

Hoby with Rotherby Character Assessment

September 2018



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1 INTRODUCTION

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Purpose of the assessment

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 This Character Assessment provides an overview of the key qualities and characteristics that define the Hoby with Rotherby Neighbourhood Development Plan (NDP) area (Fig 1), with a particular focus on the four main settlements within this area; Hoby, Rotherby, Brooksby and Ragdale. The Character Assessment has been prepared in support of a larger project – the production of the Hoby with Rotherby Neighbourhood Development Plan. Once adopted, the Neighbourhood Development Plan will be used by Melton Borough Council when considering planning applications for development within the Neighbourhood Development Plan area.

1.3 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and the need to understand local character in order to effectively inform and underpin planning policy, and also highlights the pivotal role Neighbourhood Plans can have in communicating the defining characteristics of an area. Specifically, paragraph 125 of the NPPF states that:

‘Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.

1.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is further acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:

‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities’.

1.5 This Character Assessment supports the design and character policies progressed within the Hoby with Rotherby Neighbourhood Development Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in and around Hoby, Rotherby, Brooksby and Ragdale is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.

Assessment methodology

1.6 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Character Assessment considers a broad range of influences, including:

- Historical evolution of the parish settlements;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built form;
- Landmarks;
- Views and vistas; and
- Streetscape.

1.7 While the primary objective of this assessment is to identify the qualities and positive characteristics of each of the parish settlements, where appropriate, existing development which fails to contribute positively to local character is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the local character is presented. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

1.8 In preparing this Character Assessment, the following approaches to understanding and documenting the distinct local character have been progressed:

- Desktop research, including:
 - Analysis of historic and recent maps;
 - Review of existing evidence, including the Melton Borough Landscape & Historic Urban Character Assessment (2006) and the Hoby and Rotherby Conservation Area Appraisals; and
 - Identification of designated and non-designated Heritage Assets.
- Detailed on-site survey of the parish settlements and landscape setting, and the recording of key characteristics and features.
- Discussions and engagement with members of the Parish Council, the NDP Working Group and other residents involved in the preparation of the Hoby with Rotherby Neighbourhood Development Plan.

1.9 The latter approach is particularly critical to the preparation of a comprehensive character assessment, ensuring that townscape and heritage features which are perhaps less obvious to an outside expert, but are valued and appreciated by local communities, are highlighted and have their importance communicated within the character assessment.

1.10 With this in mind, members of the NDP Working Group conducted their own survey of the local area in an effort to identify (1) key local views, and (2) those non-designated heritage assets that make an important contribution to the distinctive local character of the NDP area. The findings of this work, conducted by local people who have an intrinsic understanding of the NDP area, have been reviewed and integrated into this Character Assessment.



Fig 1: The Hoby with Rotherby Neighbourhood Development Plan area, and the focus of this Character Assessment.



2 LANDSCAPE SETTING

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2.1 As a rural parish, within which development is largely restricted to a handful of small settlements, and where open agricultural land dominates, the landscape setting at Hoby with Rotherby is a particularly crucial consideration in understanding the distinct character of this part of Leicestershire. This section provides an overview of the key qualities and characteristics which define the landscape of Hoby with Rotherby. It collates the relevant findings of the Melton Borough Landscape and Historic Urban Character Assessment and presents them in a manner which provides a concise profile of the various landscape character areas present within the parish, and also offers further commentary on the area's landscape setting, identifying key views and notable built and natural features.

Melton Borough Landscape and Historic Urban Character Assessment (2006)

2.2 The Melton Borough Landscape and Historic Urban Character Assessment, published in 2006, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the borough.

2.3 The Landscape and Historic Urban Character Assessment (LHUCA) identifies 21 different Landscape Character Areas (LCAs) within Melton, each with its own specific combination of characteristics and unique qualities. Of these LCAs, the parish of Hoby with Rotherby falls under the coverage of three different LCAs. The northern half of the parish is covered by the Ridge and Valley LCA, whilst the southern half of the parish is split between the Wreake Valley LCA and Pastoral Farmland LCA. The map at Fig 2 shows the position and extents of each of these LCAs, and the below sub-sections briefly discuss the key characteristics of each, with specific reference to Hoby with Rotherby.



Fig 2: Hoby with Rotherby Landscape Character Areas (as defined in the Melton Borough Landscape and Historic Urban Character Assessment)

The Ridge and Valley LCA

2.4 The Ridge and Valley LCA extends north from Hoby all the way up to the parish's most northerly extents, taking in over half of the entire parish area, including the settlement of Ragdale. It is a handsome rural landscape that is primarily characterised by its distinct rolling landform. Comprising large scale arable fields along ridgelines and smaller pastures in the valleys, this is a quite pristine landscape, which is largely devoid of isolated built forms. This diverse pattern of mixed pasture and arable land is divided by managed hedgerows, along which are accommodated occasional, scattered trees, mostly ash. Fig 3-5 provides a brief snapshot of the distinct character of the Ridge and Valley LCA as experienced within the parish boundaries of Hoby with Rotherby.



Fig 3-5: The tranquil, rolling landscape of the Ridge and Valley LCA that covers the northern half of the parish.

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The Wreake Valley LCA

2.5 The River Wreake is the largest river within Melton Borough, and its valley forms a particularly distinct and unique landscape that extends westwards from Melton Mowbray and cuts across the centre of Hoby with Rotherby in an east-west direction. A gentle lowland river valley landscape, the Wreake Valley comprises a regular pattern of small-to-medium scale pastoral fields and distinct wetland areas along the edges of the meandering course of the River Wreake. Many fields are edged by mature and flourishing hawthorn hedgerows, and much of the shallow valley landscape is host to dispersed deciduous trees that lie within hedgerows and also in more isolated positions across the floodplains and the pastoral fields.

2.6 The river and its valley setting strongly influence the local topography, character and identity of Hoby, Rotherby and Brooksby, with all three settlements being perched just above the valley and therefore benefiting from elevated, picturesque views across the valley landscape setting. Along the river and within the adjoining floodplains, there are also numerous wonderful views up and down the Wreake Valley, as well as several beautifully composed and locally iconic views towards Hoby and Rotherby. Fig 6-10 illustrate the landscape quality and richness of character displayed within the Wreake Valley LCA.



Fig 6 and 7: The River Wreake winds its way through the core of the parish in an east-west direction, forming a central spine to the unique and serene landscape of the Wreake Valley.



Fig 8-10: The pronounced topography of the Wreake Valley, coupled with an abundance of tree and hedgerow planting and the elevated positioning of Hoby, Rotherby and Brooksby result in a multitude of marvellous views both within, into and out of this unique riverside pastoral landscape.

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Pastoral Farmland LCA

2.7 The southern extents of the parish fall within the Pastoral Farmland LCA, which as the name suggests, is a landscape characterised by expanses of pastoral land with a gently rolling topography. This productive and well-managed landscape is largely comprised of medium scale regular and irregular shaped fields, enclosed by strong hedgerows with scattered hedgerow trees. In comparison to the rest of the parish landscape, this area accommodates a greater number of built forms, with several isolated farmsteads, some featuring handsome farmhouses with a distinct local vernacular character, being dispersed within its boundaries. Also accommodated within this landscape is a functioning quarry (Brooksby Quarry), though mature hedgerows and landscaping have largely mitigated against any potential adverse impacts that this operation might have had upon views within the parish. The selection of images at Fig 11-13 communicates the broad character of the Pastoral Farmland LCA.



Fig 11-13: The Pastoral Farmland LCA displays many of the attributes associated with a classic English pastoral countryside, including gently rolling fields, divided by robust hawthorn hedgerows with intermittent trees, and occasional isolated and long-established farmsteads.

Landscape and parish settlements

2.8 The below paragraphs further consider the relationship between Hoby, Rotherby, Ragdale and Brooksby and their surrounding landscape setting, and how these four settlements respond to and sit within this part of rural Leicestershire.

Village approaches and edges

2.9 One of the many pleasing characteristics of the parish landscape is the generally harmonious and positive relationship it has with the settlements that lie within it. Across Hoby with Rotherby, villages display soft, green, verdant edges that merge seamlessly with the adjoining rural landscape. Within distant views towards Hoby, Rotherby, Ragdale, Brooksby, built forms are very much subservient to the wider array of the mature tree planting that tends to dominate and define the skyline of these settlements. Through these strong tree canopies only tantalising glimpses can be gained of the settlement roofscapes, with the village churches often forming the only prominent built feature. The pronounced topography of Hoby with Rotherby allows for some particularly picturesque elevated views down towards the parish settlements.

2.10 Approaches into the parish settlements tend to display an appropriately gradual and well-managed transition from countryside to village setting, with factors such as the often winding alignment of the approach roads, mature roadside planting, and the dramatic topography of the landscape combining to create some particularly delightful and memorable approaches into Hoby, Rotherby, Ragdale and Brooksby.

2.11 Within the parish, the only notable incident where development has failed to respond positively to its adjoining landscape setting is at Brooksby, where the college expansion has created an overly exposed, hard edge just west of the campus core.

2.12 The images found at Fig 14-26 support the above observations, providing an illustration of the generally positive relationship between the parish settlements and the wider landscape setting.



Fig 14 and 15: Approaching Hoby from the south along Brooksby Road, one initially travels through a linear stretch of road with heavily planted edges, beyond which the route sweeps eastwards and the roadside environment opens up to reveal views towards the spire of All Saints Church as well as glimpses of the those buildings that form part of the south extents of the village, which lie behind mature and verdant gardens.



Fig 16: Ragdale nestles subtly into its handsome landscape setting, displaying a green and wooded edge that allows for only slight views of the village roofscape, even from elevated positions such as the approach along Ragdale Road to the south. Though not as towering as the other churches within the parish, Ragdale's village church, All Saints, still just about manages to peek out from behind the dense canopies that surround it.



Fig 17-19: Exiting Leicester Road on to the more intimate and sedate Gaddesby Lane, a gently winding and distinctly rural route emerges, enclosed on either side by grass verges, thick hedgerows and mature trees before revealing downhill views towards Rotherby's village core, which settles amongst an array of mature trees which dominate the village edges and skyline.



Fig 20-22: Entering Rotherby from the west, the approach takes on a particularly enclosed and rustic character, with mature canopies overhanging the road and creating a green tunnel into the village, with only the village sign and the slightest views of red brickwork in the distance indicating the presence of the settlement that lies ahead.



Fig 23-26: The recently constructed Brooksby Melton College buildings, located to the west of the campus core, represent the only significant incident within the parish where development has failed to respond positively to its landscape setting, with these rather substantial structures sitting quite exposed and appearing abruptly when approached from the south.

Significance of church towers with the parish landscape

2.13 Each of the parish's four settlements host a village church, and their towers typically form the tallest and most prominent built features within each of their built contexts, appearing as distinct features along the village skylines. This is particularly true of Brooksby and Hoby, whose churches both display long, slender spires that pierce the sky and can be viewed from miles around.

2.14 As well as forming distinct and handsome landmarks within views towards the parish villages, these church towers and spires also provide important points of reference in the landscape, enhancing the legibility of the parish landscape and guiding those many travellers who navigate its extensive public rights of way network. In several areas in and around Brooksby, Hoby and Rotherby it is possible to observe more than one church tower from a single viewpoint, allowing the viewer to understand the positioning of one settlement relative to the other.

2.15 From parts of Brooksby, Hoby and Rotherby it is possible to peer out across the immediate landscape setting towards the upper roof profile of the neighbouring village's church. In this regard, the village church towers and spires create an important visual connection and an affinity between the neighbouring settlements.

2.16 The images at Fig 27-30 represent only a fraction of the many views available across Hoby with Rotherby's landscape setting towards the village churches, but nevertheless, help to illustrate the above observations.



Fig 27: For those travelling across the parish's extensive rights of way network, village churches form important landmarks and wayfinders.



Fig 28: All Saints Church in Hoby, positioned on the northern side of the upper edges of the Wreake Valley, is one of the most prominent buildings in the parish, its handsome, spire-topped profile being viewable from numerous locations across the parish, including from Leicester Road (A607) to the south.



Fig 29: The spires of St Michael & All Angels Church, Brooksby and All Saints Church, Hoby, appear alongside each other in this viewpoint location to the south-west of Brooksby.



Fig 30: From the eastern edge of Brooksby views can be gained of the churches at both Hoby and Rotherby, creating a strong visual link and connection between these neighbouring settlements.

Public access

2.16 Crucially, Hoby with Rotherby's wider landscape setting is not just an asset to be appreciated from afar; rather, it is a landscape to be explored and enjoyed first-hand, with the parish benefiting from a particularly extensive and well-maintained network of public footpaths and bridleways (Fig 33). Many of these routes extend outwards from the parish settlements, forming peaceful, traffic-free pedestrian links that facilitate movement between Hoby, Rotherby, Ragdale and Brooksby, and also connect through to the wider Leicestershire public rights of way network.

2.17 A true asset to the local community and key attraction to visitors, this comprehensive network of footpaths and bridleways allows for direct engagement with the parish's rural landscape setting and the recreational opportunities that it offers. These routes also offer numerous unique aspects towards the village settlements, containing some of the most handsome and picturesque views in the parish, which can be enjoyed in a casual, relaxed manner in a tranquil rural setting, away from the main road network.



Fig 30-32: Hoby with Rotherby's rural landscape is hosts a wealth of walking trails, which facilitate pedestrian movement between the parish settlements, whilst also providing an important source of recreation that enables a more close-up appreciation of the marvellous countryside that characterises the parish.

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Fig 33: Hoby with Rotherby rights of way map.

Landscape as separation

2.18 Aside from the beauty and distinct character of the landscape that covers Hoby with Rotherby, not to mention its recreational, ecological and agricultural value, in certain parts of the parish this landscape also fulfils another importance function; preventing the coalescence of neighbouring settlements and protecting the setting and separate identities of these settlements. At the heart of the parish are a cluster of three settlements positioned in relatively close proximity; Hoby, Rotherby and Brooksby. Importantly, a green wedge of open, undeveloped agricultural land lies between these villages (Fig 34-36), separating the three villages and safeguarding the individual character and identity of each. Experienced at ground level, this green wedge creates distinct, development-free breaks between these villages.

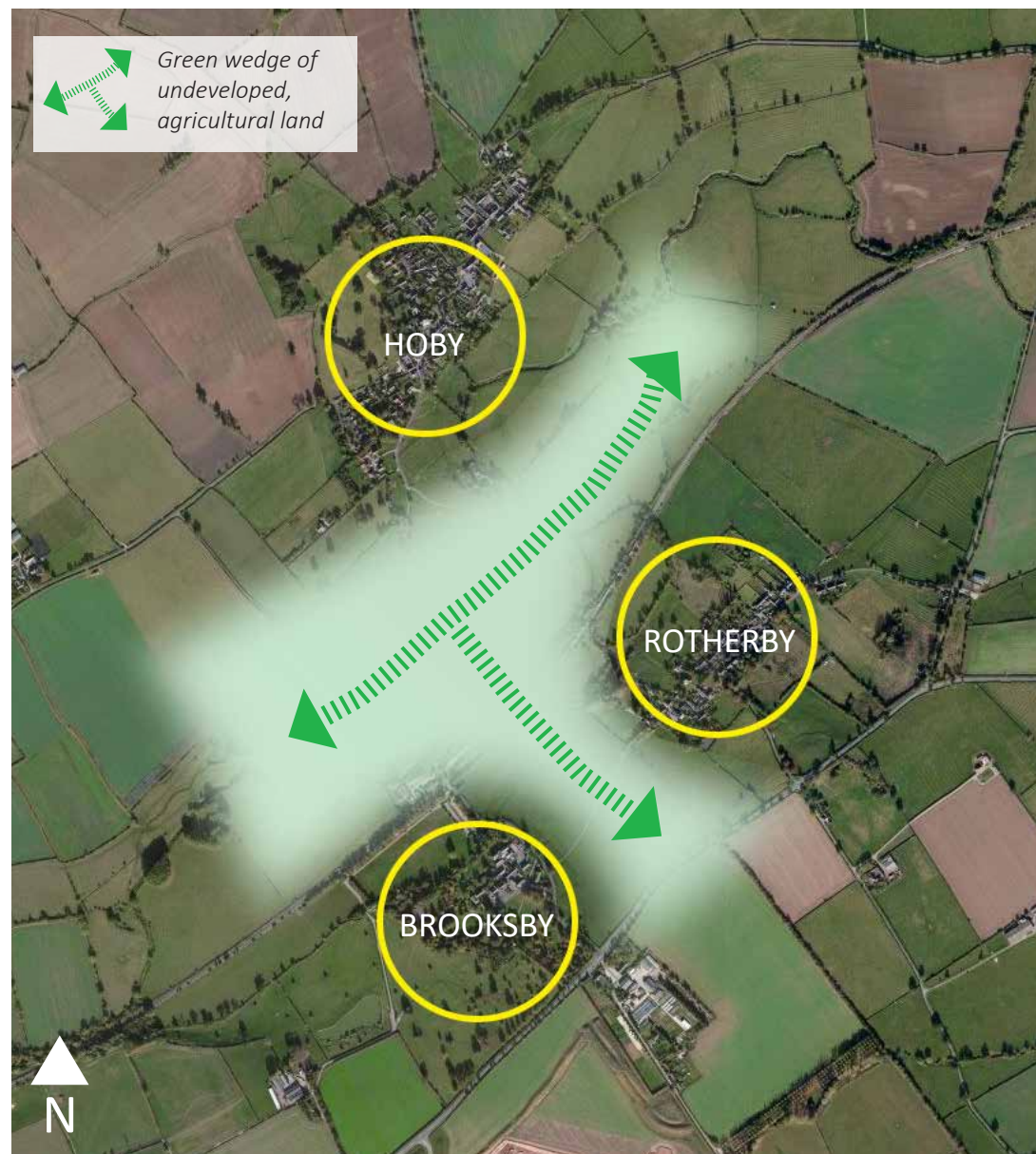


Fig 34: The undeveloped agricultural land that lies between Hoby, Rotherby and Brooksby helps to protect the individual identities of each settlement and prevents their coalescence.



Fig 35: The floodplains that hug the River Wreake provide separation between both Hoby and Rotherby, and Hoby and Brooksby, and allow for uninterrupted picturesque views across the Wreake Valley from one village to the other.



Fig 36: Separating the eastern extents of Brooksby and the western edge of Rotherby is a large field that still displays ridge and furrow features associated with ploughing practices that date back to the Middle Ages. Therefore, not only is this field significant due to its role in preventing the coalescence of Brooksby and Rotherby, but it is also an important historic asset that provides a connection to past medieval agrarian cultures.

Landscape assets

2.19 Within Hoby with Rotherby's handsome landscape setting there are a number of particularly significant and character-defining assets, which are denoted on the maps at Fig 37 and Fig 38, and are further discussed across the below paragraphs.

Key views

2.20 Given the parish's unique topography, mature agricultural countryside, and collection of traditional rural villages formed around prominent churches, Hoby with Rotherby contains many locally distinct and picturesque landscape views. The below list represents some of the most distinct and locally-valued views found across the parish landscape:

1. Looking south from Ragdale Hall.
2. Looking north over Ragdale from along the Ragdale Road.
3. Looking north-east towards Ragdale Hall from footpath (H51).
4. Looking south-east from Ragdale Road across the parish's eastern landscape setting.
5. Looking east from footpath (H51) towards Ragdale Road and its elevated ridge-top setting.
6. Looking south along footpath (H51) past the isolated windpump and towards Hoby.
7. Looking south along footpath (H51) towards Hoby.
8. Looking east towards Hoby from the junction of Hoby Road and footpath H59.
9. Looking north over Rotherby and towards Hoby from Leicester Road.
10. Looking south from the railway crossing on footpath H52 towards Rotherby.
11. Looking north from the railway crossing on footpath H52 towards Hoby.
12. Looking north towards Hoby from corner of road to the west of BMC campus.
13. Looking east towards Brooksby Church along approach from the west.
14. Looking north across Wreake Valley towards Hoby from approach to BMC Equestrian Centre.
15. Looking south-east from Mill Lane towards Rotherby.
16. Looking north-east from Mill Lane towards Hoby.

2.21 The above list does not include certain landscape views that are gained from in and around the village settlements. Such views are denoted and discussed within the individual 'Settlement Character Profiles' at Section 3 of this report. Furthermore, it should be noted that the absence of reference to a specific view within the above list does not necessarily mean that the view is unvalued or unimportant to the character of the local area. Rather, Hoby with Rotherby displays a particularly pristine and sensitive landscape setting, within which can be found a whole multitude of distinct and attractive landscape views that merit careful consideration when designing and siting new development within the parish.

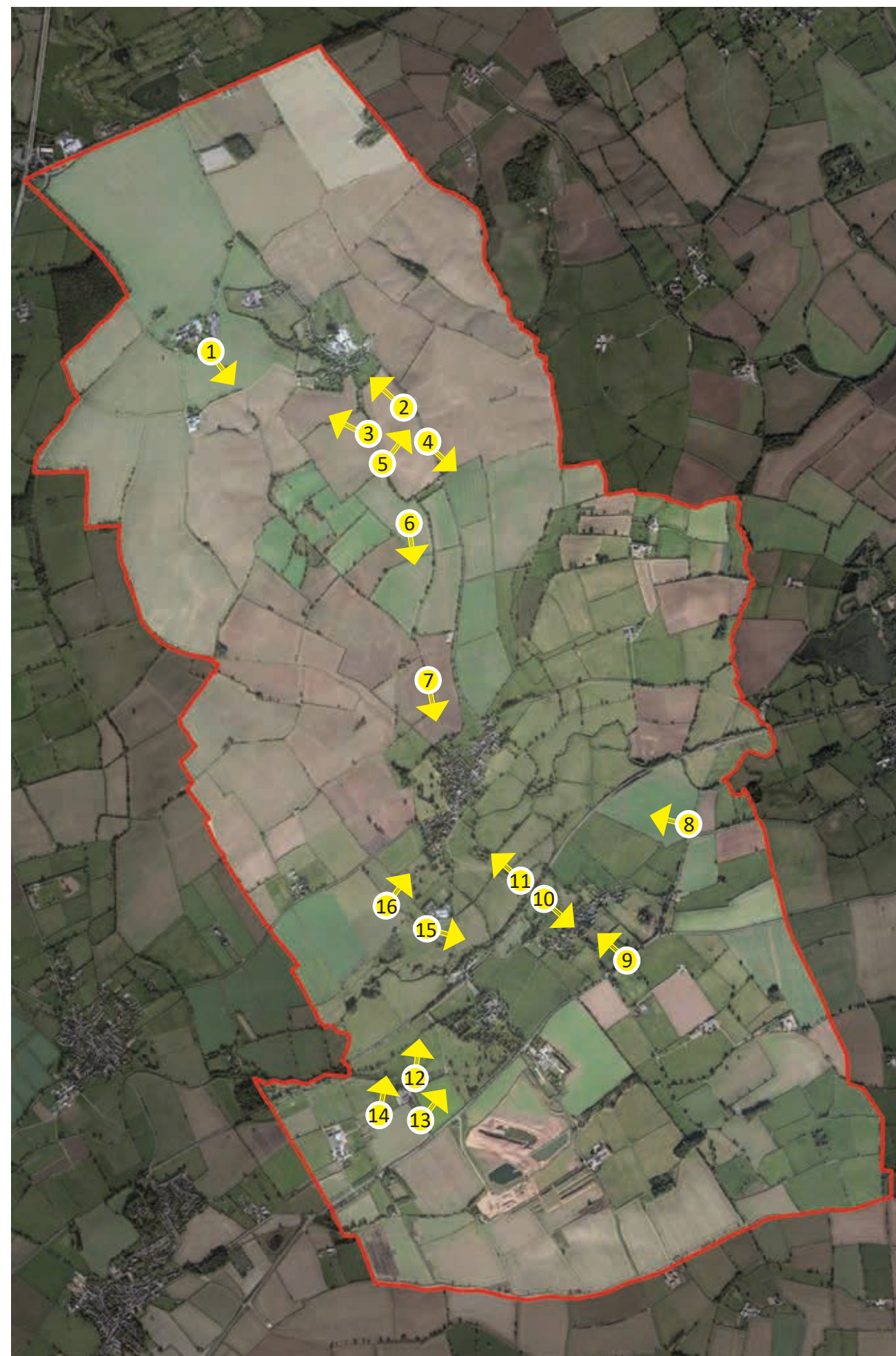


Fig 37: Key landscape views across and within Hoby with Rotherby*

* Does not include landscape views that are gained from in and around the village settlements. Such views are denoted and discussed within the individual 'Settlement Character Profiles' at Section 3 of this report.









Buildings and structures within the landscape

2.22 Though development is largely confined to the settlements of Hoby, Rotherby, Ragdale and Brooksby, with the wider rural landscape being primarily composed of open, development-free countryside, there are a several historic and locally distinct built forms positioned in more isolated settings outside of the parish villages.

2.23 The southern extents of the parish host a number of traditional farmsteads and isolated dwellings of handsome vernacular character, which stand as important local heritage assets and a reminder of the parish's agricultural past. Elsewhere, the waterways of the River Wreake are spanned by several fine bridges, which have their origins in the times when the waterway was navigable and connected to the Leicester Navigation, whilst at the northern end of the parish stands Ragdale Hall, a stunning former manor house set within attractive landscaped grounds.

2.24 Dispersed across the rural landscape, these locally distinct buildings and structures, as listed below, make an important contribution to the character and unique identity of the parish landscape:

1. Ragdale Hall, formerly a manor house, but today operating as a health spa, was constructed in 1785 on an elevated position above Ragdale. Its extensive red brick form, modified in the 1800s to give it a castle-like appearance with the addition of crenellations, can be viewed in numerous landscape views from the south.

2. The Lodge at Ragdale Hall, whose elegant profile marks the gateway into the grounds of the former manor house.

3. The old wind-driven water pump positioned just off the footpath (H51) from Ragdale to Hoby forms a landmark in the landscape, its metal fans and tail vane giving a distinct profile.

4. Springfield Farm, a late 19th century farmhouse sited prominently along Ragdale Road, midway between Hoby and Ragdale.

5. The Waterhouse, a charming cottage building positioned right on the water's edge mid-way along the footpath that links Hoby with Rotherby. Built in 1740, The Waterhouse was once the water board offices in the days when the river was canalised.

6. Waterhouse Bridge, a Grade II listed structure and historically significant and locally distinct landmark between Hoby and Rotherby.

7. The stone bridge positioned along Hoby Road and crossing the River Wreake to the east of Rotherby.

8. The Gables, a splendid 19th century red brick dwelling with a steeply sloping Swithland slate roof, which is prominently positioned along Hoby Road at the top of a tree-lined route which runs down into Rotherby.

9. The Lodge, a 19th century red brick farmstead positioned along Gaddesby Road. The farmstead has a courtyard layout, with the hipped roofed farmhouse fronting the road and the

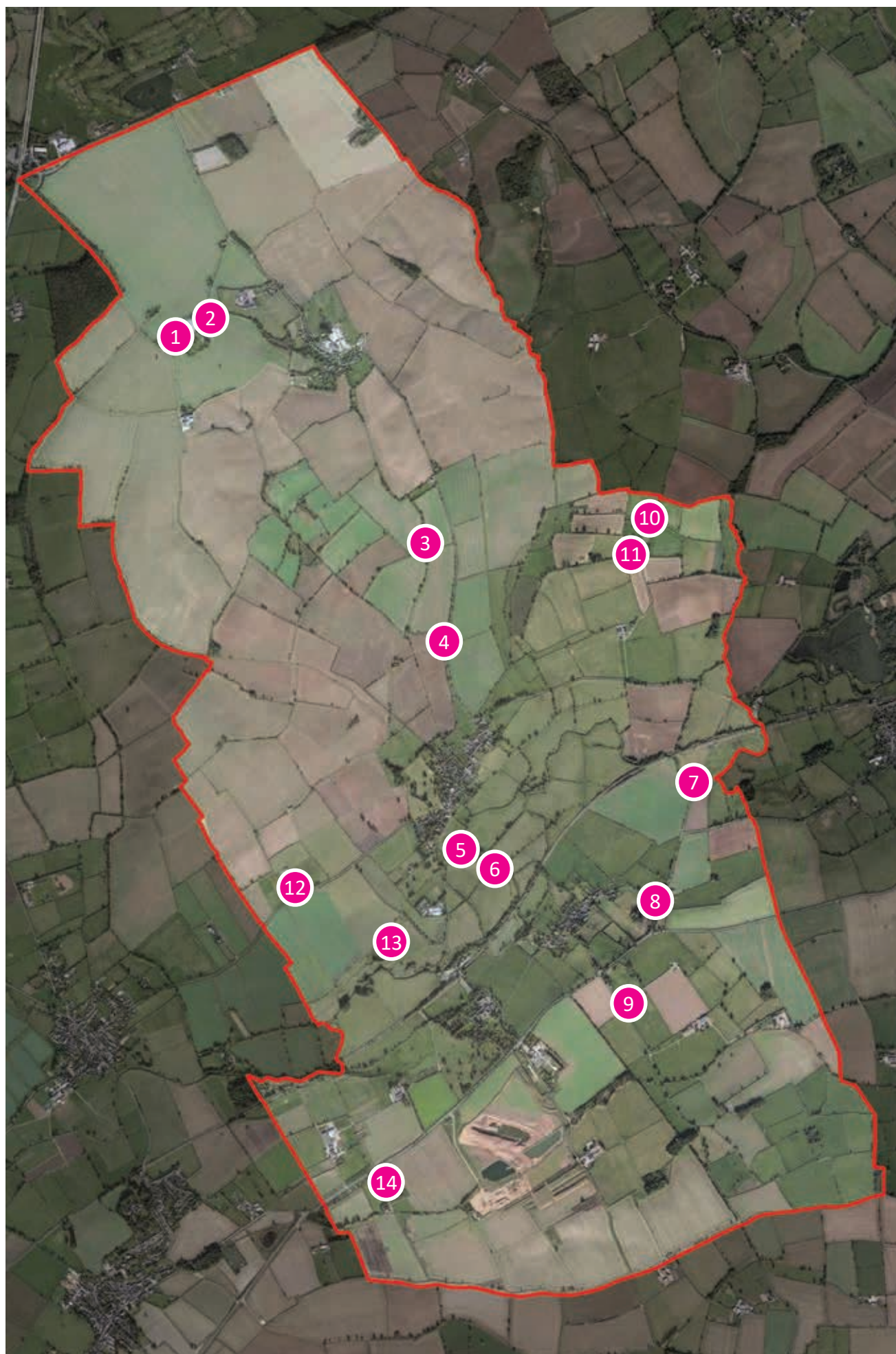


Fig 38: Map denoting the location of important buildings and structures with the wider parish landscape.





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working buildings set around a central space to the rear.

10. Barn Farm, a traditional 19th century farmstead with a regular courtyard arrangement where outbuildings are arranged around a central space.

11. Villiers Farm, a modern farmhouse, constructed in the late 1950s.

12. The Elms, a 19th century farm accommodating an attractive farmhouse and several fine vernacular agricultural outbuildings.

13. Lodge Farm, an isolated red brick farmhouse positioned just off Mill Lane at the end of a long, narrow driveway,

14. Brooksby Grange, a substantial period residence set within mature gardens. Its red brick form is adorned with hanging tiles at first floor level, whilst hints of mock Tudor come through in the building's tall, ornate chimneys and half-timbered gables.



12



13



14



3 SETTLEMENT CHARACTER PROFILES

3 SETTLEMENT CHARACTER PROFILES

3.1 This section presents individual character profiles for the settlements of Rotherby, Hoby, Brooksby and Ragdale. Each village is taken in turn, their historic development summarised and an overview provided of their present day qualities and locally distinctive contextual features. Analysis maps and annotated photographs support the descriptive text, helping to further communicate the distinct character and qualities of the settlement.

3.2 The character maps, provided towards the end of each settlement character profile, offer a particularly concise and instant overview of the village character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other, non-designated buildings of merit.

3.3 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.

3.4 This section considers the villages in the following order:

- Rotherby
- Hoby
- Ragdale
- Brooksby



ROTHERBY CHARACTER PROFILE

ROTHERBY CHARACTER PROFILE

Evolution of the village

3.5 Sited in the Wreake Valley, just east of Brooksby and less than 1km south of Hoby, Rotherby was most likely settled by the Danes, with the 'by' in the village name implying Danish origins. The village was mentioned in the Domesday Book as Redebi, which is from the Danish for 'cross'. The Domesday Book records a total population of 10.7 households, which was quite small.

3.6 The maps found at Fig 41-45 visually communicate how the village has evolved in more recent times from the late 1800s to the present day. Looking back to 1884 (Fig 41) a familiar village structure is present, with development arranged in a linear manner along Main Street. At this point in time, it is the northern side of Main Street that accommodated the bulk of Rotherby's buildings, including All-Saints Church, Manor House (Fig 39), and Rotherby Hall (Fig 40), whilst much of the southern edge of Main Street remained undeveloped and open. By 1904 (Fig 42), little change had occurred within the village, with a practically identical developed footprint being displayed as that seen in the 1884 map.

3.7 It is within the 1953 map (Fig 43) that the first significant changes in Rotherby's settlement layout can be observed. Notably, between 1904 and 1953 the village lost two of its most sizeable and high-status residences; Manor House and Rotherby Hall, both falling into a state of disrepair and ultimately demolished prior to the commencement of World War II.

3.8 As regards new development within the 1953 map, Main Street has been extended eastwards, replacing the driveway that had led downhill from Hoby Road to the now obsolete Rotherby Hall, and along this upgraded route a row of six semi-detached dwellings have been developed, stretching the village's built extents further east. Elsewhere, several isolated residences have appeared just outside of the village within its immediate eastern landscape setting, including Cotswold House and The Gables, whilst to the rear of Coach House Leicestershire County Council have erected multiple large greenhouses (Fig 46), which form an elongated wedge that extends into Rotherby's northern landscape setting, somewhat skewing the village structure and unbalancing its previously narrow and linear form.

3.9 By 1977 (Fig 44) the village's built extents remain much the same as before, with new development generally being accommodated on infill sites along Main Street. The most sizeable of these infill developments appears on the former site of the Manor House, which by 1977 has been developed to accommodate a row of several semi-detached dwellings.

3.10 Between 1977 and the present day (Fig 45), change across Rotherby has generally been modest and incremental, being largely confined to the expansion or redevelopment of existing residential units and the occasional infill development. During this period, the most significant change in the village layout occurred in the early 2000s when the nursery buildings were cleared as part of a larger project that converted the Coach House building to residential use and integrated it into a wider, though still compact, residential scheme comprising several units. The demolition of the nursery greenhouses restored the village's historic narrow, linear form, and comparing the 1884 and 2018 maps we see a village that has by and large remained true to its original form and structure.

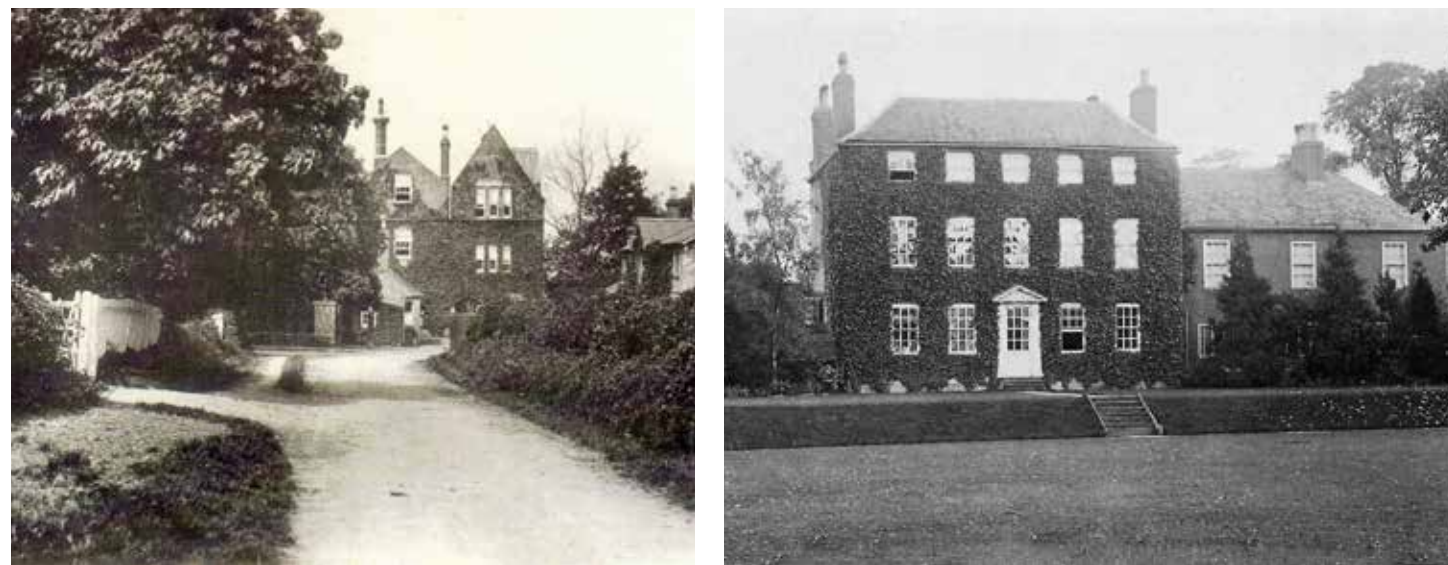


Fig 39 and 40: Manor House (left) and Rotherby Hall (right) once stood as two of Rotherby's most handsome and distinguished residences. before they both fell into disrepair and were then demolished.

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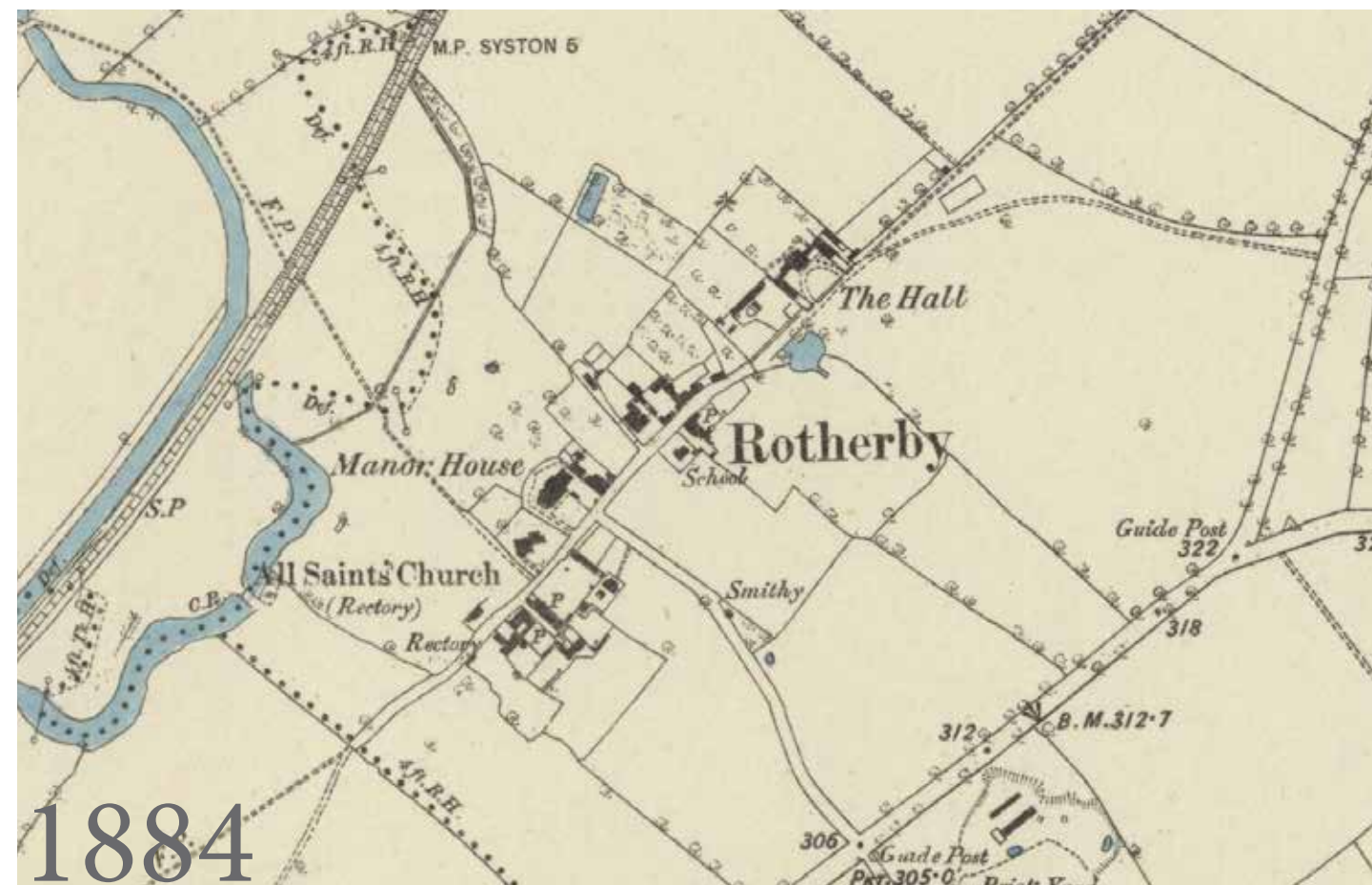


Fig 41: Rotherby, 1884

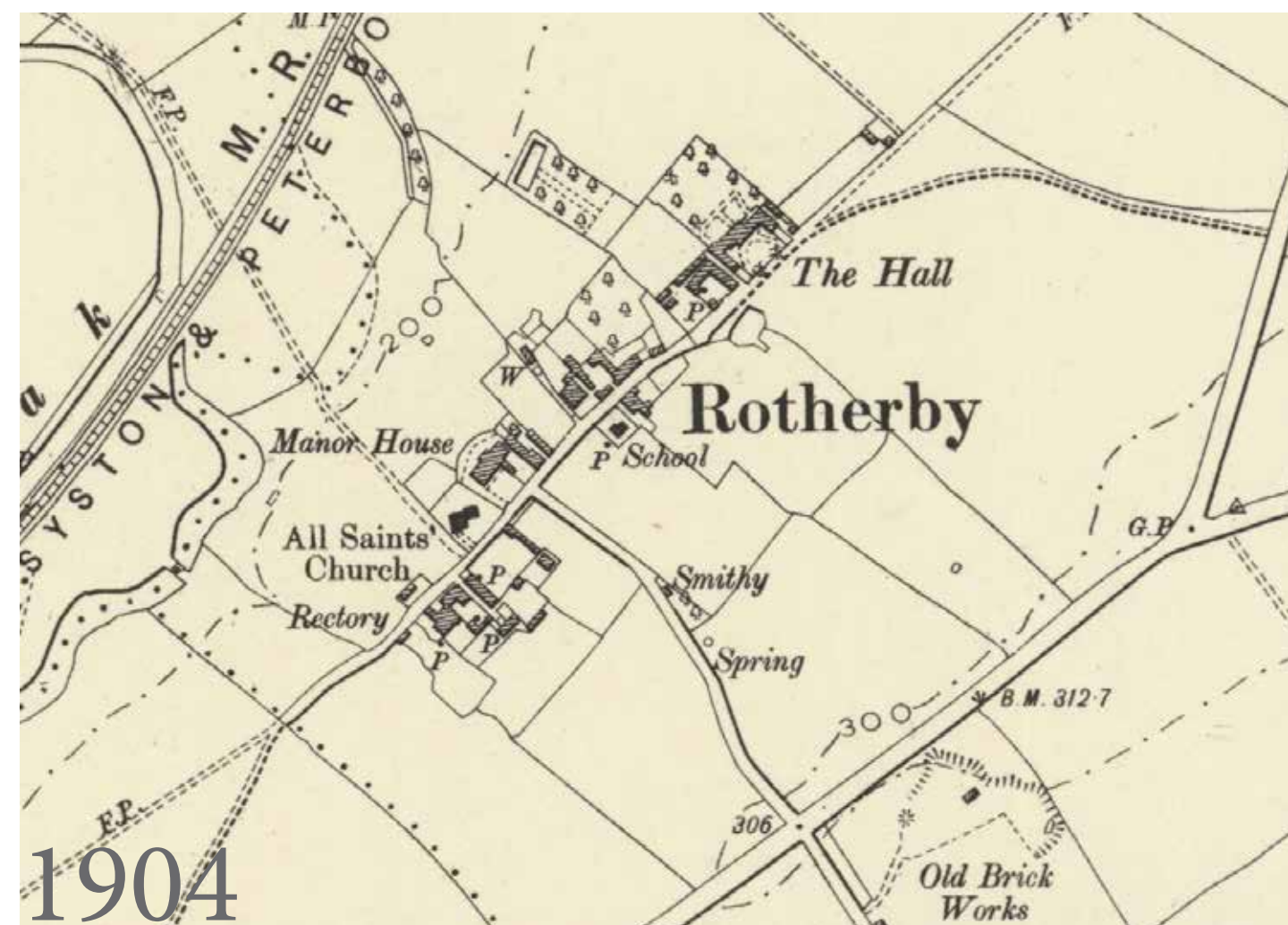


Fig 42: Rotherby, 1904

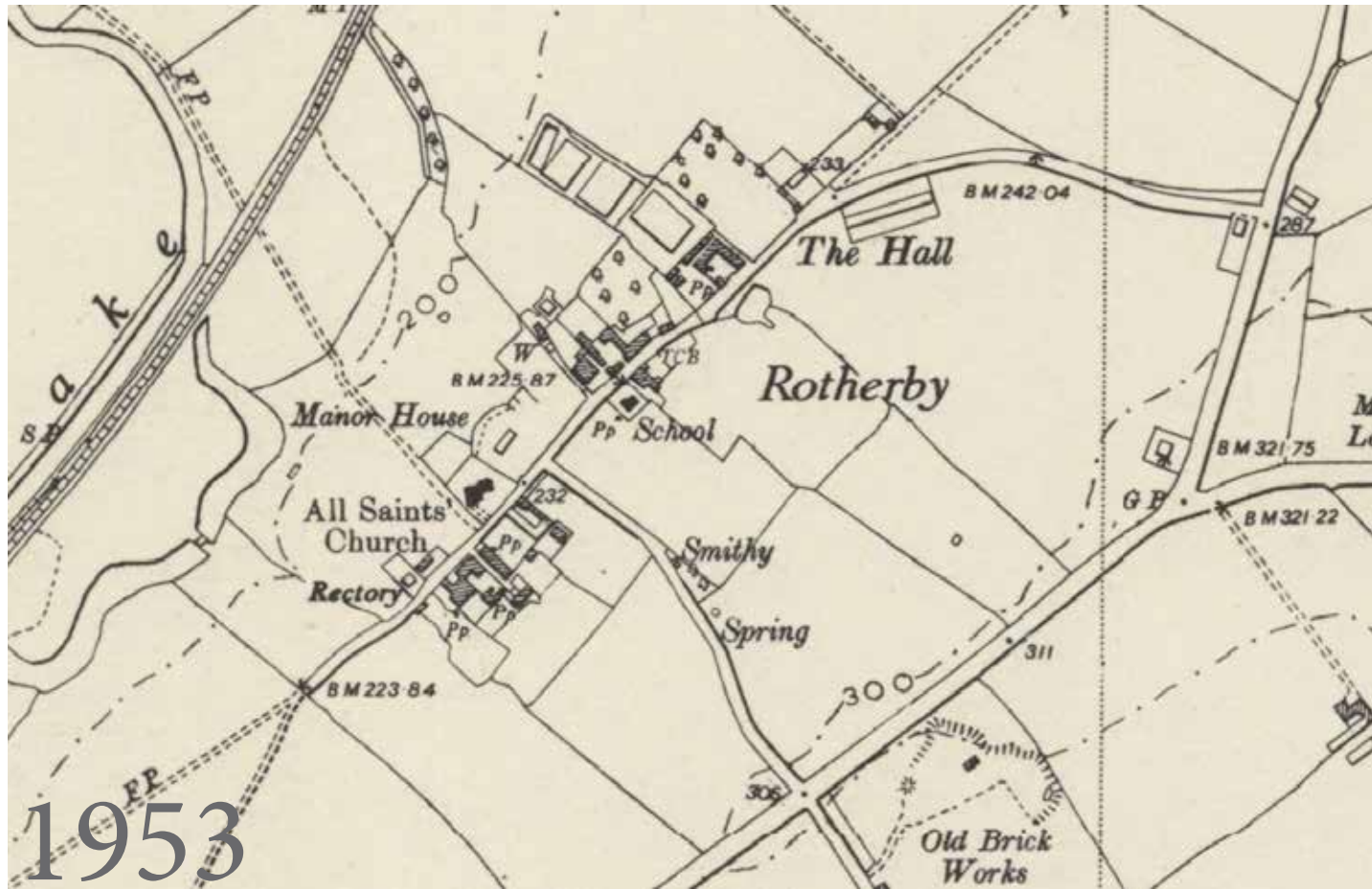


Fig 43: Rotherby, 1953

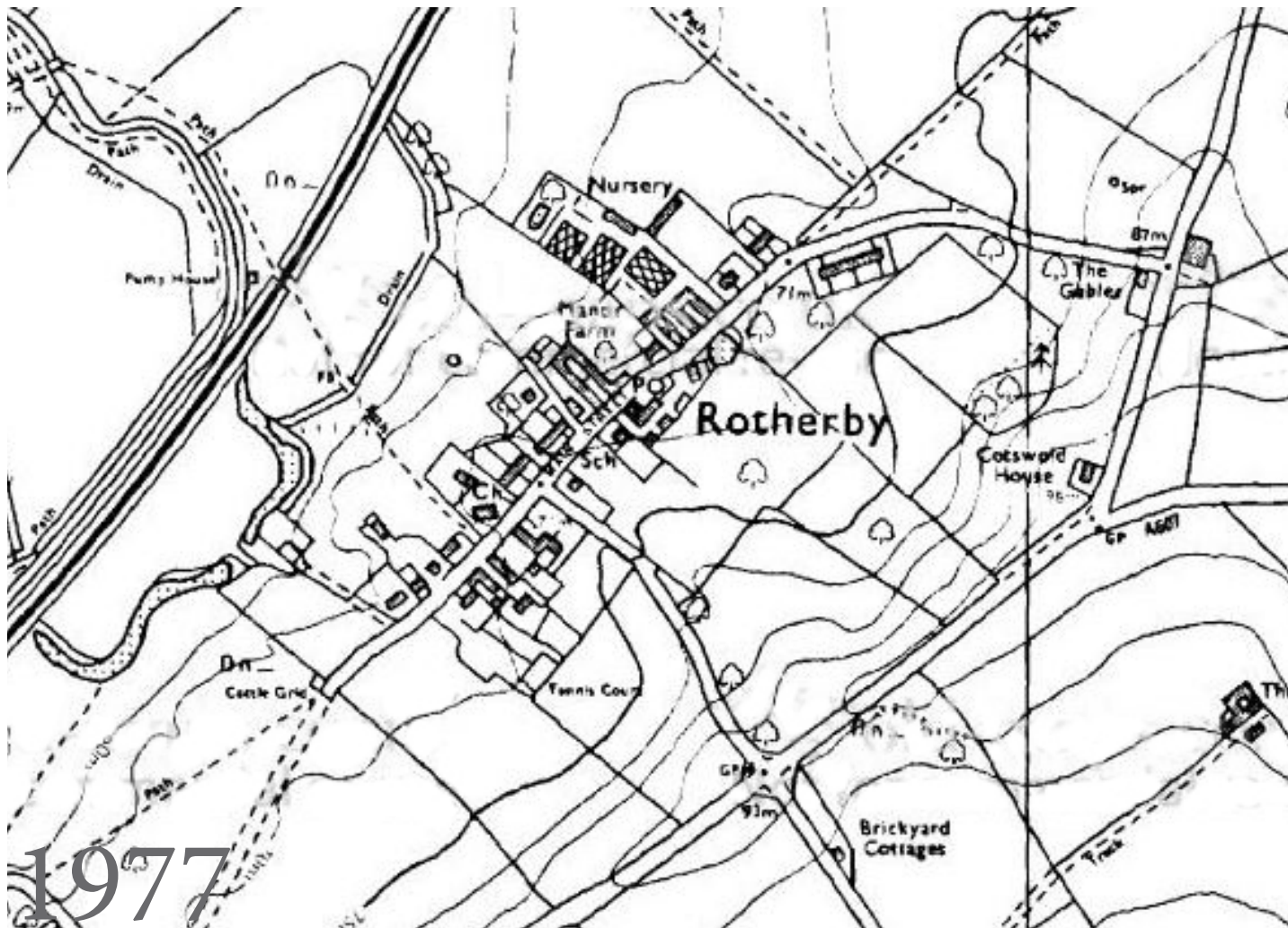


Fig 44: Rotherby, 1977

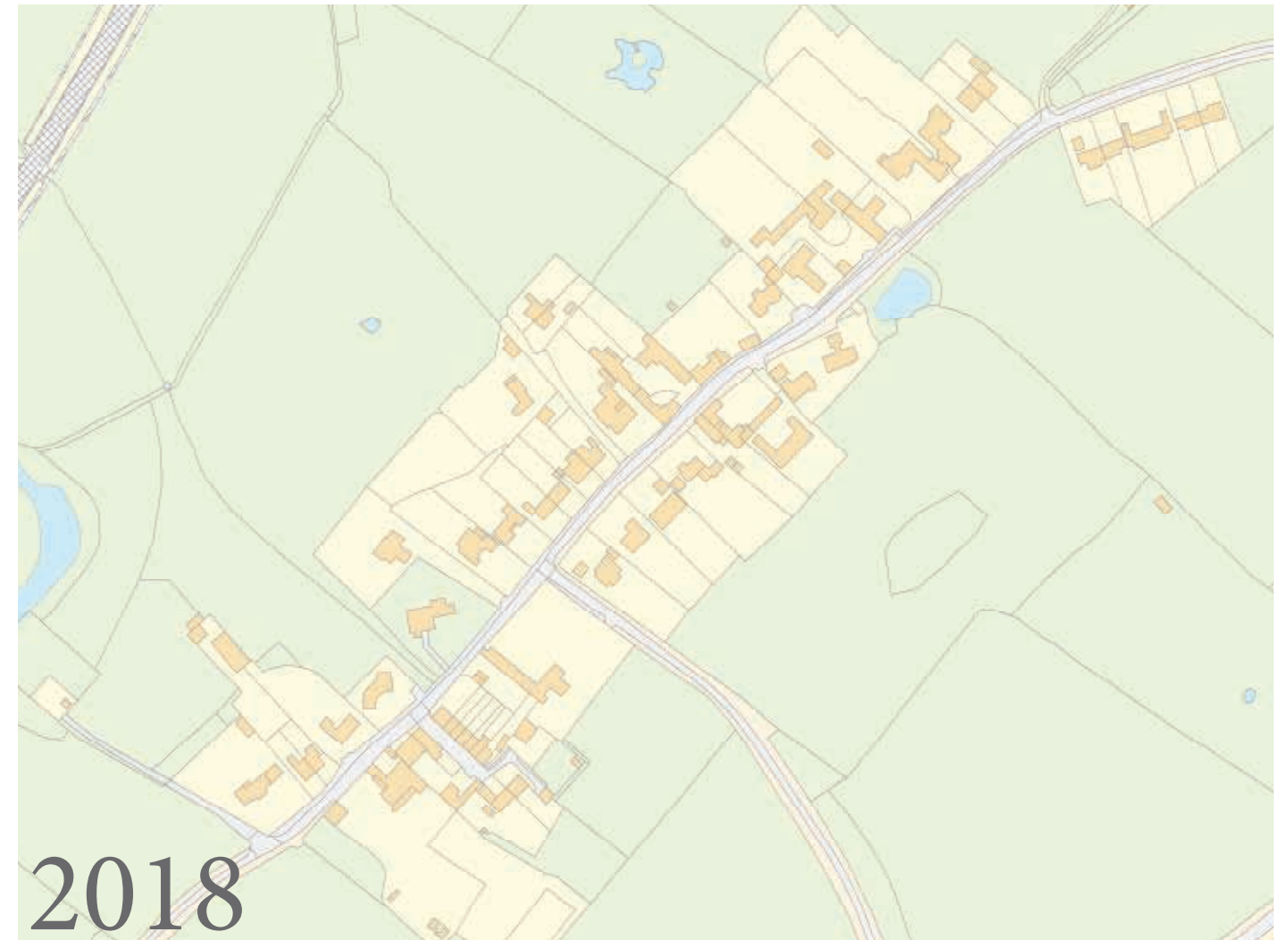


Fig 45: Rotherby, 2018

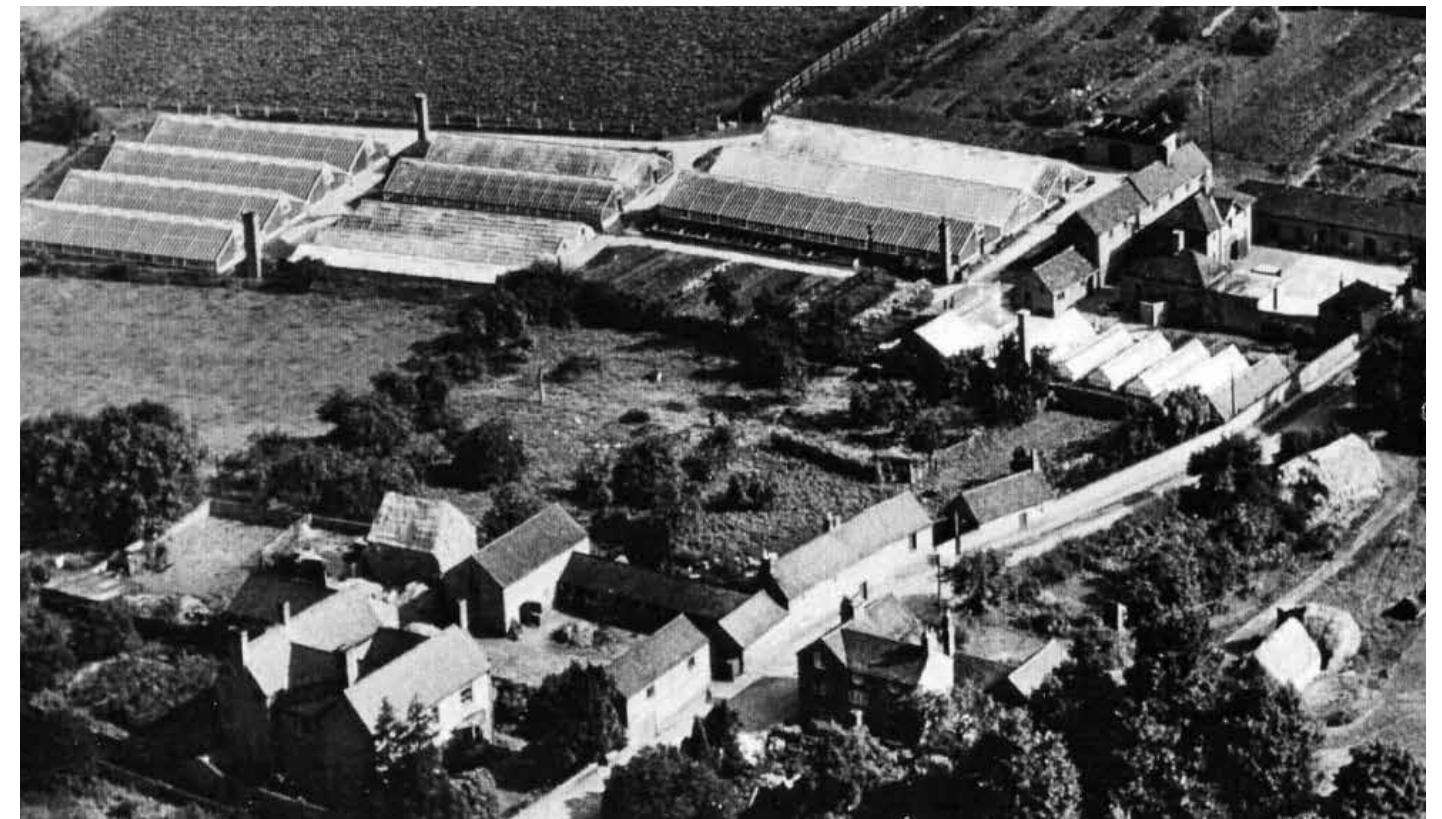


Fig 46: From the 1950s through to the early 2000s the greenhouses of Leicestershire County Council's nurseries formed an uncharacteristically expansive development that extended far back from Main Street's roadside environment. However, in 2001 they were demolished, making way for the private gardens to the Coach House residential development and reinstating the open character of the site.

Village structure and development layout

3.11 The map at Fig 52 visually communicates Rotherby's village structure and layout, which is further discussed in the below paragraphs.

3.12 The majority of Rotherby's built extents are arranged in a linear fashion along Main Street, which forms the village's central spine and runs parallel with Leicester Road (A607) to the south. Dwellings, mostly detached and semi-detached, line either side of Main Street, and typically lie to the fore of their individual plots with most only slightly set back from the road behind small-to-medium sized front gardens.

3.13 A number of the village's older properties take up more prominent positioning along the roadside, directly abutting the public footpath (Fig 47). These older dwellings display more varied and less consistent plot sizes, building lines and spacing, whereas the majority of Rotherby's post-war developments have a greater degree of uniformity in their layout and arrangement (Fig 48).

3.14 In a village almost exclusively comprised of residential dwellings, Rotherby's Church of All Saints, positioned just west of the junction of Main Street and Gaddesby Lane, forms an important landmark building, its grounds and surrounding environs forming the closest thing Rotherby has to a recognisable village core.

3.15 Off Main Street development is limited to a couple of small, intimate lanes; The Row and The Lane. The former has the appearance of a traditional mews, accommodating a row of terraced dwellings which present a strong frontage and well-defined edge to the narrow street they overlook (Fig 50). The Lane (Fig 51), on the other hand, has a less animated edge, with a long and narrow entrance route hemmed in by tall red brick walls, at the end of which lie a cluster of dwellings in a slightly more open setting.

3.16 Extending south from Rotherby's village core is Gaddesby Lane, a development-free route that leads uphill through open countryside connecting Main Street with Leicester Road. Elsewhere, several public footpaths extend outwards from the village into the surrounding rural landscape. Often with a pleasingly rustic, rural character and offering tranquil walks and unique views towards neighbouring settlements, these public footpaths facilitate pedestrian movement into Rotherby's wider landscape setting and provide direct links to settlements such as Frisby-on-the-Wreake, Hoby and Brooksby.



Fig 47: Rotherby is a linear village, within which development is arranged along the edges of Main Street.



Fig 48 and 49: Building lines vary across the village, though generally speaking, the village's more historic dwellings (top image) tend to be positioned right upon the main road, whilst properties erected in the post-war years and up to the present day tend to enjoy greater separation from the road and are set behind private gardens (bottom image).



Fig 50 and 51: The Row (left) and The Lane (right) each leave Main Street at 90° angles, the former extending to the south-east, and the latter running in a north-westerly direction.

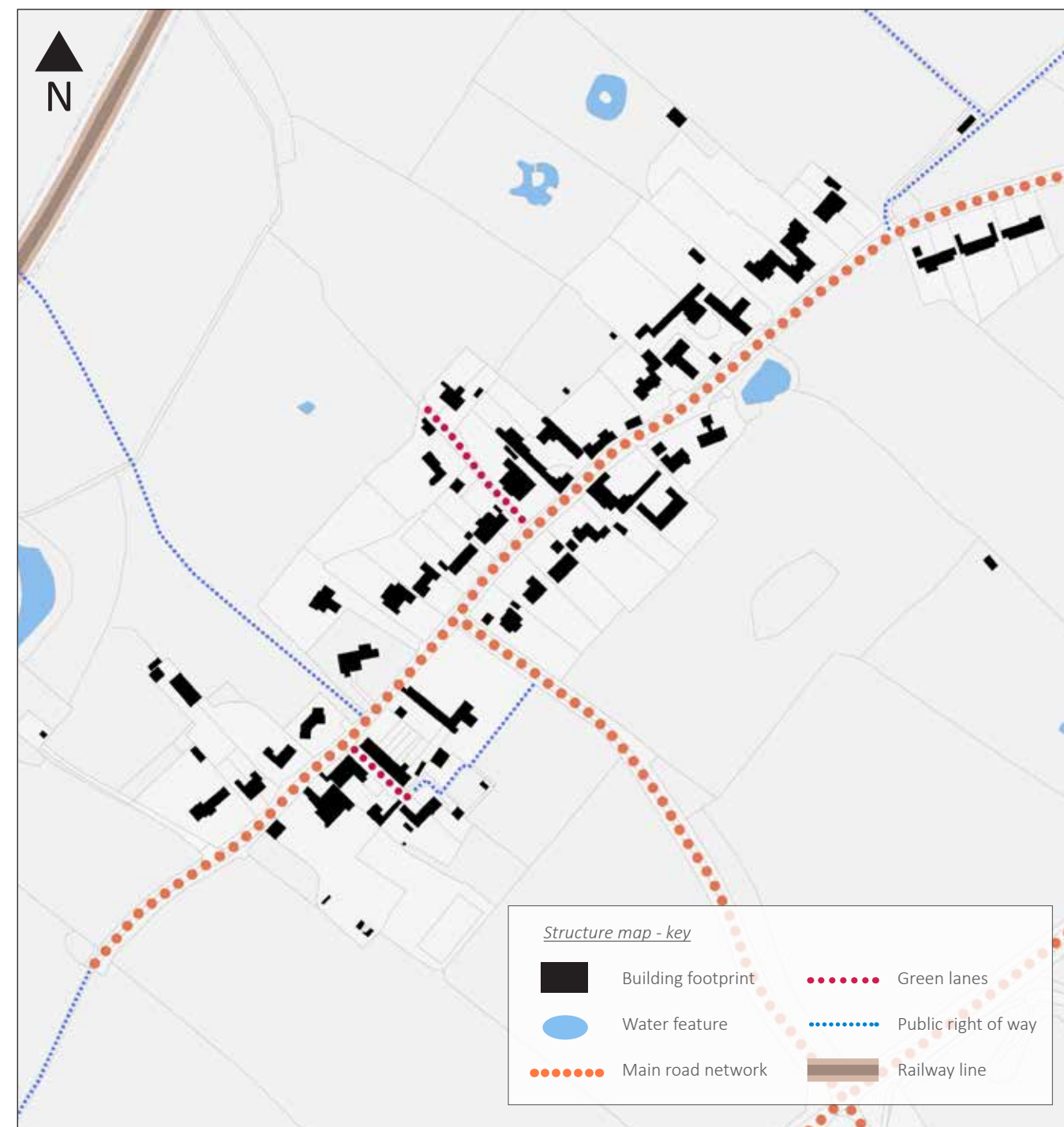


Fig 52: Rotherby village structure map.

Village Character and Townscape Quality

3.17 Rotherby displays an especially consistent and well-defined townscape character, with much of the village's built extents a designated Conservation Area. In its most simple terms, it can be summarised as being a townscape dominated by hues of red and green (Fig 53 and 54) the rich reds of the brickwork that is on display across almost the entirety of the village buildings (and associated outbuildings and boundary walls), and the green tones of the multitude of trees and planted features that enliven the roadside environment. Though the balance between the built forms and planted features constantly changes as one moves along Main Street, there is rarely an instance within which the pleasing contrast of red brick against green foliage cannot be appreciated.

3.18 Another relative constant along most of Main Street is a strong sense of enclosure (Fig 55), which is achieved through a combination of (1) the often prominent positioning of the buildings that edge this central route, with the majority sitting close to the road, (2) the significant stretches of red brick walling that front many property boundaries, and (3) the array of roadside planting, including several rows of particularly mature and towering trees whose dense canopies at times overhang the road and create particularly verdant and sheltered moments in the townscape (Fig 56).

3.19 Consequently, from within the village and along Main Street views out towards the wider landscape setting and neighbouring settlements are limited. It is only from Rotherby's outer edges that more open, long-distance views can be obtained, several of which are particularly attractive and locally-distinct, including:

- Looking south-west towards Brooksby from the cattle grid at Rotherby's western gateway (Fig 57);
- Looking north-west towards Hoby from along Main Street at the eastern entrance into Rotherby (Fig 58);
- Looking north towards Kirby Bellars from footpath H45 at the eastern end of Rotherby;
- Looking north-west towards Hoby from behind Main Street's established building line and along footpath H52 (Fig 59); and
- Looking south-west from Gaddesby Lane towards Brooksby (Fig 60).



Fig 53 and 54: Across Rotherby red brick jostles with flourishing and vibrant roadside greenery, and these two contrasting yet complementary tones and textures define much of the village character.



Fig 55: Much of Main Street displays an enclosed character, with buildings, walling, hedgerows and trees all serving to create a well-defined edge to this central route and street and limit views out from within the village core.

Fig 56: An array of mature and handsome deciduous trees line Main Street at various intervals, their wide canopies overhanging the central route, framing views along the road and enhancing the overall rural aesthetic of the village.



Fig 57: The view across the ridge and furrow field towards Brooksby from Rotherby, within which the spire of St Michael & All Angels Church is a distinct and eye-catching feature.



Fig 58: From the north-eastern end of Rotherby open, panoramic views can be obtained across the Wreake Valley and towards Hoby and Ragdale

3.20 Compensating for the lack of views out towards the rural landscape from within the centre of Rotherby, are a series of evolving and beautifully framed internal townscape views (Fig 61 and 62), which are a product of slight changes in Main Street's road alignment and profile, as well as the previously discussed well-defined street edges. However, of the many charming and characterful views found within the settlement, it is the views gained from Main Street towards Rotherby's Grade II* All Saints Church which stand out as the village's most iconic and defining internal townscape views (Fig 63- 65).

3.21 Of 14th and 15th century construction with Norman or possibly Saxon origins, All Saints Church stands just above Main Street within elevated churchyard grounds, which are enclosed along their front boundary by traditional stone walling that is an



Fig 61 and 62: Main Street climbs and veers slightly as it makes its way through Rotherby's core, creating a series of constantly evolving townscape views that gradually reveal themselves, one after another.



Fig 59: Exiting Rotherby via the public footpath that runs alongside All Saints Church, a stunning view across the Wreake Valley and towards Hoby is revealed.



Fig 63 - 65: The tower of All Saints Church emerges from its verdant churchyard setting in beautifully framed views from along Main Street, and these represent some of the most distinct and important views within Rotherby.



Fig 60: From Gaddesby Lane views can be gained towards Brooksby, within which gently sloping pastures form a pleasing foreground.



important element of both the church setting and adjoining streetscape. The church has a handsome and distinct form, comprising an offset west tower topped with a battlemented parapet, and a south aisle and porch with clerestory nave and chancel. A materials palette of coursed and uncoursed limestone and ironstone rubble, with limestone dressings, further help differentiate the church from the rest of the primarily red brick townscape, accentuating its role as a key landmark building and focal point within the village.

3.22 In addition to the church's obvious aesthetic qualities, community value and historic significance, the grounds within which it lies also make an important contribution to the character of this part of Main Street, where they provide an attractive, verdant setting to the church, and bring a degree of openness to this otherwise narrow and enclosed stretch of townscape. The northern and eastern edges of the churchyard are particularly heavily planted, and these rows of mature trees provide a soft and green backdrop to the church. The images provided at Fig 66- 70 visually communicate some of the key characteristics of All Saint's Church and its setting as discussed above.



3.23 In addition to the Grade II* listed church, Rotherby accommodates two other designated heritage assets, each Grade II listed; Orchard House (Fig 71) and Laburnum House and Post Office Farmhouse (Fig 72), which fall under the same listing. Full descriptions of these listed buildings can be viewed at Appendix 1.

3.24 Further to the above designated heritage assets, there are several non-designated buildings and structures distributed across the village that are locally valued and make a positive contribution to the village townscape and its character. These buildings and features of townscape merit include:

- 3 and 5 Main Street (Fig 73)
- The Grange, 2 Main Street (Fig 74)
- Rotherby Cottage and Pump Cottage, 4 and 6 Main Street (Fig 75)
- Rotherby Pump (Fig 76)
- 1-7 The Row (Fig 77)
- 17. 19. 21 and 23 Main Street (Fig 78)
- K6 telephone kiosk (Fig 79)
- 2 and 4 The Lane (Fig 80)
- The Old School House, 18 Main Street (Fig 81)
- Outbuilding to Orchard House (Fig 82)
- Manor Farmhouse, Main Street (Fig 83)



Fig 66-70: All Saints Church sits in an elevated position where its linear form runs diagonal to Main Street, allowing for great views from Main Street across the principal elevation of this landmark building. The Grade II listed church is Rotherby's most historic, sizeable and handsome building, and these attributes, coupled with its prominent and central positioning within the village, make it a focal point.*



Fig 71: The Grade II listed Orchard House was originally constructed in 1774. Of red brick in Flemish bond, it has a simple two-storey form with pitched roof of Swithland slate that incorporates brick chimney stacks along the ridge. Its extensive facade hosts timber framed 3-light casement windows and an off-centre doorway.



Fig 72: Formerly a post office, farmhouse and dwelling, these buildings now comprise a pair of houses. Grouped under a single listing (Grade II), Laburnum House and Post Office Farmhouse display a sizeable three-storey form of red brick with pitched slate roofs accommodating brick ridge stacks.



Fig 73: No.3 and 5 Main Street are a charming pair of semi-detached inter-war properties with distinctive red tile clad dormers projecting from their steep and tall pitched roofs and a centrally positioned, shared chimney stack. Timber framed bay windows feature at ground floor level, whilst at first floor casement windows are present.



Fig 74: The Grange at No.2 Main Street is a substantial and particularly handsome property, its ivy-clad facade running perpendicular to the road, where it overlooks mature private grounds and forms a truly distinct and eye-catching spectacle on the approach into Rotherby from the west along Main Street.



Fig 75: Rotherby Cottage and the attached Pump Cottage from a pair of attractive red brick dwellings. The former displays a 3-bay symmetrical facade with the central doorway flanked by bay windows with intricate metal fenestration. Pump Cottage, slightly subservient to the more substantial Rotherby Cottage, was formerly a 16th century public house.



Fig 76: Dating back to the mid-eighteenth century but restored in early 2017, the village pump is a delightful feature within Rotherby's streetscape and an important remnant of the village's past.



Fig 77: The Row comprises a single terrace of traditional red brick cottages, several with Swithland slate roofs. Bay windows feature at ground floor level, with casement windows on the upper floors. Chimneys along the ridge give the roof a distinct and rhythmic profile.



Fig 78: No.17, 19, 21, and 23 Main Street form a strong frontage along the central part of Main Street, their unpretentious semi-detached, two-storey forms adhering to a common building line and the same uniform design and detailing.



Fig 79: An iconic K6 telephone kiosk stands along Main Street towards Rotherby's north-eastern end.



Fig 80: No.2 and 4 The Lane are characterised by their tile-fronted, low-sweeping gables, and the towering and ornate chimney stack.



Fig 81: Constructed in 1848, the Old School House is a local landmark building and one of the village's most distinct historic buildings. Though the subject of some personalisation and extension works, the building retains much of its original character and charm, including the gabled porch that incorporates an inset stone inscription denoting the year of construction, and the stone arch doorway.



Fig 82: The small outbuilding at Orchard House currently stands in a slightly dilapidated and neglected state. Nevertheless, the building's distinct vernacular aesthetic coupled with its prominent positioning along Main Street make a locally valued building that contributes positively to the village townscape.



Fig 83: Manor Farmhouse is a large three-storey dwelling of red brick with slate roofing. Its side profile is a prominent feature along The Lane, whilst its 3-bay principal elevation faces on to Main Street, and accommodates a distinct central canopy over its front entrance.

3.25 Across the remainder of Rotherby's built environment a variety of architectural styles are evident. However, importantly, the majority of more recent developments have utilised red brick and slate in their construction (Fig 84-86), which has helped them to harmonise with the established village aesthetic even where their appearance and form deviates from the local vernacular.

3.26 Further assisting with the integration of more recent, less locally distinct development, has been (1) the retention/erection of red brick boundary walling and, (2) the retention/planting of boundary hedgerows and trees (Fig 87-90). Such boundary treatments (Fig 91-101) are a key characteristic of Rotherby's roadside environment, and on the few occasions where properties display more exposed, open frontages, it is typically to the detriment of the village townscape.



Fig 84-86: The majority of Rotherby's more recent additions to the village townscape have adopted a materials palette of red brick with slate roofing, which responds positively to the local character and helps these modern buildings integrate into the village setting.



Fig 87-90: The retention and/or introduction of red brick boundary walling and the progression of mature, verdant front gardens with trees, shrubs and hedgerows characterises many of Rotherby's properties. This common approach to garden enclosure and treatment is one of the village's defining and most pleasing features.



Fig 91-101: Red brick walling is a crucial component of the village streetscape and the primary boundary treatment seen across Rotherby's housing stock. Such walling is at times combined with black iron railings and backed by green hedgerows, whilst entrance gates are typically of timber or cast iron. Timber fencing is not a common or locally distinct boundary treatment.

3.27 In addition to the retention of existing walling and planting, a number of more recent developments have successfully re-utilised older, pre-existing buildings, integrating them into the wider scheme. The most notable example of this approach is at the former Leicester City Council Nursery site, where the redevelopment has been designed in a well-considered, sympathetic manner, converting and reusing several of the old outbuildings. The end result is a well-integrated modern development that maintains a connection with the past and presents a locally distinct character (Fig 102).

3.28 Complementing Rotherby's handsome built environment is a similarly rich array of greenery (Fig 103-105). Grass verges, hedgerows and trees populate the roadside environment of the village approaches, and this verdant character is carried through into the village core and along much of Main Street, where it contributes significantly to the tranquil, rural appearance of the village. Within the village there are a number of Tree Preservation Orders in place, and these include a grouping of mature lime trees to the immediate south of All Saints Church (Fig 106), and all trees found within the village wildlife garden (Fig 107 and 108), which is also an important public green space positioned along the northern edge of Main Street.

3.29 The map at Fig 109 (overleaf) supports the above descriptive text and images, providing an instant snapshot of the key elements that characterise Rotherby's village townscape.



Fig 102: The retention of red brick walling and the conversion and reuse of old outbuildings has helped the redevelopment of the former nursery site integrate into the village setting.



Fig 103-105: Gateways into Rotherby display flourishing, soft green edges of grass verges, hedgerows and mature trees.

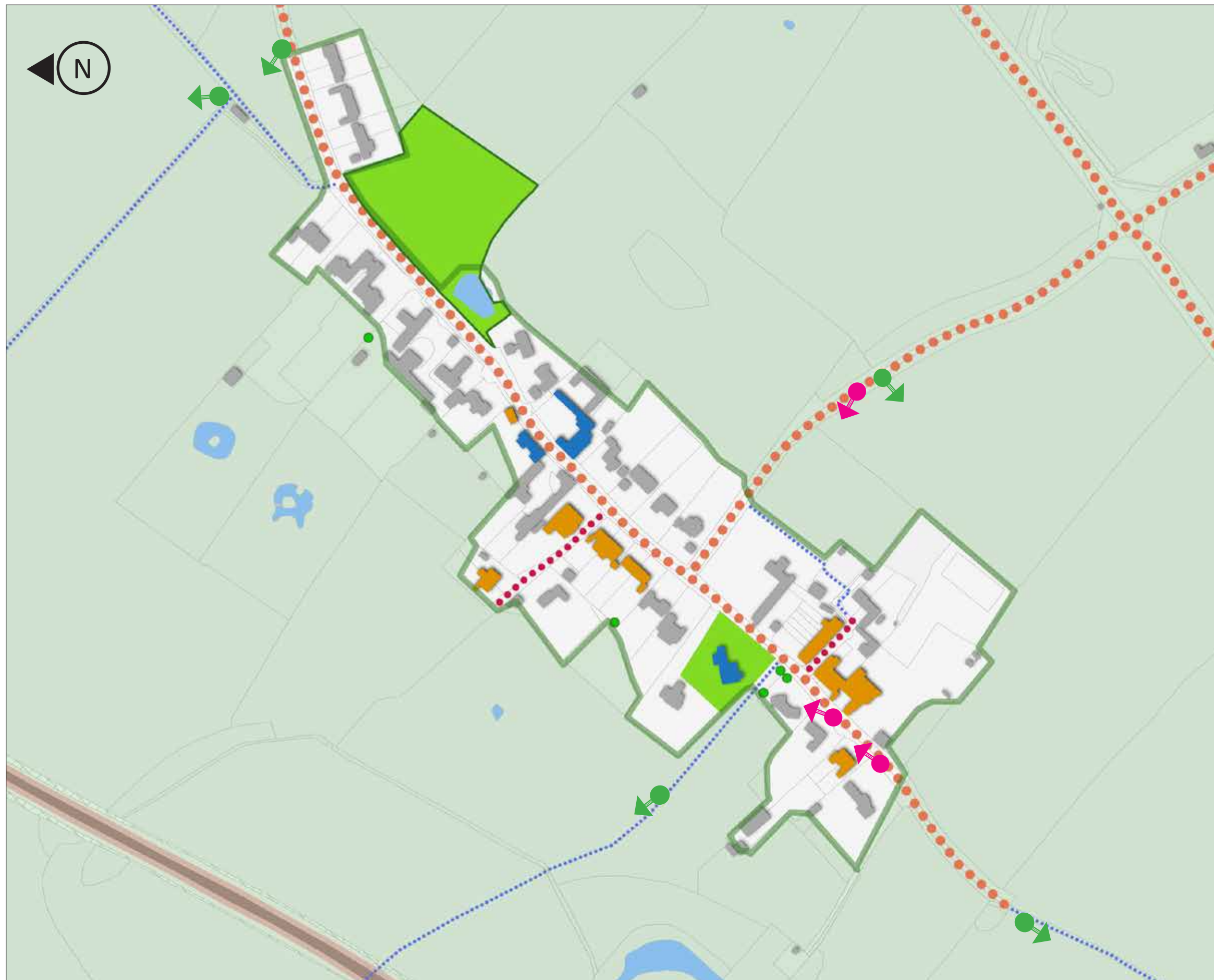


Fig 106: The setting of All Saints Church benefits from several mature lime trees, all of which are subject to Tree Preservation Orders.















Fig 107 and 108: The thickly wooded wildlife garden is covered by a Tree Preservation Order, which affords protection to all tree specimens found within the garden. Positioned along Main Street, the wildlife garden is today somewhat overgrown but still represents an important green space within the village, with much biodiversity and recreational value.





Rotherby character map - key

-  Conservation Area Boundary
-  Building footprint
-  Listed building
-  Non-designated heritage asset*
-  Water feature
-  Main road network
-  Green lanes
-  Public right of way
-  Railway line
-  Tree Preservation Order
-  Tree Preservation Order Area
-  Important green space
-  Key views towards All Saints Church
-  Key view towards wider landscape / neighbouring settlements

* As identified in 2018 from village survey and discussions with NDP Group. Details of each identified building/structure can be found within the relevant 'Village Character and Townscape Quality' section.

Fig 109: Rotherby character analysis map



HOBY CHARACTER PROFILE

HOBY CHARACTER PROFILE

Evolution of the village

3.30 Hoby benefits from an elevated setting, positioned along a ridge just above the Wreake Valley, hence the village name, which means “the settlement on the hill”. The village origins are still debated, with two competing theories regarding the settlement’s roots; Hoby was either founded by the Anglians in the 6th century or was established as the Danes conquered the region in the 9th century. In the Domesday Book, Hoby is recorded as having a population of twelve families, with eight villagers and four smallholders, and a cultivated area of about 500 acres. Historically, the dominant occupation within the village was farming, though in the early 19th century the village diversified into the textile industry, with framework knitting becoming a source of income to many villagers.

3.31 The maps found at Fig 111-115 visually communicate the how the village has evolved from the late 1800s to the present day. By 1884 (Fig 111) the distinct, winding road network we see today is fully established, with development loosely arranged along the village’s main routes, with the highest concentrations of buildings being (1) around All Saints Church (Fig 110) and (2) further east along Main Street, where current-day landmark buildings, such as Manor Farm and the Blue Bell Inn are already in situ.

3.32 Between 1884 and 1953, Hoby appears practically frozen in time, the degree of change seen across the 1904 (Fig 112) and 1953 (Fig 113) maps negligible. However, by 1977 (Fig 114) residential development on the triangular plot of land that lies between Thrussington Road and Brooksby Road, comprising both ribbon development as well as the establishment of the new, self-contained residential cul-de-sac of Holmfield, has resulted in a significant extension to the village at its southern end. The Holmfield development is particularly notable, this being the first instance of multiple planned housing units being delivered in unison around a new, dedicated access route.

3.33 Elsewhere in the 1977 map we can see little in the way of change other than the establishment of a small number of infill developments along (1) the western side of Church Lane, (2) the eastern edge of Chapel Lane and (3) at the northern end of Main Street, just before the junction with Ragdale Road and Frisby Road. However, aside from the development of the previously open land at the village’s southern end, the Hoby we see presented in the 1977 map is much the same as that seen in the late 1800s in terms of layout, structure and built extents.

3.34 Between 1977 and the present day (Fig 115) change across Hoby has again been modest, with the village’s historic layout persisting and the vast majority of those buildings seen in the 1884 map still standing. The only significant additions to the village in these past few decades are (1) the small residential cul-de-sac positioned just off Brooksby Road at the very southern tip of the village, and (2) the row of terraced dwellings that edge the inner corner of Main Street as it bends northwards at the far eastern end of the village.

3.35 Ultimately, Hoby has managed to retain a fairly consistent and familiar village footprint from the 1800s through to the present day. Whilst development across the latter half of the 20th century and early 2000s century has seen the village extend southwards, north of the junction of Brooksby Road and Thrussington Road the village’s historic core of Main Street has remained largely unaltered, with a sizeable proportion of those buildings seen in the 1884 map still present and standing today.

Infill residential development along the previously open southern edge of Regent Road represents the most significant recent change within Hoby’s historic core, though even this comprises only three new dwellings. Significantly, many of Hoby’s most historic and central green spaces have remained undeveloped and open, including the orchard at Manor Farm, which lies at the junction of Main Street and Chapel Lane.



Fig 110: All Saints Church has for centuries acted as a key focal point within Hoby, and some of the village’s oldest properties, such as Rooftree Cottage, the Rectory, and Glebe Farmhouse, are positioned within its wider setting.

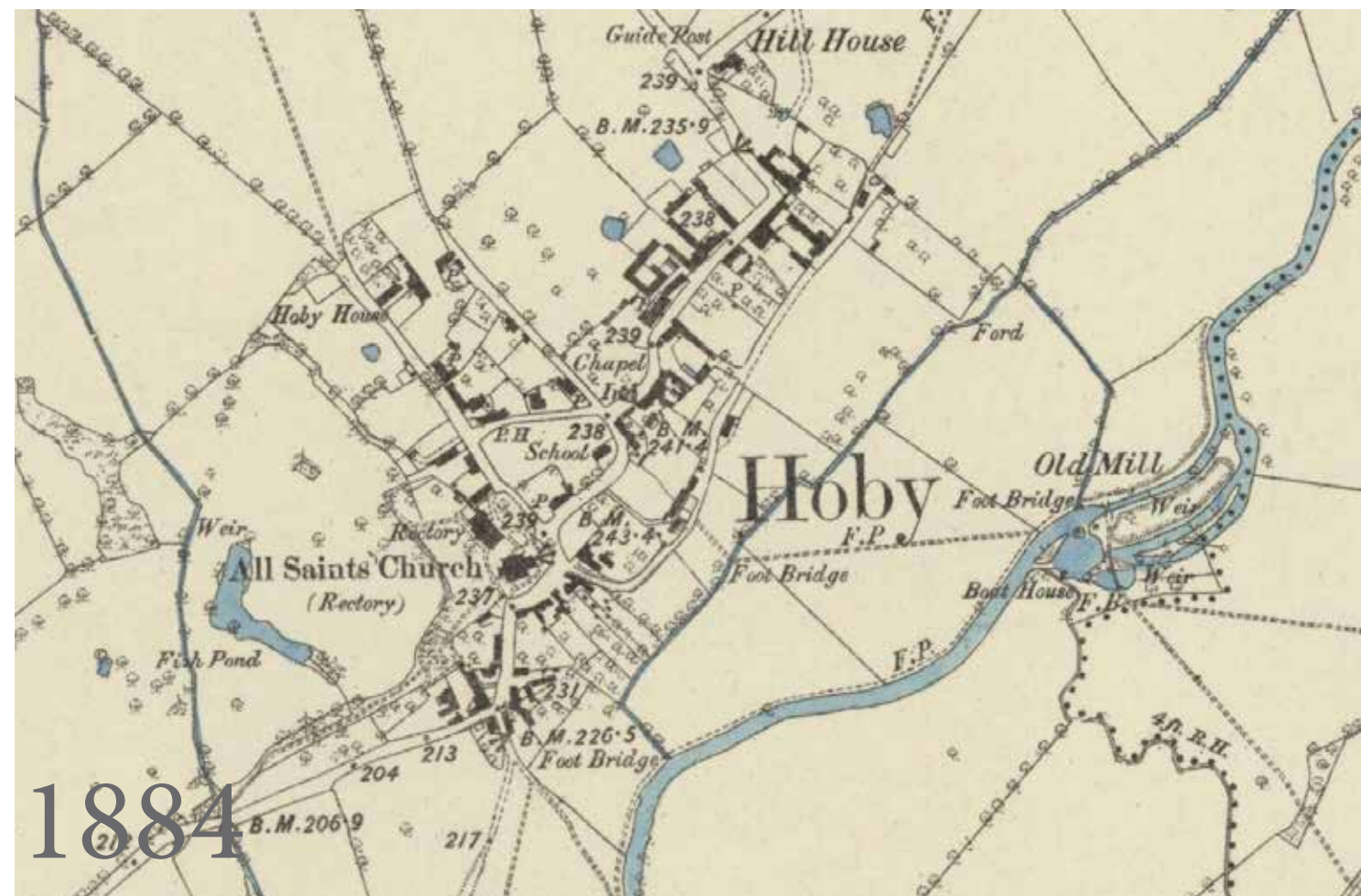


Fig 111: Hoby, 1884

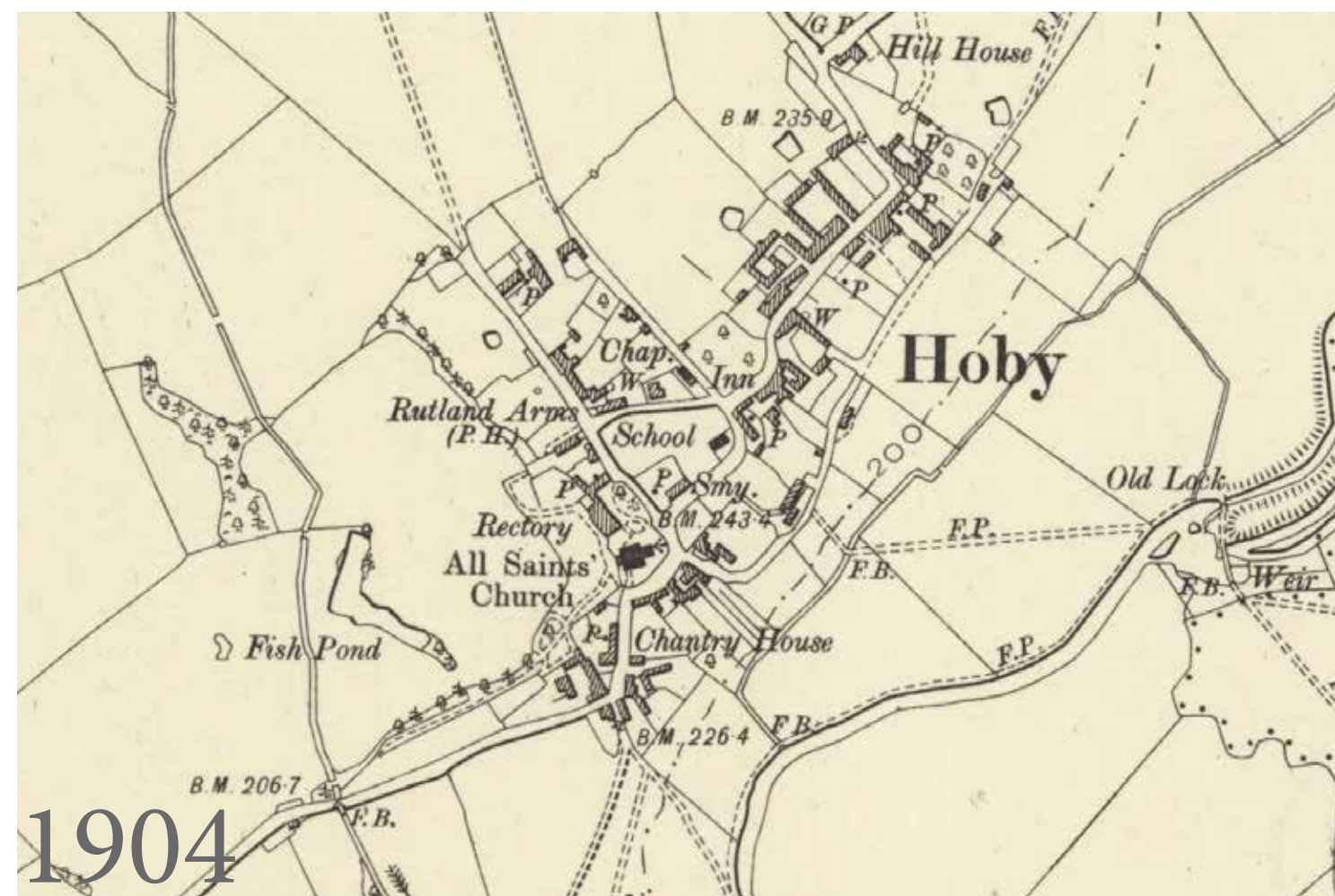


Fig 112: Hoby, 1904

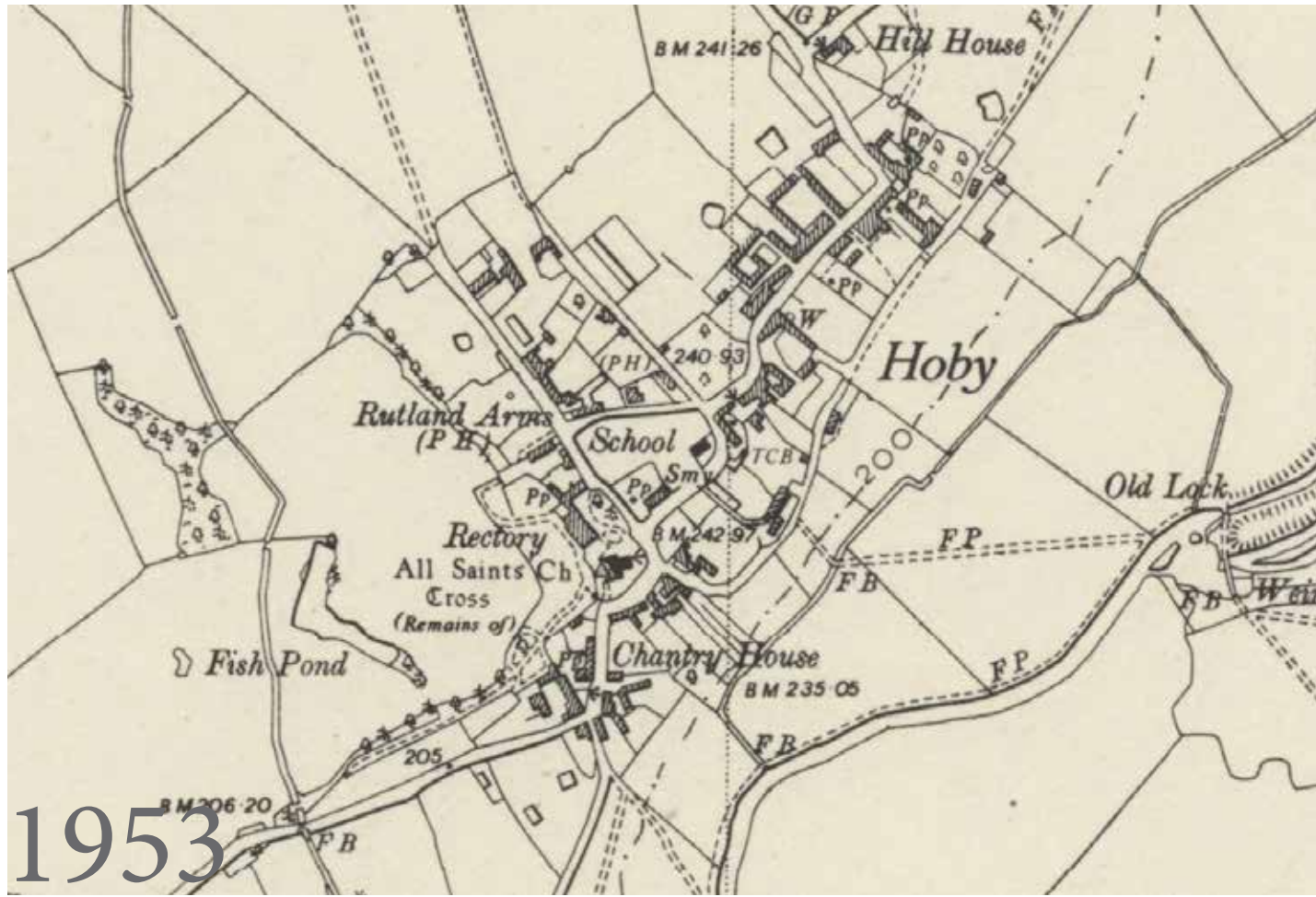


Fig 113: Hoby, 1953

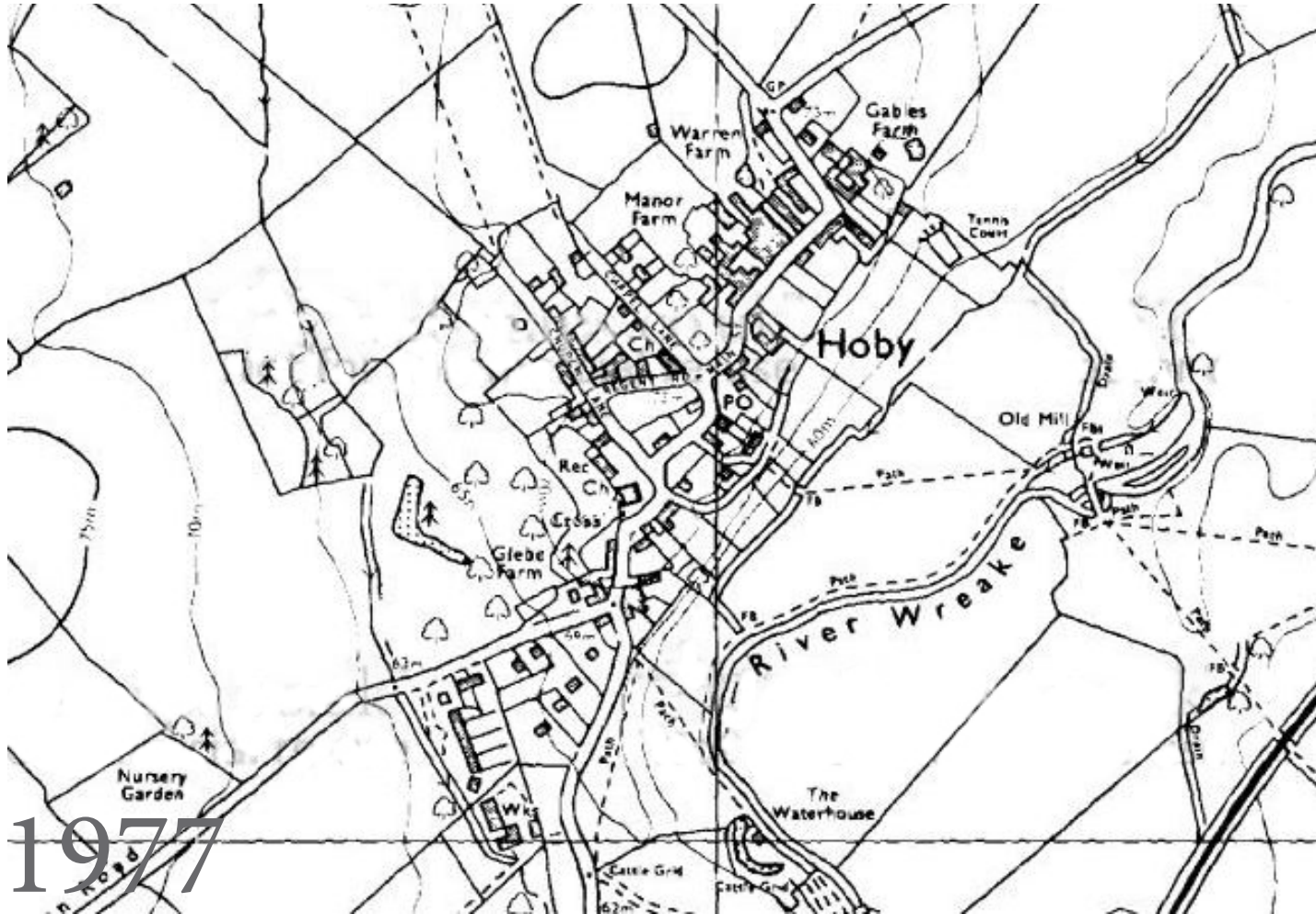


Fig 114: Hoby, 1977

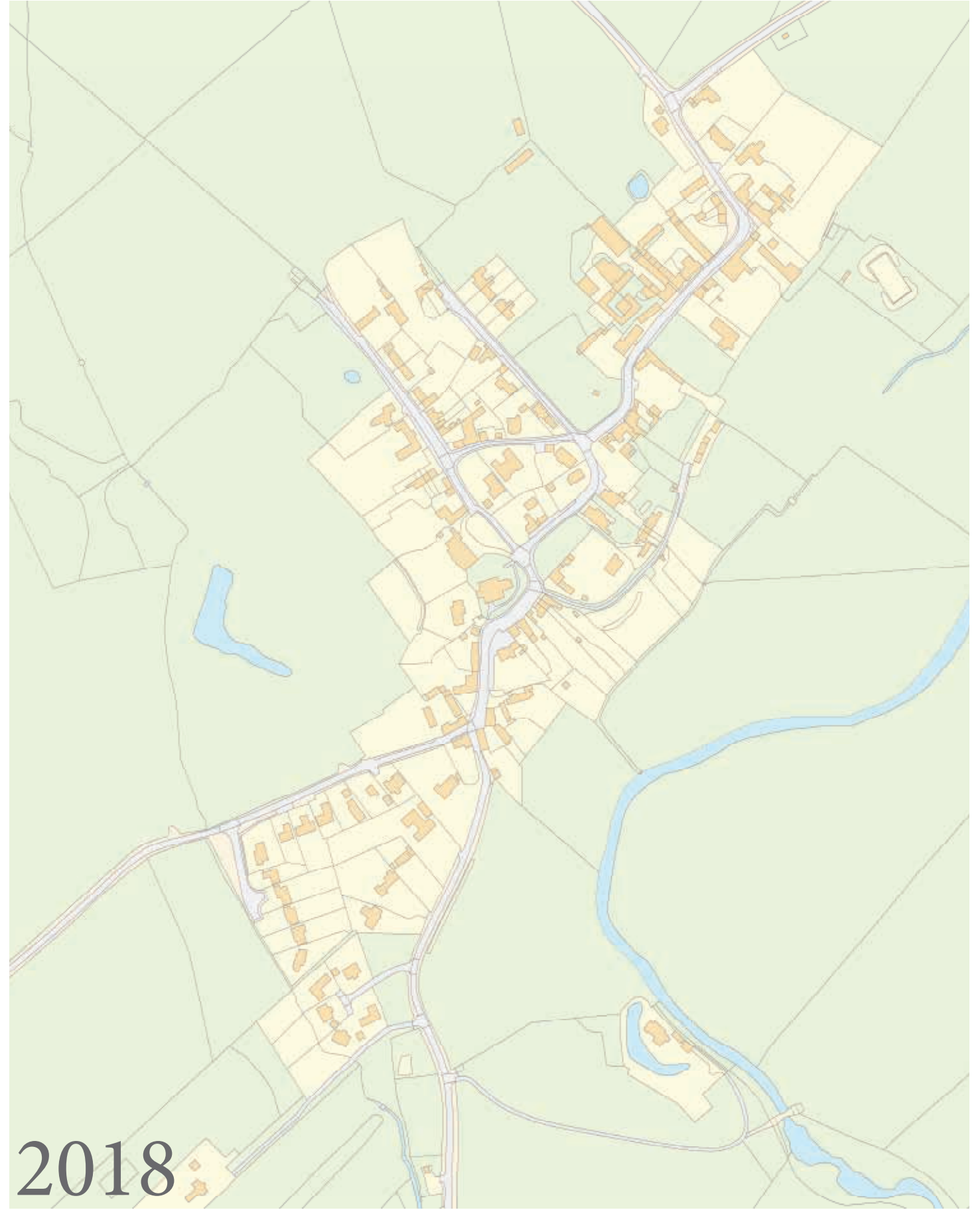


Fig 115: Hoby, 2018

Village structure and development layout

3.36 The map at Fig 120 visually communicates Hoby's village structure and layout, which is further discussed in the below paragraphs.

3.37 Hoby displays a compact, linear layout, with well-defined built extents. The bulk of the village's built environment is arranged in a linear manner along the meandering Main Street, which forms the settlement's central spine, extending up from Thrussington Road in the south to Frisby Road in the north. The incremental, piecemeal manner in which development has grown up along Main Street across the past centuries is reflected in the relatively loose and irregular manner in which buildings are positioned either side of this central route, with a great deal of variety in building orientation, spacing between buildings, as well as the plot sizes and developed footprints of individual properties. More consistent, however, is the proximity of buildings to the roadside, with the vast majority of buildings along Main Street sitting towards the front of their individual plots (Fig 116 and 117), often directly abutting the public realm and without front gardens.

3.38 Branching outwards from Main Street are a trio of more intimate historic village lanes; Chapel Lane, Church Lane and Back Lane. Chapel Lane and Church Lane run parallel to each other, extending northwards from the village core. Church Lane displays well-defined edges, with strong, consistent building frontages along either side of the lane, with the majority of buildings positioned close to the road (Fig 118). Chapel Lane accommodates fewer buildings, with much of the route enclosed by trees and hedgerows, behind which lie extensive gardens, paddocks and other undeveloped plots. However, those buildings that do sit along Chapel Lane are in general prominently positioned along the roadside (Fig 119), in keeping with the general approach seen on Main Street and Church Lane.



Fig 116 and 117: At Main Street the majority of buildings stand proudly at the front of their plots along strong building line. The consistency of this prominent positioning results in well-defined, animated edges to the street and an enclosed character.



Fig 118 and 119: Much like Main Street, development along Church Lane and Chapel Lane tends to hug the roadside, with private gardens positioned to the rear rather than the front of individual properties.

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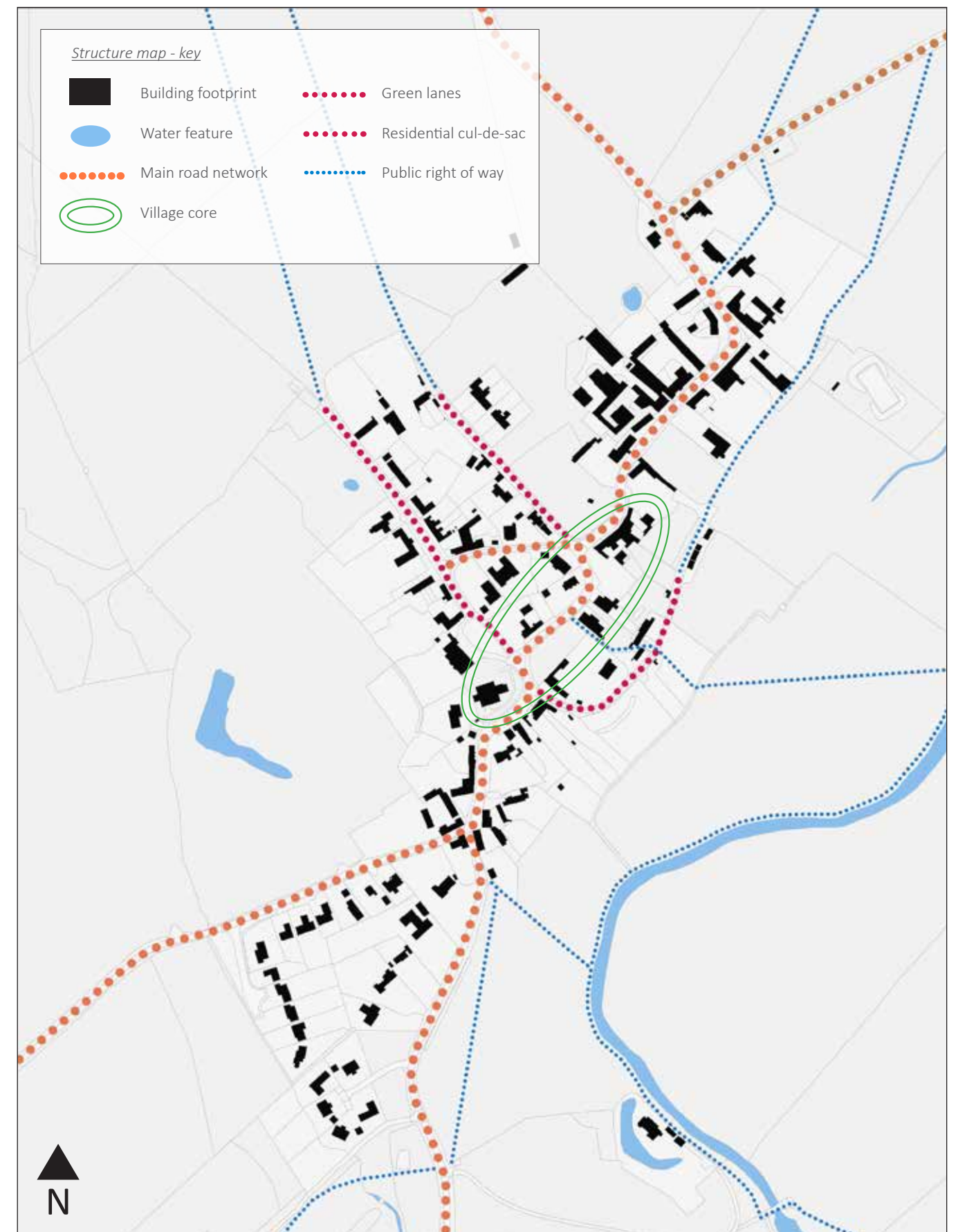


Fig 120: Hoby village structure map.

3.39 Back Lane has a more curved trajectory than the linear, straight Chapel Lane and Church Lane, exiting Main Street just east of All Saints Church before looping east and then northwards. Those few dwellings positioned along Back Lane sit on its north side, running parallel with the road (Fig 121). This positioning and orientation affords these dwellings expansive views across the Wreake Valley.

3.40 Throughout the historic core of Main Street, Church Lane, Chapel Lane and Back Lane, there is a diverse mixture of different building typologies, with detached, semi-detached and terraced properties all being present, though detached dwellings are most prevalent.

3.41 Away from Hoby's historic core at Thrussington Road and Brooksby Road, where the majority of development has appeared in the past 50 years, the townscape is formed exclusively of detached dwellings (Fig 122-124). A reflection of their more recent construction, these buildings at this southern end of Hoby are arranged in a more regimented, formal manner, with consistent building lines, even spacing, and similarly sized plots. The planned residential cul-de-sacs of Holmfield (Fig 125) and No.12-20 Brooksby Road (Fig 126), each accessed from dedicated access roads, display particularly uniform layouts.

3.42 Within Hoby's primarily residential townscape, the non-residential uses of All Saints Church, the Village Hall, Hoby Cemetery, and the Blue Bell Inn, which all sit in relatively close proximity to each other along the central part of Main Street, form a recognisable village core and community hub (Fig 127).

3.43 Linking into Hoby's street network are several public footpaths (Fig 128 and 129). These traffic-free, tranquil walking trails join up with the surrounding rural road and footpath network, facilitating pedestrian movement across the wider landscape and towards the neighbouring settlements of Ragdale, Rotherby, Brooksby and beyond.



Fig 121: Back Lane accommodates two detached dwellings and a terraced row, which are all south-east facing and share a common building line on the northern side of the lane.



Fig 122 and 123: A row of substantial detached residences, set back from the road within large landscape grounds, line the northern edge of Brooksby Road and overlook this southern approach into Hoby. Though architecturally disparate, these dwellings adhere to a common building line, positioned centrally within their plots.



Fig 124: Tightly spaced, detached dwellings line the southern side of Thrussington Road as it enters Hoby. Here they provide a defined, developed edge to this side of the road, which contrasts sharply with the open, expansive fields of the Glebe Meadow that lie opposite.



Fig 125 and 126: The southern end of Hoby is host to two small self-contained residential cul-de-sacs, their regimented, planned layouts displaying a uniformity that contrasts with the more loose and playful development arrangements seen in the village's historic core.



Fig 127: At the heart of Hoby lies a collection of distinct, non-residential buildings, including the local pub, village hall, church and cemetery, which together form a distinct centre.



Fig 128 and 129: Several public rights of way extend outwards from Hoby, each route cutting through the pristine rural landscapes that surround the village.

Village Character and Townscape Quality

3.44 Blanketed by an extensive Conservation Area, Hoby benefits from a particularly rich and mature village character, which derives much of its quality and local distinctiveness from the wide array of historic properties that comprise much of the settlement's built extents. There are a total of 14 listed buildings and structures spread across the village, a sizeable number for what is a relatively small settlement. Arranged primarily along Main Street, Hoby's listed buildings are particularly varied in their appearance and architectural styles, ranging from the local vernacular to the more formal and classic.

3.45 All Saints Church (Fig 130 and 131) is the village's highest graded listed building (Grade I listed) and a major landmark and focal point, its prominent spire viewable from numerous aspects across the village and the wider rural landscape. Originally dating from the 13th and 14th centuries, though the focus of various restoration and expansion works across subsequent centuries, the church's ironstone and limestone form has a robust and weathered yet handsome appearance, which is carried through to the boundary walling that encloses the church's elevated churchyard setting and provides an attractive and distinct edge along this part of Main Street.

3.46 Accommodated within the immediate setting of the church are a further three listed structures; (1) the early 19th century red brick gate piers and cast-iron gates (Fig 132) that sit within the church boundary walls, (2) a 17th century niche of red brick construction with limestone dressings (Fig 133) that lie just outside the churchyard in what was once part of the Old rectory gardens, and (3) the base and shaft of a medieval cross (Fig 134) that lies just outside the church entrance, and which is also a Scheduled Ancient Monument.

3.47 The following properties make up the remainder of Hoby's catalogue of listed buildings (all Grade II listed), images and brief descriptions of which can be found at Fig 135- 144, with full listing descriptions available at Appendix 2:

- Rooftree Cottage, No.4 Main Street (Fig 135)
- The Homestead, No.40 Main Street (Fig 136)
- No.33 Main Street (formally listed as the barn immediately north-east of Warren Farmhouse) (Fig 137)
- The Old Rectory, No.1 Church Lane (Fig 138)
- The Blue Bell Public House, No. 36 Main Street (Fig 139)
- Glebe Farmhouse, No.1 Main Street (Fig 140)
- The Smithy and former Post Office (Fig 141)
- Rose Cottages, No.13 and 15 Chapel Lane (Fig 142)
- Church Gables, No.5 Main Street (Fig 143)
- Hoby House (formerly Dorma House), No.20 Church Lane (Fig 144)



Fig 130 and 131: The Grade I listed All Saints Church, whose spire can be seen for many miles across the wider parish landscape, is a key landmark building positioned in the heart of Hoby. Set within a mature churchyard setting that is enclosed by attractive traditional stone walling, All Saints Church occupies a slightly elevated position above the road, which further enhances its prominence and commanding presence within the village. The church is constructed of ironstone ashlar with limestone dressings, with a Swithland slate roof over the chancel and lead roofs to nave and aisles.



Fig 132-134: Just south of the entrance to All Saints Church are three further listed structures of a more modest scale; the churchyard entrance gate piers and cast-iron gates (left), a red brick niche (centre), and the base and shaft of a medieval cross (right).



Fig 135: Roofree Cottage (Grade II listed) is Hoby's standing oldest dwelling, dating from Medieval times. A particularly eye-catching feature on the corner of Brooksby Road and Main Street, this charming cruck-framed cottage with thatched roof is one of Hoby's most memorable and distinct dwellings.



Fig 136: The Homestead (Grade II listed) is a 17th century farmhouse with 18th and 19th century additions. Of red brick with ironstone plinth and slate roof, the building has a particularly noteworthy older timber-framed wing, which extends out to the street, and accommodates brick infills with a herringbone pattern.



Fig 137: Converted to a dwelling in the late 1990s, The Thatch is a large timber-framed vernacular building with red brick infills and thatched roof. Most likely to be of 17th century construction, the property has a long, linear form that is positioned perpendicular to Main Street, its extensive ivy-clad gable end with exposed timbers and intricately arranged air vents forming a striking frontage to the street.



Fig 138: Tucked away in secluded, heavily-wooded gardens is the Grade II listed Old Rectory, which dates from 1703. Of red brick in Flemish bond with Swithland slate hipped roof, the Old Rectory has a restrained, formal character, displaying a strong degree of symmetry in its plan and facade arrangement, with a centrally positioned, pedimented entrance door flanked on either side by tall sash windows.



Fig 139: The Blue Bell Inn (Grade II) dates back to the 18th century (with later alterations). One of Hoby's most distinct and instantly recognisable buildings, the public house is an important local landmark and community asset, whose sweeping facade forms an extensive frontage along the central part of Main Street.



Fig 140: Built in 1774, Glebe Farmhouse (Grade II) is an imposing two-storey dwelling that stands confidently at the corner of Main Street and Thrussington Road. It is constructed of red brick in Flemish bond and topped with a pitched Swithland slate roof that accommodates several chimney stacks.



Fig 141: The Smithy and former Post Office dates from the early 19th century. The two-storey cottage element has a three bay facade with a centrally positioned entrance, the subservient single-storey workshop positioned to the immediate east. Its relatively plain red brick with Swithland slate roof aesthetic is enlivened by the distinct Gothic pointed-arch windows distributed across the buildings facade.



Fig 142: Nestled at the end of Chapel Lane, Rose Cottages have an understated, charming aesthetic, their appeal deriving not from the exuberance of their architecture, but from their simple, uncomplicated form and appearance and build quality. Dating from approximately 1800, they are constructed of local red brick in Flemish bond with a pitched Swithland slate roof that accommodates chimney stacks along the ridge.



Fig 143: Church Gables is an early 18th century building in Flemish bond brickwork and with a slate roof. A gabled porch lies to the right of the centre, while the wider facade displays a high solid-to-void ratio, with only a number of small, irregularly arranged casement windows punctuating the expanses of red brickwork.



Fig 144: Hoby House is a large, three-storey former farmhouse of late 18th century construction, and the focus of careful restoration works in the 1980s. This grand dwelling is built of red brick with Swithland slate roofing, The principle facade has a symmetrical 3-bay arrangement, with a centrally positioned entrance with tripartite sash windows either side. Sash windows are also present across the upper storeys.



Fig 145 and 146: Constructed in the 1870s, Manor Farm is a commanding, landmark residence positioned right on Main Street, where its sizeable form projects a strong frontage to the street. Constructed of a locally distinct materials palette of red brick with slate roofing, Manor Farm's considerable bulk is embellished by a number of more intricate features and details including painted timber king post trusses in dormers and gables, a gabled porch with an inset stone inscription and brick arch doorway, and broad red brick chimneys along the ridge, which are topped by more delicate crown chimney pots. Complementing the main farmhouse are a number of original brick barns constructed in the local vernacular, which stand as interesting and locally distinct buildings in their own right, remnant's of the recent past and important monuments to the village's agricultural heritage.

3.48 In addition to the above listed properties, there are a significant number of unlisted properties that contribute positively to the village townscape and the character of the Conservation Area. Along the village's central spine these buildings and features of merit include:

- Manor Farm farmhouse and outbuildings, Main Street (Fig 145 and 146)
- The Chantry, Main Street (Fig 147)
- Gables Farm, Main Street (Fig 148)
- No.46 and 48 Main Street (Fig 149)
- The Grange, Main Street (Fig 150)
- Church Gables, Main Street (Fig 151)
- The Leys, Main Street (Fig 152)
- Warren Farm, Main Street (Fig 153)
- The Village Hall, Main Street (Fig 154)
- Holm Cottage, Main Street (Fig 155)
- The Cottages, Main Street (Fig 156)
- The Old School, Main Street (Fig 157)
- Hill Crest, Main Street (Fig 158)
- Hill House, Ashfordby Road (Fig 159)
- No.14- 24 (even) Main Street (Fig 160)

3.49 Away from the Main Street, the village's more intimate secondary routes benefit from a similarly rich array of attractive buildings of locally distinct, positive character, including:

- The Old Rutland, Regent Road (Fig 161)
- Square House, Regent Road (Fig 162)
- Glebe House, Church Lane (Fig 163)
- No.3 Church Lane (Fig 164)
- Glebe Cottages, Church Lane (Fig 165)



Fig 147: The Chantry is one of the most attractive and beautifully detailed buildings in the village, its stunning southern elevation with brick dentil course and thick band of wisteria greeting visitors entering the village from Brooksby Road.



Fig 148: Gables Farm is a long, linear property, whose extensive red brick facade forms a visual stop on the bend leading out of the village at its northern end. Set to the right of the central vehicular access, the original dwelling seeks to bring a more vertical emphasis to its form through the progression of tall, slender chimney stacks and ground and first floor windows aligned below dormers.



Fig 149: No.46 and 48 Main Street take cues from both Manor Farm and Gables Farm in their design and aesthetic. They display a pure symmetry, achieved via the even distribution of fenestration and doorways across the facade, and the chimney stacks and dormers at roof level.



Fig 150: The Grange is a large, mid-1800s house and landmark building at the northern end of Main Street. Its bright red brick facade hosts regularly arranged sash windows (both 6-over-6 and 8-over-8) and a panelled front door enclosed by impressive stone surround, whilst imposing chimneys top the building.



Fig 151: Church Gables, with its obvious Tudor influences forms a charming and distinct feature within the setting of All Saints Church.



Fig 152: The Leys has two-tone Flemish brick facade that contrasts pleasingly with the plainer, pale finish of the adjoining Blue Bell Inn. Sash windows with stone lintels are positioned either side of the central doorway, whilst chimneys emerge from the slate roof at each gable end.



Fig 153: Warren Farm, a 18th century former hunting lodge, has an elegant off-white facade incorporating a tall, narrow gabled porch and wing. Details include a string course across the entire facade and pediment above the entrance door.



Fig 154: The instantly recognisable Village Hall is a local landmark and community hub. Its modest painted brick form is adorned by several charming features, including a clock above the entrance and a weather vane along the roof ridge.



Fig 155: With frontages along both Brooksby Road and Thrussington Road, Holm Cottage is one of the most prominent buildings at the southern gateway into Hoby. It is constructed of red brick, much of which is painted white, and has timber casement windows across its facade. Single-storey and two-storey elements give it a particularly unique and interesting form.



Fig 156: The Cottages is a white-rendered house with timber framed casement windows. The granite kerb stones and cobblestones that front the property are an attractive streetscape feature.



Fig 157: The old Hoby school closed in the 1970s, and has since been sensitively converted into a private residence, whilst preserving much of its original character and charm. The carefully-designed, modern side extension can then be clearly appreciated as being of a different era to the old school, and actually accentuates the original historic building.



Fig 158: Hillcrest is a two-storey cottage positioned in a secluded site just off Main Street. Its brick form is painted entirely white, which contrasts pleasingly with its pitched clay pantile roof and red brick chimney stacks.



Fig 159: Hill House stands along Frisby Road, where its robust L-shaped form marks the northern gateway into Hoby. The dwelling is constructed of red brick with buff brick window surrounds and a slate roof. It has a 3-bay facade that runs perpendicular to the road, with bay windows flanking the central entrance at ground level and sash windows above.



Fig 160: No.14-24 (even) Main Street are an important building grouping within the wider setting of All Saints Church, where they stand along a common building line and combine to present a strong, characterful frontage to this part of Main Street.



Fig 161: The Old Rutland forms a strong and distinct frontage along a significant stretch of the northern side of Regent Road. Formerly a public house (the Rutland Arms), the building is now a private dwelling. The main body of the house is rendered, with only the chimneys still displaying the original red brickwork. The traditional hanging sign mounted on the upper facade is a memorable feature that subtly hints at this property's previous life as a public house.



Fig 162: Square House is an attractive detached dwelling with a distinct facade incorporating a hipped slate roof above ground floor level, below which lies a central porch with intricately crafted timber arch and pilasters flanked on either side by two rows of sliding sash windows. The less busy upper level hosts two sash windows separated by a central expanse of red brick, whilst a hipped roof with chimney stacks tops the building. Along the frontage red brick boundary walling with grey coping stones mirrors and complements the aesthetic of the house.



Fig 163-165: Glebe House (left), No.3 Church Lane (centre) and Glebe Cottages (right) form a distinct grouping of vernacular properties along the western side of Church Lane. The former two dwellings have been sensitively converted to residential use, having originally been outbuildings. Across these buildings red brick dominates. Roofs are pitched and finished in slate with occasional dormer windows and chimney stacks adding visual interest to the roof profiles.

- No.4, 6 and 8 Church Lane (Fig 166)
- Clematis Cottage, Church Lane (Fig 167)
- Methodist Chapel, Chapel Lane (Fig 168)
- No.7 Chapel Lane (Fig 169)
- No.1-7 (odd) Back Lane (Fig 170 and 171)

3.50 Across many of these identified listed buildings and non-designated buildings of merit there is a strong degree of consistency in terms of construction materials and architectural details, giving the village's built environment a well-defined, locally distinct aesthetic. These locally distinct features and finishes are discussed below and illustrated in the images found at Fig 172- 197,



Fig 166: No.4, 6 and 8 Church Lane are a row of 19th century terraced cottages of polite design whose long, linear form projects a strong frontage on to Church Lane. Despite some personalisation across the properties, including adaptations to the original fenestration, the cottages still retain much of their original charm and character, remaining a coherent and attractive grouping.



Fig 167: Clematis Cottage is a delightful Queen Anne dwelling with a distinct red brick Victorian facade incorporating two pitched front gables with sliding sash bay windows at ground floor level and casement windows above. Some particularly tall and slender chimney stacks give the building a unique and eloquent roof profile.



Fig 168: The 19th century Methodist Chapel forms a local landmark at the top of Chapel Lane. Its modest and understated scale and aesthetic is enlivened by two small gabled entrances with slate roofs that extend out from the main facade, each incorporating a wall-mounted lantern above painted timber doors. Two large 8-over-12 vertical sliding sash windows animate the remainder of the frontage.

3.51 Red brick, typically Flemish bond, dominates the historic townscape. At a small number of properties the red tones of the brickwork have been covered with white paint or render. Roofs are almost exclusively pitched and finished in Swithland slate, whilst brick chimney stacks adorn many rooftops.

3.52 Fenestration is quite varied with sliding sash windows (generally vertical but with some horizontal), casement windows and bay windows all featuring within Hoby's historic building stock. Many buildings display traditional timber panelled doors, some of which are positioned beneath projecting canopies or within gabled porches.

3.53 For the most part, plots are enclosed by red brick walling- often topped by red brick or stone copings- or hedgerows. Indeed, a combination of walling and hedgerows is common. Entrance gates are either timber or cast iron.



Fig 169: No.7 Chapel Lane is a traditional two-storey red brick farm house whose simple form and composition is embellished by the pair of imposing chimney stacks projecting from either gable.



Fig 170 and 171: Back Lane is host to several cottages whose simple vernacular aesthetic is complemented by the secluded, informal rural setting that they enjoy. Red brick is the primary construction material, though No.1 Back Lane (left) has a white rendered facade. Their pitched roofs accommodate chimneys along the ridge and are finished in either clay pantiles or slate, the former being a material not typically utilised in the village.





Fig 172-197: A gallery showing a selection of locally distinct finishes and features from Hoby's built environment.



3.54 Though easily appreciated individually and in isolation, it is the cumulative impact on the village character brought by this multitude of locally distinct and historic buildings that truly defines Hoby's village character. In particular, there are several instances along Main Street where several neighbouring buildings come together to create distinct groupings and clusters resulting in some truly attractive and memorable stretches of townscape (Fig 198-202), which are often further enhanced by the winding profile of the road and the regular presence of tree and hedgerow planting that flourishes throughout much of the village's roadside environment. Significantly, many of the best and most important views towards All Saints Church (Fig 203-207) are framed by a foreground of mature trees, listed buildings and other historic properties that make a positive contribution to the conservation area.



3.55 General speaking, outside of the conservation area, Hoby's character is less locally distinct and lacks the same richness of character as the village core. At the southern end of the village, where housing development has extended outwards since the 1960s, the self-contained residential cul-de-sacs of Holmfield (Fig 208) and No.12-20 Brooksby Road (Fig 209 and 210) are of a more regimented, suburban character with their open plan gardens and integrated garages, showing little regard for the overriding architectural design of the village.



Fig 198 - 202: With such a wealth of handsome historic and vernacular buildings, it is not surprising that Hoby features numerous distinct and memorable moments, where several characterful buildings come together to form truly unique compositions within the village.



Fig 203-207 (above and page opposite): Travelling through Hoby's conservation area, several beautifully framed views can be gained towards the unmistakable profile of All Saints Church tower and spire.



Fig 208-210: At the southern end of the village are the residential enclaves of Holmfield (top) and No.12-20 Brooksby Road (middle and bottom), neither of which pay any meaningful regard to the established architectural language of Hoby. Equally, there is little innovation in their design or any effort to create a development that might add to Hoby's rich architectural heritage and be appreciated in its own terms. Rather, they adopt a generic and rather anonymous residential aesthetic.

3.56 Despite this architectural disparity between the village conservation area and its more recently constructed southern extents, several long distance views towards the towering profile of All Saints Church (Fig 211 and 212) help give these outer-lying parts of the village a connection to the village core and a greater sense of place.



Fig 211 and 212: Approaching the village from Brooksby Road (above) and Thrussington Road (right) All Saints Church appears as a distinct and handsome landmark, drawing the traveller forward towards the settlement core and giving these more detached parts of the village a visual connection with Hoby's historic centre.

3.57 The view from Thrussington Road towards the village centre takes in the stunning historic landscape of Hoby parkland (also known locally as Glebe Meadow or Glebe Park), which dominates the foreground. Edged by Hoby brook and accommodating several groupings of mature trees and a fish pond, this handsome landscape (Fig 213 and 214) with its distinct and gently rising profile provides a unique setting to the village's western edge.

3.58 Elsewhere, in the village and along its outer edges, there are several other green spaces of notable importance in terms of the village character, including:

- Ridge and furrow fields north of Frisby Road (Fig 215)
- Pastures along southern edge of Brooksby Road (Fig 216)
- Hoby Cemetery (Fig 217-219)
- Hoby churchyard (Fig 220 and 221)
- Village Hall grounds (Fig 222 and 223)
- Play area and football field, Brooksby Road (Fig 224)
- Manor Farm Orchard, Main Street (Fig 225)
- Paddock at the bottom of Church Lane (Fig 226)
- Paddock opposite Manor Farm (Fig 227)
- Paddock to the rear of Manor Farm (Fig 228)
- Wagoners Paddock between Church Lane and Chapel Lane (Fig 229)



Fig 213 and 214: Hugging the northern side of Thrussington Road as it enters Hoby is the expansive parkland setting of Glebe Farm, which represents one of Hoby's most distinct and handsome green spaces.

3.59 A crucial element of Hoby's rural village character, these green spaces perfectly complement the attractive built fabric. Within Hoby's more densely developed central parts, such areas provide a degree of spaciousness and add variety to the otherwise quite enclosed and sheltered street network. Importantly, owing to their undeveloped, open character, many of these green spaces reveal views through to the other parts of the village and the surrounding rural landscape, which would otherwise not be attainable. Hence the value of many of these green spaces is not just derived from their aesthetic beauty, heritage or community value - all of which are important attributes - but often by how their presence and positioning within the village and around its edges result in unique and locally distinct views.



Fig 215: Extending out from the northern end of Hoby are a series of fields that display traces of ridge and furrow ploughing. These distinctive fields contribute positively to the village's landscape setting and provide an important link to the area's agricultural past.



Fig 216: The open pastures that fall away from Brooksby Road towards the River Wreake provide the southern end of the village with a particularly distinct and picturesque landscape setting, beyond which glimpses of neighbouring Rotherby can be gained.



Fig 217 and 221: Hoby Cemetery (left and centre) and All Saints Church grounds (right) form a pairing of key open spaces set opposite each other at the very heart of the village conservation area. Internally, the cemetery grounds have a peaceful atmosphere, generally being insulated from the wider townscape by the red brick walling and mature planting that encloses it. From the western end of the cemetery there is a great view towards All Saints Church, which proves an important visual link between the church and burial grounds. The boundary walling at both the cemetery and churchyard grounds are attractive and important components of the village streetscape.



Fig 222 and 223: Tucked away to the rear of the Village Hall is a community amenity space from which stunning views are available across the Wreake Valley and towards Rotherby.



Fig 224: Positioned along Brooksby Road at the very southern tip of Hoby is the village play area and football field. Popular with families and children, this recreation space has been sensitively designed to merge into its rustic, rural setting, the play equipment constructed of timber posts and mounted above a cushion of bark chippings.



Fig 225: Manor Farm Orchard, at the corner of Chapel Lane and Main Street, reinforces the rural aesthetic of this central part of the village. It is enclosed by a soft, green boundary of hedgerows that sit above sloping verges, behind which emerge the upper canopies of multiple fruit trees.



Fig 226: Nestled behind a thick hedgerow at the bottom of Church Lane is a small paddock with a pond, a known local habitat of Great Crested Newt. From this space there are views available towards Thrussington in the west.



Fig 227: Enclosed by traditional red brick walling and providing a setting to the Grade II listed Homestead property, Manor Farm's paddock is one of the key green spaces along Main Street, its presence resulting in a break in development, which allows for splendid views out across the Wreake Valley.



Fig 228: The gateway into Hoby for those travelling south from Ragdale along footpath H51 is marked by a delightful paddock with a mature and charming traditional rural character.



Fig 229: Extending from Chapel Lane to Church Lane, Wagoners Paddock is an aesthetically appealing green space with a truly locally distinct character that encapsulates many of the qualities that define Hoby as a whole, including a fine view of All Saints Church, and a setting enclosed by red brick walling, period dwellings with slate roofs, and healthy, deciduous tree specimens.



Fig 230: The unmistakable profile of Ragdale Hall, positioned some 3km north of Hoby, can be seen in views from the bottom of Church Lane along the village's northern edge

3.60 Other distinct and locally valued views contributing to Hoby's village character not yet discussed include the following, all of which are obtained from the village edges:

- Looking north from the end of Church Lane towards Ragdale Hall (Fig 230)
- Looking south from Back Lane across the Wreake Valley (Fig 231)
- Looking south from the garden at Blue Bell Inn over the Wreake Valley (Fig 232)

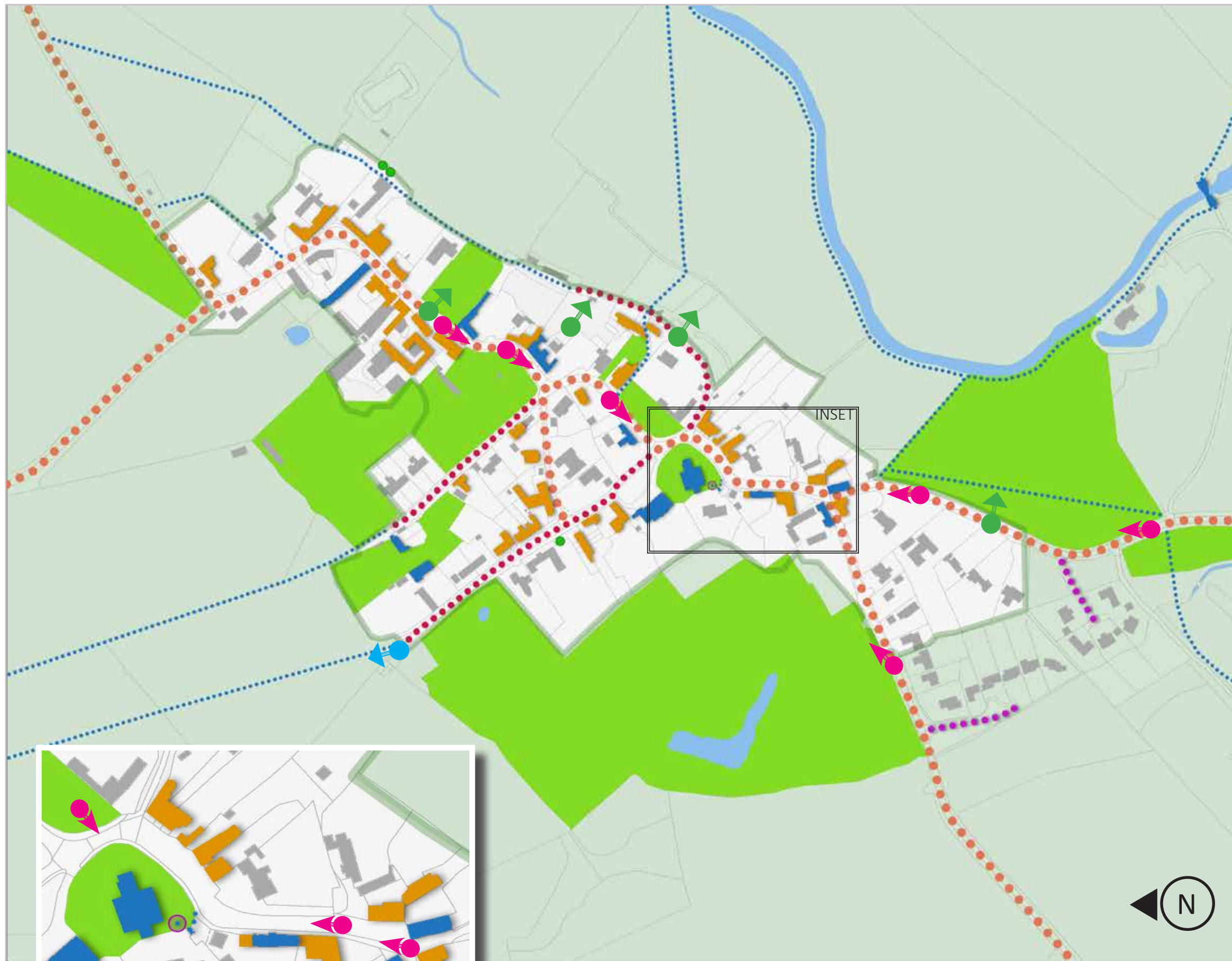
3.61 In summary, Hoby is a particularly attractive settlement, with a distinctly mature and high quality character, which can be attributed to the large volume of historic properties (mainly 18th and 19th century) that comprise much of its built extents, combined with its picturesque landscape setting, the village's linear form perched along the ridge above the Wreake

Valley. Available within the village and along its outer edges and approach roads are numerous locally distinct and memorable views of both the wider rural landscape and key stretches of the historic townscape and landmark buildings. Views towards the village's focal point of All Saints Church are particularly important, and many of these are beautifully composed with unique foregrounds comprised of historic buildings and mature trees.















3.62 The maps at Fig 233 and 234 support the above descriptive text and images, providing an instant snapshot of the key elements that characterise Hoby.



Fig 231 and 232: Back Lane (top) and the garden at the Blue Bell Inn represent two of the best vantage points in Hoby from which to gaze across the tranquil, low-lying pastoral landscape of the Wreake Valley.



Hoby character map - key

-  Conservation Area Boundary
-  Building footprint
-  Listed building
-  Non-designated heritage asset*
-  Water feature
-  Main road network
-  Green lanes
-  Residential cul-de-sac
-  Public right of way
-  Tree Preservation Order
-  Important green space
-  Key views towards All Saints Church
-  Key view over Wreake Valley and towards Rotherby
-  Key view towards Ragdale Hall

* As identified in 2018 from village survey and discussions with NDP Group. Details of each identified building/structure can be found within the relevant 'Village Character and Townscape Quality' section.

Fig 233 and 234: Hoby character analysis map (above) and All Saints Church setting inset map (left).



RAGDALE CHARACTER PROFILE

RAGDALE CHARACTER PROFILE

Evolution of the village

3.63 Ragdale is recorded in the Domesday Book of 1086, where it was referred to as Ragendale, meaning 'settlement in a crooked valley'. Over the centuries the village became known as Rakedale, but by the mid-1800's took on today's name of Ragdale.

3.64 The village we know today originally grew up around the neighbouring landmarks of Old Ragdale Hall and All Saints Church (Fig 241 and 242). The hall was originally constructed in the early 16th century as a timber-framed house and enlarged in brick in the 17th century by the Shirley family for whom the hall functioned as a hunting lodge. Once deemed one of the finest homes in the county, during the 19th century the hall was divided into two farmhouses before finally being demolished in the late 1950s, with the hall being present on the maps at Fig 235-238 but no longer standing in the 1973 map (Fig 239), where a smaller residential dwelling, Old Hall Croft, stands in its place.

3.65 Though the original Old Hall has been lost through the passage of time, the "New Hall", built by Robert Shirley (Sixth Earl) in an elevated position some 700m east of the village (Fig 235), still stands today. Built for hunting, the Hall was purchased in 1908 from the Earl Ferrers Estate by Albert Cantrell-Hubbersty, and for the following 50 years remained in the ownership of the Cantrell-Hubbersty family. By the late 1950s the Hall had ceased to be used as a residence, and became the focus of more commercial ventures; initially it hosted a country club, night club and restaurant, before being transformed into a successful and well-regarded health farm in the 1970s, which continues to attract visitors from across the country to this very day.

3.66 Around the same time as when New Ragdale Hall was evolving from a private residence to a modern-day health and leisure retreat, Ragdale village began to see its developed footprint change and expand. Seemingly frozen in time across the 1884, 1904 and 1922 maps (Fig 235-237), by 1952 (Fig 238) we begin to see the gradual introduction of new housing within the village core along Six Hills Road, a trend which had gathered momentum by 1973 (Fig 239) and has continued up to the present day (Fig 240), resulting in uninterrupted developed edges along the central parts of Six Hills Road as it winds northwards from the junction with Main Street and Hoby Road.

3.67 Similar incremental roadside development is apparent along both Main Street and Hoby Road. Where development was once quite sparsely arranged, accommodating only handful of dwellings such as the village school and lodge to the estate of Ragdale Hall, the 1973 and 2018 maps show the establishment of new dwellings on previously undeveloped plots, resulting in a more constant developed edge along these routes at Ragdale's southern end.

3.68 Changes in agricultural practices towards the latter end of the 20th century also had a bearing on Ragdale's village layout. By 1973 the original courtyard layout of the farmstead at Old Hall Farm has been partially eradicated through the introduction of larger shed units, and by 2018 the addition of several further substantial farm structures, of a scale previously unseen in Ragdale, has seen the farm's developed footprint grow considerably and extend out into the village's adjoining eastern landscape setting.

3.69 While Old Hall Farm has evolved and grown in response to changing times, further north and on the opposite side of Six Hills Road, Hillside Farm, formerly one of the village's oldest properties and present on the 1884 map, was

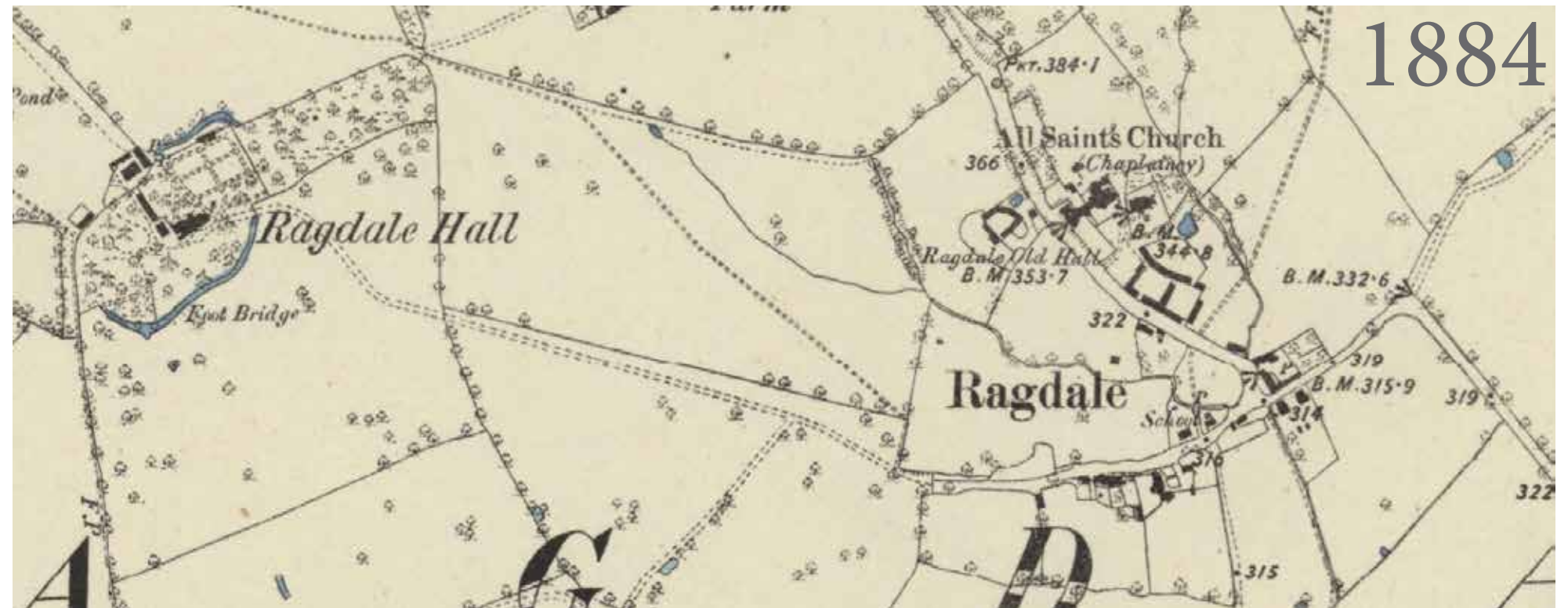


Fig 235: Ragdale, 1884

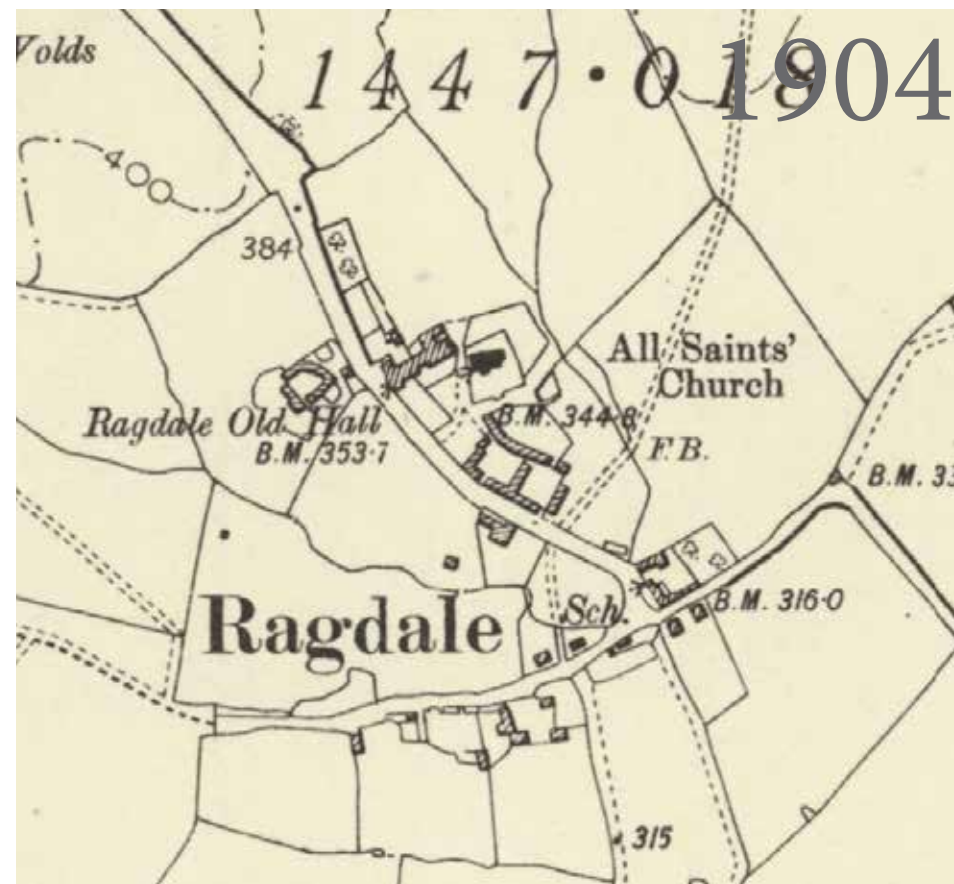


Fig 236: Ragdale, 1904

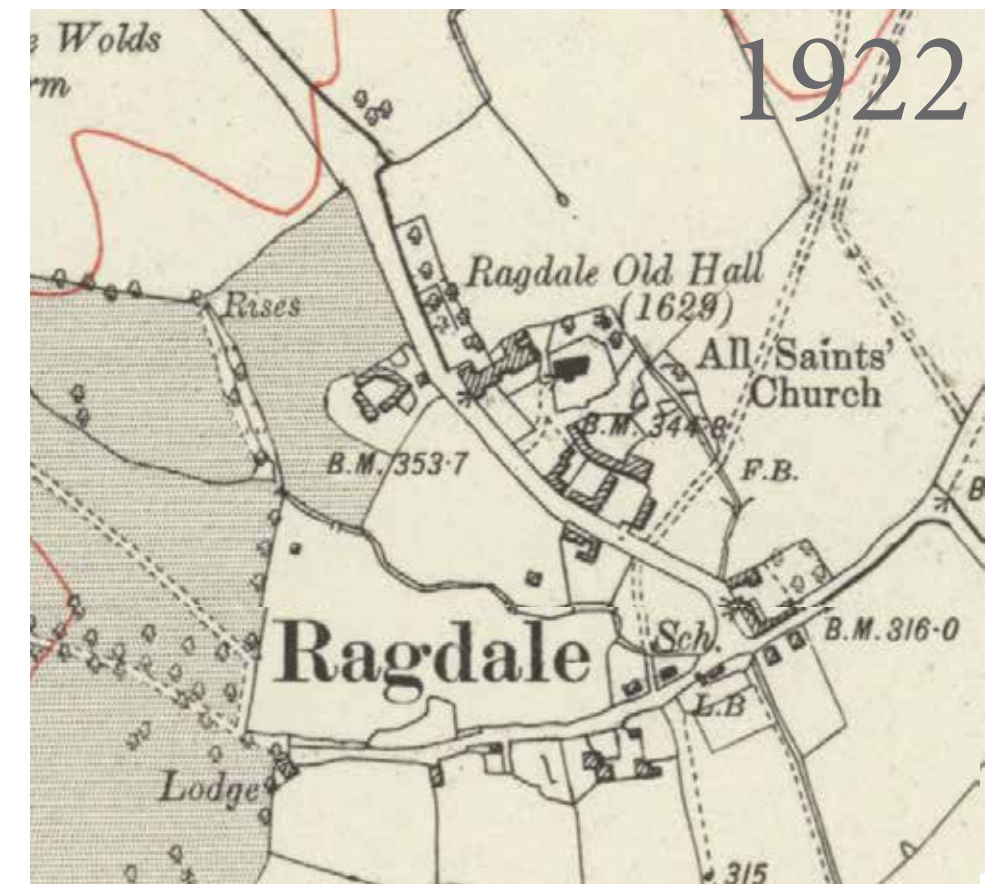


Fig 237: Ragdale, 1922

cleared in the late 1990s to make way for the small modern residential cul-de-sac of Hillside Close.

3.70 Ultimately, however, a comparison of the 1884 and present day maps illustrates that though the Ragdale we see today is host to a greater quantity of built forms- mostly dwellings- this new development has almost exclusively come forward along the edges of the established road network and in an incremental

manner that respects the settlement's historic development patterns. Crucially, amongst the various changes that have occurred within Ragdale since the late 1800s, All Saints Church has remained an ever-present historic landmark positioned right at the heart of the village.

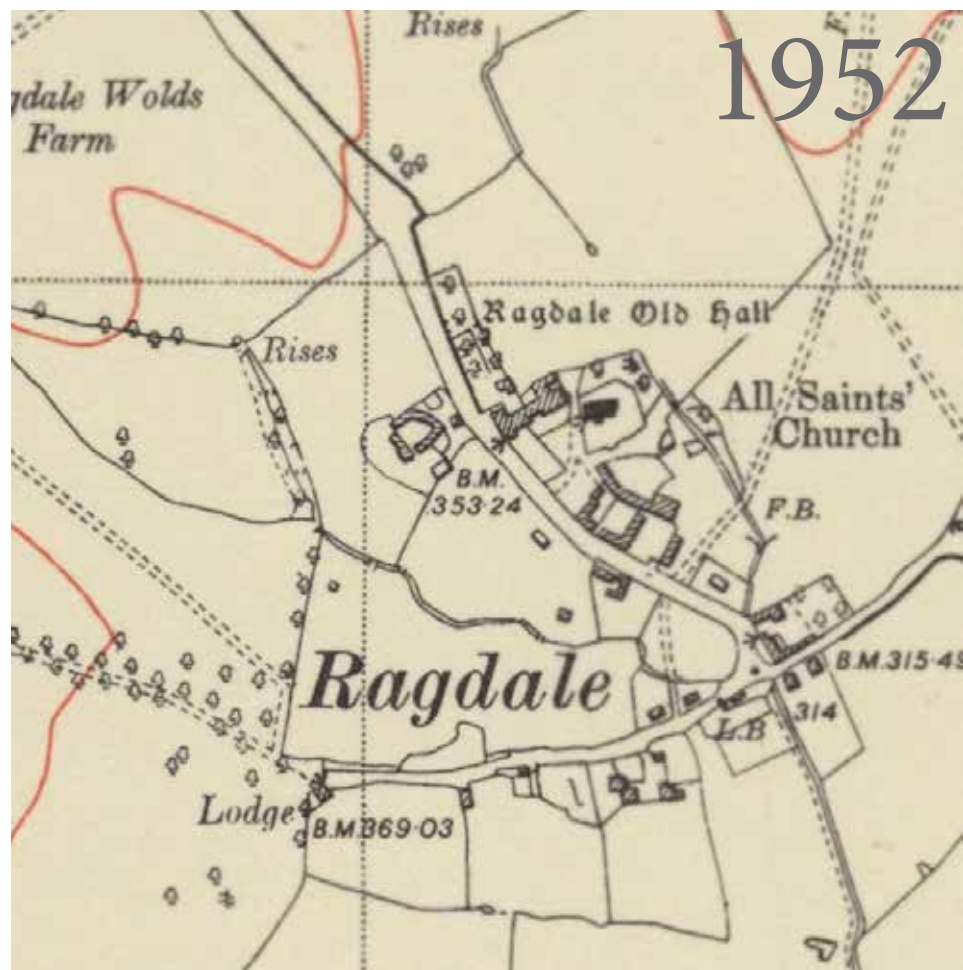


Fig 238: Ragdale, 1952



Fig 239: Ragdale, 1973

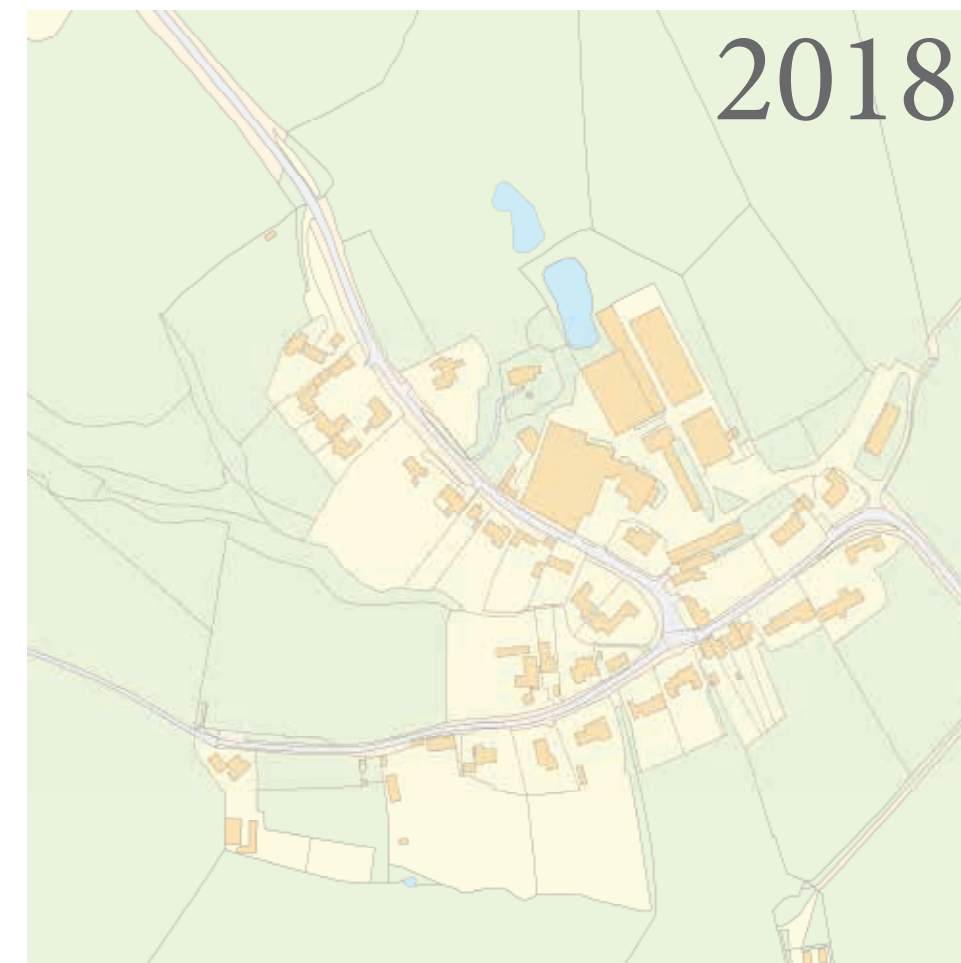


Fig 240: Ragdale, 2018



Fig 241 and 242: Old Ragdale Hall once stood alongside All Saints Church to form a particularly unique and majestic village centre. However, though today the church still stands proudly at the very heart of the village, Old Ragdale Hall was demolished in the 1950s.

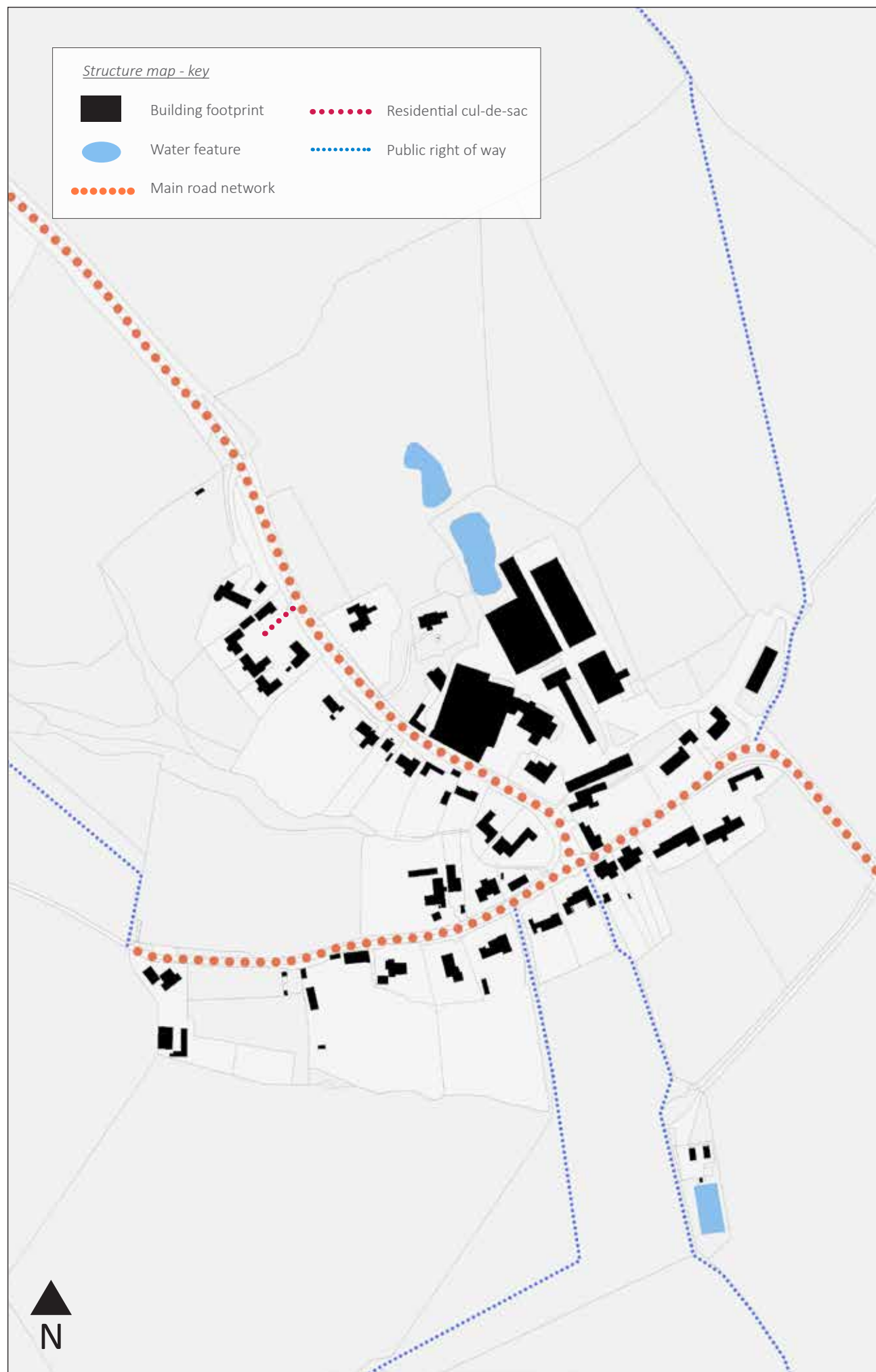


Fig 243: Ragdale village structure map.
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Village structure and development layout

3.71 The map at Fig 243 visually communicates Ragdale’s village structure and layout, which is further discussed in the below paragraphs.

3.72 Positioned towards the northern end of the parish, Ragdale is concentrated in and around the junction of Main Street, Hoby Road and Six Hills Road, from which development radiates outwards along the edges of these routes to give the settlement its distinct T-shaped plan layout.

3.73 The central road network of Hoby Road and Six Hills Road, which together facilitate north-south movement through the village, has a distinct winding profile as it passes through the village (Fig 244), the sweeping bend at the junction of these two roads and Main Street (Fig 245) being a particularly memorable moment as one travels through the village.



3.74 Residential properties comprise the majority of the village’s building stock. Almost exclusively detached, Ragdale’s dwellings are typically arranged in a linear manner (Fig 246 and 247) along the central road network, where they sit with plots of varying sizes and shapes; some narrow and long, others more broad and wide. Though building orientation and spacing between buildings varies across the village, as a general rule, properties are usually set towards the front of their individual plots and along Six Hills Road, Hoby Road and Main Street there is a relatively strong degree of consistency in terms of property building lines.

3.75 Within Ragdale there are only three notable instances of development that do not fall within the category of linear roadside residential development; (1) the residential cul-de-sac of Hillside Close, (2) Old Hall Farm, and (3) All Saints Church.

3.76 Hillside Close (Fig 248) is positioned off Six Hills Road at the northern end of the village. Comprising a tight cluster of five detached dwellings arranged around a short central access route, this modern cul-de-sac goes against the village’s established development patterns and represents the only self-contained, ‘planned’ housing development in the village.

3.77 As previously discussed, in more recent decades Old Hall Farm (Fig 249) has evolved from a modestly sized traditional farmstead into a much more expansive agricultural site. Today the farm, positioned in a central and



Fig 244 and 245: Ragdale is structured around a central route with a distinct winding course.

prominent position along Six Hills Road, accommodates some of the village's most substantial structures, their developed footprints dwarfing all other buildings found within Ragdale, as can be instantly appreciated from the map at Fig 243.

3.78 Just north of Old Hall Farm and, in contrast with much of the rest of the village, set well back from the road behind a large green is All Saints Church (Fig 250), the village's sole ecclesiastical building, and the only building within Ragdale that is not devoted to residential or agricultural use.

3.79 Knitting into Ragdale's village fabric are a series of public rights of way, which enter the settlement at its eastern, western and southern sides. These pedestrian and riding routes connect into the wider district's rights of way network, and are a much valued local asset, providing links across Ragdale's handsome rural landscape setting to nearby settlements including Grimston and Hoby.



Fig 248: Hilltop Close is a compact, self-contained residential development within which several detached dwellings congregate around a central access. The layout and density of this development, with spacing between dwellings being minimal, is at odds with the wider village structure and development patterns.



Fig 249: Extending east from Six Hills Road across an expansive site accommodating numerous large agricultural units and several smaller, vernacular outbuildings is Old Hall Farm.



Fig 246 and 247: Ragdale has grown organically over the past 100 years, its road network edged by detached, one-off dwellings that have come forward in a gradual, incremental manner over preceding decades. These properties tend to share a common building line, typically set to the front of their plots, where they form a strong frontage and animate the edges of those roads they overlook.



Fig 250: All Saints Church stands out from the rest of the village buildings not only due to its ecclesiastical use and handsome historic aesthetic, but also due to its somewhat remote setting, positioned away from the central road network to the rear of a large open space.

Village Character and Townscape Quality

3.80 A small and compact village, Ragdale displays a distinctly tranquil, rural character, heavily influenced by the distinct local topography and abundance of mature tree planting, hedgerows and shrubbery that not only populates the village's more central parts, but also characterises much of the village's outer edges and adjoining rural landscape, particularly that to the west of the village (Fig 251-253). Ragdale's unique topography gives both Main Street and Six Hills Road distinct, rising gradients, which are crucial to the character of each of these central routes.

3.81 Main Street runs west from the junction with Six Hills Road and Hoby Road. Initially accommodating detached dwellings along both its sides, each set with their own individual plots and most with green



Fig 251: Looking west from the junction of Six Hills Road, Hoby Road and Main Street, Ragdale displays a soft, verdant skyline dominated by the upper canopies of those mature trees that wrap around the village's western landscape setting, as well as those more immediate tree specimens within the village that stand within private gardens and are interspersed amongst the roadside hedgerows.



Fig 252 and 253: From the public right of way that exits Main Street and runs northwards to Ragdale Hall, glimpses of Ragdale's built environment can be gained through the dense and flourishing band of trees that cluster along the dip in the landscape at the village's western edge. These beautifully framed views perfectly highlight the pronounced undulating nature of the landscape setting within which Ragdale sits.

and beautifully landscaped gardens, development along Main Street then gradually becomes sparser and much less frequent as the road rises, the route taking on an altogether more informal, rustic character, akin to a rural country lane (Fig 253-256). There is no one dominant architectural style or building aesthetic along Main Street, with each dwelling displaying a differing scale, form, materials palette and detailing (Fig 257-262). This disparity in building aesthetic makes the unifying effects of the grass verges, lawns and private garden planting that characterises the frontage of many of these properties, even more crucial to the character of this part of the village.



Fig 254-257: The character of Main Street evolves as it climbs westwards, the roadside environment becoming less developed and more green and verdant in its appearance, accommodating grass verges and strands of dense hedgerow and tree planting.



Fig 258-262: Main Street does not derive its character from the built forms that align it, which display few common traits in terms of their design and architecture. Rather, it is the overarching green and verdant character of Main Street's edges, along with the narrow profile and informal appearance of the road itself, which achieves the intimate, rural atmosphere that prevails within this part of Ragdale.

3.82 Among the diverse mix of dwellings that intermittently line the edges of Main Street, there are several buildings of notably positive character, which display a distinctive form and aesthetic that enhances the roadside environment. Such buildings of positive character include (1) East Lodge, (2) No.7 Main Street, and (3) No.11 Main Street. Of late 19th century / early 20th century construction, East Lodge (Fig 263 and 264) is positioned at the top of Main Street, where it stands as a distinct gateway building, greeting those entering the village from public rights of way H49 and H50. Both No.7 (Fig 265 and 266) and No.11 Main Street (Fig 267 and 268) share a similar long, linear two-storey form with façades of white painted brickwork and slate roofs.

3.83 Displaying a similarly steep sloping gradient as Main Street but with a less secluded and more open, developed character is Six Hills Road (Fig 269), which forms the central spine of Ragdale and accommodates the bulk of the village's built forms, hosting many of its most valued and characterful buildings and features.

3.84 When entering Ragdale from the south, the first such awe inspiring moment along Six Hills Road arrives at its junction with Hoby Road and Main Street, where the stunning Home Farm and its adjoining outbuildings form a key landmark at the heart of Ragdale (Fig 270). This imposing yet attractive Georgian farm house (Fig 271-274) forms the centrepiece within a key part of the village townscape that accommodates several other distinct and charming elements (Fig 275-279), including the neighbouring red brick properties of No.2-8 (even) Hoby Road, the charming finger post sign that marks the junction, and the wide grass verge that lies opposite Home Farm, all which combine to create a beautifully balanced and composed moment within the village environment.



Fig 263 and 264: East Lodge stands in an elevated site at the end of Main Street, where its well-proportioned, asymmetrical red brick facade with front facing gable peers downhill towards the village core..



Fig 265 and 266: Present on the 1884 map, No.7 Main Street nestles behind a raised grass verge and hedgerow, with only its distinctive gable end visible from the road. However, from the driveway entrance a view can be gained towards its extensive white painted brick facade with slate roofs staggered at different levels across the building.



Fig 267 and 268: No.11 is one of Main Street's most distinct residences, with a long white facade that runs parallel to the road, creating a strong frontage along Main Street. Its exposed gable end with lopsided roof features prominently in views looking west along Main Street.



Fig 269: The village's principle thoroughfare, Six Hills Road cuts through the centre of Ragdale before climbing steeply as it exits the settlement at its northern end.



Fig 270: A wide and open aspect towards Home Farm and its surrounding environs can be gained from the foot of Main Street. Within this perfectly composed view, the elegant Home Farm residence stands centrally, its facade of red brick with white timber fenestration partially screened behind ornamental planting which enlivens the building's frontage.



Fig 271-274: The most authentic and finest period residence in the village, Home Farm has a simple, pure Georgian aesthetic. It is formed of a long two-storey block with pitched slate roof that runs parallel to Main Street, and a larger three-storey component with hipped roof that protrudes forward from the principle elevation and marks the corner of Main Street and Hoby Road. Its well-proportioned red brick facade accommodates both casement and sash windows with timber frames and glazing bars.



Fig 275: An important local building in its own right, the large 19th century outbuilding at Home Farm, which runs perpendicular to Main Street, is a handsome vernacular structure and one of Ragdale's best preserved traditional agricultural buildings.



Fig 276-279: Other key buildings and features contributing to the rich and distinct character at the junction of Six Hills Road, Hoby Road and Main Street include the red brick residences of No.2-8 (even) Hoby Road, the attractive finger post sign that marks the junction, the red brick walling with grey stone coping that fronts Home Farm, and the wide grass verge opposite.



Fig 280: Looking north along Six Hills Road the route is enclosed on both sides by grass verges and flourishing boundary hedgerows and tree planting, which are crucial components of the character of this central stretch of road.



Fig 281-283 (above, right and top-right): Detached dwellings, spaced at regular intervals and sharing a similar building line, form a distinctly residential edge to the western side of Six Hills Road. Generously planted front gardens, most with lawns, combine with the roadside grass verges and a backdrop of mature tree tops to enhance the setting of these properties and give this part of Six Hills Road a pleasingly green and rural aesthetic.





Fig 284-287: Red brick is the primary construction material of residences on Six Hills Road. Roofs are typically slate or dark concrete. Dwellings are individually designed, and though sharing similar materials palette, they each display differing forms, detailing and elevational arrangements. Many include integrated garages, a reflection of their more modern construction. The Croft (right), as one of the oldest properties in this grouping of red brick dwellings (present on the 1952 map) presents a more rural, locally distinct aesthetic, its parallel roofed profile a prominent feature in views as one moves north along Six Hills Road.



Fig 288-292: Dating from the late 17th century, The White House is Ragdale's longest standing dwelling and a valued remnant of the village's past. With its brilliant white facade, it contrasts starkly with the wider array of red brick buildings and greenery that characterises much of this side of Six Hills Road, and this distinct colouration combined with its prominent positioning and handsome vernacular aesthetic, make The White House an eye-catching, landmark property. The dwelling displays a simple one-and-a-half storey form, incorporating two dormer windows within its slate roof. Three shallow bay windows populate the main facade, with a central entrance positioned beneath a pitched canopy. The southern side of the dwelling hosts a lean-to, one of a number of additions and alterations the property has been subject to since first constructed. All fenestration and doors are black painted timber.

3.85 Upon passing Home Farm and navigating the pronounced bend in the road, a long distance view northwards along Six Hills Road is revealed (Fig 280). Framed by a distinctly green and verdant roadside environment of grass verges, hedgerows and trees, and terminating with the mature and elevated canopies of those trees that enclose the northern gateway into Ragdale, this is a particularly handsome internal view within which the built forms are very much subservient to the wider array of green and planted features.

3.86 Development along this northern stretch of Six Hills Road can be categorised into four distinct groupings; (1) linear residential development along the western edge, (2) the agricultural cluster of Old Hall Farm, (3) All Saints Church, its grounds and paddock setting, and (4) the residential development of Hillside Close. Each of these distinct development groupings are now discussed in turn.

3.87 Lining the western side of Six Hills Road are a series of detached dwellings (Fig 281-283), arranged in a relatively uniform manner. All dwellings face directly on to the road and sit behind modestly sized, but handsomely landscaped front gardens. The majority of dwellings are two-storeys and are



Fig 293: The village post box and old telephone kiosk, the latter now innovatively used to host a community defibrillator, are important and characterful streetscape features.

of relatively recent construction (most are post-1960s), with red brick being the dominant construction material (Fig 284-287). The notable exception to this overriding aesthetic is The White House (Fig 288-292), Ragdale's oldest property, dating from approximately 1690. Though the subject of later additions, the original building form can still be appreciated, and today the dwelling stands as one of the most distinct and attractive in Ragdale, and is a local landmark along Six Hills Road. This side of Six Hills Road is also host to a traditional telephone kiosk and red post box inset in a brick pillar (Fig 293), two streetscape elements that make a positive contribution to the local village character despite their modest scale.



Fig 294: Providing an extensive and varied frontage to much of the eastern edge of Six Hills Road is Old Hall Farm, which over the past 70 years has evolved from a small traditional farmstead with courtyard plan layout to a much more sprawling agricultural site accommodating numerous large, modern shed structures.

3.88 Much of the eastern side of Six Hills Road is dominated by the expansive Old Hall Farm, which has a mixed impact on the local character of this part of Ragdale. Positioned at the southern end of the site within a mature garden setting and behind a boundary of tightly clipped hedgerows is the farm's primary residence (Fig 295-267). The farmhouse is of mid-20th century construction, first appearing on the 1952 map of Ragdale. It has a simple L-shaped plan layout with a long principle elevation running parallel to Six Hills Road and a rear wing that can be glimpsed alongside the building gable in views looking north from Home Farm. Again, red brick is the core construction material, while its pitched roof is finished in slate with brick chimney stacks along the ridge. White pebble-dash render has been added to the upper level of the building facade, with red brick quoins adding a decorative touch to this otherwise modest dwelling.

3.89 Punctuating the otherwise well-defined edges of Six Hills Road is the wide central entrance into Old Hall Farm, which reveals an open yard surfaced with concrete and enclosed by several large corrugated metal sheds. The rather harsh, exposed and rudimentary appearance of the internal yard somewhat clashes with the wider soft and characterful edge presented along this side of Six Hills Road. However, just north of the farmyard entrance, the eastern side of Six Hills Road again takes on a better defined and more positive character, with the emergence of a grouping of traditional red brick agricultural outbuildings, which are also part ©Carroll Planning + Design 2018



Fig 295-297: The farmhouse at Old Hall Farm is a detached, two-storey dwelling with a simple, traditional pitched-roof form with chimneys along the ridge and at either gable end. Like many of the village's dwellings, it is constructed of red brick, which is covered with white pebble-dashed along the upper level of its front elevation.

of Old Hall Farm (Fig 298-302). Two of these three buildings are positioned right along Six Hills Road, where the rich red hues of their long, linear forms contrast pleasingly with the grass verges they abut and the ornamental bushes that clamber over their brickwork. A third building, set further back from the road, contributes positively to the character of the adjoining paddock, itself a fundamental element of the setting of All Saints Church.

3.90 Effectively screening the more mundane, modern structures that occupy the central and rear parts of the Old Hall Farm, these traditional farm outbuildings, which are the last remaining remnants of the original farmstead, provide an important link to Ragdale's past and agricultural heritage, and also provide this stretch of Six Hills Road with an attractive and unique roadside edge.



Fig 298-302: One of the defining and most appealing characteristics of Six Hills Road are the grouping of single-storey, red brick traditional farm outbuildings at Old Hall Farm, which reinforce the rural village character of this part of the village whilst providing an attractive and memorable edge to the road.



Fig 303-306: All Saints Church is positioned away from Six Hills Road and to the rear of an attractive paddock. Together the church, paddock and a multitude of mature tree specimens combine to offer up several of the most locally iconic and picturesque views in Ragdale.

3.91 Positioned just north of Old Hall Farm is an old paddock, Ragdale’s most significant open space. Dating back to at least the 1800’s, this gently sloping green space is enclosed on its Six Hills Road side by a boundary of old wrought iron railings, which enhance the character of both the space and the streetscape of the central route.

3.92 Though attractive and significant in its own right, the paddock is also a crucial component of the setting of Ragdale’s most historic building, the Grade II* listed All Saints Church. In views towards the church from Six Hills Road, the paddock, framed by a boundary of mature trees and the remnants of the walling to Old Hall, forms an open and lush foreground to All Saints, which is positioned in a elevated position to the rear of the paddock and partially obscured by churchyard trees. Entering the paddock through the ornate kissing gate and navigating the winding pathway towards the churchyard, the full form of the church gradually reveals itself in a series of evolving views, until one arrives at the foot of the churchyard entrance, where the 13th century church can be appreciated in its entirety.

3.93 The images at Fig 303-306 visually communicate this pedestrian approach to the church from Six Hills Road, illustrating the importance of the paddock setting and the multiplicity of beautiful, evolving views available towards All Saints Church.





Fig 307: The stunning All Saints Church consists of a chancel, nave with south aisle, a west tower, and south porch. Since its 13th century construction the church has been subject to various alterations and restoration works, the most instantly apparent being the church tower whose lower portion is built of local ironstone, now very weathered, whilst the upper part is largely of brick, and quite obviously the result of later repair work.



Fig 308: The grand churchyard cross is one of the highlights of the church setting. Grade II*listed and also a Scheduled Ancient Monument, the limestone cross is positioned centrally within the church grounds, and comprises a cross-head, with fleur-de-lis ends and an octagonal shaft set on a base of five steps.



Fig 309 and 310: Enclosing the churchyard and enhancing the church setting is a handsome boundary wall of coursed, squared ironstone and coursed limestone rubble with grey sandstone coping.



Fig 311: Just as the paddock facilitates fantastic views from Six Hills Road to All Saints Church, so too does it allow for elevated views back down towards the village core, within which the roofscape of those dwellings that line the western side of the road appear against a backdrop of dense foliage.



Fig 312 and 313: Forming the north edge of the paddock is the original boundary walling of the Old Hall, which is both of historic significance to the village and forms an attractive edge to this key green space.

3.94 Entering the churchyard, the beautiful, weathered exterior of the 13th century ironstone-built church can be fully appreciated against a backdrop of mature trees (Fig 307). Headstones pepper the lawns of the churchyard grounds and cluster around the tall, Grade II* listed cross (Fig 308), which along with the Grade II listed churchyard boundary walling (Fig 309 and 310), completes the trinity of designated heritage assets at All Saints Church. The church grounds benefit from a particularly peaceful and secluded character, which can be attributed to their positioning away from the main road and an abundance of tree planting within and around the churchyard. Exiting the churchyard, this feeling of enclosure dissipates with the emergence of more open, long distance views back down towards Six Hills Road (Fig 311).

3.95 Across from the churchyard and edging the north parts of the paddock space is a length of attractive boundary walling (Fig 312 and 313), which represents the last standing physical remnants of Ragdale's Old Hall. Of both stone and red brick, this walling is yet another important and characterful feature within the visually rich and historic setting of All Saints

Church.

3.96 North of All Saints Church, Six Hills Road begins to take on a much less developed aesthetic (Fig 314), the route enclosed on both sides by sloping grass verges, fulsome hedgerows and tall trees, which gives the north approach into Ragdale a particularly verdant and sheltered character, the village's built extents gradually coming into sight through this tunnel of greenery (Fig 315-317).

3.97 Those few properties that occupy this far northern end of Ragdale are generally tucked out of sight behind this thick roadside planting, with only their individual vehicular accesses, which punch holes through the otherwise impenetrable hedgerows, alluding to their presence (Fig 318-320). The retention of this mature, green edge at the northern end of Six Hills Road has been particularly important to minimising the visual impact of the Hillside Close development, whose high density cul-de-sac arrangement and almost suburban character (Fig 321-323) is successfully screened and cannot be gauged from the road, protecting the overall rural character of this approach into Ragdale.

3.98 Along the eastern side of Six Hills Road's northern extents, occasional breaks in the roadside hedgerows offer up stunning, long-distance panoramic views out over the beautiful undulating landscape of the north-eastern parts of the parish and beyond (Fig 324).



Fig 314: Six Hills Road disappears into a tunnel of greenery at the northern end of Ragdale.

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Fig 315-317: The entrance into Ragdale from the north via Six Hills Road is characterised by heavily planted, green edges.



Fig 318-320: Isolated breaks in the roadside hedgerows accommodate vehicular entrances to the few properties that occupy this far northern end of Ragdale. The most respectful of the area's rustic, rural character are those accesses that tend to take a more subtle, understated approach (top image) and which minimise the break in the roadside planting and the subsequent visual impact on the approach into Ragdale.



Fig 321-323: Hillside Close, despite its more formal, planned appearance and high density layout, makes little impact on the character of this northern part of Ragdale due to its secluded setting and heavily planted boundaries. However, internally, this development pays little regard to its rural village setting. Aside from a few stretches of ornamental hedgerow planting, the development is largely devoid of greenery, and most internal views are dominated by red brickwork and textured paving.



Fig 324: Six Hills Road rises as it leaves Ragdale and from its edges occasional elevated views can be gained out across the wider rural landscape.



Fig 325 and 326: Hoby Road is enclosed by hedgerows and open countryside on either side as it approaches the village's southern extents.



Fig 327: The distinct profile of Rakedale House welcomes those travellers as they enter Ragdale at its southern end via Hoby Road. This attractive mid-20th century property takes several cues from the village's more historic buildings, using red brick as the primary material and incorporating elements such as six-over-six pane sash windows and brick chimney stacks. Less in keeping with the wider village character is the woven willow fencing, a finish that is unique to this property, with hedgerows, tree planting and red brick walling being the more common and locally distinct approaches to local boundary treatments.



Fig 328: The visual impact of this large agricultural unit has been carefully managed through the retention / introduction of tree planting, which helps to integrate the building into its rural, edge-of-village setting.

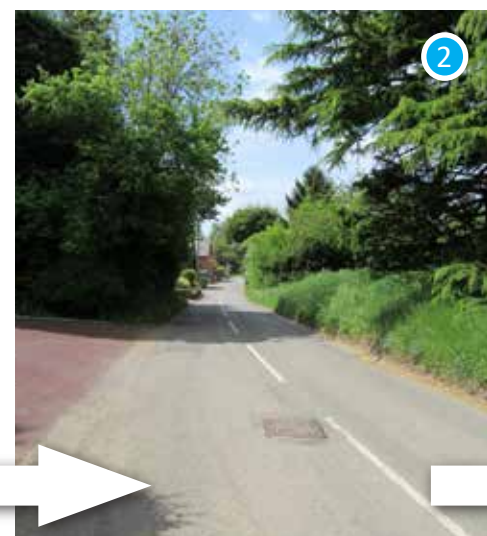


Fig 329-332: Hoby Road offers a gentle transition from Ragdale's countryside to village setting, the green and leafy character of the wider landscape persisting along the edges of this route as it approaches the village centre.



Fig 333-335: Vale House (left) and No.2-8 (even) Hoby Road (centre and right) line the southern side of Hoby Road just before it meets with the junction of Main Street and Six Hills Road. Despite having been subject to alterations and extension works in more recent years, the original 19th century forms of No.2-8 (even) Hoby Road, can still be read and appreciated today, their red brick façades, slate roof and white timber-framed windows mirroring that of the neighbouring Home Farm, with whom they form a distinct architectural grouping. The ornate, beautifully detailed chimney stacks that sit atop No.2-8 (even) Hoby Road are particularly pleasing features of these dwellings.

3.99 At the opposite end of Ragdale, the southern approach into Ragdale has a more open, less enclosed character than its northern counterpart. However, with its roadside grass verges and hedgerows and broad views across the surrounding arable landscape, this approach displays an equally attractive rural character (Fig 325 and 326).

3.100 Greeting those entering Ragdale at this southern gateway are the buildings of Rakedale House (Fig 327) and the neighbouring barn structure (Fig 328), which is actually part of the wider Old Hall Farm complex. The former is a large standalone residence with a hipped roof flanked at either end by tall chimney stacks. It displays a well-proportioned, symmetrical 3-bay facade, with bay windows at ground floor level and sliding sash windows at first floor level. The robust, stately appearance of this dwelling combined with its prominent positioning on the corner where Hoby Road enters the village, makes Rakedale House an important gateway building.

3.101 Beyond Rakedale House, Hoby Road briefly takes on a more enclosed character, with sloping grass verges rising above the road and properties such as No.3 Hoby Road displaying mature planted boundaries along its front gardens. This attractive, verdant roadside character continues through to the village core along the northern side of Hoby Road, but subsides on the southern side with the emergence of the residential row of No.2-10 (even) Hoby Road. The images at Fig 329-332 visually communicate how the character of Hoby Road evolves as it approaches the village centre.

3.102 Vale House at No. 10 Hoby Road (Fig 333) is a large detached dwelling of mid-20th century construction but significantly altered and extended in subsequent years. Architecturally, it pays little regard to

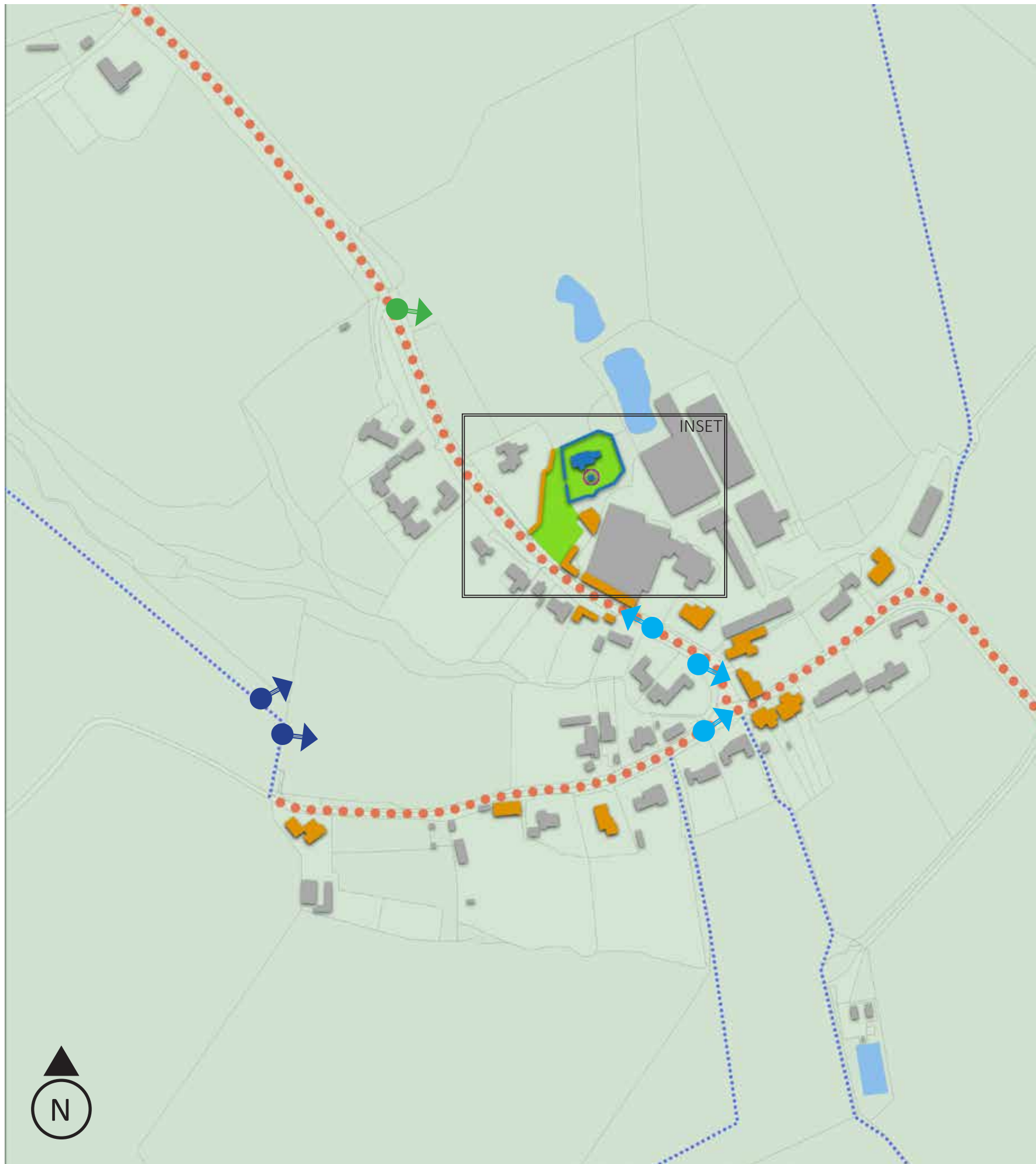
local vernacular forms, displaying a rather generic albeit inoffensive residential aesthetic, and instead derives much of its character from its elaborately landscaped gardens.

3.103 More locally distinct in their appearance and character are the neighbouring properties of No.2-8 (even) Hoby Road (Fig 334 and 335). As noted previously, these dwellings are important elements within the setting of Home Farm, sharing a similar red brick with slate roof aesthetic that complements this local landmark building. No.8 Hoby Road and Home Farm work together to frame views through to Main Street (Fig 336).

3.104 The maps at Fig 337 and 338 support the above descriptive text and images, providing an instant snapshot of the key elements that characterise Ragdale.



Fig 336: The historic, red brick profiles of No.8 Hoby Road and Home Farm frame views from Hoby Road towards Main Street.



Ragdale character map - key

Building footprint	Important green space
Listed building	Key views towards All Saints Church
Non-designated heritage asset*	Key landscape view
Water feature	Key internal townscape view
Main road network	View towards village roofscape
Residential cul-de-sac	
Public right of way	

* As identified in 2018 from village survey and discussions with NDP Group. Details of each identified building/structure can be found within the relevant 'Village Character and Townscape Quality' section.



Fig 337 and 338: Ragdale character analysis map (above) and All Saints Church setting inset map (left).



BROOKSBY CHARACTER PROFILE

BROOKSBY CHARACTER PROFILE

Evolution of Brooksby

3.105 Brooksby has undergone several significant transformations in its lifetime, and its story is one of change, evolution and reinvention. It is likely that the name 'Brooksby' comes from when the Danes settled this area in the late 9th century, probably originating from the word "Brock" meaning a badger and the "by" ending, which occurs in many local village names, hinting at their Danish origins.

3.106 The original medieval village covered much of the area that is today occupied by the Brooksby Melton College campus. However, the combined impacts of the Bubonic Plague in the 14th century and the enclosure of the land towards the end of the 15th century by Sir John Villiers resulted in depleted populations at Brooksby and the eventual clearance of the village.

3.107 Following the demise of the medieval village, Brooksby became a private estate of the Villiers family, who, having transformed the formerly arable land into enclosed grassland for sheep, were prospering significantly from the lucrative wool trade. At the heart of the estate were Brooksby Hall and St Michael & All Angels Church, the latter of 14th century origins and one of the few remnants of the medieval village.

3.108 From the early 1800s Brooksby Hall became a popular property for hunting enthusiasts. However, this use was interrupted during WWI and WWII when the staff of the Hall were mobilised for service, and the Hall was used as a place of recovery for wounded servicemen. The Hall was then ultimately sold into public ownership in 1945, with Leicestershire County Council purchasing the estate, after which Brooksby became primarily the focus of educational activities. Initially under this new ownership Brooksby Hall was used as a training centre for ex-service men, specialising in horticulture and agriculture. Then, from 1950 it became the Leicestershire and Rutland Farm Institute, and then Brooksby Agricultural College. Ultimately, from 2000, the Hall and its surrounding environs became home to the Brooksby campus of Brooksby Melton College (BMC).

3.109 The development and expansion of Brooksby in recent times has very much been linked to the college. Between the late 1800s and the first half of the 1900s (Fig 339 and 340), little change occurred across Brooksby, with buildings focused at the compact and well-defined groupings of Brooksby Hall (Fig 344) and Brooksby Railway Station (Fig 345). By 1953 (Fig 341) we begin to see the development of new buildings dedicated to educational use, with the



Fig 339: Brooksby, 1884

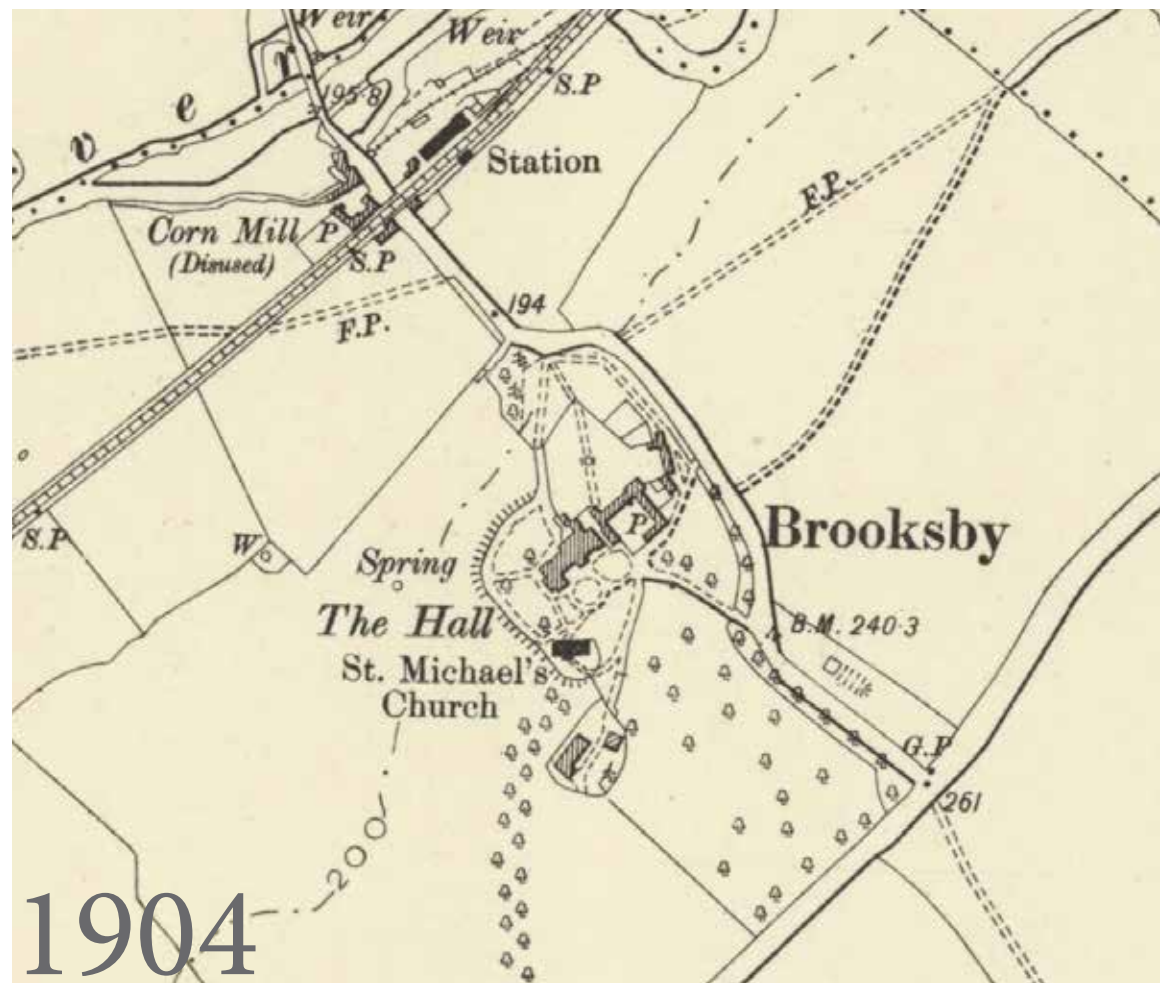


Fig 340: Brooksby, 1904



Fig 341: Brooksby, 1953



Fig 342: Brooksby, 1972

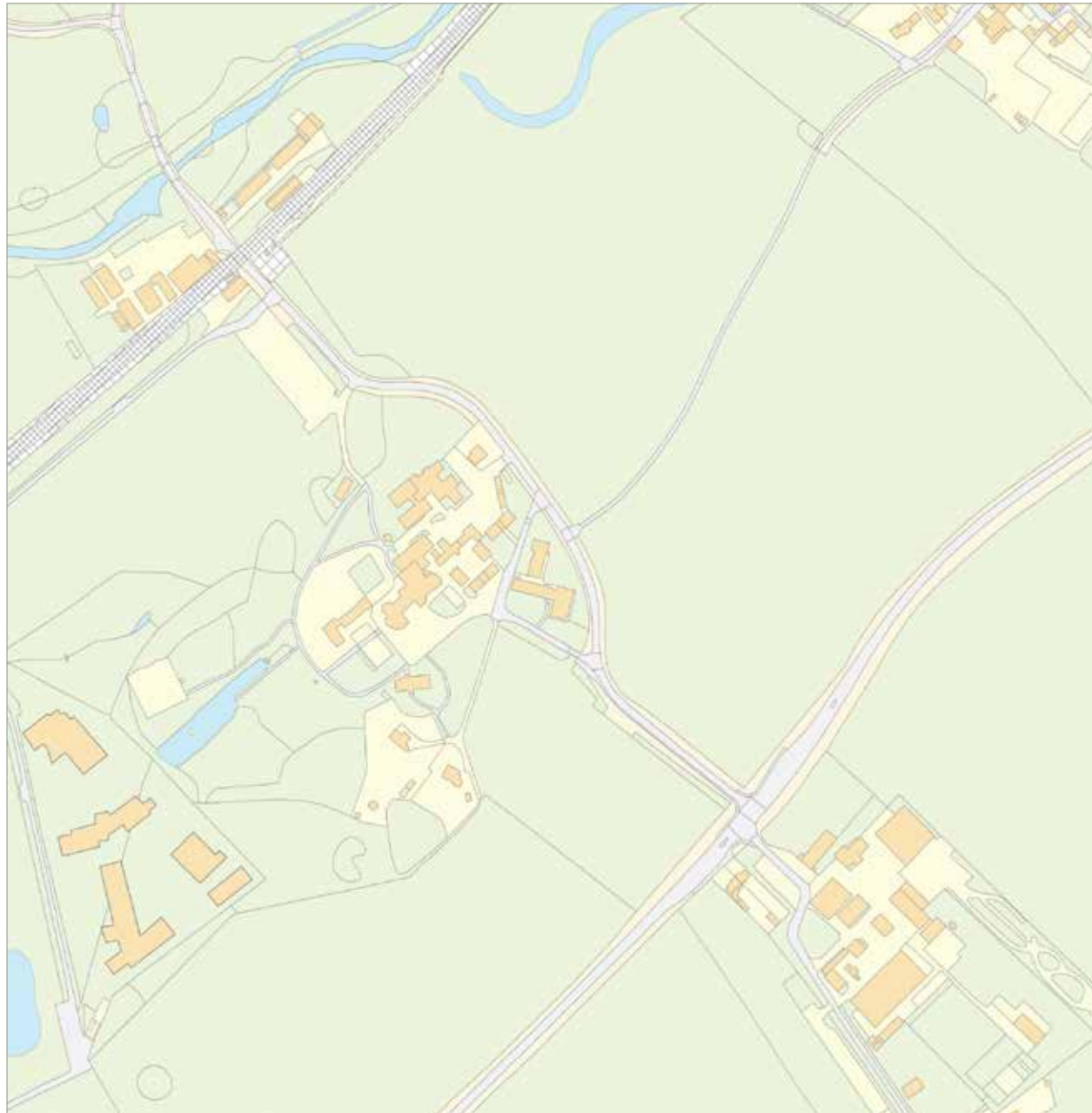


Fig 343: Brooksby, 2018

emergence of an additional development grouping south of the A607 road, which would become known as the Spinney Campus.

3.110 By 1972 (Fig 342) the expansion of Brooksby Melton College has gathered significant momentum, the eastern setting of Brooksby Hall and St Michael and All Angels Church now hosting several modern college buildings, while playing fields and tennis courts have been introduced to the immediate north-west. Likewise, the Spinney Campus has also been the focus of continued development between the 1950s and early 1970s.

3.111 Looking at the present day situation (Fig 343), we can see the continued influence of the college on Brooksby, with the emergence of a grouping of several particularly large educational buildings to the west of Brooksby Hall and the original campus. Importantly, despite the growth and expansion of Brooksby as a place of education, the majority of the area's key historic buildings, including Brooksby Hall, St Michael and All Angels Church, and the station building still stand today.

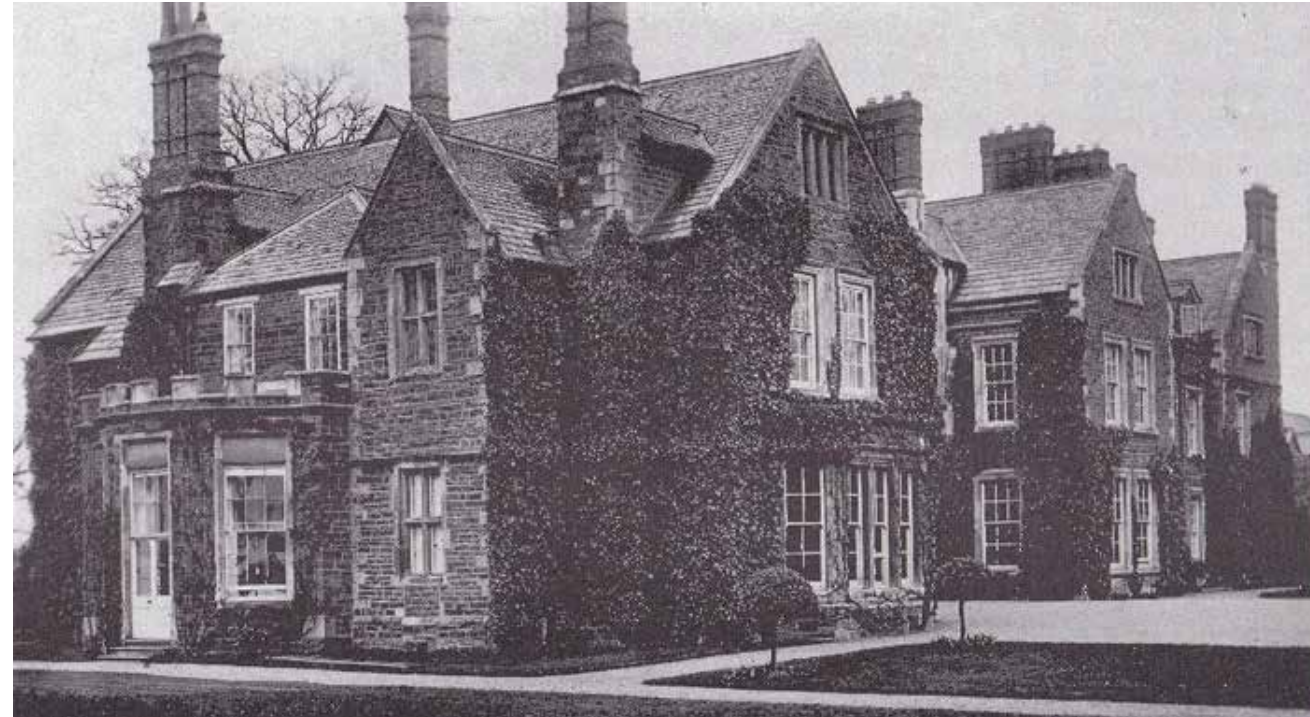


Fig 344 and 345: Brooksby Hall (top) and Brooksby Railway Station (bottom) have historically been the focus of development at Brooksby.

Brooksby structure and development layout

3.112 The map at Fig 348 visually communicates Brooksby's structure and layout, which is further discussed in the below paragraphs.

3.113 Modern day Brooksby is first and foremost a place of education, with the majority of buildings standing today associated with Brooksby Melton College (BMC). Consequently, it does not display a structure or the fine grain arrangement that one might typically expect of a rural settlement. Rather, it is comprised of several dispersed, self-contained groupings, many hosting buildings of substantial size.

3.114 The most northerly of these development clusters is sandwiched between the River Wreake (Fig 345) and the railway line (Fig 346), and is host to the original Brooksby Station building (Fig 347) and the neighbouring Wreaside Centre, the latter of which is under the ownership of the college. Buildings here are arranged in an orderly fashion along the northern edge of the railway line, resulting in a particularly compact and neat developed footprint.

3.115 Further south and to the immediate west of Hoby Road (Fig 349) is BMC's main campus and central offices, at the core of which lies Brooksby Hall (Fig 350), with the St Michael & All Angels Church set to its immediate south. Huddled around Brooksby Hall are several more recent additions to the college campus, mostly large blocks of generous scale. As the location of the original medieval village of Brooksby, and today the headquarters of BMC's Brooksby Campus and the site of the key historic buildings of Brooksby Hall and St Michael & All Angels Church, this area forms the heart of Brooksby.



Fig 345 and 346: The River Wreake (left) and the railway line (right) together define the northern edge of Brooksby, where they briefly run parallel with each other in a east-west direction.



Fig 347: The former Brooksby Station building, now in residential use, stands at the northern entrance into Brooksby.



Fig 348: Brooksby structure map.

3.116 Cutting across the campus is a public right of way, which sweeps south-west from Hoby Road and links through to a separate grouping of newly constructed BMC buildings (Fig 351), including the Sports Centre, Jutland Building and Grafton Building. Arranged along a dedicated access road and to the rear of an expansive parking area, these new additions to the wider BMC campus are notable for their substantial size, with each individual block displaying a large developed footprint. A similar grouping of modern college structures exists some 0.8km further to the west in the form of BMC's Animal and Equine Centre, however, this isolated grouping is rather detached from the setting of Brooksby Hall and the central BMC campus- indeed, it is just as close to neighbouring Rearsby - and as such, is more of an element in Brooksby's wider landscape setting rather than an integral part of Brooksby's own built environment.

3.117 Situated closer to Brooksby Hall is the Spinney Campus, which is positioned on the south side of the A607 road (Fig 352). The Spinney Campus (Fig 353) is formed of a variety of buildings of differing sizes and heights, including glasshouses and sheds, all arranged in a rather loose and ad-hoc manner. These buildings are now effectively derelict, but were previously used by students as part of their agricultural and horticultural courses.

3.118 Just south of the Spinney Campus lies a row of six semi-detached dwellings, Spinney Farm Cottages (Fig 354). This residential grouping has a tidy and uniform layout, with each dwelling positioned within long plots of identical dimensions, and all homes set along the same building line. Today Spinney Farm Cottages, despite comprising only 6 dwellings, represents the largest single residential grouping at Brooksby. However, with the recent approval of planning permission to erect up to 70 new dwellings on the neighbouring Spinney Campus site (Appeal Ref: APP/Y2430/W/16/3150720), this part of Brooksby may yet become the focus of significant residential development.

3.119 As is the case with much of the wider parish, Brooksby is linked into a comprehensive pedestrian and bridleway network that connects the area to the neighbouring settlements of Hoby, Rotherby and Gaddesby.



Fig 349: Hoby Road runs north-south through Brooksby, linking the main campus at Brooksby Hall with the Wreakside Centre to the north and the Spinney Campus to the south.



Fig 350: Brooksby Hall and its immediate setting, which includes some especially handsome and ornate gardens, sports fields, multiple college buildings, and the Grade II* Church of St Michael represents both the historic and modern day heart of Brooksby.



Fig 351: Of a scale previously unseen at Brooksby, modern college buildings stand along a new access road to the west of the original campus at Brooksby Hall.



Fig 352: The A607 is a significant physical barrier towards the southern end of Brooksby, severing the Spinney Campus from its more northerly BMC counterparts.



Fig 353: The Spinney Campus, which is now largely derelict, was first developed in the 1950s and has been added to and altered over subsequent decades, giving it a somewhat disorderly layout, with buildings of differing sizes and scales spread across its extents with no obvious overriding approach to positioning or orientation.



Fig 354: Spinney Farm Cottages are carefully arranged along a narrow rural lane, each dwelling mirroring the next in terms of orientation, positioning, plot sizes and overall built aesthetic.



Fig 355: A public right of way runs across the ridge and furrow fields to the east of Brooksby providing a direct pedestrian link to Rotherby.

Character and Townscape Quality

3.120 Brooksby is of a significantly different character to Hoby, Rothery and Ragdale. It is not so much a settlement, accommodating only a few residences, but rather primarily a place of learning and education dominated by the numerous buildings that comprise Brooksby Melton College.

3.121 Brooksby Hall and Church of St. Michael and All Angels (Fig 356-357), are the focal points within the country campus of Brooksby Melton College, and together they represent the most enduring and iconic buildings in Brooksby.

3.122 Brooksby Hall (Fig 358-360) originally dates from the late 16th Century but was extended eastwards in the late 19th century. A Grade II* listed building, the Hall is built of coursed squared ironstone with limestone dressings. It has a Swithland slate roof with brick chimney stacks along the ridge. The Hall, though elegant in appearance, also has a commanding, authoritative presence, its extensive and handsome facade, with large sash windows and projecting wings, facing proudly out over the southern parts of the campus.

3.123 To the immediate south of the Hall is St. Michael and All Angels Church (Fig 361-363), which is also Grade II* listed. More introverted than Brooksby Hall, the church is set within a mature wooded setting, through which only glimpses of its uncoursed stone rubble exterior can be gained. However, though much of the



Fig 357: At the very heart of Brooksby are the Church of St. Michael and All Angels and Brooksby Hall. These landmark buildings are not only visually impressive pieces of architecture, but are also steeped in history, each having borne witness to numerous centuries of change and evolution at Brooksby while also having played their own significant part in the story of the local area.



Fig 358-360: The core of the stunning Brooksby Hall, which dates back to Jacobean times, has a south-facing facade of five bays faced with sash windows and a parapet with crenelations. A later 19th century extension to the east side mirrors the style and finishes of the original structure, but seeks to introduce a more vertical emphasis to the building through the erection of a series of tall chimney stacks and the insertion of mullioned windows in the gables. Today the Hall houses the college administrative offices as well as offering conference, banqueting and wedding facilities.

church's profile rests behind a veil of foliage, its slender, crocketed tower rises up above the tree canopies to appear prominently in views across both the wider campus (Fig 364-366) and in more long distance views gained from nearby settlements and from within the wider parish landscape setting. As such, St Michael and All Angels Church is not only significant in terms of influence on the local character of Brooksby, where it and Brooksby Hall form an alluring historic grouping at the centre of the college campus, but it is also a structure that enhances and stirs visual interest within views towards Brooksby from miles around.

3.124 Brooksby Hall and St Michael and All Angels Church sit within a beautifully landscaped campus, blanketed by expanses of lush lawns that are adorned with a wealth of mature and handsome trees. A highlight of the campus grounds are 31 acres of stunning gardens, which slope northwards and westwards. The gardens, many elements of which pre-date Brooksby Hall's use as a college and have formed a key part of the Hall setting for over 100 years, are mainly informal in style and contain a huge diversity of planting. As a specialist in horticulture, BMC has helped to maintain and further enhance the gardens in more recent times, and today the campus gardens remain a crucial and much



Fig 361-363: St. Michael and All Angels Church is built of uncoursed random stone rubble with limestone dressings. The facade also displays areas of old render, while ironstone ashlar is used in the east and south walls. The outside is decorated with battlements embellished with shields. The base of the tower is early 14th century whereas the east of the tower is late 15th Century and the body of church early 16th century. The church was the focus of restoration works in 1874 having been damaged by a lightning strike.

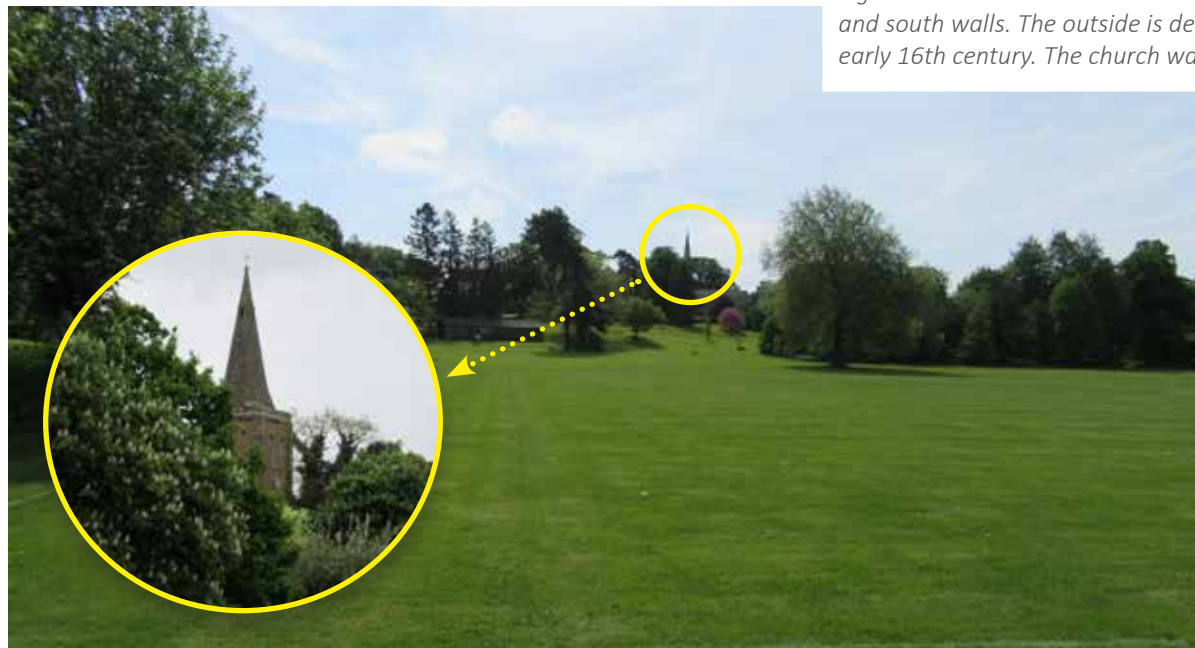


Fig 364-366 (left and above): The spire of St. Michael and All Angels acts as an important landmark at Brooksby, appearing as a distinct built feature along a skyline that is otherwise generally dominated by the dense canopies of those trees that populate both the core and the outer edges of the campus.

appreciated part of Brooksby Hall's setting. The images provided at Fig 367-372 provide an overview of the character and quality of these extensive gardens.

3.125 The campus has been gradually enlarged since the 1950s, growing outwards from Brooksby Hall. Those buildings that have come forward during this modern period (Fig 373-375) have been designed specifically for higher education purposes and ancillary uses, such as student accommodation, and this is reflected in their generally significant scale, with most comprising large, two



Fig 367-372: The gardens at Brooksby Hall provide a unique and handsome setting to the listed Hall and Church of St. Michael and All Angels and Brooksby Hall. A visual treat, the gardens contain a multiplicity of horticultural delights and beautifully composed moments, which include a lake, which is approached from Brooksby Hall via a beautiful pergola pathway comprised of eight free-standing stone pillars with timber cross beams.

storey blocks (Fig 373-375). Despite their sizeable forms, the majority of those college buildings that have been erected at Brooksby Hall in recent decades have been well integrated into the campus setting and are subservient and respectful towards the listed church and Hall.

3.126 A less successful addition to the campus in terms of their impact on the local character are the new academic buildings positioned south-west of Brooksby Hall, just beyond the lake (Fig 376 and 377). Prior to this development the campus was enclosed on all sides by mature planting and greenery, and these soft, verdant edges ensured that the campus nestled harmoniously into its rural setting. However, these new buildings, which have been developed to cater for the college's expanding catalogue of courses, stand absolutely exposed along the western side of the campus, creating a harsh, impenetrable built edge that displays little sensitivity to the adjoining landscape setting or the established verdant, rural appearance of the original campus.

3.127 Away from Brooksby Hall, satellite college clusters at the Spinney Campus (Fig 378-382) and Wreakside Centre (Fig 383) contain buildings that are mainly functional in appearance (e.g. barns, glasshouses, storage sheds) many of which reflect the agricultural and horticultural specialisms of the college. Importantly, despite accommodating some fairly substantial structures, both the Spinney Campus and Wreakside Centre are generally well screened in views from the surrounding landscape setting, their presence muted by boundaries of tree and hedgerow planting.



Fig 373-375: Modern (post-1950) college buildings at Brooksby Hall are generally polite and understated in their design and aesthetic. Some take cues from Brooksby Hall itself through the progression of vertical sliding sash windows with surrounds (left), others are more plain and generic in their appearance (centre), whilst to the north of the Hall are a grouping of buildings that though still respectful of their setting, are a little more adventurous in their design, with a contemporary appearance with modernist influences. The consistent use of buff brick across these buildings has a unifying effect on this grouping.



Fig 376 and 377: Large, modern academic buildings, glasshouses and ancillary storage sheds lie some 200m south-west of Brooksby Hall. Almost industrial in appearance and without any meaningful landscaping, this grouping appears rather abruptly in views from the west and the south, where its extensive collective profile clashes with the adjoining mature and partially-wooded agricultural landscape.



Fig 378-383: The Spinney Campus (top, middle and bottom left and centre) and Wreakside Centre (bottom right) comprise clusters of agricultural, horticultural and storage buildings, all associated with the college, though the majority of structures at the Spinney Campus are no longer in use. The buildings at these two sites are largely functional in their appearance, and few are of any historic or architectural merit.



Fig 384-386: The former stable block, situated to the immediate east of Brooksby Hall, is one of the best preserved elements of the former estate.

3.128 Aside from the designated heritage assets of Brooksby Hall and St. Michael and All Angels Church, other buildings of historic interest at the main BMC campus include several structures of late 19th / early 20th century construction:

- The old stable block (Fig 384-386), which today hosts the college common rooms, canteen and bar;
- The former gardeners cottage (Fig 387), today known as the Old Rectory; and
- Mole Cottage (Fig 388), once a potting shed associated with the old estate.

3.129 These late 19th / early 20th century buildings, remnants of Brooksby Hall's latter days as a luxurious country home, are all of a similar red brick with slate roof aesthetic. Their presence within the campus is significant, as when read alongside the old Hall and church and the more modern, post-1950s college structures, these buildings help the viewer begin to gain an appreciation of Brooksby Hall's gradual evolution from grand residence to a place of learning and



Fig 387: The Old Rectory is located in a secluded, wooded setting to the south of the church. This fine red brick residence was constructed at some point between 1884 and 1903.



Fig 388: Mole Cottage once formed part of the east side of the walled garden at Brooksby Hall.

education, and also offer an insight into the everyday management and workings of the estate and its gardens.

3.130 Outside of the college campus, further north along Hoby Road, lies Brooksby Station (Fig 389 and 390), a Grade II listed building. The station opened along the Syston and Peterborough railway line in September 1846, serving Brooksby, Rotherby and Hoby. Designed by William Parsons, the Leicestershire county surveyor, the scale and extravagance of the station design probably reflects its role in serving the Halls of Brooksby and Rotherby, in addition to the local farming communities. Built in the Queen Anne Revival style, the station is a 9-bay single storey block of red brick with hipped slate roof and is embellished with many fine details. Its tall red brick chimney stacks give it a unique, unmistakable roof profile, which catches the eye in views looking east from the level-crossing at Hoby Road.

3.131 The station closed in 1961 to passengers and in 1964 to goods, and was

then used as a farm building for several years before coming into residential use. Despite these changes in use, the station has retained its original character and today stands as a significant landmark building and important part of Brooksby's history.

3.132 Adding further richness to the character of this northern gateway into Brooksby and contributing to the wider setting of the station building are a number of further structures of notable historic interest, including:

- the red brick building opposite the station (Fig 391), which now marks the entrance to the Wreake Centre;
- stretches of canal walling (Fig 392) dating from when the River Wreake was navigable; and
- the bridge (Fig 393) that spans the River Wreake from which attractive views can be obtained towards Hoby.



Fig 389 and 390: Brooksby Station lies just off Hoby Road at the northern end of Brooksby, where its ornate and handsome form, positioned along the railway line stands both as a monument to a bygone era and as an important historic landmark. Whereas the station's southern facade is difficult to decipher behind the dense foliage that rises up from the edges of the railway line, the building's distinct hipped roof with its lean and towering chimneys is much more forthcoming and can be appreciated from the nearby level crossing. The station's northern elevation allows for a greater appreciation of the care and consideration that has gone into the detailed design of the building, with its limestone dressings, deep projecting bracketed eaves, gables above each door, brick ridge tiles, and stone sills and surrounds at all windows.



Fig 391: Present on the 1884 maps, this red brick building was likely part of the original railway station complex. Today it stands prominently along Hoby Road and forms part of the Wreakside Centre.



Fig 392: The River Wreake was navigable for about 100 years from Melton Mowbray to Syston. However, after the arrival of the railway the canal fell into disuse. Today only a few sections of brick wall remain, with some particularly well preserved stretches being positioned just north of the railway station.



Fig 393: Constructed by Leicestershire County Council in 1935, the art deco influenced bridge at the northern gateway to Brooksby forms a handsome and distinct crossing over the River Wreake. From this position, a beautiful view towards Hoby can be gained.

3.133 South of the station and just to the east of Brooksby Hall and the college campus is a panoramic view from Hoby Road within which appears both the churches at Hoby and Rotherby. This layered view looks out across the gently undulating landscape of the Wreake Valley and the ridge and furrow fields at Rotherby, beyond which the two village churches can be seen peering out from behind their wooded churchyard settings (Fig 394).

3.134 Similarly pleasing views of St. Michael and All Angels Church (Fig 395) and Brooksby Hall (Fig 396) can be gained at various intervals along Hoby Road through occasional breaks in the often dense roadside tree and hedgerow planting that characterises much of Hoby Road (Fig 397).

3.135 As previously noted, Brooksby's built environment is largely comprised of educational and agricultural buildings associated with the college. Residential properties are few in number and are generally comprised of isolated, one-off builds (Fig 398-400) dispersed across Brooksby and its wider rural landscape setting. The only notable concentration of dwellings are the Spinney Farm Cottages, which are positioned at the far southern end of Brooksby (Fig 401-403). As is the case in neighbouring Hoby and Rotherby, red brick is the dominant construction material used in domestic buildings at Brooksby.

3.136 The map at Fig 404 supports the above descriptive text and images, providing an instant snapshot of the key elements that characterise Brooksby.



Fig 394: The churches at Hoby and Rotherby help to give Brooksby a visual connection with these two nearby settlements.



Fig 395: St. Michael and All Angels Church appears in a view through the gated southern entrance into the college campus.



Fig 396: Brooksby Hall appears within a perfectly framed view through a gap in the mature planting that encloses much of the campus grounds.



Fig 397: Hoby Road, which winds north-south through Brooksby, has a verdant and tranquil character.



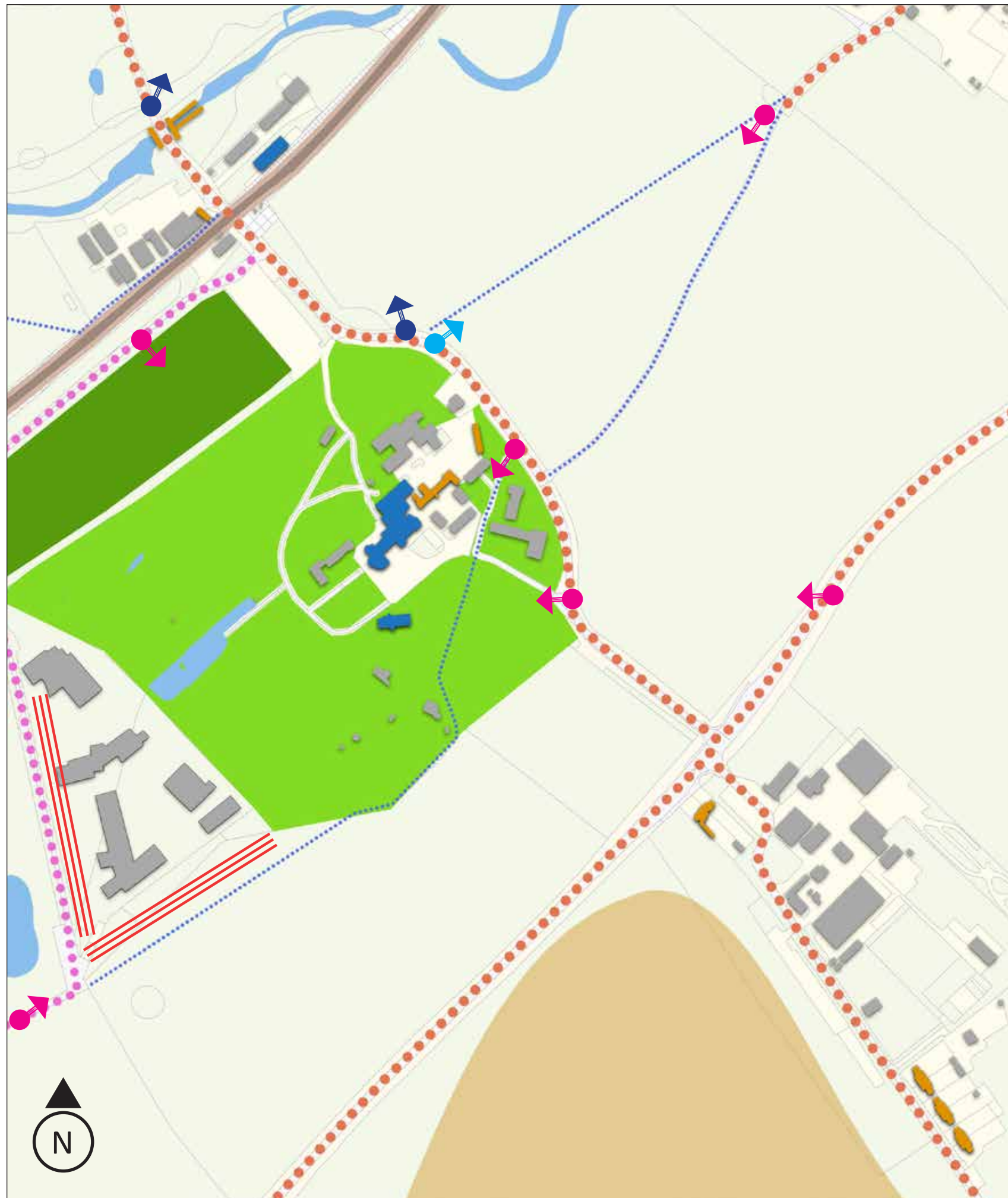
Fig 398: Brooksby Lodge, first appearing on the 1953 map, has been extended and altered in recent years. However, the two tall chimney stacks, which were a defining feature of the original building remain perched along the ridge of its hipped roof, and the extension works have been carried out in a sensitive manner, resulting in a modern home of charm and character.



Fig 399 and 400: Hall Farm (left) and The Cottage (right), though almost 1km apart, share a number of similarities in terms of their design and architectural language. Each are brick built, with large, imposing roofs that give them a top-heavy appearance. The careful arrangement of fenestration, placement of chimneys and centrally located entrances give both properties a strongly symmetrical make-up.



Fig 401-403 (above and right): Spinney Farm Cottages were originally built to house workers associated with the estate at Brooksby Hall. They comprise six semi-detached dwellings arranged in a row along the eastern edge of a quiet, tranquil rural lane with an informal character (without road markings or kerbs). Property frontages are generously planted, continuing the verdant roadside aesthetic that is established at the Spinney Campus to the immediate north. The cottages are constructed of red brick with dark brown roof tiles. They are of a polite, unfussy design, with a two-storey pitched roof central section, and a subservient, set-back single-storey wing to the side. Importantly, despite the presence of the Spinney Campus to their immediate north and Brooksby Quarry to the west, Spinney Farm Cottages continue to benefit from a handsome rural setting, surrounded by ample tree and hedgerow planting, with these two neighbouring operations largely screened from view by boundary planting.



Brookby character map - key

- Building footprint
- Listed building
- Non-designated heritage asset*
- Water feature
- Main road network
- Campus internal road
- Public right of way
- Railway line
- Brookby Hall landscaped grounds and gardens
- College playing fields
- Key views towards Hoby
- Key views towards Rotherby
- Local views towards St. Michael and All Angels Church
- Hard developed edge / poor relationship with landscape setting
- Brookby Quarry

* As identified in 2018 from village survey and discussions with NDP Group. Details of each identified building/structure can be found within the relevant 'Village Character and Townscape Quality' section.

Fig 404: Brookby character analysis map.



4 CONCLUSIONS AND RECOMMENDATIONS



4.1 Based on the commentary and observations set out within the preceding chapters, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Hoby with Rotherby and those settlements that lie within the parish:

4.1.1 Development proposals should take into account the historic linear development patterns that characterise the settlements of Hoby, Rotherby and Ragdale, where buildings are arranged along the central road network, having come forward in an incremental, piecemeal manner over a prolonged time period. Recent standalone, self-contained modern residential developments, such as Hillside Close at Ragdale, and Holmfield and No.12-20 Brooksby Road at Hoby, represent a departure from the established linear village layouts, and as such, are not in keeping with the local character.

4.1.2 On the basis of the above, opportunities should be explored to meet housing need on infill sites, other more centrally positioned brownfield sites and through the conversion of redundant agricultural buildings (Fig 401), before considering the introduction of further self-contained, edge-of-settlement housing developments, which have the potential to erode the established layout and development patterns that characterise Hoby with Rotherby's settlements and disrupt their positive relationship with their immediate landscape setting.

4.1.3 Development proposals should recognise and seek to reinforce the distinct local character in relation to the height, spacing, layout, orientation and materials of new buildings.

4.1.4 Development proposals should draw inspiration from local vernacular architecture and recognised buildings of heritage value and positive character, including listed buildings and identified non-designated heritage assets, as set out within this report. However, simplistic replications of existing styles and the progression of pastiche designs is discouraged.

4.1.5 The settlements of Hoby with Rotherby display particularly mature and handsome built environments, comprising numerous buildings of recognised heritage value and positive character. When undertaking additions, alterations or repairs to such buildings, including non-designated heritage assets, it is recommended that traditional building materials and methods are used where possible. Expert advice, which can be sought from the Conservation Officer at Melton Borough Council, is recommended in such cases to ensure compatibility. The use of more inappropriate, generic materials and finishes, such as upvc double glazed window units, plastic rainwater goods and modern brickwork is discouraged as this can have a negative impact on the host building, and in turn, the character of the local area.

4.1.6 Within the parish settlements, fragmentation of frontage treatments through the removal of trees, hedgerows, shrubbery, grass verges or sections of established and locally distinct walling should be resisted. The retention of locally distinct boundary treatments is crucial to protecting the local character of the parish settlements. In the first instance, new developments should seek to retain and work with existing boundary treatments where they are already in place. Where new boundary treatments are required, development proposals should use planting and/or walling materials that are locally distinct. Timber fencing is not characteristic of the parish settlements and therefore should be avoided.

4.1.7 Hoby with Rotherby possesses numerous locally distinct and handsome views towards key building groupings, and unique landmarks and features including the various village churches, Ragdale Hall, and the Wreake Valley. Future development should seek to retain and enhance those key views



Fig 401: The sensitive conversion of redundant vernacular agricultural buildings to residential use is an innovative way to provide new local housing while also securing the future of buildings that may otherwise fall into disrepair.



Fig 402: The grass verges, hedgerows and trees that line many of the village approaches within the parish are important elements of the local character, and should not be compromised by future development proposals.



Fig 403: Hoby with Rotherby displays a particularly beautiful and pristine landscape setting, which future development proposals should be sensitive to and seek to preserve.

identified within this document, and explore opportunities to create new, distinct views where the opportunity is presented.

4.1.8 Across the parish, entrances into villages are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting, which is facilitated by the many trees, hedgerows and grass verges that line many of the settlement approaches (Fig 402). Development proposals should be designed to maintain the rustic, rural appearance of these village approaches through sensitive siting and the retention of existing roadside planting and grass verges.

4.1.9 Hoby with Rotherby's landscape setting is particularly stunning and unspoiled (Fig 403), and as such, is highly sensitive to change. Accordingly, developers and designers should carefully consider the influence and visual impact of development proposals on landscape views, and in turn, progress sensitive and appropriately designed schemes that respect and respond to the landscape setting.

4.1.10 Edge-of-settlement development proposals should subtly integrate into

the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the parish settlements. The retention of existing planting and vegetation is encouraged.

4.1.11 The green wedge of land (identified in Fig 34, page 15) that separates Hoby, Rotherby and Brooksby should be retained to provide separation and protect the distinct identities of these three neighbouring settlements.

4.1.12 Hoby, Rotherby and Ragdale each contain green spaces that make a significant contribution to their local character. These spaces, as identified on the individual Character analysis maps, often provide a setting to important local buildings and heritage assets, and many, through the openness they bring to the village townscape, result in particularly distinct local views. At Brooksby, the landscaped campus grounds and gardens provide a unique and handsome setting to the listed Hall and church. On this basis, these identified green spaces should be retained and their open, spacious and green character preserved.

APPENDIX 1

DESIGNATED HERITAGE ASSET DETAILS: ROTHERBY

Name / Location: LABURNUM COTTAGE AND POST OFFICE FARMHOUSE, 22 MAIN STREET

List entry number: 1360930

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: 26-Feb-1992

Details: Pair of houses, formerly post office and dwelling and farmhouse. Probably C18, raised and re-fronted c1800. Red brick, slate roof, brick ridge stacks, L plan. 3-storey, 2-window range. C20 door to left with moulded wood surround, 2-light casement window to ground floor right of door, both with segmental-arched heads and bowed shop window to ground floor far right. 2-light casement windows to 1st and 2nd floors, those to 1st floor with segmental-arched heads, those to 2nd floor with brick lintels. Chamfered ironstone plinth and stepped brick eaves. Single-storey extension to left with slate roof and bowed shop window. Wing to rear right. Right side elevation has pair of similar bowed windows to ground floor flanking C20 part-glazed door with straight hood on brackets. Post Office Farmhouse has two open fireplaces with chamfered bressumers, one with timber crook inside. Chamfered spine beams and joists.

National Grid Reference: SK 67647 16631

Name / Location: ORCHARD HOUSE, 33 MAIN STREET

List entry number: 1075006

Grade: II

Date first listed: 22-Mar-1991

Date of most recent amendment: 26-Feb-1992

Details: House. Dated 1774 altered C20. Red brick in Flemish bond, Swithland slate roof, brick ridge and end stacks. 3-unit plan. 2-storey, 3-window range. C20 door to right of centre with segmental-arched head. 3-light casement windows to ground and 1st floors with segmental-arched heads to ground floor, wood lintels to 1st floor. Ironstone rubble plinth, dentilled brick eaves and datestone between middle and left 1st floor windows inscribed with worn initials and date 1774. Interior not inspected.

National Grid Reference: SK 67645 16652

Name / Location: CHURCH OF ALL SAINTS, MAIN STREET

List entry number: 1188547

Grade: II*

Date first listed: 01-Jan-1968

Date of most recent amendment: Not applicable

Details: Church. C14 and C15 with Norman or possibly Saxon origins. Restored by W Millican of Leicester, 1882. Coursed and uncoursed limestone and ironstone rubble, with limestone dressings, lead roofs to nave, aisle and tower, swithland slate roofs to chancel, vestry and porch with ridge tiles. Chancel, vestry, nave, S aisle and porch, SW tower. 2-bay chancel has 3-light E window with renewed reticulated tracery and 2-light windows to S, that to SW a low-side window with transom, and both with Ogee-arched heads to lights and quatrefoil to head; all have hood moulds with label stops. C19 vestry to N has similar window and door with ogee arched head, both to N side. Nave has 3 bay clerestory of 2-light windows with Decorated tracery and hood moulds. Blocked N door with chamfered lintel and 2-light window to NE with straight head, reticulated tracery and hood mould. N wall below clerestory is of uncoursed rubble including granite and sandstone. W front has 3-light window with 4-centred head, cinquefoil-headed lights and hood mould. 3-light window at clerestory level inserted C19 with Perpendicular-style tracery, hood moulds and label stops. S aisle has 3-light E window with reticulated tracery and 3-light window to S with straight head and reticulated tracery, both with hood moulds. Triple hollow-chamfered S door with hood mould. Porch, added C19, has timber structure on low stone walls and barge-boarded gable. 3-stage tower has 2-light window to bottom stage W with quatrefoil to head and hood mould, small rectangular 1-light windows to middle stage and 2-light bell-chamber openings with quatrefoils to heads and hood moulds. Off-set clasping buttresses and battlemented parapet with quatrefoiled lozenge frieze to base of parapet and gargoyles to angles. Aisle has offset buttress between bays, offset angle buttress and plain stone-coped parapet. Battlemented parapet to clerestory. Interior: Chancel has piscina with blank trefoiled head. Nave has 3-bay S arcade with octagonal piers and double-chamfered arches, polygonal W respond and carved head corbel to E end. Blocked round-headed arch above lower window at W end of nave. S aisle has piscina with chamfered arch and nailhead to hood mould. Nave has carved wood corbel, of former roof. Tower built within W end of S aisle has double-chamfered arches to E and N with polygonal responds. Royal Arms of George IV; oil on canvas. C19 altarpiece, oil on board, forming complete scheme of decoration to chancel with panelling and screen to arch between chancel and vestry. C17 communion table with turned legs, partly renewed, and stretchers. Monuments: Wall monument in tower of veined white marble to Thomas Hartopp d.1727 and arms to shaped top; shaped apron. Also in tower slate wall monument recording benefactions of Mrs Catherine Gregory of Hoby in her will proved 1727. Other early-mid C19 wall monuments of white marble on slate grounds to member of Seaman, Burnaby and Cruttall Pierce families. Buildings of England Leics 1984 p363-4.

National Grid Reference: SK 67519 16536

ROTHERBY

APPENDIX 2

DESIGNATED HERITAGE ASSET DETAILS: HOBY

Name / Location: BARN IMMEDIATELY NORTH EAST OF WARREN FARMHOUSE (NUMBER 33), MAIN STREET

List entry number: 1360927
Grade: II

Date first listed: 01-Jan-1968
Date of most recent amendment: 26-Feb-1992

Details: Barn. Probably C17, altered C19. Timber-framed, with brick infill and thatch roof. 4 bays. Gable end faces Main Street. Cart entrance to right side elevation with double plank doors. Opposed entrance to left side blocked. 3 tiers of large square panels on ironstone plinth, struts to wall plate. Air vents grouped in diamond panels. Roof has braced tie, queen struts and collar and 2 tiers of wind-braced purlins.

National Grid Reference: SK 67079 17614

Name / Location: THE BLUE BELL PUBLIC HOUSE, 36, MAIN STREET

List entry number: 1075007
Grade: II

Date first listed: 31-Aug-1979
Date of most recent amendment: 26-Feb-1992

Details: Public house. C18 altered C19 and C20. Red brick, painted, thatch roof, brick ridge and end stacks. 3-unit plan. 2-storey, 2-window range. 3-light casement windows to ground floor, those to centre and right with segmental-arched heads, pair 2-light casements to 1st floor in eyebrow dormers. Painted ironstone plinth. Renewed brick-coped gable to right. Interior has chamfered spine beam and open fireplace with stop-chamfered bressumer.

National Grid Reference: SK 67023 17475

Name / Location: ROSE COTTAGES, 13 AND 15 CHAPEL LANE

List entry number: 1075001
Grade: II

Date first listed: 22-Mar-1991
Date of most recent amendment: 26-Feb-1992

Details: Row of 2 cottages, originally three. c1800. Red brick in Flemish bond, Swithland slate roof, brick ridge and end stacks. One-unit plans originally. 2-storey, 3-window range. 3 plank doors with segmental-arched heads. 3-light casement windows to ground and 1st floors, those to ground floor with segmental-arched heads, those to 1st with wood lintels. Those to centre and left to both floors have central sliding light. Interiors not inspected. Included for group value.

National Grid Reference: SK 66863 17581

Name / Location: THE HOMESTEAD, 40 MAIN STREET

List entry number: 1294706
Grade: II

Date first listed: 31-Aug-1979
Date of most recent amendment: 26-Feb-1992

Details: Farmhouse. C17 and C18, altered C19. Projecting wing timber-framed with brick infill, otherwise of red brick in irregular bond, slate roofs, brick ridge and end stacks. Timber-framed wing projecting to left has large square panels with herringbone brick infill on ironstone plinth. Struts to wall plate. Central pair of uprights from plinth to wall plate to each of 3 visible sides have splayed feet. Main range facing street has 6-panel, part-glazed door to left of centre with moulded wood surround and gabled hood on brackets. 3-light casement window to ground floor left with segmental-arched head and shutters. 2-light casements to 1st floor with wood lintels. Other blocked windows. Interior not inspected.

National Grid Reference: SK 67039 17532

Name / Location: THE OLD RECTORY, 1 CHURCH LANE

List entry number: 1075002
Grade: II

Date first listed: 31-Aug-1979
Date of most recent amendment: 26-Feb-1992

Details: Former rectory. Late C17/early C18, altered and extended late C18 and mid C19. Red brick in irregular bond, Swithland slate hipped roof, brick internal stacks. Double-depth plan. 2-storey, 6-window range. Central C20 6-panel door with pedimented moulded wood surround. Wood mullion and Wmwm windows to ground and 1st floor with rendered heads. Renamed plinth, storey band, moulded wood eaves and central gabled dormer. C19 gabled 2-storey extension to right. Rear elevation has shallow 2-storey, 2-window wings to left and right of centre with 12-pane rush windows to ground and 1st floors, except for later canted bay window to left wing. Wings both have pediments. Large central 1st floor window with round-arched head, lighting staircase. Interior noted as having open-well staircase with slender twisted column-on-vase balusters.

National Grid Reference: SK 66961 17482

Name / Location: DORMA HOUSE (NOW CALLED 'HOBY HOUSE'), 20 CHURCH LANE

List entry number: 1360926
Grade: II

Date first listed: 22-Mar-1991
Date of most recent amendment: 26-Feb-1992

Details: Former farmhouse Late C18, altered C20. Red brick in Flemish bond, Swithland slate roof, brick ridge, end and lateral stacks. L plan. 3-storey, 4-window range-panel door to right of centre with overlight and flat-arched head. Tripartite sash windows to ground floor, 16-pane sash to 1st floor above door, flanked by tripartite sashes, and 8-pane sashes to 2nd floor, all with flat-arched head. Wing projects to left and has tripartite sash to ground floor, 16-pane sash to 1st and 8-pane sash to 2nd floor all with similar heads. Wing has hipped roof. Plinth, storey bands to main range at 1st and 2nd floor levels, dentilled brick eaves and brick-coped gable to right. Single-storey, lean-to range to rear, probably original. Interior not inspected.

National Grid Reference: SK 66842 17562

Name / Location: CHURCH OF ALL SAINTS, MAIN STREET

List entry number: 1075004

Grade: I

Date first listed: 01-Jan-1968

Date of most recent amendment: Not applicable

Details: Church. C13 and C14. Clerestory added C15. Repaired 1744. Chancel rebuilt and church restored by Ewan Christian 1863-4. Ironstone ashlar with limestone dressings, Swithland slate roof to chancel, lead roofs to nave and aisles. Chancel, vestry, aisled nave and W tower. I-bay chancel has 3-light E window with cusped intersecting tracery and 3-light window to S which has shafts to jambs and mullions with moulded and foliage capitals, and roll- moulded intersecting tracery; both have hood moulds and label stops. C19 vestry to N has cued 1-light E window and Caenwmon-ardled door. Nave has 4-window clerestory of 3-light windows with cinquefoil-headed lights and chamfered round arch or slightly pointed surrounds of grey sandstone. Rainwater head to middle S side inscribed JOHN ALSAP/ROBERT HENTON/CHURCH WARDENS/1744 and plain stone-coped parapets. N aisle has 3-light windows to E and W ends with cusped heads to lights and tracery to head of 3 cusped pointed arches (renewed) and 2-light windows to N with cusped Y tracery; all have hood moulds and label stops. Renewed hollow-chamfered N door with impost and hood mould. S aisle has fine set of windows of c1300, all with slender mullions and tracery, and hood moulds with label stops. That to E end has 4 lights with ogee-arched pointed trefoil heads, larger, many-moulded central mullion dividing window in two, each half with quatrefoiled circle above two trefoils to head, and sexfoiled circle to main head. W and SE windows have 3 lights and cusped intersecting tracery. Window to right of S door has multi-foiled reticulated tracery. S door, inch renewed, has 3 orders of shafts, many- moulded head and hood mould with label stops. 3-stage truer has cusped 1- light window to bottom stage W, chamfered door to S, and similar window to middle stage S. 2-light bell-chamber openings with Y tracery and hood moulds. Off-set angle buttresses, plain stone-coped parapet with ball flower ornament to base, and gargoyle to middle of sides, and recessed spire with broaches and 3 tiers of lucarnes, all near top, those at lowest level quatrefoiled. Interior: Chancel has piscina with shafts, blank pointed trefoil head and nailhead ornament to hood mould. Nave has 4-bay arcades with four attached demi-shafts with fillets to central piers, eastern piers with four main round attached and four diagonal shafts of rectangular section, and octagonal western piers, polygonal responds, moulded shafts and double- chamfered arches. S aisle has many-moulded piscina with cusped head, sedile and archway with continuous double sunk quadrant mouldings, and much renewed Perpendicular tie-beam roof with foliage and faces to bosses. Font: Octagonal on broach-stopped octagonal stem. Royal Arms of George III; oil on canvas. Set of C15 benches in aisles with poppyhead ends. Perpendicular-style rood screen forming part of a complete scheme of decoration of chancel carried out from c1914-1920 as a memorial to Beresford family. Screen has painted figurative decoration to base and to E side of cove in relief. Decorative scheme includes tile floors of chancel, choir seating, painted decoration and angels to roof above sanctuary, painted frieze and small Commandment and Lords Prayer boards flanking High Altar. Stain-glass E and S chancel windows of 1914 and 1916 form part of same Scheme. Another stain-glass window by same hand to NE aisle window of 1917. Monuments: Brass of c1480 with lower half of a knight in armour and indent for his wife. Veined white marble wall monument to Sarah Anne Standley d.1792. Successive members of the Beresford family were rectors and patrons of the living for almost a century from mid C19. Buildings of England Leics 1984 p178-9.

National Grid Reference: SK 66916 17348

Name / Location: NICHE ADJACENT TO MAIN CHURCHYARD GATES, MAIN STREET

List entry number: 1188535

Grade: II

Date first listed: 22-Mar-1991

Date of most recent amendment: Not applicable

Details: Garden feature. C17. Red brick with limestone dressings, cemented roof. Niche faces forecourt of present rectory (not included) and has round-headed arch with moulded stone imposts and triple-stepped stone arch, wave-moulded outermost, with console key block. Its site was formerly a corner of the Old Rectory garden and is adjacent to main entrance to churchyard.

National Grid Reference: SK 66906 17327

Name / Location: BASE AND SHAFT OF CROSS IMMEDIATELY SOUTH WEST OF CHURCH OF ALL SAINTS, MAIN STREET

List entry number: 1360928

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: Not applicable

Details: Churchyard cross. Medieval. Limestone. Monolithic square base and stump of tapering shaft. Shaft has square section with moulded, rounded angles.

National Grid Reference: SK 66909 17331

Name / Location: GATE PIERS TO SOUTH WEST OF CHURCH OF ALL SAINTS, MAIN STREET

List entry number: 1075005

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: Not applicable

Details: Gates and gatepiers. Early C19. Tall brick gatepiers with pyramidal limestone caps and wrought-iron overthrow with square holder for lamp. Pair of cast-iron gates with latticed panels and spear finials.

National Grid Reference: SK 66916 17326

Name / Location: CHURCHYARD CROSS IN ALL SAINTS' CHURCHYARD

List entry number: 1017496

Scheduled Ancient Monument

Date first scheduled: 08-Dec-1997

Date of most recent amendment: Not applicable

Details: The churchyard cross in All Saints' churchyard represents a good example of a medieval standing cross marking a graveyard. Situated to the south west of the south porch it is believed to stand in or near its original position. Limited activity in the area immediately surrounding the cross indicates that archaeological deposits relating to the monument's construction in this location will survive intact. The cross has not been restored and following adaptation as a sundial has continued in use as a public monument and amenity from medieval times to the present day.

The monument includes a standing stone cross located within the churchyard of All Saints' Church, approximately 6.5m south of the south porch. The cross, which is Listed Grade II, is medieval in date and includes a socket stone and part of a shaft. The socket stone is approximately 0.75m square and 0.6m high with stepped corner mouldings. Set into the centre of the socket is a stone shaft, 0.8m high, of tapering square section with moulded, rounded angles. The stump of the shaft is surmounted by a later sundial. The full surviving height of the cross is approximately 1.55m. The cross is clearly depicted in an engraving dating to 1792 showing the south western aspect of the church. The kerbstone and gravel surface of the pathway which lie immediately to the east of the cross are excluded from the scheduling, although the ground beneath them is included.

National Grid Reference: SK 66909 17331

Name / Location: THE OLD POST OFFICE AND FORMER SMITHY, 11 MAIN STREET

List entry number: 1075003

Grade: II

Date first listed: 14-Nov-1974

Date of most recent amendment: 26-Feb-1992

Details: Cottage. Early C19. Brick in irregular bond, Swithland slate roof, brick end stacks. 2-unit plan. 2-storey, 2-window range. Central plank door with moulded wood surround, blank fanlight, and round- arched head. 2-light casement windows to ground and first floors with pointed arched heads. Cogged brick eaves. Interior not inspected.

National Grid Reference: SK 66946 17404

HOBY

Name / Location: CHURCH GABLES, 5 MAIN STREET

List entry number: 1360929

Grade: II

Date first listed: 14-Nov-1974

Date of most recent amendment: 26-Feb-1992

Details: House. Early C18, altered C20. Red brick in Flemish bond, slate roof, brick ridge and end stacks. 3-unit lobby entry plan. 2-storey, 4-window range. C20 door with gabled porch to right of centre. 2-light casement window to ground floor either side of door, 3-light window to ground floor far left with sliding central light, originally a 2-light window, all with flat-arched heads. 2-light casements to 1st floor, except for 1-light window above door, all with segmental-arched heads. Plinth, blocked cellar window with segmented-arched head, storey band, cogged brick eaves and brick-coped gables. Interior has back-to-back open fireplaces with stop-chamfered bressumer, one a re-used spine beam.

National Grid Reference: SK 66902 17287

Name / Location: GLEBE FARMHOUSE, 1 MAIN STREET

List entry number: 1188541

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: 26-Feb-1992

Details: Farmhouse. Dated 1774, altered C20 and extended C19. Red brick in Flemish bond, Swithland slate roof, brick ridge and end stacks. 3-unit plan. 2-storey, 3-window range. C20 2-light Casemnt window to ground floor left of centre, 1-light window to right of centre and 3-light casement to ground floor far right, all with segmental-arched heads. 3-light casements to 1st floor with wood lintels. Ironstone plinth, patched with brick and stepped brick eaves. Far left end bay is a C19 addition. Right side elevation facing Main Street has 6-panel, part-glazed door with segmental-arched head and slate diamond datestone to gable inscribed B/TW/1774. Interior not inspected.

National Grid Reference: SK 66881 17240

Name / Location: ROOFTREE COTTAGE, 4,BROOKSBY ROAD

List entry number: 1075000

Grade: II

Date first listed: 01-Jan-1968

Date of most recent amendment: 26-Feb-1992

Details: Cottage. Probably C16 altered and extended C19. Cruck-framed, rendered infill, thatch roof, brick ridge and lateral stacks. 2-bay and lobby entry plan originally, intruded by one bay. 1 storey and attic. Side facing road has blocked door well above present road level and one-, two- and three-light casement windows. 3 full crucks, one visible in left end elevation facing Main Street with 2 tiers of collars and saddle. 1 tier of purlins to roof. Large inserted brick stack enclosing original open hearth; smoke hood of earlier open hearth survives upstairs.

National Grid Reference: SK 66862 17160

Name / Location: BRIDGE OVER RIVER WREAKE APPROXIMATELY 475 METRES SOUTH EAST OF CHURCH OF ALL SAINTS, BROOKSBY ROAD

List entry number: 1360925

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: Not applicable

Details: Bridge. Early C19. Red brick. Single elliptical arch. Raised bard at base of brick-coped parapets Which curve outwards either end and terminate in piers with Sandstone caps.

National Grid Reference: SK 67143 16933

APPENDIX 3

DESIGNATED HERITAGE ASSET DETAILS: RAGDALE

Name / Location: CHURCHYARD WALL AT CHURCH OF ALL SAINTS

List entry number: 1360931

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: Not applicable

Details: Wall. Probably C18 with older origins and C19 repairs. Coursed squared ironstone and coursed ironstone rubble with grey sandstone coping. Low wall enclosing and retaining churchyard especially to S where ground falls away. Semi-circular 'bastion' opposite porch, forming belvedere. Timber gate to churchyard; low ironstone gate pier with sandstone caps.

National Grid Reference: SK 66172 19931

Name / Location: CHURCHYARD CROSS AT CHURCH OF ALL SAINTS

List entry number: 1075008

Grade: II*

Date first listed: 22-Mar-1991

Date of most recent amendment: Not applicable

Details: Churchyard cross. Medieval repaired C20. Limestone. Square base with 5 steps. Square plinth with broach stops to uppermost angles. Octagonal shaft, moulded cap and foliated cross, not original, but probably re-used mediaeval gable cross.

National Grid Reference: SK 66154 19916

Name / Location: CHURCHYARD CROSS IN ALL SAINTS' CHURCHYARD

List entry number: 1014510

Scheduled Ancient Monument

Date first scheduled: 25-Feb-1951

Date of most recent amendment: 15-May-1996

Details: The churchyard cross at Ragdale is a good example of a medieval standing cross with a stepped base and octagonal shaft located in or near its original position. Limited activity in the area surrounding the cross indicates that archaeological deposits relating to the monument's construction and use in this location are likely to survive intact as buried features. While most of the cross has survived from medieval times, the subsequent restoration of the head illustrates the continued function of the cross as a public monument and amenity.

The monument includes a standing stone cross located within the churchyard of All Saints' Church, Ragdale, approximately 4m south east of the south porch. The cross is of stepped form and is medieval and later in date. It includes the base, consisting of five steps and a socket stone, the shaft and an ornamented head of modern date. The cross is Listed Grade II*. The steps are square in plan and are constructed of ashlar blocks. On the uppermost step is the socket stone, approximately 0.8m square and 0.4m high, with moulded and chamfered corners. Set into the socket stone is a stone shaft of square section at the base with chamfered corners tapering upwards in octagonal section to an ornamented knop. Above this is the cross-head which has replaced the original medieval head; it takes the form of a stone crucifix with fleur-de-lys decoration at the end of each arm. The full height of the cross is approximately 4.7m. It is believed to have been erected in the 14th century and its location to the south east of the south porch suggests that it stands in its original position. The surface of the gravel path to the north of the cross and the grave markers to the east and south are excluded from the scheduling, although the ground beneath the path is included.

National Grid Reference: SK 66153 19916

Name / Location: CHURCH OF ALL SAINTS

List entry number: 1188553

Grade: II*

Date first listed: 01-Jan-1968

Date of most recent amendment: Not applicable

Details: Church. C13-C15. Top stage of tower rebuilt C18 and chancel rebuilt 1787. Chancel, nave, S aisle, S porch and W tower. Ironstone ashlar, limestone and grey sandstone dressings, lead and sheet metal roofs. I-bay chancel has 4-light E window with cusped intersecting tracery and hood mould. Off-set angle buttresses and battlemented parapet with stone to E gable with raised lettering Which reads: GLORIA IN EXCELSIS DEO / ROBERTUS COMES FERRIUS / HOC SACRARIUM REEDIFICAVIT / ANNO DOMINI 1787. Nave has 3-window clerestory of 2-light windows with cinquefoil-headed lights, 2-light window to NE, probably of 1787, with cusped Y tracery and blocked chamfered N door with imposts. S aisle overlaps tower and has 3-light window to SE with intersecting tracery and hood mould. 2-light window to SW with Y tracery, hood mould and label stops and faucet W window. C18 6-panel S door, chamfered and hollow- chamfered doorway with imposts and hood mould in shallow C18 porch with battlement parapet with off-set angle buttresses and shafted doorway with moulded head. 2-stage tower has 2-light window to bottom stage W with quatrefoil to head and hood mould. Bell-chamber stage of red brick with limestone quoins and 2-light bell-chamber openings with blank quatrefoils to head and pointed trefoil-headed light. Chamfered stone eaves and pyramidal lead roof. Interior: Double-chamfered chancel arch, chamfer continuous outermost and polygonal responds innermost with moulded capitals. 3-bay S arcade with octagonal piers, polygonal responds, moulded capitals those to E pier and E respond with foliage and heads. Screen in tower arch probably late C18 panelled and with Gothick tracery above. Font: Square with panelled sides. Stem has corner shafts with some nailhead ornament. Sculpture: Carved stone inside base of tower- a bare- headed bust with vestments and crozier under semi-circular hood mould. Probably Norman but possibly Anglo-Saxon. Stain-glass: Early C19 painted glass shields with arms of Shirley and related families. Buildings of England Leics 1984 p. 357.

National Grid Reference: SK 66149 19930

RAGDALE

APPENDIX 4

DESIGNATED HERITAGE ASSET DETAILS: BROOKSBY

Name / Location: BROOKSBY STATION, BROOKSBY ROAD

List entry number: 1074999

Grade: II

Date first listed: 31-Aug-1979

Date of most recent amendment: Not applicable

Details: Former railway station. 1846-8 by William Parsons. Red brick with limestone dressings, hipped slate roof, brick ridge and lateral stacks. Italianate style. 9-bay, single-storey block. Station has central doorway with round-headed head flanked by windows with similar heads, tripartite windows to right either side of similar window, and door to left, flanked by similar tripartite windows, all with similar round-headed heads. Stone sills and surrounds, band at impost level and deep projecting, bracketed eaves broken by gables above door. Platform side has similar composition, 3 doors, similar windows and 3 gables to eaves. Interior not inspected.

National Grid Reference: SK 67007 16347

Name / Location: BROOKSBY HALL, BROOKSBY ROAD

List entry number: 1075006

Grade: II*

Date first listed: 14-Jul-1953

Date of most recent amendment: Not applicable

Details: Country house, now agricultural college. Late C16, altered early C18 and early C19. Extended and altered 1890-1 by R J and J Goodacre of Leicester. Other minor alterations by Sir Edwin Lutyens for Lord Beatty c1912. Coursed squared ironstone with limestone dressings, Swithland slate roofs, stone lateral and ridge stacks with brick flues. H plan. 2 storeys and attic; 7-window range. 3-bay hall range between projecting wings has central part-glazed door with moulded stone surround and cornice, flanked by 12-pane sash windows with moulded eared surrounds. Square six-pane sash windows to 1st floor with moulded stone surrounds, that to centre eared, and battlemented parapet. String courses at 1st floor level and to base of parapet. West wing to left has large canted stone bay window of c1890 with 8-pane sashes, moulded stone surrounds, plain ironstone parapet with limestone coping and quoins. Pair of 12-pane sashes to 1st floor with moulded eaved surrounds. 3-light leaded ovolo-moulded stone mullion attic window to gable with hood mould; stone-coped gable with kneelers. East wing to right of 1891 copies W wing, but has no bay window, but pair of sashes similar to those of 1st floor and similar gable window. Further 2 storey and attic extension to far right of similar date has sash windows with similar surrounds, gabled dormers behind plain stone-coped parapet and ends in 1-bay cross wing with similar stone mullion window to gable. C17 west wing has two large projecting lateral stacks to left side, towards front and rear, and 2-storey gabled projection to right of centre beside stack with 2-light ovolo-moulded stone mullion and transom windows to ground and 1st floors- possible former stair turret. 2-storey projection to centre, probably early C19, with hipped roof and large single-storey bow with glazed garden door flanked by sash windows all with moulded stone surrounds and battlemented parapet. Sash windows to 1st floor with wood lintels. Rear elevation of hall range has 4-light ovolo-moulded stone mullion and transom windows to ground and 1st floors either side of large central projecting stack. Interior: Stone cantilever staircase in W wing with plain iron balusters and ramped mahogany handrail. Hall remodelled for Lord Beatty in early C18 style with green marble bolection-moulded fireplace and painted wood surround with broken pediment to overmantel. Doorcases with pulvinated friezes and compartmented plaster ceiling. Dining room in east wing has C17 style stone fireplace and panelling, said to have been made of wood from Lord Beatty's flagship. Formerly the seat of the Villiers family and birthplace in 1592 of George Villiers created Duke of Buckingham. Bought 1711 by Sir Nathan Wright. Rented for much of C19 as a hunting box. Tenants included 7th Earl of Cardigan. Sold 1911 to Rear Admiral Beatty, created Baron Beatty of the North Sea and Brooksby. Purchased by Leicestershire and Rutland County Councils 1945 for use as agricultural college. Buildings of England Leics 1984 p144-5. J R Hubbard, 'Brooksby' the story of an estate and its people, 1977.

National Grid Reference: SK 67100 16072

Name / Location: CHURCH OF ST MICHAEL, BROOKSBY ROAD

List entry number: 1188473

Grade: II*

Date first listed: 01-Jan-1968

Date of most recent amendment: Not applicable

Details: Church. Tower begun early C14 completed C15. Body of church early C16. Restored and spire rebuilt 1874 by R W Johnson. SW nave window inserted 1911. Uncoursed random stone rubble with limestone dressings, portions of old render. Ironstone ashlar to E and S walls. Slate roof, Swithland slate to S slope. Nave and chancel in one, N and S porches, W tower. 4-light E window with straight head, hollow-chamfered mullions and round-arched heads to lights and hood mould. Similar 3-light window to SE and similar 2-light windows either side of S porch. C15/early C16 oak S door of massive plank construction with ribs, original hinges and pattern of interlocking cusped ogee arches to head. Hollow-chamfered doorway, trefoiled spandrels and rectangular hollow-chamfered surround. Shallow, gabled porch of ironstone with round-arched head to doorway. 4-light hollow-chamfered stone mullion and transom window to N with king mullion and cusping to straight-headed lights. C15/early C16 ribbed plank door with original hinges. Hollow-chamfered doorway with trefoiled spandrels and hood mould in shallow gabled porch with chamfered Tudor-arched doorway.

2-stage tower has 2-light W window to bottom stage with reticulated tracery and hood mould. Canted stair turret projection to SE corner. 2-light bell-chamber openings with cinquefoil-headed lights, quatrefoils to heads and hood moulds; tracery missing to N. Frieze of alternating cusped triangles and quatrefoils to base of battlemented parapet which has gargoyles to angles. Crocketed spire with 2 tiers of gabled lucarnes in alternating directions. Offset buttresses to W angles with crocketed gables to second offset, that to left with ball-flower dividing gable, that to right with blank cusped tracery. Diagonal off-set buttresses to chancel. Body of church has battlemented parapet with cross slits and frieze of shields in quatrefoils to base. Stone-coped E gable set behind parapet.

Interior: Fine C19 hammerbeam roof with half bays either end. Complete set of C19 fittings. Chequered red and black tile floors. Wave-moulded doorway to stair turret to left of tower arch, which has polygonal responds, within continuous chamfer and wave moulding outermost. Jacobean-style communion table. Series of stain-glass shields to east and south windows showing alliances of the Villiers family in the seventeenth century. Union Flag from Admiral Beatty's flagship HMS Queen Elizabeth, flown while Beatty received the surrender of the German High Seas Fleet at the end of the First World War.

Monuments: Large incised alabaster slab in sanctuary commemorating Sir William Villiers d.1480 and his wife Joan and second wife Agnas. Large wall monument in chancel to Sir William Villiers d.1711 and his wife Dame Ann Villiers. Black marble plinth, veined grey marble architectural background with Corinthian pilasters and two round-headed arches against which stand life-size figures of Sir William in contemporary dress and his wife in classical-style drapery. 2 winged cherubs heads to spandrels of arches behind their heads. Pilasters have statuary marble capitals and support entablature with urns flanking cartouche of arms; arms and figurative details all of statuary marble. Large marble wall plaque with a central pedimented oval and side panels with Corinthian pilasters, ornamented with Admiral Beatty's coat of arms, commemorating a group of 8 sailors who died at the Battle of Jutland (31 May-1 June 1916). Bronze bust signed Ferdinand Forbes and dated 1938 of Admiral Lord Beatty d.1936.

National Grid Reference: SK 67097 16004

BROOKSBY

