

TOWNSCAPE ANALYSIS: ALL SAINTS

> Overview of the area

The All Saints Conservation Area includes some of the most historically and architecturally significant buildings in the Borough. This area formed the southern core of Wigston Magna village and the survival of these traditional properties provides an indication of the original character of Wigston.

Newgate End retains a village like feel with its attractive group of older vernacular properties; this character is strikingly different to the more mixed character of the mostly later nineteenth century or twentieth century development found along Moat Street and Bushloe End.

The Church of All Saints, which gives the Conservation Area its name, is very much the focal point of the Conservation Area, and an important local feature, forming the focus of key views. It is one of the 'Two Steeples' of the 'Wigston Magna District of Two Steeples' as the settlement came to be known by 1529.

It is a predominantly residential area, but fragments of Wigston's hosiery industry are still evident in Bushloe End and Moat Street with the survival of framework knitters' buildings and workshops. The best preserved is of course the Framework Knitters Museum which is an important local attraction.

> Key characteristics

Scale

Traditional properties are generally of two storeys, although grander houses tend to be of three storeys. Modern buildings are almost universally of two storeys, except for the three storey Cedar Court Care Centre and a small number of single storey buildings.

Materials

Older properties are of the local red brick, although some have subsequently been rendered. Modern properties tend to be constructed in a variety of bricks.

Position on the plot

Most traditional properties sit parallel to the street, close to, or on the back of, the footway. Whilst more modern properties also sit parallel to the street, they tend to be set back from the road behind gardens or parking areas.

Detailing

Good traditional details such as sash windows and chimneystacks survive on many of the Listed and Significant Local Buildings. A handful of properties have good small details such as gable windows and the long framework knitters' windows.

Trees

Large mature trees surround many of the older properties and are a particular feature of the Newgate End area. They provide a pleasant green back-cloth around the church and help to retain the village-like character in Newgate End.

Boundaries

Good boundary walls are characteristic of Newgate End where they enclose the often large plots of the traditional properties.



42-44 Bushloe End



Church of All Saints



2 Newgate End - gable window



2 Newgate End