

LONDON ROAD AND SAINT PETERS CONSERVATION AREA APPRAISAL

1.0 Introduction

1.1 The Oadby London Road and St Peters Conservation Area was first designated in 1988. This document aims to fulfill Oadby and Wigston Borough Council's duty to 'draw up and publish proposals for the preservation and enhancement' of the area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. It should be read in conjunction with the 'Development Control Guidance for the Oadby London Road and St Peters Conservation Area' which has been produced to accompany this appraisal.

1.2 Extensive public consultation was carried out, and the draft documents were amended in light of the representations received. In summary, the consultation composed:

- A full colour leaflet summarising the Conservation Area Appraisal and the associated Development Control Guidance was prepared, and together with a short questionnaire was issued to some 428 properties in the Conservation Area and immediately outside the current boundary.
- A copy of the leaflet and questionnaire was also distributed to key stakeholders.
- A public exhibition was staged in the St Peter's Centre in Wigston Road, Oadby on Tuesday 17 October 2006 between 1.00pm and 7.00pm.

1.3 A 'Report of Consultation' was prepared and is available from the Borough Council.

2.0 What are Conservation Areas?

2.1 Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

2.2 When a Conservation Area has been designated, it increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area. Greater controls over the demolition of buildings and structures are imposed whilst the rights which owners have to do works to their properties without planning permission (known as 'permitted development rights') are reduced or

can be taken away. Stricter controls are also exercised over the design of new buildings, and owners must give the Council six weeks' notice of their intention to carry out works to trees. Planning applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment

3.0 Overview of the area

3.1 Oadby retains some of its village character with a mixture of uses preserving the appearance of its organic growth. This is centred on the oldest remaining part of Oadby around St Peter's Church and stretches along London Road.

3.2 The linear character of the Conservation Area reflects the development of the original settlement along the road between Leicester and London with the village green to the southeast of St Peter's Church. Agriculture formed the basis of life in the village which was consequently surrounded by fields

3.3 There is great variety in scale between buildings and as a result, the roofscape provides interest to views in and out of, and within the Conservation Area. Although most properties sit on the back of the footpath, the juxtaposition of scales adds diversity to the street scene.

3.4 There are a handful of listed buildings scattered within the Conservation Area. These tend to be 2 storey houses which are grander than the other terraced properties in the area. The exception is the small row of cottages on London Road which is a surviving example of the type of dwelling in which artisans would have lived.

3.5 The strong Non-conformist tendencies of the area are well represented in the selection of Methodist and Baptist related buildings, the most prominent being the striking Baptist Church in London Road. Many surviving (often converted) and now extant buildings have (or had) connections to a Baptist or Methodist figure in Oadby's history.

3.6 The village green has long since disappeared with the redevelopment of the village as its size and nature has become much more urban. The only clue to its existence is the orientation of two large houses, The Hermitage and The Nook, both of which used to overlook the green. Today the area is merely a car park and the area to the west of it was redeveloped in the C20.

3.7 The key public green space in today's Oadby is Lawyer's Lane. This is a public footpath which, for much of its length, is lined by vegetation and trees. The north-south leg, in particular, contains some

of the most important trees in the area and contributes to the verdant southern part of the Conservation Area.

3.8 St Peter's Church is very much the centre point of the 'village' as it is located at the junction of the London and Wigston Roads and would have at one point overlooked the village green. Its steeple is prominent in long views and the building itself forms a local landmark.

4.0 Brief history / archaeology

4.1 The settlement of Oadby has been in existence for at least 1000 years and was once named Outi. In 1075, Christian monks erected a small wooden chancel for Mass near the site of what is now the south porch of St Peter's Church. Two hundred years later, the chancel was rebuilt in stone with a nave and tower. Two stone figures from this date can still be seen half way up the present tower.

4.2 In 1275 a new church was built under the new Diocese of Lincoln and Oadby gained its first priest. Until this point, Oadby had been ministered by itinerant monks from a religious house at Launde under whose control Oadby's infant church came. (Launde Abbey was destroyed in the C15.)

4.3 In the C13, poor Oadby villagers lived in mud huts grouped around St Peter's Church. After Simon de Montfort's successful Baronial revolt against King Henry III in the same century, general prosperity increased and in the C15, the high clerestory in the Perpendicular style was added to St Peter's Church.

4.4 The defeat of King Richard by Henry Tudor in the mid-C15 heralded the beginning of a period of unrest throughout the country which lasted into the C16. Oadby's clergy were obliged to raise troops and weapons for the defence of the realm which were paid for by the tithes and taxes of the villagers.

4.5 In the C17 many village men were craftsmen and plied their trade besides that of working the land. Most villagers had strips of land scattered about the village until the enclosure of common land in the C18.

4.6 In the 1860s, Oadby was described as a large village consisting chiefly of one long street of well built houses. Local lives were dominated by the hosiery trade and farming of which a considerable amount was concerned with pastureland. In the C19 the chief crops were still barley, wheat and oats.

4.7 In 1800, the recorded population was 1731, but by c.1840, it only just topped 1000. By 1870 the figure had settled at 1200, it rose to 1852 by 1890 and by the turn of the century had risen to 1890. In 1880, Oadby's community was mostly comprised of rent paying cottagers with a handful of relatively wealthy industrialists and farmers owning their own grander houses.

4.8 In 1914, Oadby's population had reached 2850 and by 1920 it was over 3000. By this time, Oadby Parish Council, created in 1894, had been promoted to Urban District status in 1913. This changed again in 1974 when Oadby and Wigston were merged administratively to become Oadby and Wigston Borough Council. Oadby's population alone by 1980 was well over 20,000, and together with Wigston, the Borough's population totalled over 52,000.

4.9 Although Oadby was becoming more industrialised as the C19 progressed, agriculture still played an important part in the economy of the village. As a result Oadby had several blacksmiths and their forge stood on the corner of Baker's Lane (now Church Street) and London Road. It was demolished in 1924, but the stone wall which stood alongside it, still remains.

4.10 The C19 also saw the growth of both Baptist and Methodist movements in the area. This stemmed from before the C16 when church attendance was compulsory and a significant number of the population became Nonconformists. The Baptists were the first Dissenters to become established and as their numbers grew, a chapel was built in what is now Chapel Street at the beginning of the C19. In 1851 the Methodists moved to a chapel in London Road, although they had by this time been meeting in each others' homes for some years.

4.11 The C20 saw great changes occur in Oadby as it became a borough of Leicester. Rapid post-war expansion occurred as the population increased dramatically and road developments saw the demolition of many older properties. Leicester Road was significantly widened and became the A6.

5.0 Setting

5.1 Oadby lies 3 ½ miles south east of Leicester and is only separated from it by two large parks. To the east of Oadby is Leicester Airport, to the south the Glen Gorse Golf Course and to the west is a narrow area of land containing Leicester Racecourse that separates Oadby from Wigston.

5.2 Oadby developed as a linear village along the line of the road between Leicester and London and it was, therefore, initially surrounded by agricultural land that formed the basis of the local economy.

5.3 London Road/Church Mews Road runs on a relatively level plane, only rising slightly as it exits the Conservation Area and becomes The Parade. The streets leading north from London Road all rise to join the A6 bypass road, whilst the roads leading South fall towards the Brook that runs along the southern boundary of The Hermitage.

5.4 The large mature trees of Lawyer's Lane and The Hermitage form a verdant backdrop to the south of the Conservation Area. This is in sharp contrast to Leicester Road (now the A6) which forms a hard barrier to the north of the Conservation Area. The western and eastern boundaries of the Conservation Area leach out into the surrounding mixed development which links into the bypass.

6.0 Townscape analysis

Chapel Street (east side)

6.1 Chapel Street became so known because the first Baptist Chapel was built along it in the early part of the C19. Today the side elevation of the present Chapel constructed in 1898 can be seen through a gap in the building frontage (a car parking area) on the eastern side.

6.2 The lane leads down towards the cemetery past a row of three modern terraced houses. They are of red brick and are set back from the lane behind open driveways. Nos. 5, 7 & 9 to the northeast of this row (accessed through the car park) are of the same development.

Leicester Road (south side)

6.3 Leicester Road is a modern name for this stretch of London Road. The northern side is outside the Conservation Area except for the stone wall that stood alongside the Smithy (before it was demolished) and which acts as a retaining wall for the front gardens of the properties that were subsequently built.

6.4 Beginning at the western end of the southern side of the street, the first properties within the Conservation Area are Nos. 1-4 Church Mews, a row of red brick, 2 storey terraced houses. Built in 1998, these properties were erected on the site of the Public Swimming Baths and Library that was built in 1900.

6.5 The Gothic style Baptist Church was built in 1898 to replace a smaller Chapel that was located down Chapel Street. It is an imposing red brick building with stone detailing. However, its street presence has been diminished by the erection of a single storey entrance building which masks a large traceried window.

6.6 The following terrace of four properties, Nos. 3-9, was constructed in the first few years of the C20. With their large pitched roofs and gabled bays, their detailing is reminiscent of the 'Arts and Crafts' style of architecture.

6.7 Set back from the road, behind a large open area of tarmac is No.1, the modern Rectory to St Peter's Church, built in the latter half of the C20 to replace the previous early C19 Vicarage. The present building is a rather uninspiring 2 storey brown brick building with a concrete tiled roof and flush windows. A single storey garage block juts out towards the road.

Church Street (east side)

6.8 Views north up Church Street from its junction with Church Mews are enclosed by the continuous terrace on the east side and partly blocked by the large tree that stands in an island at the street's northern end. St Peter's Church is a prominent blocking feature in views South down Church Street.

6.9 Church Street was originally called Bakehouse Lane, but gained its current name by the time the terrace that lines the east side of the street was built in the last few years of the C19. This modest terrace of 2 storey red brick properties (Significant Local Buildings) sits hard on the back of the footpath in contrast to the open aspect of the opposite side of the road (outside the Conservation Area). The properties gradually step up the slope of the street and this along with the regular chimneystacks adds rhythm to the streetscene and creates interest at roof level.

6.10 At the end of this terrace are a couple of properties which form part of the modern Albion Court Development, accessed from Albion Street. North of this is an access to a large factory building and then No.25, 'The Orchards'. This Significant Local Building is a C19 2 storey house of white painted brick and a slate roof. It is an attractively symmetrical property with two ground floor bay windows flanking a central doorway with a semi-circular fan-light.

6.11 No.23, 'Hill Top', sits at the top end of the street and helps to close views northwards. It also dates from the C19 and is a Significant Local Building. It has a much wider frontage than No.25, but is also symmetrical and of white painted brick with a slate roof. A central porch is flanked on the west by a small modern conservatory and on the east, a bay window. Two large chimneystacks sit on the ridge at each end of the roof.

6.12 The adjoining No.21 is Grade II Listed and dates from the late C18, perhaps with an earlier core. It is of 2 storeys and is of painted brick with a Swithland slate roof. It is gable end onto the street with a simple door at ground floor. The high eaves level indicates a large attic to which there is a shuttered opening.

6.13 To the west of No.21 is a row of single storey outbuildings which are used as offices and workshops. Behind No.21 is a 2 storey range of C19 dwellings. They are similar in detailing to No.21 and together with the single storey range, form a courtyard.

Wigston Road (east side)

6.14 Turning the corner from Church Mews, this leg of Wigston Road is tightly confined by the church boundary on the east and by the buildings that line the west side of the road. The bend in the road as it curves to join the main leg unfortunately focuses views on the blank rear wing of the British Legion building.

6.15 The good red brick wall of the Rectory on Church Mews continues around the corner into Wigston Road. At the end of this, on the back of the narrow pavement, is Ivy Cottage which is dated 1898 on a plaque underneath a first floor window. It is of red brick, although its front elevation had been rendered and its fenestration altered. Its roof is of replacement concrete tiles, but it retains its two gable ridge

6.16 To the south is an unattractive parking area associated with the British Legion building, a Significant Local Building. This 2 storey building dates from the C19 and is brick construction with a slate roof. The brick has been laid in Flemish bond, with the stretchers of red brick and the headers of yellow brick which is also used at the corners of the building. Its appearance has unfortunately been substantially altered with replacement uPVC windows and door and a large extension to the rear.

6.17 Sitting in a raised position to the south of the British Legion Building in a lawned area is the Walter Charles Centre. It is a single storey timber-boarded C20 building. At this point the street begins to fall southwards towards Lawyers Lane.

Wigston Road (west side)

6.18 Beginning at the north end of Wigston Road, the west side of the street curves gently round from London Road with St Peter's Church in an island which creates the 'Y'-shape of the northern end of the street.

6.19 St Peter's Church Hall is a Significant Local Building, built 1929. It is a single storey dark red brick structure with a tiled roof and has a flat roofed entrance wing with a stone pedimented doorway. Its forecourt is unfortunately dominated by cars and the building's windows are all uPVC replacements.

6.20 Beyond the church hall car park is an access road which leads down to The Nook, a Grade II Listed house and surgery dating from c.1800. It is of 3 storeys and built of pale red brick laid in Flemish bond with a Swithland slate roof. Its decorative casement windows have ogee-arched glazing bars and cambered heads. A C20 lean-to porch masks the ground floor. The eastern bay is a lower, later gabled extension which projects forward of the main building. A contemporary coach-house sits on the eastern boundary of The Nook's grounds.

6.21 Returning to Wigston Road, The Hermitage is adjacent to The Nook and both are orientated towards St Peter's Church. This stems from the time when both properties used to front onto the Village Green of which now nothing exists.

6.22 With its varied roofscape and materials The Hermitage, a Significant Local Building, is dominant in views south down Wigston Road. Originally a private residence, this substantial 2.5 storey Victorian property is of red brick with applied half timbering and has a tiled roof. It is reputed to have gained its name because it was built on the site of a dwelling for the monks from Launde Abbey whilst they were engaged in the building of St Peter's Church. It is currently under renovation, having been for a number of years, in use as a hotel.

6.23 The substantial former grounds of The Hermitage have been recently redeveloped. A mixture of apartments and houses including retirement bungalows and apartments has been recently completed. The large numbers of trees lining the boundaries of the site, and which are the subjects of a Tree Preservation Order, have, for the most part, been retained.

Lawyers Lane

6.24 Accessed from Lawyers Road, Lawyers Lane is an old footpath which has been subsequently built around in the latter part of the C20.

It is flanked for most of its east-west leg by hedges or trees, except where this is broken by a modern bungalow which is contemporary with the surrounding development. The east-west leg of the lane ends at Milton Gardens where it emerges from between two bungalows.

6.25 Moving east along Milton Gardens, past two modern bungalows, the north-south leg of the lane is accessed between Nos. 38 & 40 and runs between the rear boundary walls of these properties before becoming more of a track with large mature trees flanking either side. The lane runs north and emerges on London Road between Nos. 36 & 38/40.

London Road (south side)

6.26 London Road is the old Main Street of Oadby, but had been renamed London Road by the beginning of the C20. It was the main thoroughfare of the village until the bypass, Leicester Road, was built in 1931. It is a long straight road and relatively wide as a result of road widening schemes over a number of years. Views to the west are of St Peter's Church with its prominent steeple, whilst views east are open towards residential development.

6.27 St Peter's Church at the road's western end is Grade II* Listed and dates largely from the C14, although it was extensively restored in 1887. It is of limestone construction with some ironstone rubble in the south aisle. It sits within its churchyard which is contained in a small island at the junction of London Road, Wigston Road and Church Mews. The churchyard is contained by a red brick wall with breaks at the entrances to the church. Two large trees screen the eastern side of the church, although its steeple is still visible above their canopies. At the eastern corner of the triangular churchyard is the Grade II Listed War Memorial which was built in 1921. It is of limestone ashlar and mounted on a base with copper or bronze applied panels.

6.28 Across the junction with Wigston Road, the first buildings on this curving section of road provide an unfortunate contrast with the grandeur of the church. Oadby Tyres is a mid-C20 white rendered garage and No.12, the Funeral Directors building, is a large 2 storey late C20 red brick building that fronts a huge warehouse structure. Adjacent to this building to the east is No.14, a derelict single storey white rendered building, which sits back from the road behind a small unkempt forecourt.

6.29 Continuing east past an overgrown patch of land, is a pair of semi-detached houses, Nos. 16 & 18, which date from the mid C20.

Following a gap in the building frontage, a C19 terrace continues the street eastwards; No.24 has a good Victorian shopfront. This 2 storey terrace terminates at the entrance to Lawyers Lane. No.36 is turned gable end onto the street and has a shallow protruding wing on its eastern wall behind a gate pier and screen which flanks the entrance to Lawyers Lane. Nos. 24-36 including the gate pier and screen are Significant Local Buildings.

6.30 Nos. 38-40, 'Swatland', including the gate pier and pillar box that flank the other side of Lawyers Lane, are also Significant Local Buildings. This imposing 3 storey building dates from the C18 and was once a public house known as The Woolpack. Unfortunately the brickwork has been painted and the chimneys truncated. The small shopfront on the western side of the front elevation and all the windows are modern.

6.31 A skeletal modern archway, painted blue, leads to a modern nursery building to the rear of Nos. 38-40. No.42 London Road is a C19 2 storey house with rendered walls and a slate roof. Above the central doorway is a blind window maintaining the symmetry of the property. Although it has replacement windows, the building has retained its central ridge stack.

6.32 Nos. 44-48 are a Grade II Listed row of 3 very small 1.5 storey cottages now converted into shops. They probably date from the C16 and are timber framed with brick panel infill and a slate roof replacing earlier thatch. No.44 has been amalgamated with the neighbouring later property to the west. Only No.48 survives substantially intact with its doorway to the east and a casement window with panelled wood shutters.

6.33 Adjoining this row to the east is No.50, 'Gingerbread Cottage', a modest 2 storey cottage with a shop at ground floor. It has a slate roof and a large ridge stack, but has replacement windows. Adjacent is No.52a, a modern 2 storey commercial building with a canopy above the shopfront.

6.34 After a small gap is Nos. 54-58, a row of three C19 2 storey properties. They are of painted brick with a slate roof; their chimneys are an attractive roof-top feature. Another small gap in the building frontage leads down to Meadowview, a small C19 terrace of 'mews' type properties constructed abutting the rear wall of the street-facing property, No.60 London Road. Most have been substantially altered, but their very survival is rare. A short run of original setts also survives at the southern end of the terrace.

6.35 Returning to London Road, Nos. 60-62 are two C19 properties of red brick, although they are now rendered. Both have modern

shopfronts and fenestration, although their chimneystacks remain. Flanking the access to the rear of these properties is No.62a a modern commercial property, essentially a 2 storey brown brick box. An industrial-looking flue at the rear of this building is visible across the large adjacent car parking area.

6.36 To the rear of the car parking area is a row of mature trees which screens the housing estate behind and provides some welcome greenery into this littered and unattractive open area. The New Inn sits at the eastern side of this parking area. It was probably built in 1860, but has been much altered. It is of 2 storeys and is now rendered.

6.37 No.66 is a 2 storey building of two ranges and is a Significant Local Building. The eastern range is probably earlier and is of a modest scale with casement windows. The later western range is taller with sash windows and a chimney stack runs up between the two ranges.

6.38 Nos. 68-80 (evens) are a C19 terrace of Significant Local Buildings (group value). The red brick walls are laid in Flemish bond with blue brick banding and the decorative eaves detailing make this 2 storey terrace an attractive 'stop' to the Conservation Area. Although most properties have replacement windows, the moulded window and door heads together with the ridge stacks create interest at street and roof-top level.

London Road (north side)

6.39 Beginning at the western end opposite St Peter's Church, the road is confined and narrow as it passes between the church and the row of buildings on the northern side. Nos. 1 & 3 London Road define the eastern corner of Church Street and London Road whilst a stone wall that stood alongside the old Smithy forge (demolished 1924) runs to the west of the Church Street junction.

6.40 Nos. 1 & 3, Harborough Houses, built 1905 and which are Significant Local Buildings, turn the corner of Church Street and London Road well with three ridgestacks and patterned ridge tiles decorating the slate roof. The red brick walls are laid in Flemish bond and the windows and doors (although replacements) retain their stone heads and cills.

6.41 Beyond a small extension to No.3 is a planted public seating area with a small area of lawn. The openness of this small space relieves the relative narrowness of the street. To the east of this space is Nos. 15 & 17 which form one 2 storey C19 white painted Significant Local Building. There is a slate roof and a blind central window at first floor.

6.42 Adjacent is No.19, a lower 2 storey C19 building which is also designated as a Significant Local Building for group value. It has been much altered and had an out-of-scale modern shopfront, but retains its slate roof and two ridgestacks. The adjoining Fox Inn was built in 1819-20 by the local Bettony family on the site of their previously demolished cottages. It's current appearance, however, seems later with its 'Arts and Crafts' type detailing including half-timbering at first floor. It is an attractive building in a prominent position at the junction of the Wigston and Leicester Roads and complements the the Black Dog public house, another Significant Local Building, on the other side of the entrance to Albion Street.

6.43 The Black Dog public house is the oldest public house in Oadby. The present building which dates from c.1787 was built on the site of a smaller thatched alehouse and cottage. This imposing 3 storey building is rendered with a replacement concrete tiled roof. It has recently had replacement double-glazed uPVC windows installed and has been repainted a pale yellow colour. A mid C20 2 storey flat-roofed extension set back from the street adjoins the main C18 building to the east. To the rear is a roofed over courtyard and a long skittle alley which, in the past, doubled up as Oadby's morgue.

6.44 At this point, the road is relatively wide due to past road widening schemes which saw the demolition of many older properties and the installation of the roundabout at the junction with Wigston Road. Nos. 25-27 London Road, a modern 3 storey office block, is staggered in three ranges. The most easterly range has an asymmetrical window arrangement and a vehicle entrance at ground floor. The entire composition is incongruous with the traditional neighbouring properties.

6.45 No.29 is a 3 storey early C20 property with a shop at ground floor. It has a central chimneystack and 2 bays. Adjoining to the east is Nos. 31-33, a C19 row of three 2 storey red brick properties with the original windows in three out of the four pairs of first floor windows and shopfronts at ground floor. No.35 is a later plainer addition and No.37-41 is a large single storey C20 furniture shop.

6.46 London Road has an open aspect at the junction with New Street. This is mainly due to the set back building line and low scale of the flanking buildings. No.47 is now an Indian restaurant, but was once a club. It is greatly altered, but has its origins in the C19. Today it is a 2 storey flat-roofed property with a hotchpotch of uPVC windows and painted brick walls. Its entrance faces New Street, and its flank wall returns along London Road.

6.47 The adjoining No.49 to the east is a small 2 storey modern brown brick and flat-roofed commercial property. Across a small access road and set back from the road behind a hardstanding is No.53, a Grade II Listed house from the early C19. It is of 3 storeys with brick walls and a Swithland slate roof. Its central doorway with a shallow pedimented porch is flanked by 16 light sash windows with stuccoed heads and keystones. The tree on the property's street boundary partially masks a later double garage and frames views east along London Road

6.48 The grounds of No.53 extend eastwards from the house and the street boundary is defined by a red brick wall. At the eastern boundary a narrow access road leads to a parking area adjacent to No.65a, the Old School House, a Significant Local Building. This 3 storey property was built in the mid C19 as the National School, but became a hosiery factory in the mid C20 when it was extended to the rear. It was renovated in 2000 and is an attractive Tudor Gothic red brick property with a double door entrance on the western side of the front elevation and stone window surrounds at ground floor.

6.49 In contrast to the Old School House which is set back from the road behind a paved parking area bordered by railings, No.67 London Road sits on the back of the footpath. Its rendered boundary wall separates the grounds of No.67 from the Old School House and behind this wall is a small C19 red brick outbuilding with slate roof. Unfortunately this small gap between the properties also allows a view of the modern flats (outside the Conservation Area) behind No.67.

6.50 No.67 itself is a Grade II Listed 2 storey house and dates from the early C19. It is of brick construction with a Welsh slate roof and two gable end stacks. Its central 5-panelled door has a radial fanlight and architrave with clustered shafts and console brackets to the entablature. The moulded wood eaves cornice has scalloped and dentilled decoration with slight modillions.

6.51 No.67 is adjoined to the east by Manchester Cottages, a row of eight 2 storey rendered cottages dated 1870 by a plaque on No.75. Although they have been much altered, in particular their windows and openings, they still retain some townscape interest with their chimneystacks and their uniform building line on the back of the footpath. Nos. 85 -89 adjoin the end of Manchester Cottages. They also date from the C19 and are of 2 slightly taller storeys than Nos. 69-83. No.89 has a shopfront at ground floor.

6.52 Nos. 67-89 London Road are all slightly raised above the road upon a low stone retaining wall which is edged by a rather utilitarian unpainted metal railing. Although its starkness is softened by the flower

boxes that have been installed along its length, the modern railing contrasts with the traditional properties behind it.

6.53 Crossing over the junction with King Street, No.91/93 has a corner entrance and a hipped roof at the apex of which is a large chimneystack. It is a rendered 2 storey C19 property with large shop windows at ground floor. Attached to the east is Nos. 95 & 97, two C19 2 storey tenement cottages originally both of red brick. The final property within the Conservation Area is The Wheel public house which was originally a third tenement cottage, but which has been extended over the years since 1838 when it became a public house. It is rendered and has a large single storey extension to the east adjoining which is the pub's parking area. This expanse of tarmac is unattractive, but allows a view of No.5A King Street, a modern house, but with an eye-catching turret feature. A mature tree stands to the rear of this property.

King Street

6.54 The west side of King Street is taken up by the return wall and rear yard of No.89 London Road. At the road's junction with London Road on the east side, the flank wall of No.91 London Road returns along King Street. A vehicle entrance in this elevation allows access to the rear yard of No.91. Further to the east and visible from the gap in the building line behind No.91 London Road is a tree in the rear garden of No.97 London Road. It is subject to a Tree Preservation Order. Views north along the street are unfocused as the road ends in a small grassed area which adjoins the A6.

6.55 Nos. 1-11 (odd) are part of a small modern housing development. They are four 2 storey red brick terraced properties with a central carriage arch which leads to Nos. 5a, 7a & 9. They have traditional features such as segmental arched window heads over timber casement windows. To the north of No.11 is a 2 storey C19 property which is currently outside the Conservation Area. It is proposed to bring this property within the Conservation Area as it is of townscape value with an attractive chimneystack providing interest to the roofscape.

New Street

6.56 New Street links London Road to the A6 bypass and is lined on the east side by mid C20 residential properties with the exception of No.47 London Road which is now an Indian restaurant. To the rear of its car parking area which is accessed from New Street, stands a single storey warehouse building with a mineral sheet roof. The air

conditioning units and other service ducts of the restaurant combine to give this area a rather unkempt appearance.

6.57 The west side of the road comprises various factory and warehouse buildings until No.23 is reached. Nos. 21 & 23 are a pair of turn of the C20 houses with large gable end stacks on a slate roof. They are of 2 storeys with red brick ground floors and rendered first floors. They sit in a slightly raised position back from the road behind small front gardens which in the case of No.23 is bordered by blue-painted railings.

6.58 Further south, a C19 terrace of four small 2 storey properties, Nos. 13-19 sits at the back of the footpath. They have white rendered walls and a slate roof which has a large central chimney stack. New Street terminates on London Road opposite the entrance to Lawyer's Lane, so the view south down the street is of the tall trees that line the lane.

Albion Street (east side)

6.59 Views north and south along the street are not particularly attractive as they are terminated by a factory to the north and the Oadby Tyre garage to the south. However, the traditional properties that line the street add interest to shorter views.

6.60 On the east side of Albion Street only the rear ranges and outbuildings of The Black Dog public house on London Road are within the Conservation Area. These structures are an assortment of single storey structures that present a blank red brick wall to the street with the only break being a vehicular entrance. Before Nos. 2-8 Albion Street which are outside the Conservation Area, there is a gap in the building line and this small gravelled area is used for parking.

6.61 Nos. 2-8 are a short, but attractive row of three c.1920s red brick houses with blue brick banding at first floor level. They are of 2 storeys with bay windows at ground floor all three of which have dentil detailing and original windows. Two banded ridge stacks sit on slate roofs. These properties are of great townscape value and it is proposed that they are included with the Conservation Area.

Albion Street (west side)

6.62 Starting from the southern end of the street, and beyond the side elevation and rear yard of the Fox Inn which has a vehicular entrance, the first properties on the west side of Albion Street form a terrace of six 2-storey properties from various building periods. The first three properties are of similar detailing, but No.5 was built a few years later than Nos. 1 & 3. They date from the early C20 and are of red brick

construction with slate roofs. The adjoining Nos. 7-11 were built in the mid-C20 and are of brown brick with tiled roofs. All three of these later properties have bay windows at ground floor.

6.63 The northern end of the street was redeveloped in the late C20 when Albion Court, a 2-storey complex of flats, was constructed. There are several flat-blocks which are of red brick with timber boarded panels and concrete tiled roofs. The street terminates in the entrance to a factory (outside the Conservation Area).

7.0 Key characteristics

7.1 *Linear character* - Oadby developed along London Road which was the old turnpike road to London from Leicester with some development around the village green and outlying farmhouses such as The Orchards and Hill Top on Church Street. C20 development has increased the 'depth' of the settlement with modern housing estates.

7.2 *Mix of uses* - Mainly commercial and residential with a small, but significant proportion of institutional / religious uses.

7.3 *Mix of scales* - Ranging from very small 2 storey cottages, through larger 2 storey old farmhouses, to grand 3 storey non-residential buildings such as the Old School House and Black Dog public house.

7.4 *Buildings lining footpath* - Almost without exception, all properties, traditional and modern, sit parallel to and at, or near to, the back of the footpath edge.

7.5 *Use of red brick and Swithland slate for traditional properties* - Although many properties have subsequently been altered with the application of render and replacement concrete tiles, later C19 buildings have Welsh slate roofs.

7.6 *Views* - St Peter's Church is a local landmark and is prominent in most views, in and out of and within the Conservation Area. Views south are framed by a green backcloth of trees.

7.7 *Significant tree groups* - The mature trees of Lawyer's Lane, together with the trees within the grounds of The Hermitage, are important in providing the only significant greenery within the Conservation Area

7.8 *Ad-hoc organic character* - Village-like / small-town feel due to the mix of uses and scales of buildings.

7.9 *Detailing* - Imposing buildings, e.g. the Baptist Church and the Old School House, have stone decorative features and detailing. The more modest properties, e.g. terraces, usually have some eaves detailing, brick window and door heads and decorative chimneys. Where brickwork has not been rendered, Flemish bond or banding detailing is often evident on traditional properties.

8.0 Changes to the Conservation Area Boundary in March 2007

8.1 The following changes to the Conservation Area boundary were made following this appraisal to help reinforce the special architectural or historic interest of the area. These changes are effective from 12 March 2007.

Additions

8.2 Nos. 17 & 17a King Street have been included as No.17 is the only remaining traditional building on the east side of the street and it anchors the modern development to the south. Its chimney adds interest to the roofscape and the property closes the street in views to the north.

8.3 Nos. 2-8 Albion Street, have also been included as an attractive early C20 terrace of four properties. These decorative properties enhance the townscape of the street and are important to the character of the area.

Removals

8.4 Nos. 30a and 30b Brooksby Drive are part of a modern housing development that does not have the same character as the rest of the Conservation Area. Neither do they relate to the more traditional properties of Church Street which they adjoin. These two properties have therefore been removed from the Conservation Area.

8.5 The small car parking area which adjoins No.65a London Road, the Old School House, contributes little to the Conservation Area as it is merely an area of hardstanding. It is also therefore removed from the Conservation Area.

9.0 Enhancement Opportunities

9.1 The key enhancement opportunities are to replace some of the less attractive buildings with appropriately designed replacements which reflect the character of the surrounding buildings. Those buildings deemed to have a negative impact upon the character of

the Conservation Area are noted on the map. Their redevelopment should be in accordance with the accompanying Development Control Guidance document and any subsequent planning briefs which may be drawn up for the sites.

9.2 The redevelopment of or better landscaping/screening of the parking areas within the Conservation Area would greatly enhance the streetscape as currently, these areas are unattractive open spaces which contribute little to the townscape. The largest of these areas is the parking area between Nos. 62a and 64 London Road. It is an untidy, apparently underused area that may be a potential development site. (See Development Control Guidance.)

9.3 The better landscaping and resurfacing of the north-south leg of Lawyers Lane would improved the untidy appearance of this stretch of otherwise pleasantly tree-lined path.

9.4 If the opportunity to replace the street-lighting in the Conservation Area arises, the Borough Council and County Council will work together to ensure an appropriate style is chosen.

9.5 The Borough Council may seek to make 'Article 4 Directions' to retain traditional detailing on the exterior of non-listed buildings within the Conservation Area, where such details have not already been lost.

9.6 Shire Historic Buildings Grants' and specialist technical advice are available from Leicestershire County Council for essential repairs or the restoration of original architectural features to certain historic buildings and structures. Applications are currently assessed against the following criteria:

- Ownership and property type
- Status of building
- Types of repairs
- Community benefit

Contact: Dianne Braker, tel: 0116 2657082, email: dbraker@leics.gov.uk
www.leics.gov.uk/shire

10.0 References

Leicestershire Record Office

Oadby and Wigston Adopted Local Plan (29 October 1999)

Wills, D (Ed.) 'Oadby 2000', Oadby Local History: Leicestershire, 1999

APPENDIX A

1.0 RELEVANT PLANNING POLICIES

Leicestershire Structure Plan (adopted January 1994)

Environment Policy 1: Historic Environment

Oadby & Wigston Adopted Local Plan (adopted October 1999)

This section summarises the main Local Plan policies that are relevant to Conservation Areas.

Landscape Proposal 1

Development that contributes positively to the overall quality of the environment will be permitted

Landscape Proposal 3

Control of development in Conservation Areas

Landscape Proposal 4

Conservation Area Consent

Landscape Proposal 5

Control over exterior cladding in Conservation Areas

Landscape Proposal 6

Siting and appearance of telecommunications apparatus

Landscape Proposal 7

Impact of telecommunications apparatus upon listed buildings, conservation areas or sites of historic importance

Landscape Proposal 8

Control of advertisements

Conservation Proposal 15

Archaeological remains

Conservation Proposal 16

Evaluation of archaeological implications of development

Conservation Proposal 17

Development will not be permitted which would impact adversely on an important archaeological site, its setting or amenity value

Conservation Proposal 18

Change of use of a listed building

Conservation Proposal 19

Alterations or extension to a listed building

Conservation Proposal 20

Control over demolition of a listed building

Conservation Proposal 21

Control of development affecting a listed building

Conservation Proposal 22

Control of development affecting significant local buildings

Housing Proposal 13

Infill residential development

Housing Proposal 14

Residential care homes

Housing Proposal 17

Erection of extensions, outbuildings & garages

Housing Proposal 18

Control over satellite antennae or terrestrial microwave antennae