build the Vicarage Lane terrace. In the case of the former, the bricks are softer in colour, slightly smaller and handmade while, in the latter, they are much brighter in colour, standardised and machine made, reflecting the change to industrial production in the 19<sup>th</sup> century. Brick is also used for the boundary walls around and within the sites of Belgrave Hall and Cross Corners and are these are Grade II listed structures in their own right because of their age and townscape value. Bricks have, rather inappropriately, been used to repair the cutwaters and two complete arches of Belgrave Bridge.

- 4.41 Bricks are also used decoratively, such as in window arches or projecting stringcourses (3-5 Thurcaston Road, Vicarage Lane), Clay in other forms is used for chimneypots (The Bull's Head, Cross Corners, Vicarage Lane), the ridge tiles on domestic roofs (Vicarage Lane) and the blue brick gully on Church Road. Clay tiles laid on edge between stone blocks are used to decorate the pointed arches over the windows of the National school. Sometimes bricks are painted and, while this can give some individuality to a house in a terrace, for example, it is unnecessary, obscures the colour and texture of the bricks and creates an ongoing maintenance liability.

#### **Stone**

- 4.42 Two buildings (St Peter's Church and the former National School, Thurcaston Road) and the Belgrave Bridge are built in stone and they act as visual links that bind the different parts of the conservation area together. The church is constructed in random coursed limestone with limestone window tracery while the school derives its appearance from the local pink Mountsorrel granite with contrasting limestone window surrounds and tracery, quoins and bands. Mountsorrel granite, laid randomly, is also used for the walls around the church yard and the footpath to Vicarage Lane and can also be seen in the form of square cobbles in the old stableyards of Cross Corners and Belgrave Hall and roadside kerbstones. Limestone is also used for decorating even the most ordinary of buildings, such as the carved stone window heads of houses along Loughborough Road and Vicarage Lane, for name plaques (Vicarage Lane) and as coping stones on boundary walls (St Peter's church yard, Vicarage Lane). Stone is also used for many of the gravestones in the churchyard.

- 4.43 Stone, in the form of slate or stone roofing tiles, is the other common feature in the conservation area. Generally it is the older buildings that are roofed in stone slates, probably sourced locally from the Swithland area (Cross Corners, 3-5 Thurcaston Road). The Victorian buildings tend to have Welsh slate roofs, except where these have been replaced by modern materials.

#### **Timber**

- 4.44 Other than the remnants of some original shopfronts the use of timber is generally restricted to windows, doors, garden gates and fences. Where original timber sash windows, doors and gates remain these help to maintain the character, and enhance the appearance of, the conservation area. This is particularly evident in Vicarage Lane where original doors and windows can be seen at numbers 4, 8, 10, 26 and 28. Also in Vicarage Lane the sham half-timber decoration on the double height bays is an important element of the townscape. The impact that the loss of this decorative element can have can be clearly seen at numbers 34 and 36. Timber is also used for fencing behind

the railings at Belgrave Hall and in Belgrave Gardens along the top of the canal bank.

#### **Metal**

- 4.45 Metal in various forms can be found across the conservation area. Steel and iron is commonly seen in the form of railings and gates – wrought iron in front of Belgrave Hall and Belgrave House, 19<sup>th</sup> century cast iron railings around the National school and at the entrance to Belgrave Gardens and mild steel at Cross Corners. Lead forms the roof of the church, the original rainwater goods water butts of Belgrave Hall and is laid in an elongated fishscale pattern on the rooftop flèche at the National school, which also has iron glazing bars in the windows. Steel is used extensively for street lighting and CCTV columns, traffic signals and signs, park railings, bollards, park benches and pedestrian barriers.

#### **Stucco, render and paint**

- 4.46 These materials are not seen much in the conservation area. Only 173 and 201 Loughborough Road and the Belgrave Gardens gate piers have stucco finishes (number 201 in a rather unflattering green paint scheme), while a few building façades have been rendered (the Talbot Inn, the Bull's Head and several properties on Loughborough Road).

#### The public realm

- 4.47 Loughborough Road is the eastern edge of the conservation area. It is a very busy road surfaced in tarmac with both tarmac and concrete slab pavements and a large number of road signs, traffic lights and associated white and yellow road markings, pedestrian guard rails, bollards, red blister paving and pedestrian crossing points laid in buff-coloured pavers. Thurstaston Road and Vicarage Lane are also laid to tarmac with blacktop pavements but are enhanced by many typical Mountsorrel granite kerbstones. Across most of the conservation area street lighting is provided by standard Council grey steel lighting columns and lanterns.
- 4.48 Church Road, however, is not public highway, so there are no road markings and the area is laid out without separate pavements. A continuous surface of tarmac with pink granite chippings has been laid to create a unified appearance with pale concrete pavers laid to form a visual link between the entrances to Belgrave Hall and Belgrave Gardens. The area immediately in front of the gates to the Garden is laid in York stone. Drainage channels on either side are laid in blue brick. However, the surface shows evidence of previous trenches and repairs, and the visual unity has been damaged, much to the detriment of the street. Street lighting is also different here – two traditional 'Victorian' styles in black and gold plus a modern lamp column on the west side.
- 4.49 The footpath from Church Road to Vicarage Lane is laid in tarmac with pink granite chippings but large parts of it are in uneven, patched or damaged. Weeds or mud obscure original surface features such as the blue brick edges adjacent to the Belgrave House stables and the pink granite setts and cobbles that form the edges at the base of the park and churchyard walls. Street lighting is provided by more 'Victorian' style lampposts but, because of the overhanging trees, the high brick and granite boundary walls and the dark appearance of the surface material, the path is rather dark and uninviting.

### Greenery and green spaces

- 4.50 The designation of a conservation area confers automatic protection on all trees within its boundaries. Belgrave Hall Conservation Area is well endowed with trees that, individually and generally, make a significant contribution to its character. The trees provide continually changing patterns of shade, colour and texture that contrast with the hard built surfaces of buildings and roads. Many of the trees have a high amenity value in the townscape (see Map 5). The canalised River Soar, with its water plants and wildlife, adds a further dimension to the natural environment of the area.
- 4.51 The trees and green spaces around Church Road are the fortuitous result of decisions made in the 18<sup>th</sup> and 19<sup>th</sup> centuries. A mid age sycamore marks the entrance to Church Road and replaces a large mature English elm that succumbed to Dutch Elm disease in the 1980s. The elm was originally protected by bow topped railings but those were removed some years ago. Belgrave Gardens (including the site of Belgrave House) were originally laid out as a park-like private garden and pleasure grounds Map 4a shows the relationships of the houses and their gardens in 1887.
- 4.52 The east gardens are all enclosed by high brick walls (Grade II listed) which are contemporary with Belgrave Hall. The gardens are divided into formal compartments by internal 18<sup>th</sup> century walls and thus, while the planting has altered, their original framework survives. There are lawns, planting beds, box hedges, long 19<sup>th</sup> century herbaceous borders, an informal pool and rock garden, as well as Grade II listed garden features such as the Holsworth monument. Of particular interest are two ancient yews and mulberry trees while a Chusan Palm and Tree of Heaven represent the early 20<sup>th</sup> century development of the botanical interest into the garden. The woodland garden to the south of the Hall continues the character that was established in the 19<sup>th</sup> century - mature trees such as yews and medlar, and glasshouses.
- 4.53 The west gardens (now Belgrave Gardens park) are mainly laid to lawn. The central part is well provided with many fine mature horse chestnut, copper beech, yew, lime and maple trees while there are younger pine, Indian bean, maple, beech, lime and birch trees in the southern part. Large trees frame both the Church Road entrance and Belgrave House or are set in the lawns as specimens or commemorative features, such as the maple planted to mark the Golden Jubilee of the 4<sup>th</sup> Leicester Girls' Brigade. There are some interesting and unusual specimens such as Indian Bean and Paulownia (the Foxglove tree). Island beds set in the lawns are planted with colourful annuals. Clipped yews were originally a feature of the garden frontage to the river framing the view but the trees have long since been left to grow freely. Clipped yews were also used decoratively in the front garden of Belgrave House but these have now been replaced by grass. The north section of the park provides informal recreation space with play space and play equipment. Both the east and west gardens are included on the English Heritage Register of Historic Parks and Gardens (Grade II).
- 4.54 The church yard has many notable trees such as large horse chestnuts, sycamores, yew and oak, particularly on the Church Road, footpath and Vicarage Lane frontages. There are also a number of Victorian gravestones in stone and slate, many finely carved, set in two groups around a central grassy area. The combination of trees, gravestones and grass enhance the setting of the church and the houses on Vicarage Lane. To the south and east

eighteen trees and one group of trees on the site of the Hindu community centre on Vicarage Lane make a positive contribution to the character of the area and are protected by a Tree Preservation Order. Mature trees such as these are also important wildlife features, providing a habitat for many species of invertebrates, birds and bats.

- 4.55 The gardens, church yard and the River Soar are also important for wildlife, having been identified as a 'Biodiversity Enhancement Site' and a 'Site of Importance for Nature Conservation' respectively. The colony of Daubenton's Bats (a protected species) under the Thurcaston Road bridge is of particular note. The River Soar and Grand Union Canal together make up a regionally important strategic wildlife corridor through Leicester, literally bringing life in to the former industrial core of the city. Part is open to navigation, and it is intertwined with Grand Union Canal throughout Leicester. To the north at Watermead there is a wedge of natural green space alongside the river which penetrates right into the urban area; Belgrave Gardens are at the southern end of this Green Wedge. The riverside Gardens are one of the 'stepping stones' of green space along the river and canal that add value to the wildlife corridor, providing habitats and foraging areas for birds, bats, invertebrates and other animals.
- 4.56 Elsewhere in the conservation area Claremont Street Gardens has no notable trees and, indeed, there are many poor and damaged specimens. Rather the value of this small park lies in the 'greenness' it adds to the conservation area. On Thurcaston Road, the large mature sycamore in the Talbot Inn car park is a good feature in the street scene as are the young rowan, lime and whitebeams on the south east corner of the Bath Street/Loughborough Road junction. The mid age oak on the north east corner of Thurcaston Road (in the ground of the old National school) is of high amenity value in the townscape. A mid age to mature oak tree on the north side of 225 Loughborough Road is also of high amenity value.

#### Negative factors

- 4.57 The environment of Loughborough Road is perhaps the most negative feature of the area. The high volume of traffic and the cumulative effect of alterations to the majority of the houses and commercial buildings along it have created a generally low quality visual environment that detracts substantially from the character and appearance of the conservation area. While there are some buildings (identified on Map 5) that make positive contributions to the character of the area, most of the others have little or nothing to contribute to its architectural or townscape value. Retaining all of Loughborough Road within the conservation area boundary is perhaps no longer appropriate.
- 4.58 On Vicarage Lane the gradual loss of important townscape and architectural such as original windows, front doors and other decorative timber elements is a cause for some concern. Although just under 50% of the houses retain their original sliding sash windows and 35% their original doors, the majority still have timber in some form for their doors and windows. Only 2 out of the 31 properties have lost the mock timber frame detail between the double height bays. There are still two original brick and tile front boundary walls. On the north side of the street the single storey community centre building in buff brick is bland and detracts from the character of the conservation area. The modern vicarage towards the back of the site is unoccupied and boarded up.

- 4.59 The uneven and patched appearance of Church Road and the generally poor condition of the footpath to Vicarage Lane detracts from the character and appearance of the conservation area. The presence of a close boarded fence behind the railings at Belgrave Hall is not appropriate for such a sensitive site.
- 4.60 The legacy of lack of maintenance of the park in previous years is evident in its somewhat run-down appearance. Paths are uneven in places and have lost their 'crisp' edges, planting beds are untidy with many over-mature shrubs, seats are poor quality, old and uncoordinated, the south garden is dull with little colour or visual interest and the boundary with Vicarage Lane is ill-defined. The loss of clear views from the Gardens to the canal and the view to Belgrave House from the west through the original clipped yews is regrettable.

#### Problems and pressures

- 4.61 Conservation area designation does not mean that an area should be preserved 'in aspic' but it is rather a recognition that its architectural and historic value is such that it requires special management measures. The aim is always to ensure that any changes made to the physical environment *preserve or enhance the character and appearance of the conservation area*. However, it is not only buildings or structures that combine to create character or appearance but also smaller features such as architectural details, the wholesale loss of which can contribute as much to loss of character as the construction of a badly designed new building. The condition of the buildings and spaces in an area also contribute to its character. If they are well maintained they can add value to the visitor's experience of the place, but if they are deteriorating because they are unoccupied or in poor physical condition or have been unsympathetically altered this can lower the value of a street or space.
- 4.62 There are no redevelopment pressures affecting the Belgrave Hall Conservation Area but there are a number of problems relating to empty buildings, the conservation value of certain buildings and changes that are threatening the architectural value and integrity of others. Firstly, the continuing vacancy of the Grade II listed Belgrave House and stables are a matter of concern. Secondly, this appraisal has suggested that many of the properties on Loughborough Road may not be of sufficient architectural or historic value to warrant their inclusion. Thirdly, there is evidence of a slow accumulation of changes to the houses on Vicarage Lane as a result of existing permitted development rights and it is clear that these could, if the trend continues, damage the character and appearance of the street.
- 4.63 The Council recognised that Belgrave Gardens had a number of problems – over-mature shrubs, poor seating etc - and prepared a Management Plan in 2003 that identified a range of works that would improve the park, including regenerating the planting and extending the range of seasonal interest, providing interpretation signage, better seating, litter bins etc, restoring the rock garden and pool and improving access to the canal.

#### Capacity for change

- 4.64 As most of the conservation area is occupied by a public park and a large number of listed buildings, there is little capacity for change in the form of redevelopment. However, the re-use of Belgrave House and stables following

their recent sale offers considerable opportunity for restoration and the injection of new life into the area. However, both the buildings and their setting are particularly sensitive to change so the work needs to be carried out in a sympathetic manner. The Council as vendor has therefore imposed certain conditions on the sale in respect of car parking (including a parking ban in Church Road), physical alterations etc. in order to protect their integrity as listed buildings. The details of the restoration and conversion will be resolved as part of the planning application process.

- 4.66 The architectural details of the houses on Vicarage Lane are important factors in the positive contribution that this street makes to the character of the conservation area. It follows therefore that their loss would erode that character. However, the houses enjoy 'permitted development rights' so that such changes can be made without planning permission. There is some evidence to suggest that such changes are beginning to happen – the recent replacement in plastic of two sets of timber sash windows at numbers 14 and 30 for example and the previous loss of several front doors.

**5.0 Community involvement**

- 5.1 An exhibition will be set up in Belgrave Hall museum in October and copies of the document will be available for consultation. A public meeting will also be held there to discuss, and add to, the draft management and enhancement proposals. A Press Release will notify local people of the exhibition and public meeting and individual invitations will be sent to all businesses and residents in the conservation area. Posters will also be put up around the area giving the locations, dates and times of the exhibition and public meeting. The draft appraisal will be placed on the Council's website. All comments received will be taken into consideration before the final document is produced and will be included as an Appendix to that document, together with the Council's responses to them.

**6.0 Conservation Area boundary**

- 6.1 The Council is required by s.69(2) to review the boundaries of Leicester's conservation areas from time to time. has considered whether the boundaries of the conservation area should be amended. This has been done as part of this appraisal and paragraphs 4.36, 4.38 and 4.57 above indicate that certain parts of the conservation area may no longer justify their inclusion within the conservation area.
- 6.2 The Council therefore proposes to exclude the properties listed below for the reasons given.

Property	Reasons for Exclusion
264 – 326 Loughborough Road	These properties are similar to many other terraced houses in Leicester and are generally architecturally undistinguished. As an Article 4 Direction was not applied in 1983 to control alterations they now have little left of their original details. The Council therefore considers that they are not sufficiently special to justify their inclusion in the

	conservation area.
2-12 Checketts Road	A modern building of little architectural or townscape merit
173-183 Loughborough Road	Number 173 is a Grade II listed building and is already protected from demolition and alteration. Although number 183 is of some architectural interest most of the group at 173-183 is unremarkable and has been considerably altered. These buildings are also isolated from the rest of the conservation area by the properties already proposed for exclusion. It would be logical therefore to exclude them.

## 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 will be 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 Team, Planning Policy & Design, Regeneration & Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester, LE1 6ZG;
  - Phone Leicester 2527217
  - Fax Leicester 2471149
  - e-mail [conservation@leicester.gov.uk](mailto:conservation@leicester.gov.uk)
  - On the Council's website at [www.leicester.gov.uk/conservation\\_areas](http://www.leicester.gov.uk/conservation_areas)

**Appendix 1 : List of buildings in the conservation area**

Bath Street	no. 6 (Bull's Head public house)
Church Road	Belgrave Hall & Stables, Church of St Peter, Belgrave House & Stables
Claremont Street	no. 8a
Loughborough Road	nos. 191-201 (odd), 213, 221-225 (odd)
Thurcaston Road	nos. 1-5 (odd), Cross Corners, 4 (Talbot Inn), Thurcaston Bridge
Vicarage Lane	St Peter's Church vicarage, Shree Darii Gnati Mandal Community Centre, 2, 2a, 4-62 (even)

**Appendix 2 : List of listed buildings and Tree Preservation Orders in the conservation area**

Church Road	Belgrave Gardens (Grade II on the English Heritage Register of Historic Parks and Gardens)
Church Road	Belgrave Hall, railings and gates in front of Hall (Grade II*), Monument to Edward Holdsworth, inner garden walls east of Hall, garden boundary walls south & east of Hall, stables (all Grade II); gateway & railings to Belgrave Gardens; Belgrave House & railings (Grade II*), Stables south and south west of House (all Grade II); Church of St Peter (Grade II)
Thurcaston Road	Cross Corners & wall to east, Belgrave Bridge (both Grade II)
<u>Tree Preservation Order</u>	
TPO 279	St Peter's Church Hall & Vicarage Lane

**Appendix 3 : Relevant Local plan & 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...
Green Environment		
Nature conservation	GE02	Development and sites of Importance for

		Nature Conservation
Biodiversity	GE03	Maintaining Biodiversity Enhancement Sites
Protected species	GE04	Development and protected species
Wildlife	GE05	Development and wildlife habitats
Parks & gardens of historic interest	GE11	Protection of character
Play areas	GE14	Protection of play areas

**Appendix 4 : Results of consultations**

Comments received	Council response

**Appendix 5 : Management and enhancement proposals**

Location	Management/enhancement proposal
<b>Short term = up to 3 years, medium term = 3-5 years, long term = 5+ years</b>	
<p style="text-align: center;"><b>1</b></p> <p>Conservation Area generally</p>	<ul style="list-style-type: none"> <li>• Apply the policies set out in the Local Plan and relevant Supplementary Planning Guidance to ensure that all development proposals preserve or enhance the character and appearance of the conservation area; Delivery : ongoing</li> <li>• Publish and distribute an explanatory leaflet about the conservation area and the implications of designation; Delivery : short term and annually</li> <li>• Seek resources to provide grants for the repair and restoration of architectural details such as timber sash windows Delivery : short to medium term</li> <li>• Undertake a photographic survey to provide a baseline for monitoring change in the conservation area Delivery : ongoing</li> </ul>
<p style="text-align: center;"><b>2</b></p> <p>Belgrave Gardens</p>	<ul style="list-style-type: none"> <li>• Implement improvements identified in the Park Management Plan, particularly coordinated design of seats, bins etc, provision of interpretation panels, reinvigorate herbaceous borders, open up views from to Belgrave House to the canal and from the west side of the canal to the House and install appropriate design of railings along canal edge; Delivery : long term</li> </ul>

	<ul style="list-style-type: none"> <li>Replace concrete bollards on boundary with Vicarage Lane with a more appropriate design and material such as low boundary wall with railings. Provide a more positive entrance to the south garden from the footpath;</li> </ul> <p>Delivery : short to medium term</p>
<p><b>3</b> Footpath from Church Road to Vicarage Lane</p>	<ul style="list-style-type: none"> <li>Relay surface in appropriate pale colour and textured material to reflect more light and increase security including original granite sett and blue paver surfaces;</li> </ul> <p>Delivery : long term</p> <ul style="list-style-type: none"> <li>Ensure overhanging branches are pruned back regularly to maximise effect of street lighting;</li> </ul> <p>Delivery : ongoing</p>
<p><b>4</b> Church Road</p>	<ul style="list-style-type: none"> <li>Relay surface to restore 'gravel' effect including relaying blue paver drainage gulleys;</li> </ul> <p>Delivery : long term</p> <ul style="list-style-type: none"> <li>Restore railings to original design around tree at north end;</li> </ul> <p>Delivery : medium term</p> <ul style="list-style-type: none"> <li>Remove timber fence behind railings south of Belgrave Hall and replace with appropriate design in metal;</li> </ul> <p>Delivery : short term</p>
<p><b>5</b> Vicarage Lane</p>	<ul style="list-style-type: none"> <li>Draw up Article 4(2) Direction to prevent the further erosion of the character of the houses at 2a-62 Vicarage Lane</li> </ul> <p>Delivery : within 6 months</p> <ul style="list-style-type: none"> <li>Seek funding for front boundary wall restoration scheme</li> </ul> <p>Delivery : medium to long term</p>

## Appendix 6 : Glossary of architectural terms

ashlar	smooth faced masonry blocks laid horizontally
balustrade	a series of short posts or pillars supporting a rail
cornice	horizontal projecting section at the top of a building or wall
doorcase	decorative timber or stone framing a doorway
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
flèche	slender spire rising from the ridge of a roof
modillion	a small bracket, usually one of a series
pediment	a low pitched gable shape over a door or window

rusticated	chamfered edge masonry blocks laid with very deep joints
segmental arch	a very shallow arch [of a bay window – a very shallow curved bay]
sham timber framing	pieces of timber applied externally to create the impression of timber frame structure beneath
stringcourse	a continuous decorative horizontal band projecting from a wall and usually moulded
stucco	a cement-type render used for facing external walls
swag	decoration carved to resemble a draped flower garland or fabric
tracery	ornamental stone or metal openwork in a window opening