

# Planning & Development Control Committee 17<sup>th</sup> November 2021



# Planning Applications Index

Planning & Development Control Committee 17<sup>th</sup> November

**20182726**

**188 Welford Road**

**20210768**

**67 Ainsdale Road**

**20211586**

**148 Victoria Park Road**

**Consultation: Potential St Paul's/West End  
Conservation Area**



Leicester  
City Council

**188 Welford Road**

**20182726**

P&DCC 17<sup>th</sup> November 2021





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**CLICK - 3D VIEW**

**20182726**  
**188 Welford Road**



**Front**

**20182726**  
**188 Welford Road**



**Front**

**20182726**  
**188 Welford Road**



**Front**

**20182726**  
**188 Welford Road**



**View from Howard Road**

**20182726**  
**188 Welford Road**





**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**Front**

**20182726**  
**188 Welford Road**



**Rear**

**20182726**  
**188 Welford Road**



# Front Elevation

**20182726**  
**188 Welford Road**

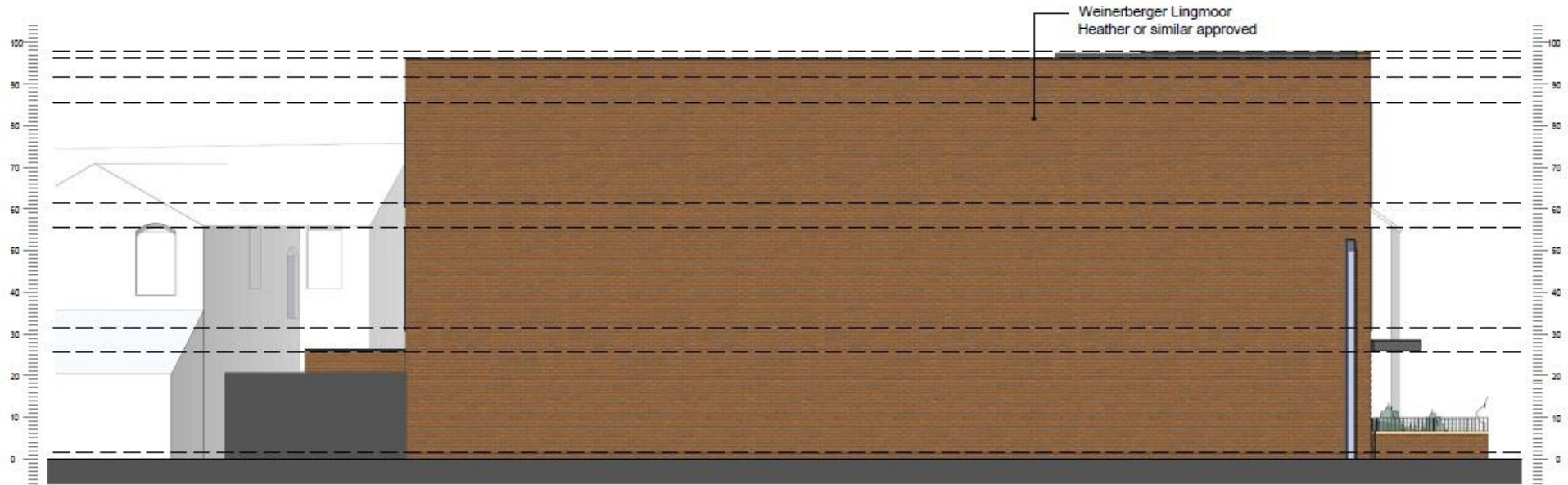




angled aluminium PPC grey window with louvre panel above

# Rear Elevation

20182726  
188 Welford Road



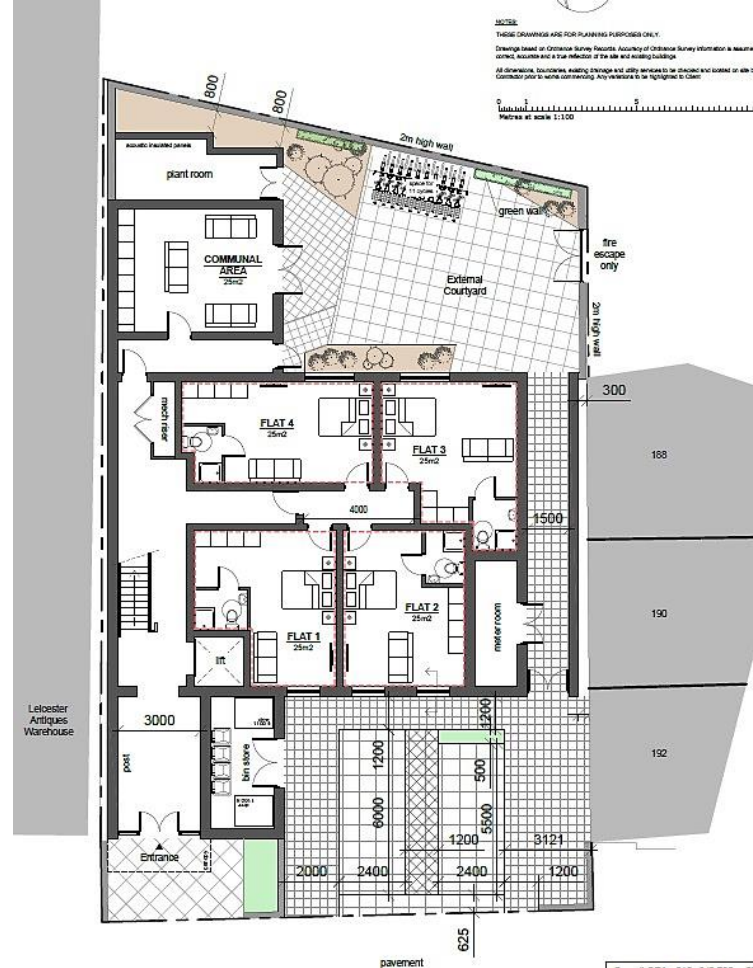
**North/Side Elevation**

**20182726**  
**188 Welford Road**

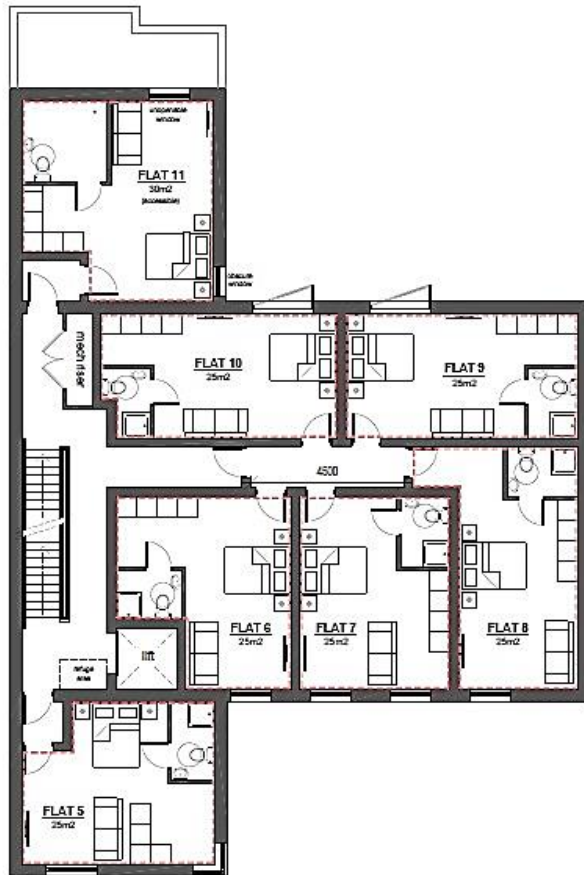


**South/Side Elevation**

**20182726**  
**188 Welford Road**



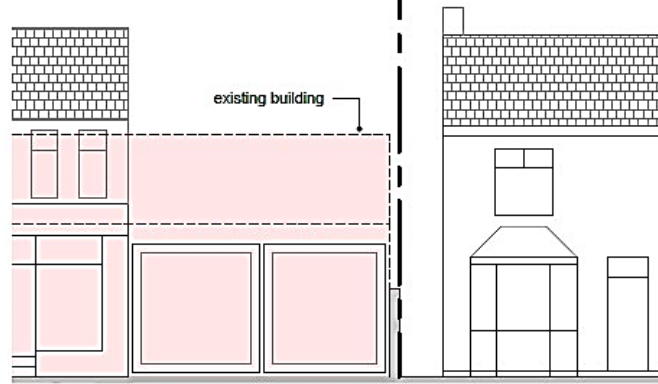
**Site (left) & Ground Floor (right) plans** **20182726**  
**188 Welford Road**



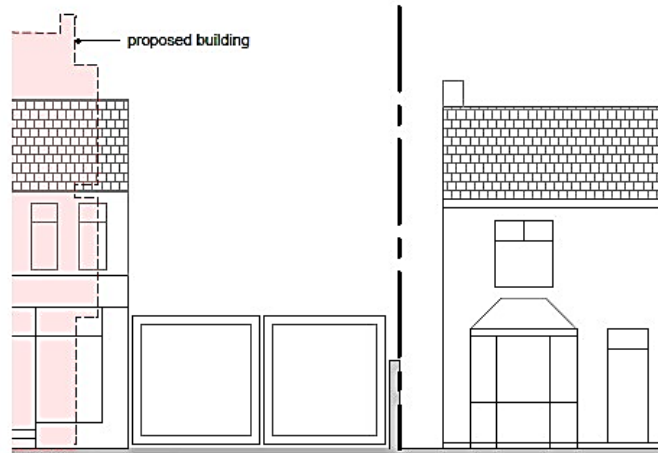
**26/06/2020**  
**Amended**

**First (left) & second (right) floorplans**

**20182726**  
**188 Welford Road**



existing street view along Howard Road showing number 186



proposed street view along Howard Road showing number 186

**Impact on 186 Howard Rd (1)**

**20182726**  
**188 Welford Road**



proposed plan indicating 186 howard road



proposed section showing proposal and 186 howard road

# Impact on 186 Howard Rd (2)

**20182726**  
**188 Welford Road**



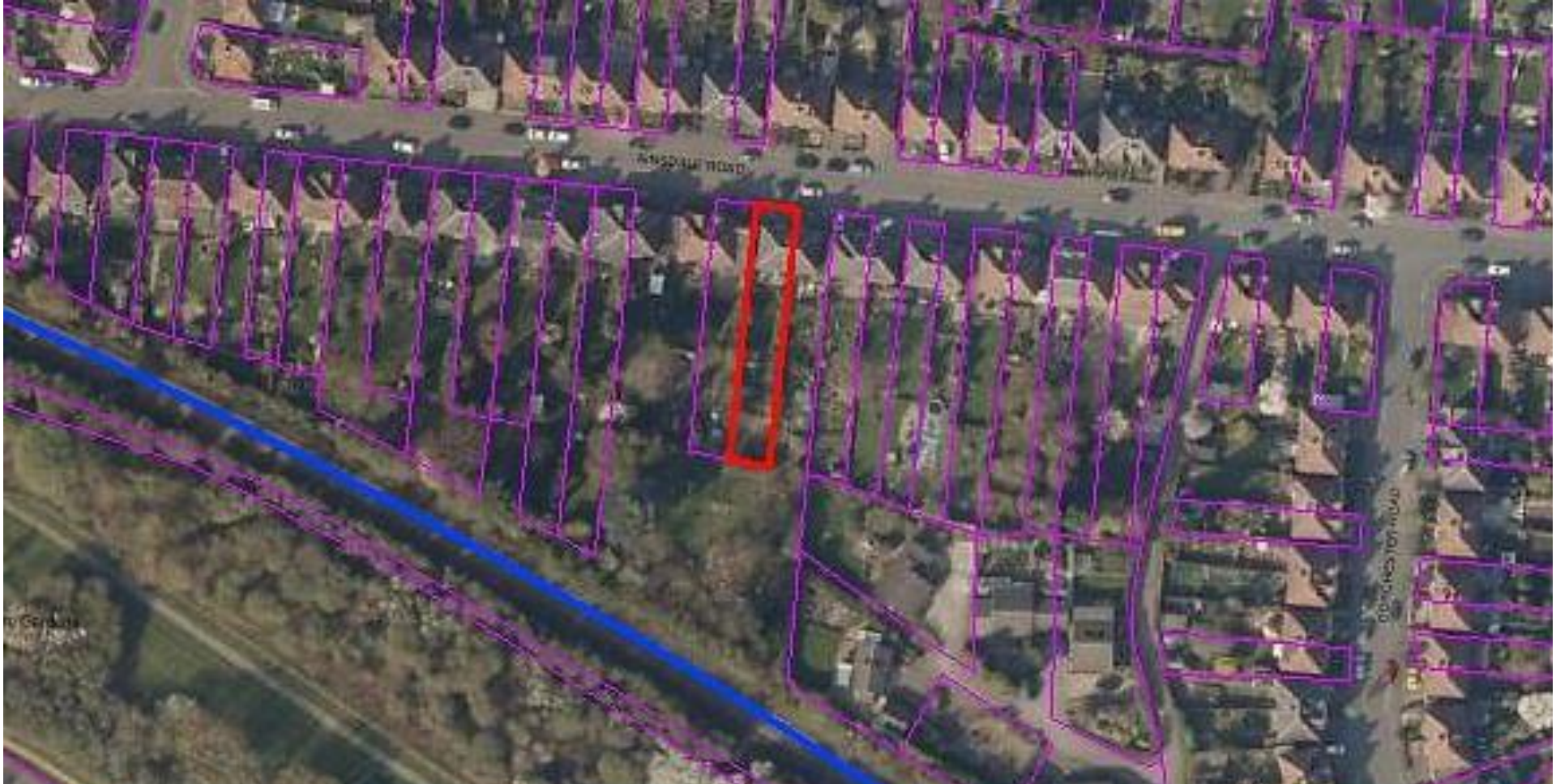


**67 Ainsdale Road**

**20210768**

P&DCC 17<sup>th</sup> November 2021





[CLICK - 3D VIEW](#)

20210768

67 Ainsdale Road



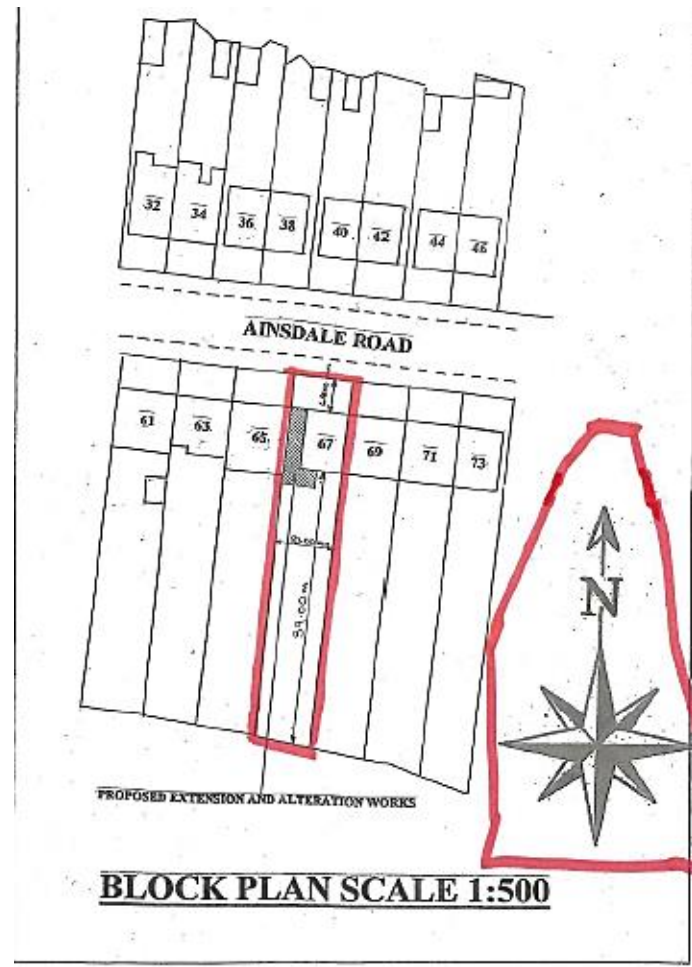
**Front Elevation**

**20210768**  
**67 Ainsdale Road**



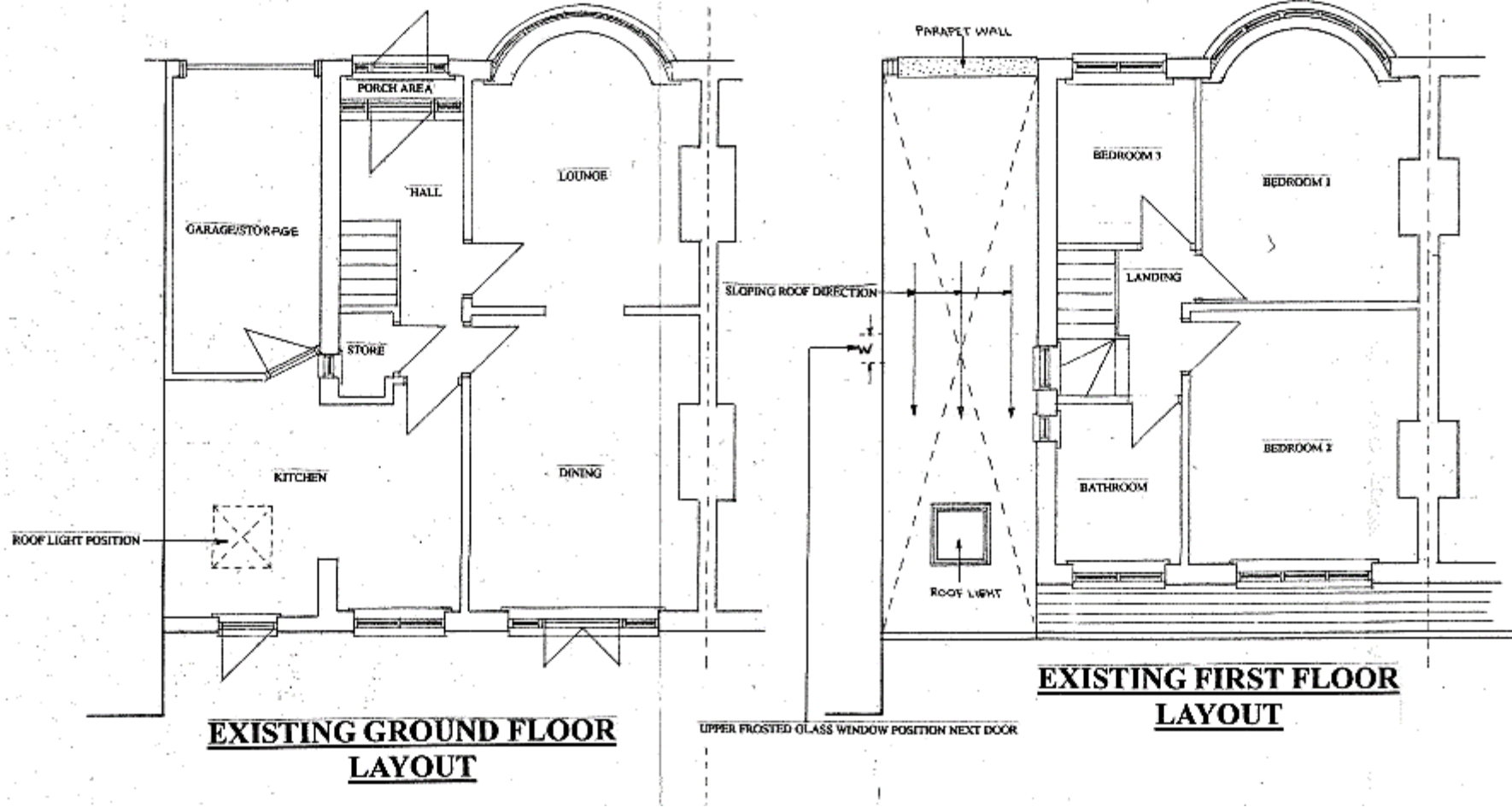
**Rear Elevation**

**20210768**  
**67 Ainsdale Road**



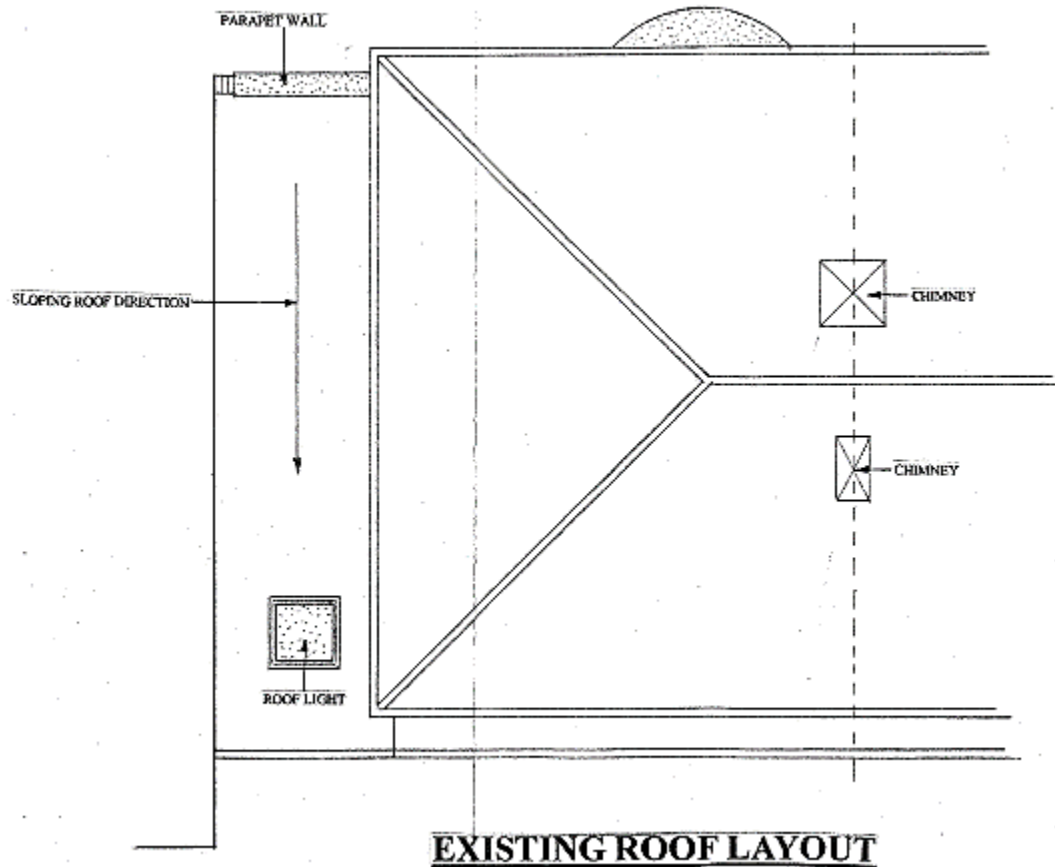
# Location Plan

20210768  
67 Ainsdale Road



# Existing Ground and First Floor Plans

20210768  
67 Ainsdale Road

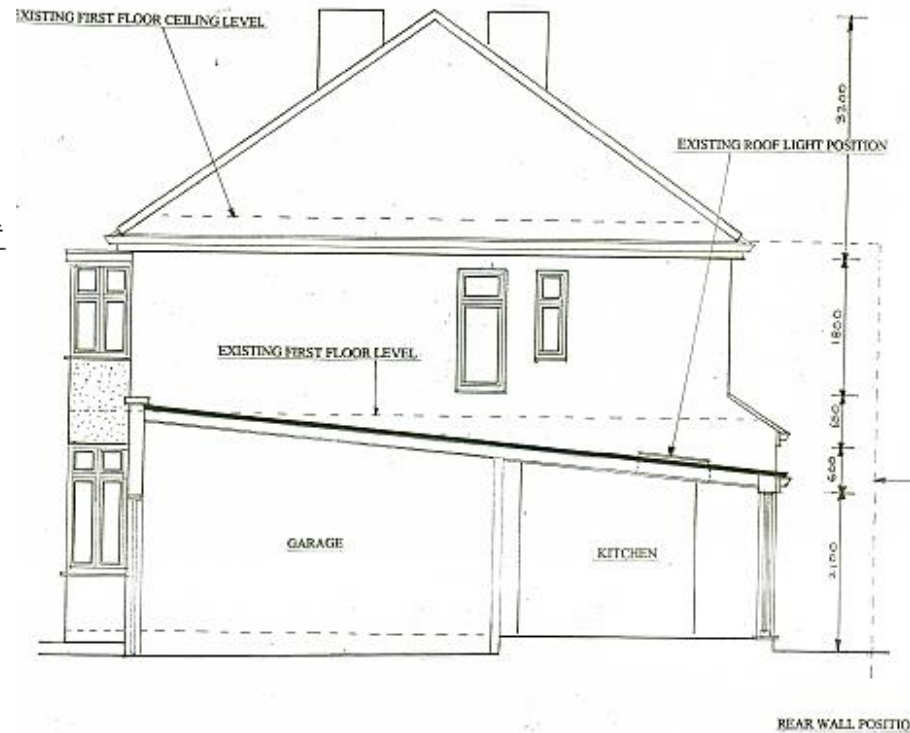


# Existing Roof Plans

20210768  
67 Ainsdale Road



**EXISTING FRONT ELEVATION**



**EXISTING SECTION THROUGH  
THE SINGLE STOREY PART OF  
THE DWELLING**

**Existing Front Elevation and Side Sections**

**20210768  
67 Ainsdale Road**

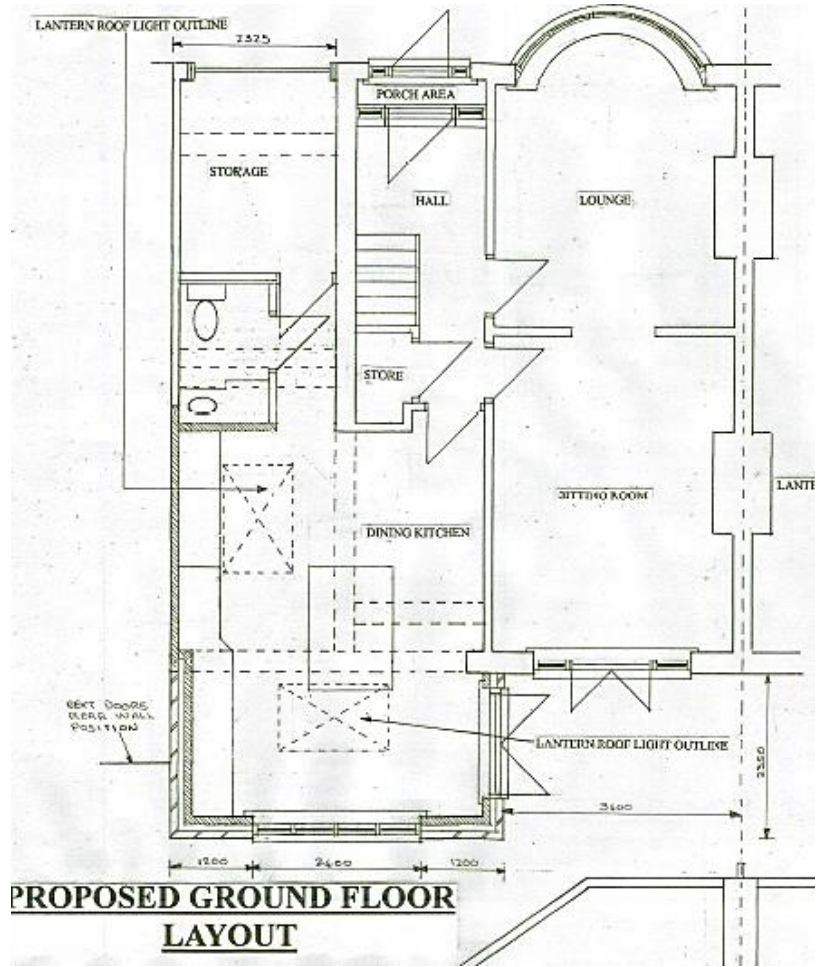




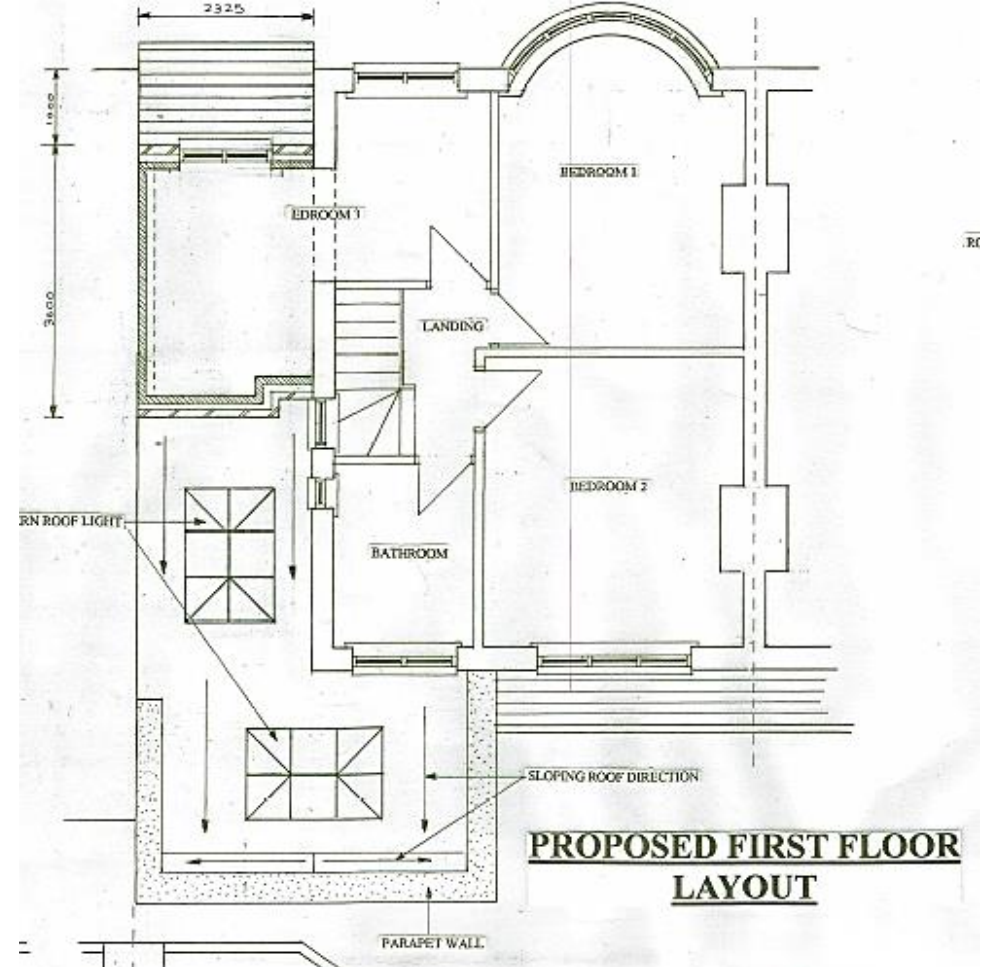
**EXISTING REAR ELEVATION**

**Existing Rear Elevation**

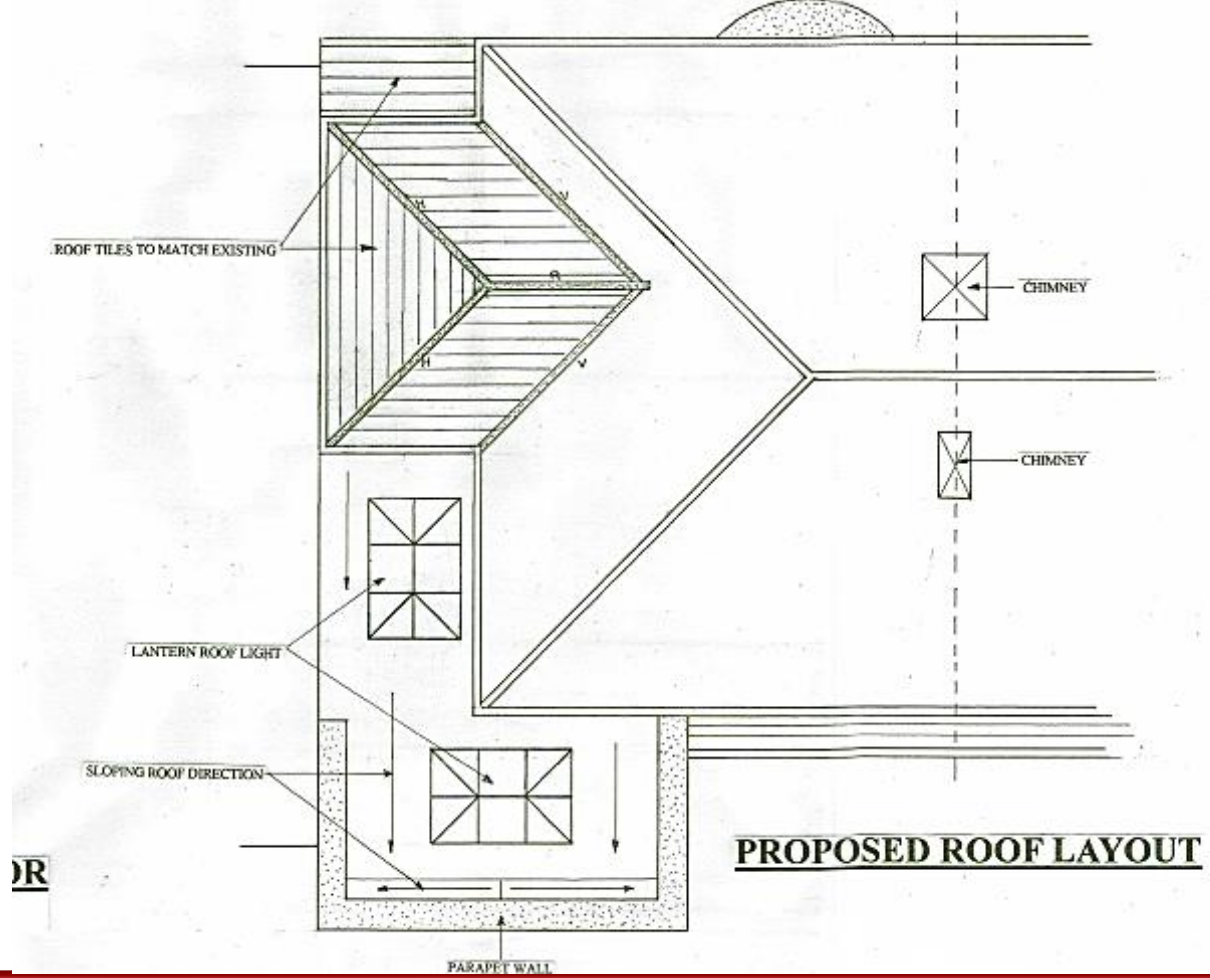
**20210768**  
**67 Ainsdale Road**



**PROPOSED GROUND FLOOR LAYOUT**



**PROPOSED FIRST FLOOR LAYOUT**



OR

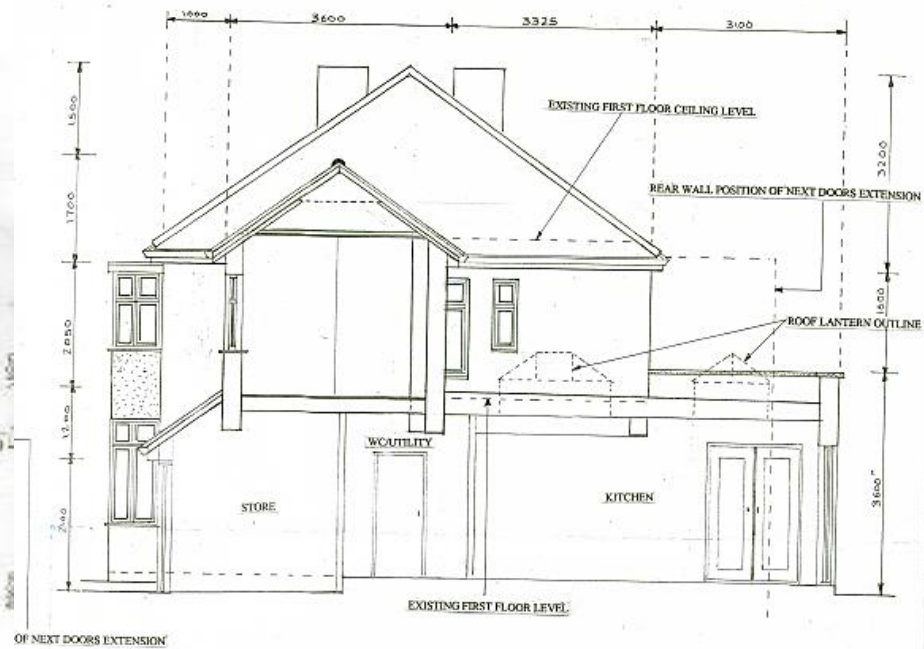
**PROPOSED ROOF LAYOUT**

# Proposed Roof Plans

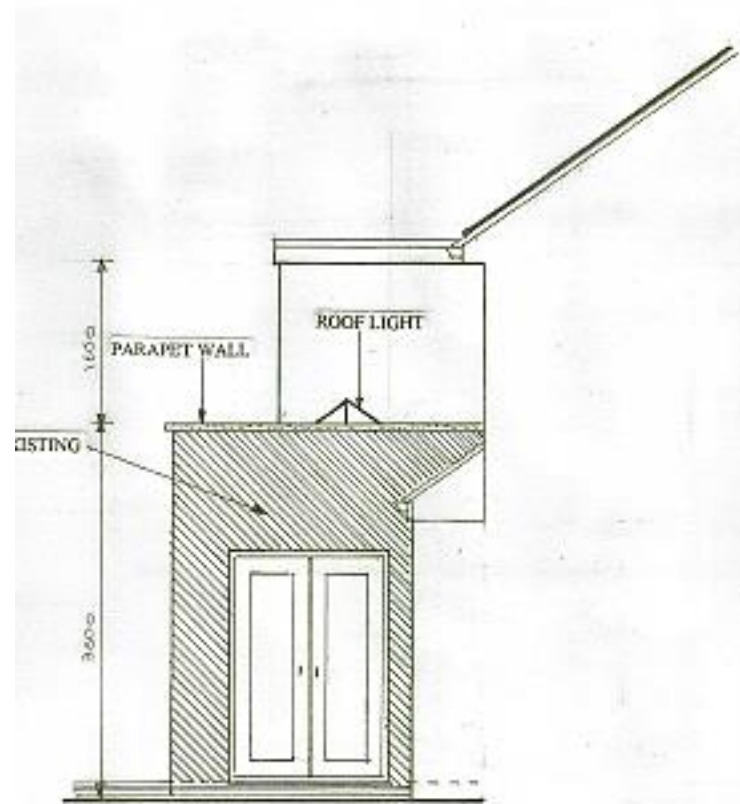
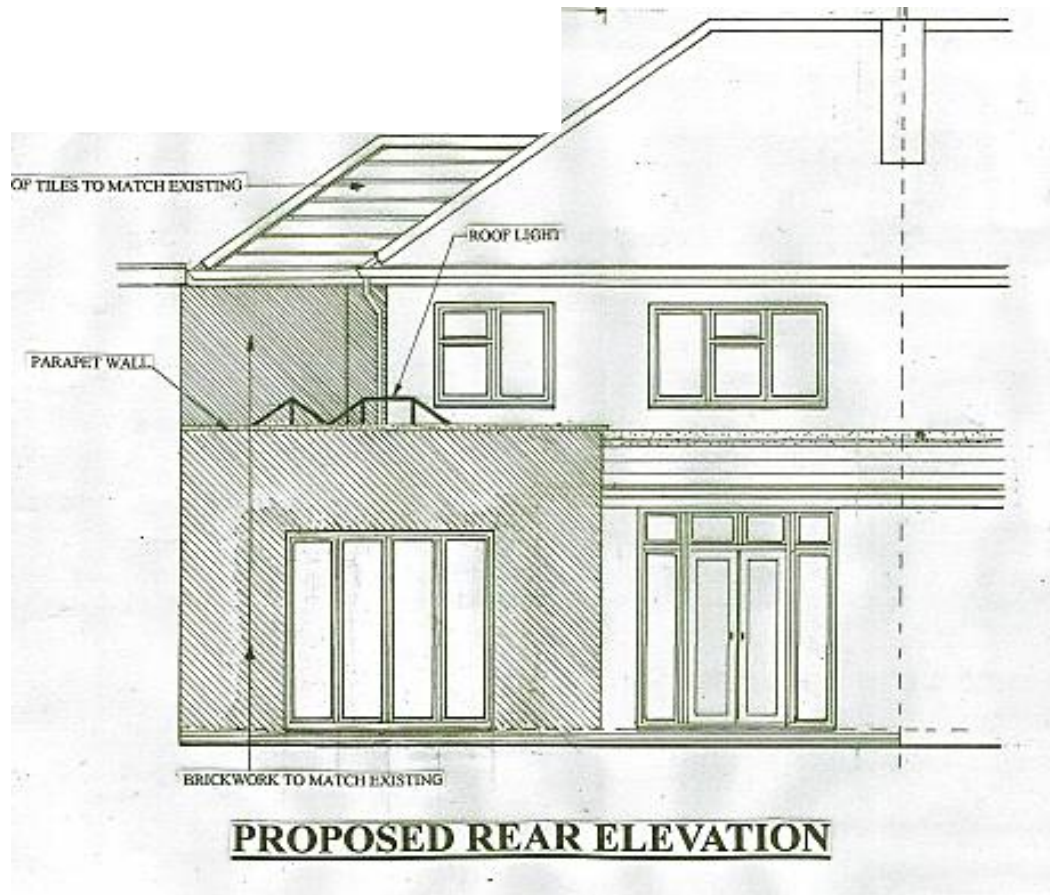
20210768  
67 Ainsdale Road



**PROPOSED FRONT ELEVATION**



**PROPOSED SECTION THROUGH  
THE NEW FIRST FLOOR AND  
GROUND FLOOR EXTENSIONS  
TO THE DWELLING**



# Proposed Rear and Side Elevations

**20210768**  
**67 Ainsdale Road**



148 Victoria Park Road

**20211586**

P&DCC 17<sup>th</sup> November 2021





[CLICK - 3D VIEW](#)

**20211586**  
**148 Victoria Park Road**





**Front Elevation**

**20211586**  
**148 Victoria Park Road**



**Front Elevation**

**20211586**  
**148 Victoria Park Road**



**Side elevation adjacent to 150 Victoria Park Road**

**20211586**  
**148 Victoria Park Road**



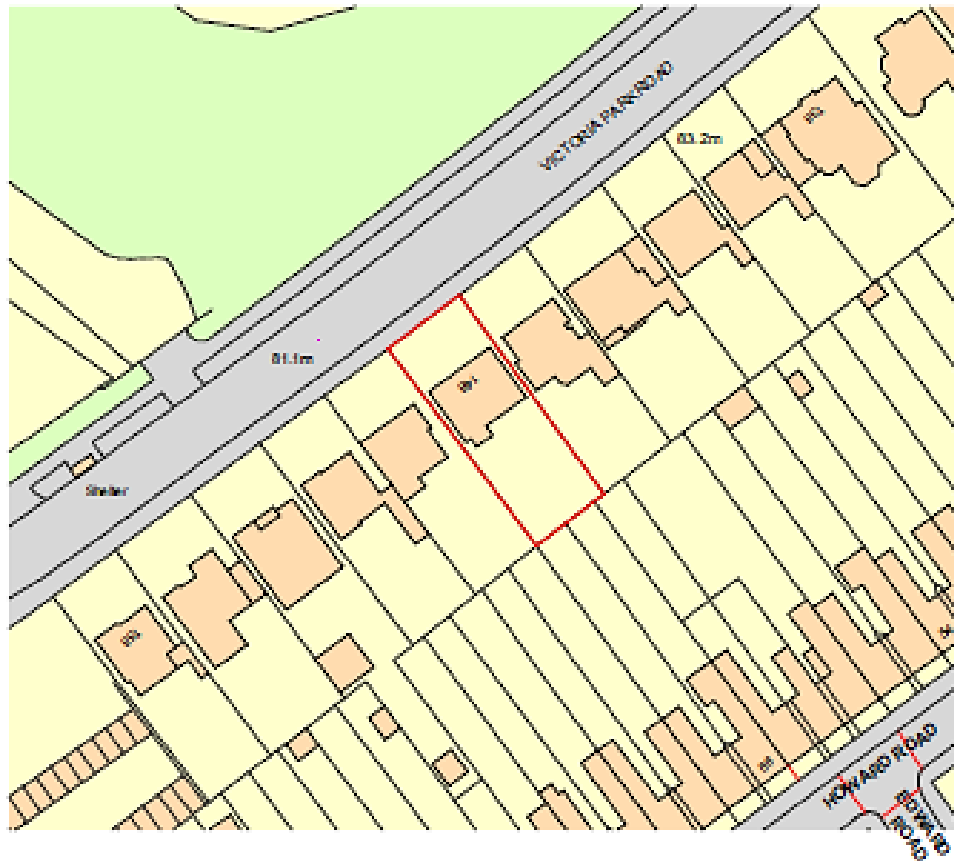
**Rear Elevation**

**20211586**  
**148 Victoria Park Road**



**Rear Elevation adjacent to 146 Victoria Park Road**

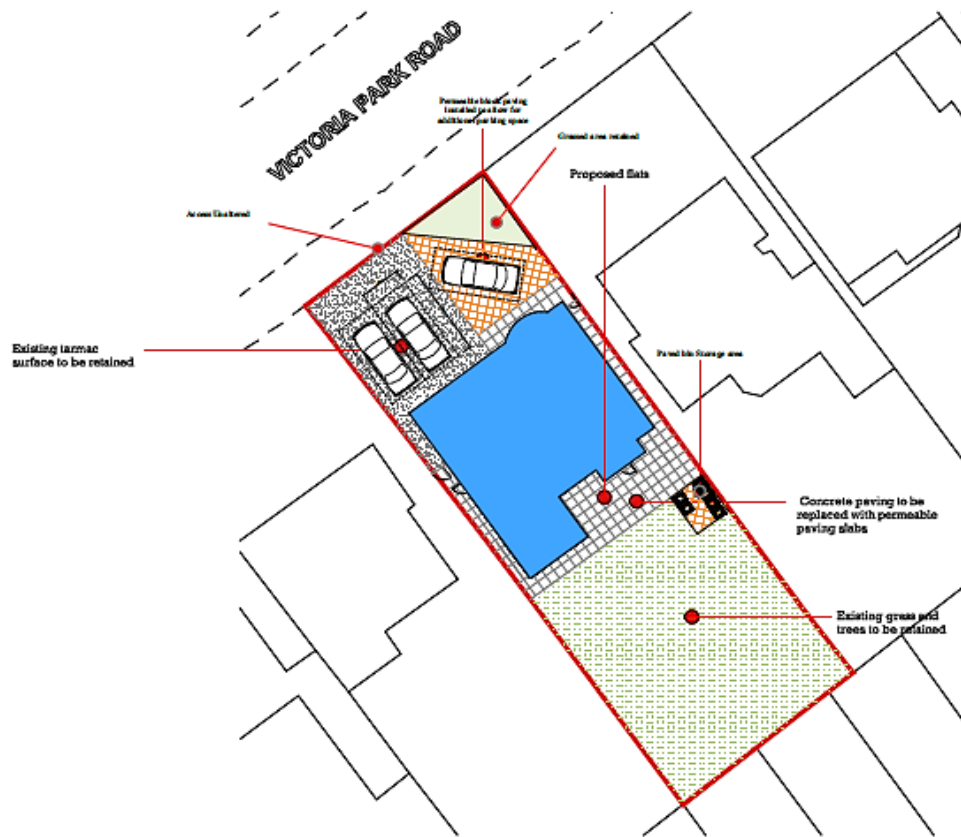
**20211586**  
**148 Victoria Park Road**



SITE LOCATION PLAN 1:500

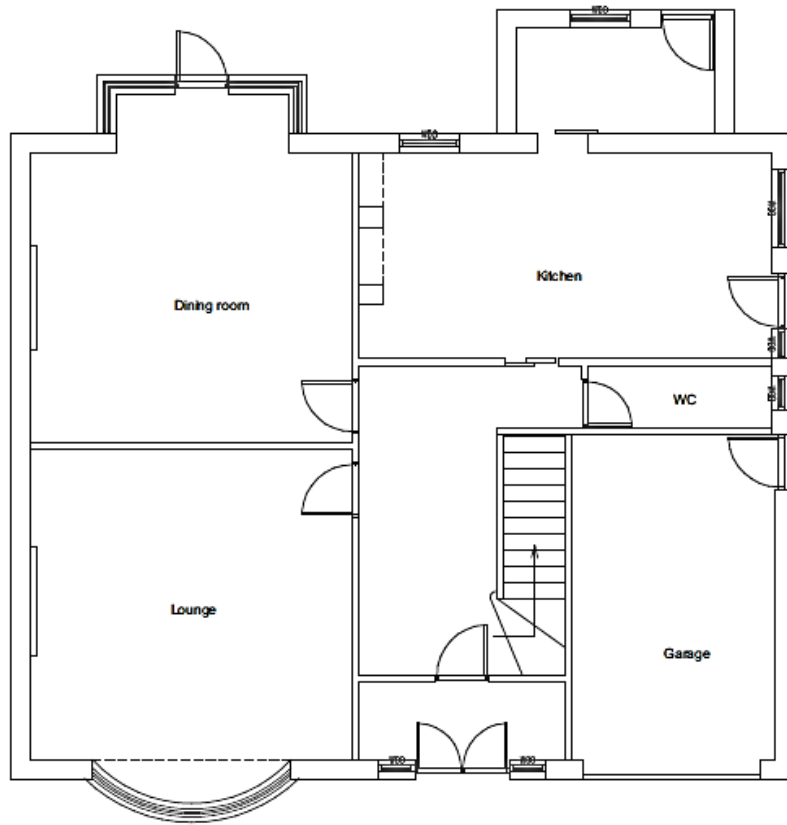
# Location Plan

**20211586**  
**148 Victoria Park Road**

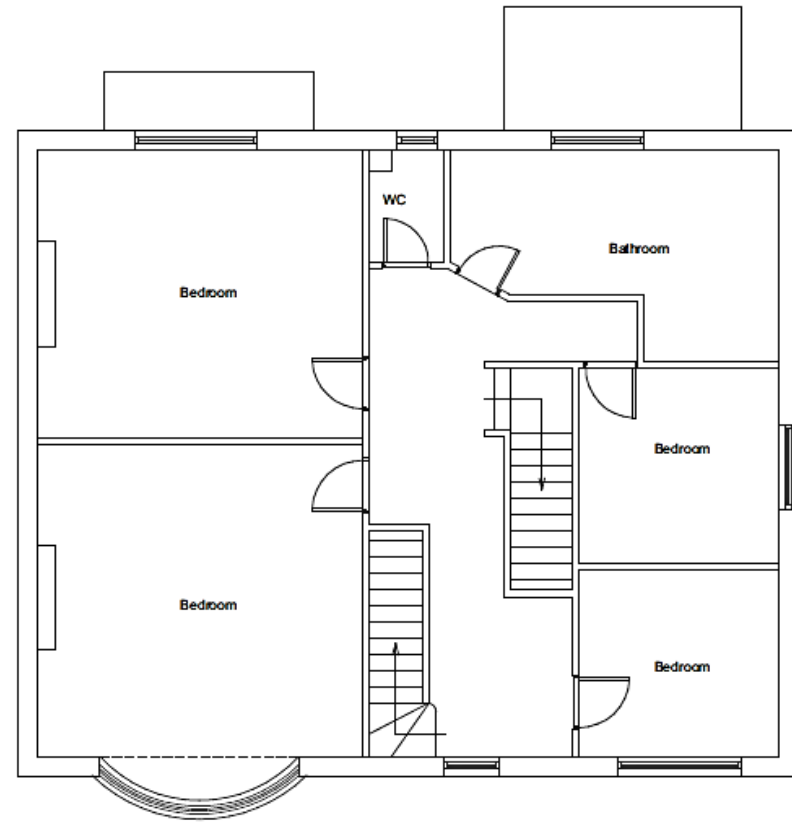


NOTE:  
 1- EXISTING WOODEN FENCE TO BE RETAINED AND THE DAMAGED FENCES TO BE REPLACED WITH LIKE TO LIKE.  
 2- EXISTING OVERGROWN GRASS TO BE CUT AND REPLACE NEW GRASS WHERE NECESSARY.

# Proposed Site Plan



EXISTING GROUND FLOOR PLAN



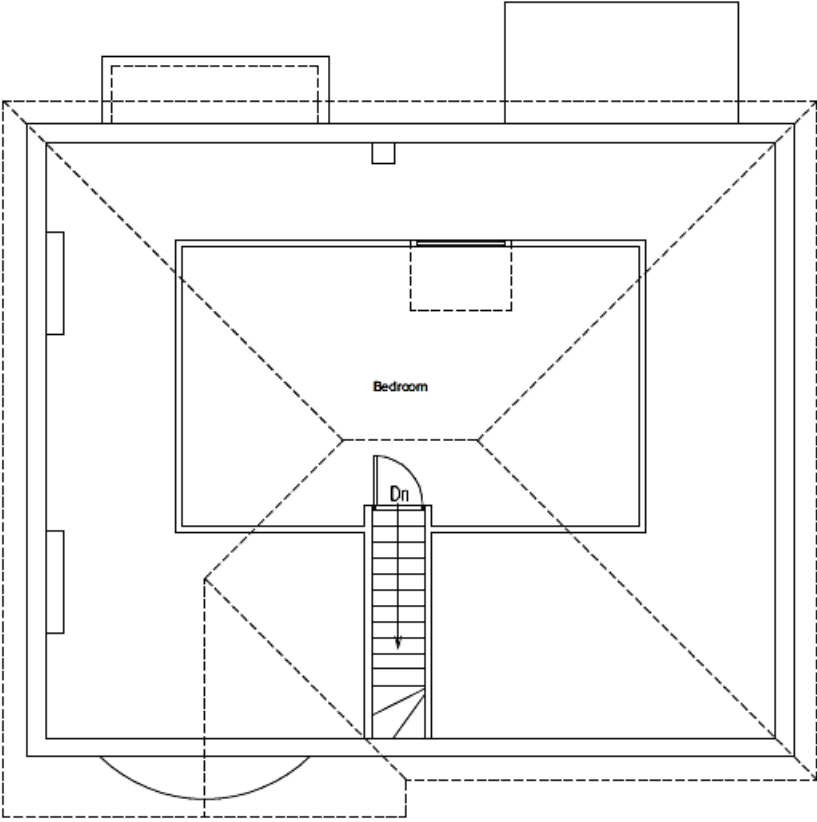
EXISTING FIRST FLOOR PLAN

**Existing Ground and First Floor Plans**

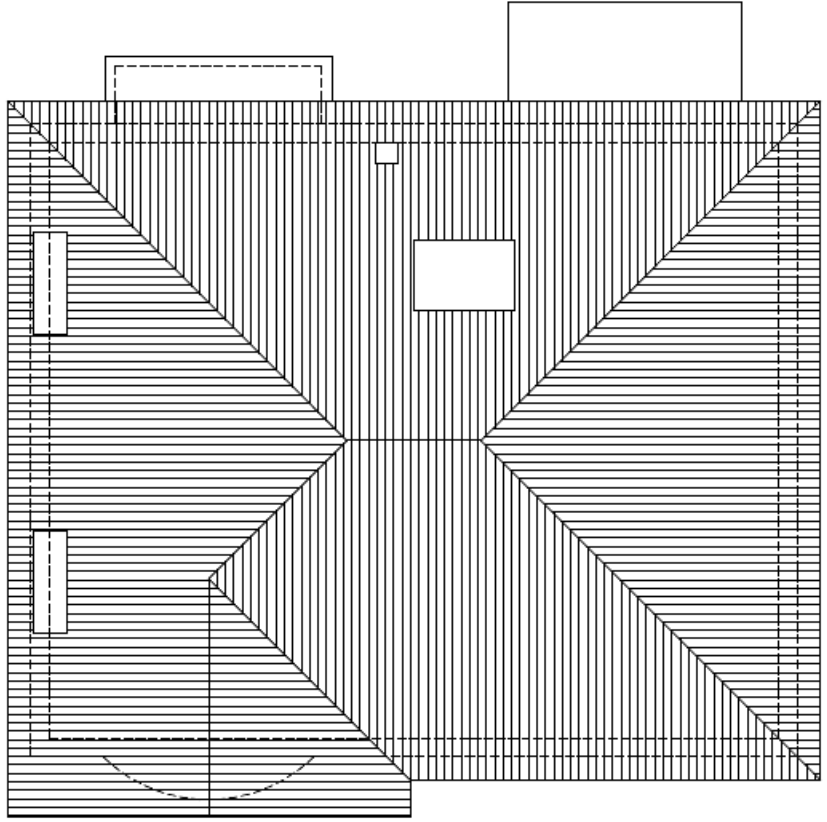
**20211586**

**148 Victoria Park Road**





EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

**Existing Front and Side Plan Elevations**

**20211586**

**148 Victoria Park Road**



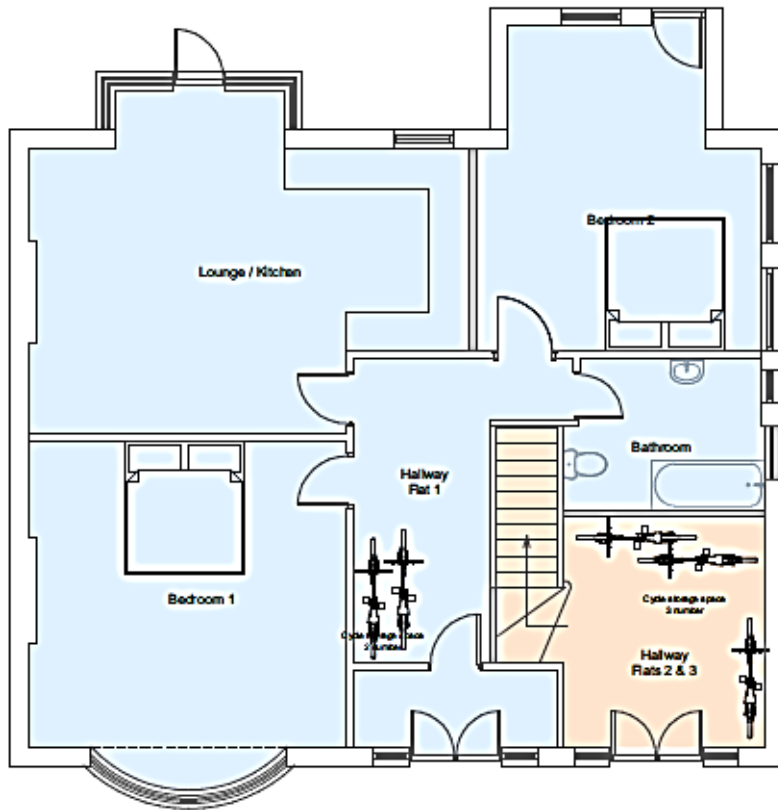
EXISTING REAR ELEVATION



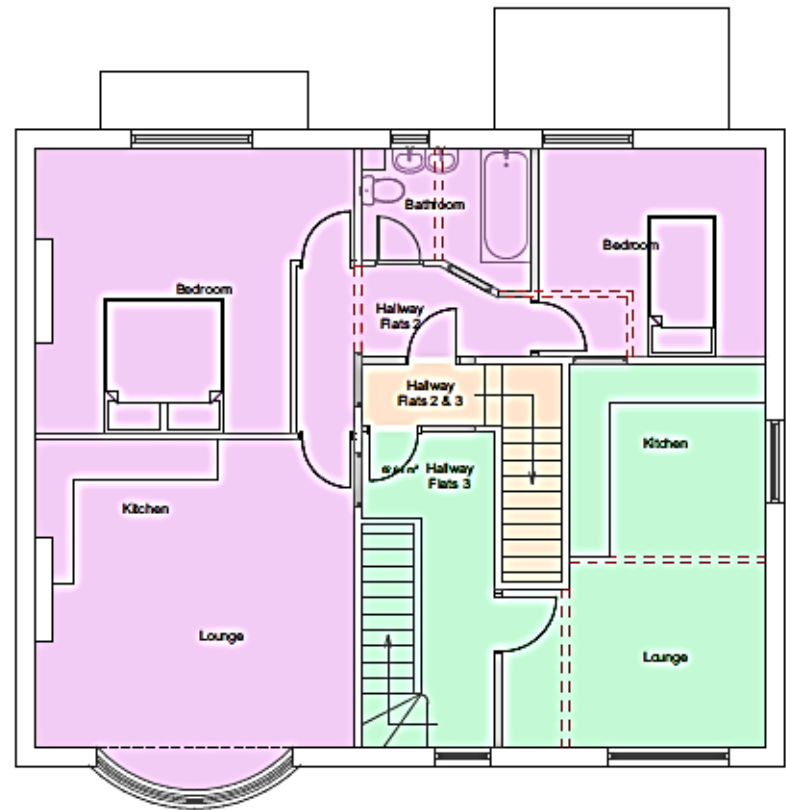
EXISTING SIDE ELEVATION

# Existing Rear and Side Elevations

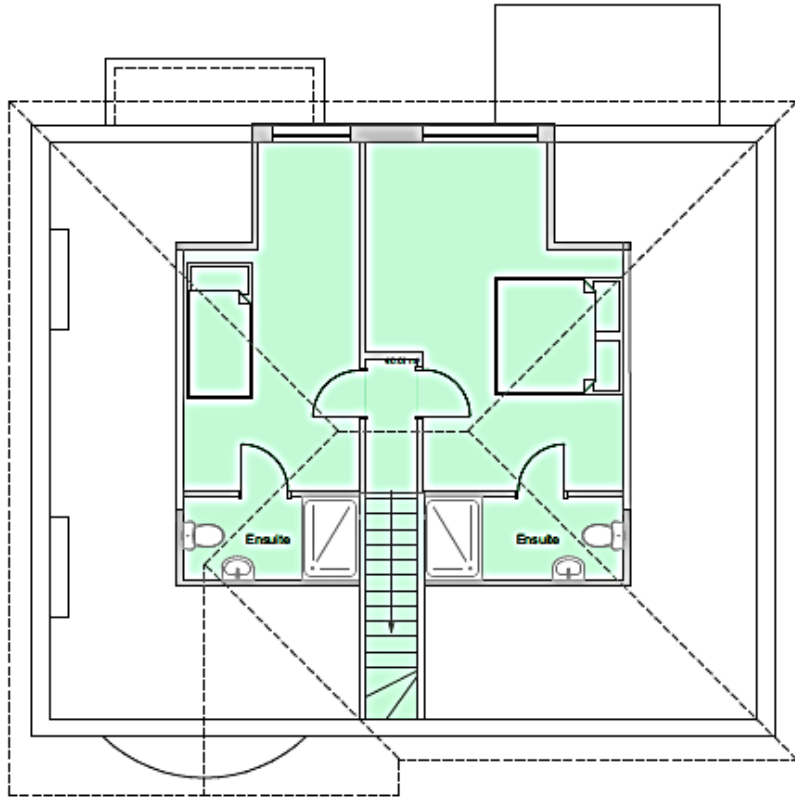
20211586  
148 Victoria Park Road



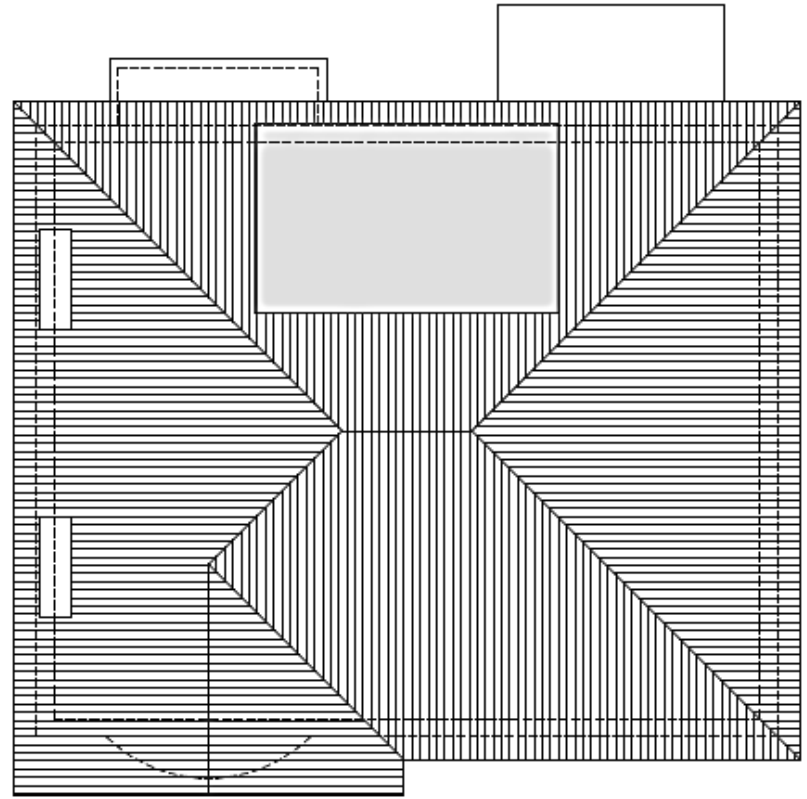
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



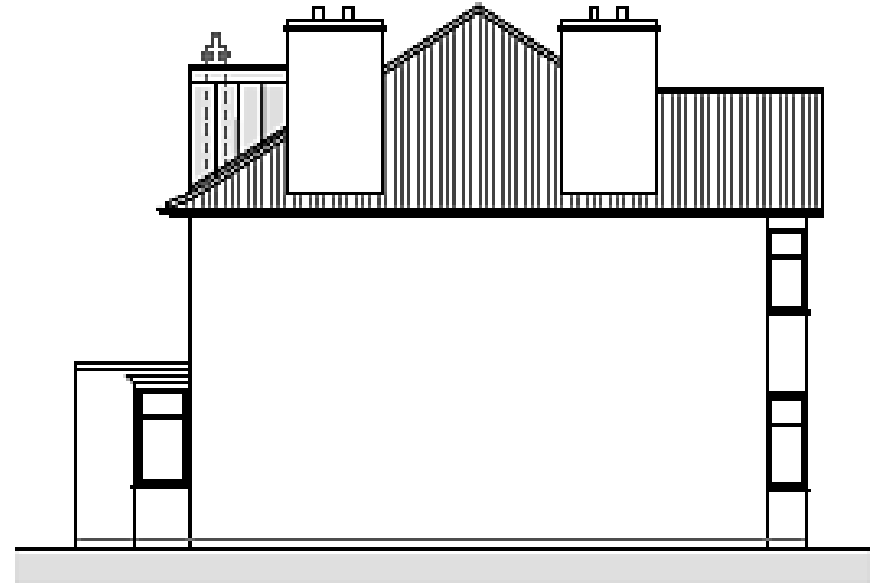
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

**Proposed Rear and Side Elevations**

**20211586**  
**148 Victoria Park Road**





# Potential new St Paul's Conservation Area & extension to West End Conservation Area

Conservation Team  
PDCC  
17<sup>th</sup> November 2021

# Background

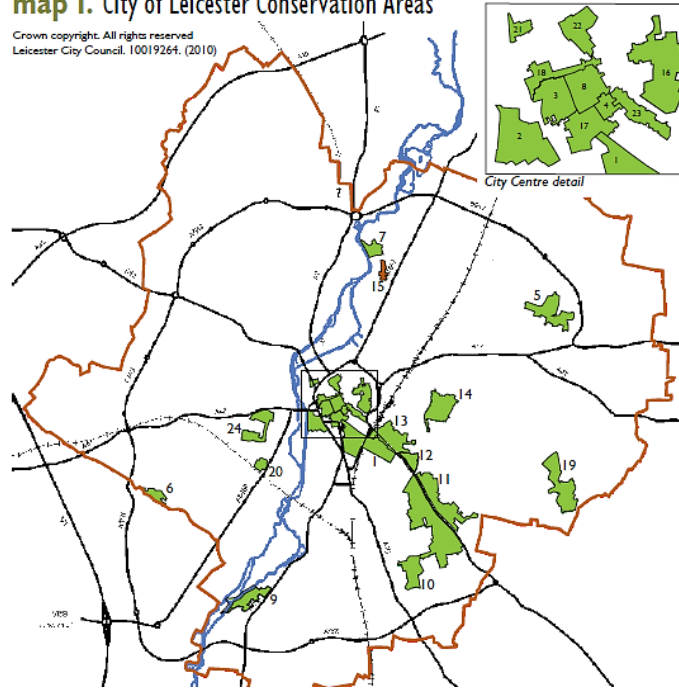
- Introduced by the Civic Amenities Act in 1967;
- Stamford was the first conservation area to be designated;
- Currently nearly 10,000 across the country.



# Conservation areas in the city

map 1. City of Leicester Conservation Areas

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- |     |                          |     |                  |
|-----|--------------------------|-----|------------------|
| 1.  | New Walk                 | 19. | Evington Village |
| 2.  | Castle Gardens           | 20. | Ashleigh Road    |
| 3.  | Cathedral/Guildhall      | 21. | All Saints'      |
| 4.  | Town Hall Square         | 22. | Church Gate      |
| 5.  | Old Humberstone          | 23. | Granby Street    |
| 6.  | Braunstone Village       | 24. | West End         |
| 7.  | Belgrave Hall            |     |                  |
| 8.  | Market Place             |     |                  |
| 9.  | Aylestone Village        |     |                  |
| 10. | Knighton Village         |     |                  |
| 11. | Stoneygate               |     |                  |
| 12. | Evington Footpath        |     |                  |
| 13. | South Highfields         |     |                  |
| 14. | Spinney Hill Park        |     |                  |
| 15. | <u>Loughborough Road</u> |     |                  |
| 16. | St. George's             |     |                  |
| 17. | Market Street            |     |                  |
| 18. | High Street              |     |                  |

*Listed chronologically*



# Heritage & Natural Assets



## Designated Heritage Assets

- St Paul's Church (Grade II Listed)

## Non-designated Heritage Assets (Local List)

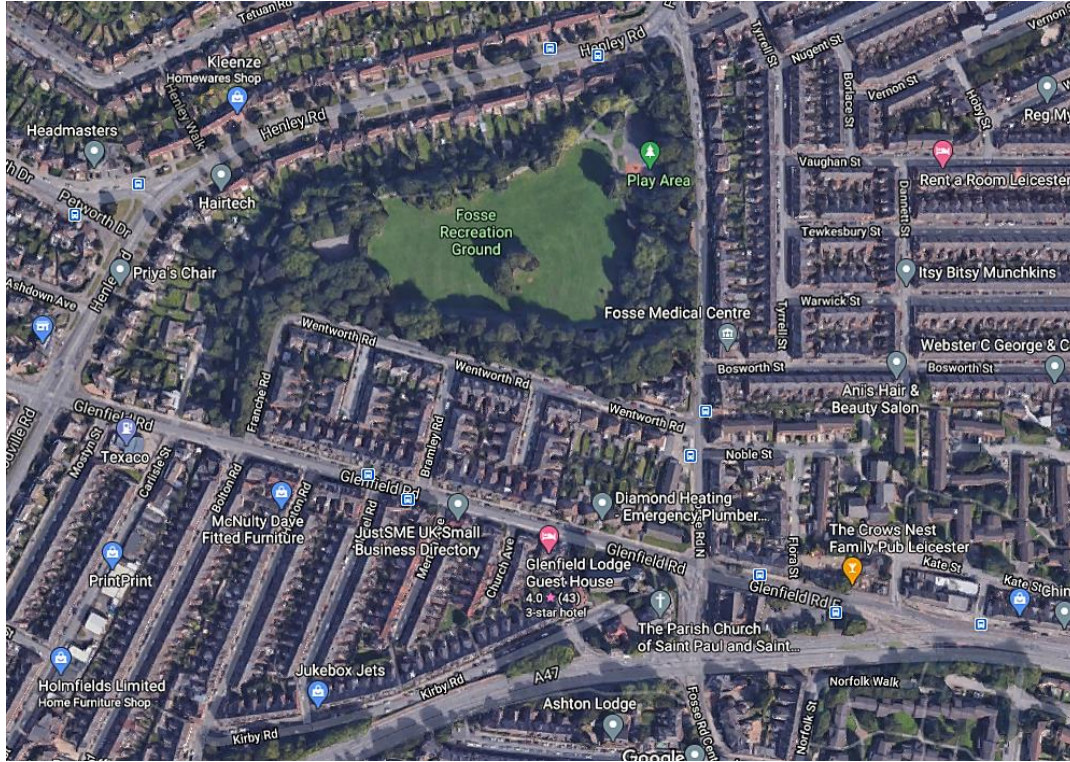
- Fosse Road Recreation Ground
- Fosse Road Terrace (354-264 Fosse Road North)
- Estonian House, 366 Fosse Road North
- St Andrew's Methodist Church & Hall
- St Paul's Former Vicarage
- Cherry Orchard Villa (Archaeological Site)

## Natural Assets

- Fosse Road Recreation Ground (Biodiversity Enhancement Site)
- TPO Tree adj. St Paul's Church

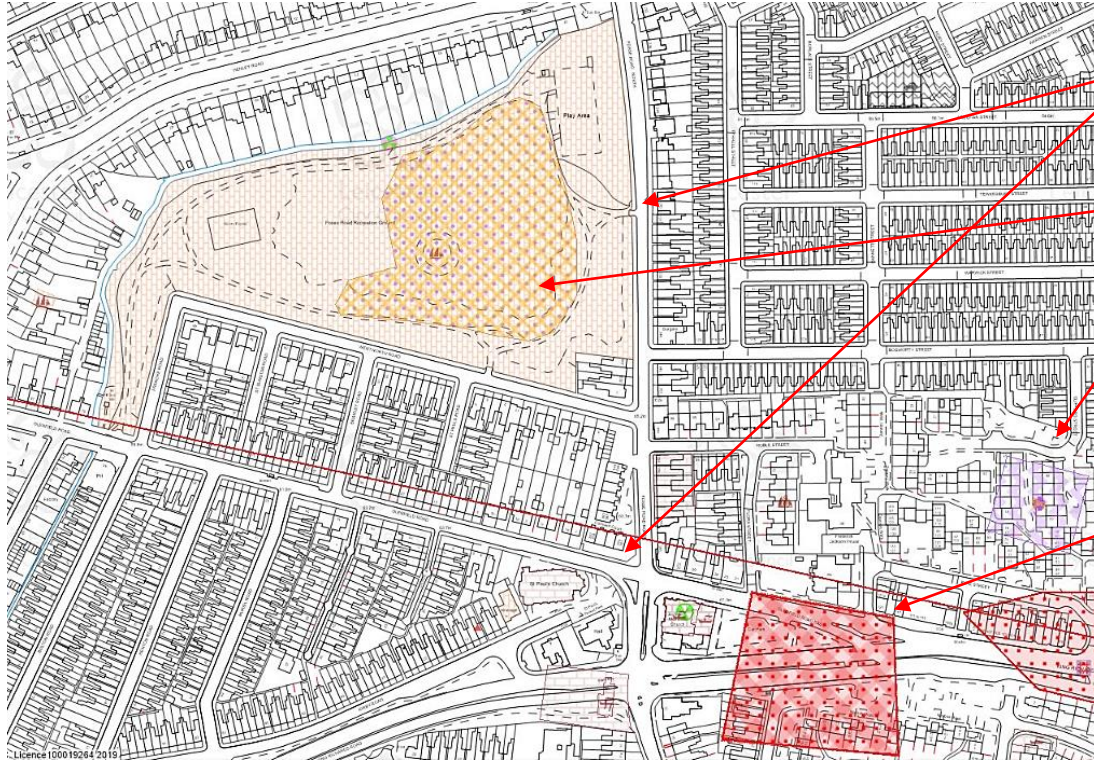


# Special Interest



- Archaeological Interest
- Historic Interest
- Victorian & Edwardian architecture
- Townscape Interest
- Biodiversity Value

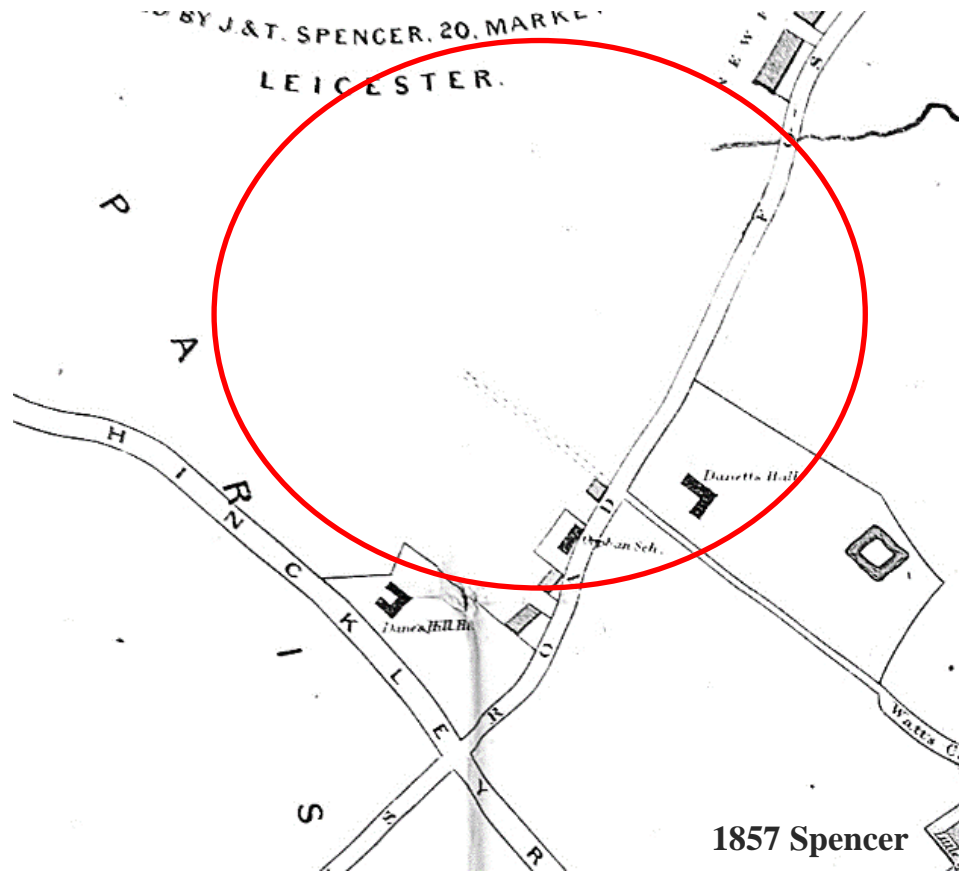
# Archaeology



- Fosse Road & Glenfield Road – Roman routes
- Ridge & Furrow (Fosse Road Recreation Ground)
- Medieval Manor House (Dannett's Hall) was located east of the area
- Roman corridor villa (Orchard Villa) at the junction of Glenfield Road East and King Richard Road

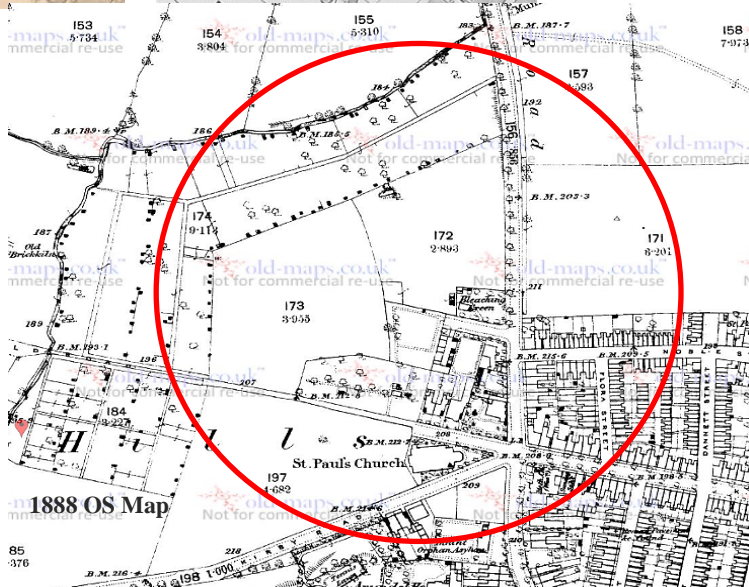
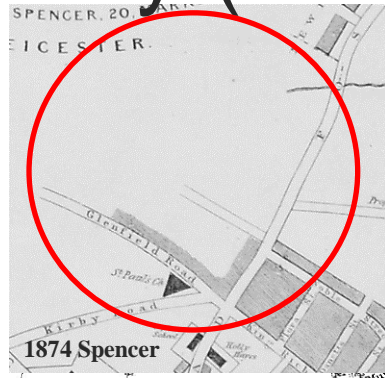


# History (Early to mid-19<sup>th</sup> century)



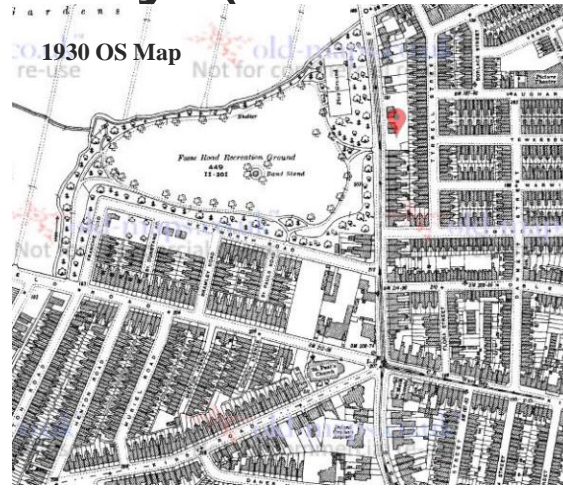
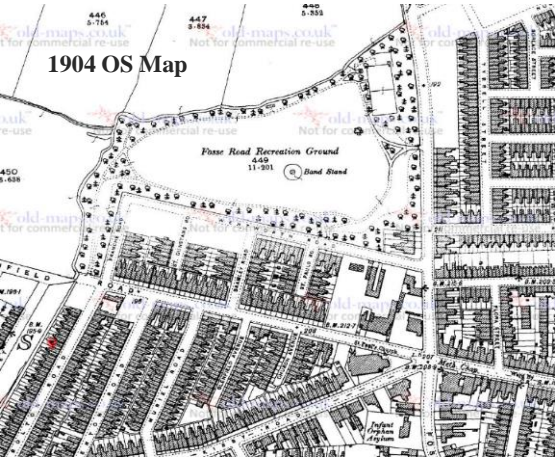
- Located west from the town's defences
- Cross-roads of 'Foss Way' (north-south) and Hinckley Road (east-west)
- Open pastures to the west of Dannett's Hall
- By mid-19<sup>th</sup> century - few building in the area
- 'Leicestershire Female Infant Orphan Asylum' at 34 Fosse Road constructed c.1854

# History (1860s – c.1900)



- Area developed from 1860s onwards after the sale of Dannett's Hall
- St Paul's Church constructed in 1869
- Late 1860s/early 1870s – the district of St Paul's was developed
- St Andrew's Methodist Church constructed in 1880
- Fosse Road Recreational Ground laid out in 1897
- Construction of Victorian & Edwardian terraced housing from late 1880s to early 20<sup>th</sup> century

# History (20<sup>th</sup> century)



- c.1904 – tramway laid along Fosse Road & railway station opened north of the area
- 1920s-1950s – semi-detached dwellings constructed along west end of Wentworth Road & Henley Road
- Early 1970s – Convent Court constructed
- Early 1980s - West Bridge Stage II road improvement scheme inc. demolition of Infant Asylum and terraced housing adj. St Andrew's Church



1989-1991 OS Map

# Architecture



- Victorian & Edwardian
- Vernacular Revival
- Terraced properties
- 2-3 storeys in height
- Red brick
- Pitched roofs
- Timber windows & doors
- Recessed from highway
- Front gardens & boundary treatments
- Gables & finials





# Architecture – Mid to late-20<sup>th</sup> century



# Detail





# Detail



# Potential extension to West End Conservation Area



## Dulverton Road

- 19<sup>th</sup> century (most houses constructed 1896-1898 to the designs of Draper & Walton for the Leicester House and Land Society)
- Townscape of much interest (sharply curved, elevated, bays and chimneys)
- Small scale artisan housing with limited detailing
- Many original features (windows, doors and walls) survive
- At immediate risk of further deterioration
- Integral quality to the rest of the Conservation Area



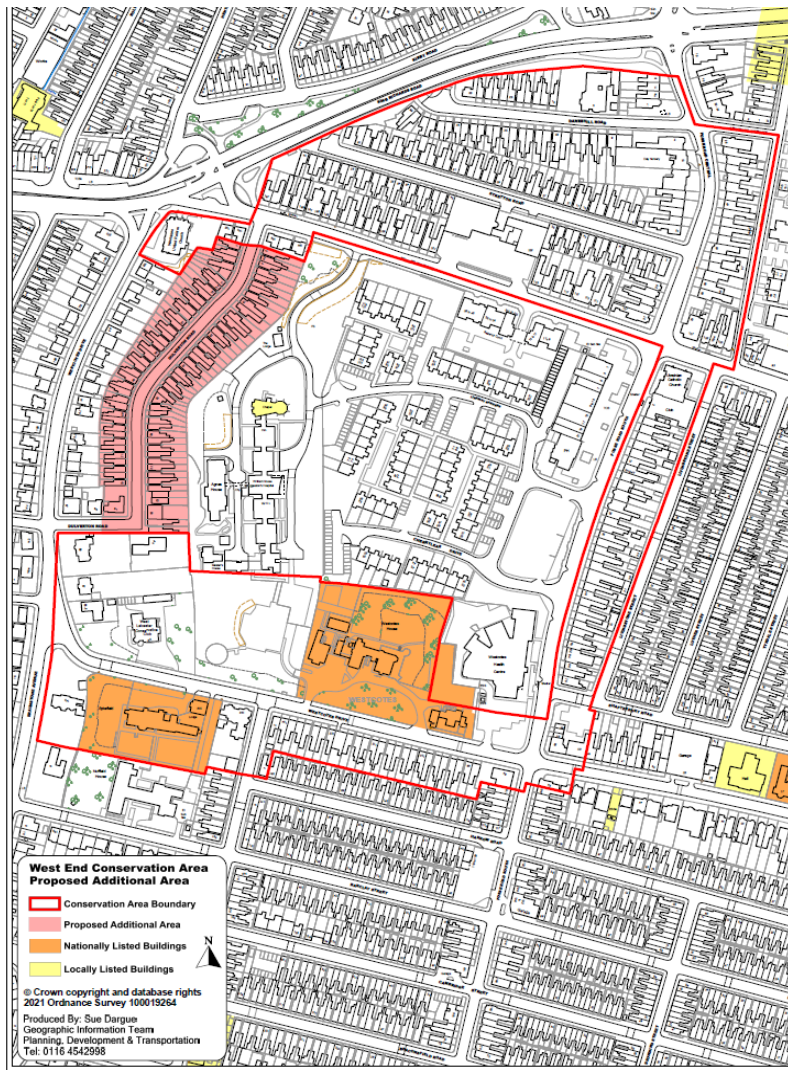


**St Pauls Conservation Area  
(Proposed)**

- Conservation Area Boundary
- Nationally Listed Buildings
- Locally Listed Buildings

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Produced By: Sue Dargue  
Geographic Information Team  
Planning, Development & Transportation  
Tel: 0116 4542998



**West End Conservation Area  
Proposed Additional Area**

-  Conservation Area Boundary
-  Proposed Additional Area
-  Nationally Listed Buildings
-  Locally Listed Buildings



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