

> Summary of the characteristics of Spa Lane Conservation Area

Buildings & Detailing

Most domestic properties are of a modest 2 storeys; industrial buildings are generally of 2 storeys, but appear taller because of their greater floor to ceiling heights. Both types of buildings are generally constructed of the local red brick which has sometimes been rendered at a later date and probably had Swithland or Welsh slate roofs originally. Industrial buildings are characterised by their large windows with the long windows denoting framework knitting premises. Chimneys add interest to the roofscape of the residential properties.

Trees, open space and views

The key tree group is around St Wistan's Church, although this is actually slightly overgrown. The key long view is over the rooftops of the Kings Centre and towards the trees of Peace Memorial Park in the centre of Wigston.

Character

Spa Lane retains elements of the 'village street' as it once was, with the sole remaining farmhouse in the area. The nineteenth century weaving industry introduced the dominant light-industrial buildings into the streetscene, but later twentieth century industrial and commercial development has eroded this mixed character.

> Opportunities for enhancement

- Redevelopment of vacant sites on Spa Lane, Mowsley End and Bull Head Street.
- Appropriate screening or better landscaping of Kwik Fit car parking area and adjacent open gravelled area, and Ford dealership garage.

> Summary of the characteristics of All Saints Conservation Area

Buildings & Detailing

Traditional properties vary between 2 and 3 storeys and are constructed in the local red brick, although some have been subsequently rendered. Modern buildings are almost universally of 2 storeys and tend to be constructed in a variety of bricks. Good traditional details such as sash windows and chimneystacks survive on many Listed and Significant Local Buildings. Good small details include the gable window of No.2 Newgate End and the long framework knitter windows.

Position on plot & boundaries

Most traditional properties sit parallel to the street, close to, or on the back of, the footway. More modern properties are set back from the road behind gardens or parking areas. Good boundary walls are characteristic of Newgate End where they enclose the often large plots of the traditional properties.

Trees & views

Large mature trees surround many of the older properties and are a particular feature of the Newgate End area. The key views are those of All Saints' Church; these are particularly important along Moat Street.

> Opportunities for enhancement

- Removal of portacabins and parking from the Newgate End entrance to Birkett House School.
- Redevelopment of British Legion complex's single storey wing.
- Improve landscaping of parking/garden areas of public houses.

> Summary of the characteristics of The Lanes Conservation Area

Buildings

Most domestic properties are of 2 storeys, sometimes with a third storey in the gables of the roof. Commercial properties are generally of 2 storeys, but are taller because of their greater floor to ceiling heights. Earlier properties are of local red brick with render becoming more common from the early C20 onwards.

Position on the plot

The majority of buildings sit on the back of the footpath and parallel to the street, but the occasional gable end on property adds incident to the streetscene.

Trees and open space

The Peace Memorial Park breaks up the otherwise continuous built frontage; the trees within the Park are a significant group.

Boundaries

Most traditional properties which are set back from the road have their front boundaries enclosed by low red brick walls. The Lanes' have a much more rural feel, lined by trees and hedges.

Views

All Saints Church, although outside the Conservation Area, is highly visible in vistas and the large mature trees of Peace Memorial Park are important in long views.

Street hierarchy

There are distinct differences between streets depending on their uses: Commercial (mixed use) streets are more formal in character than the residential streets. The Lanes are informal in character passing through allotments, the rear of Peace Memorial Park and private gardens.

> Opportunities for enhancement

- Redevelopment or better landscaping of vacant site/car park adjacent to Great Wigston Working Men's Club.
- Better landscaping of building forecourts, e.g. Wigston Conservative Club and Nos. 61 & 65 Long Street.
- Appropriate screening of the service yards to the Bell Street commercial units from Paddock Street.

> What happens next?

Conservation Area Appraisal

The responses to this consultation will be considered by the Borough Council and a revised version of the appraisal will then be approved and published. Any agreed changes to the Conservation Area boundary must be advertised nationally and locally.

Development Control Guidance

The responses to this consultation will be considered by the Borough Council and a revised version will eventually be adopted as a Supplementary Planning Document. It will replace the previous guidance which was published in April 2002.

All Saints, The Lanes and Spa Lane Conservation Areas Questionnaire

Before replying to this questionnaire it is suggested that you either visit the exhibition or read the Conservation Area Appraisal(s) and Development Control Guidance. Please comment on as many of the Conservation Areas as you wish and continue on a separate sheet if necessary.

> Conservation Area Appraisal

YES	NO	NO VIEW
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• Generally

Do you think the *All Saints* Conservation Area Appraisal accurately describes the character and qualities of the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please let us know what changes you think should be made _____

If you think there are any factual errors or omissions please describe briefly _____

Do you think the *The Lanes* Conservation Area Appraisal accurately describes the character and qualities of the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please let us know what changes you think should be made _____

If you think there are any factual errors or omissions please describe briefly _____

Do you think the *Spa Lane* Conservation Area Appraisal accurately describes the character and qualities of the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please let us know what changes you think should be made _____

If you think there are any factual errors or omissions please describe briefly _____

• Changes to the All Saints Conservation Area boundary

Do you support the removal from the Conservation Area of Pochin's Close, the modern eastern end of Newgate End and Nos. 17-21 (odds) Moat Street?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason _____

• Changes to the The Lanes Conservation Area boundary

Do you support the inclusion of Nos. 61 & 65 Long Street, Nos. 42-50 (evens) Long Street and Nos. 2 & 4 Leicester Road?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If not, please give your reason _____

YES	NO	NO VIEW
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Do you support the removal from the Conservation Area of the area bounded by Bell Street, Bull Head Street, Long Street and Ross' Lane?

If not, please give your reason _____

• **Changes to the Spa Lane Conservation Area boundary**

Do you support the inclusion of the site of The Queen's Head PH, No.2 Bull Head Street, Wolstan's House, Church of St Wistan and Nos. 14-18 (evens) Glebe Close?

If not, please give your reason _____

Do you support the removal of No.2 Shearsby Close from the Conservation Area?

If not, please give your reason _____

• **Enhancement opportunities - All Saints**

Please could you provide us with your comments on the suggested enhancement opportunities in the All Saints Conservation Area:

1) The removal of the portacabins and parking from the Newgate End entrance to Birkett House School in order to enhance the setting of All Saints' Church.

2) The British Legion building's single storey wing on the corner of Launceston Road / Bushloe End is a weak feature and provides no definition to this corner. Redevelopment of this element in a style more sympathetic to the Georgian building to significantly enhance this corner is suggested.

3) The landscaping of the parking / garden areas of The Plough and The Old Crown public houses.

Are there any other aspects of the area which need to be improved? If so, describe briefly

• **Enhancement opportunities - The Lanes**

Please could you provide us with your comments on the suggested enhancement opportunities in The Lanes Conservation Area:

1) The redevelopment or landscaping of the vacant site / car park adjacent to the Great Wigston Working Men's Club which detracts from the appearance of the Conservation Area.

2) The landscaping of the forecourts of buildings such as the Wigston Conservative Club and Nos. 61 & 65 Long Street in order to enhance the setting of the buildings and the streetscene.

3) The screening of the service yards at the rear of the Bell Street commercial units from Paddock Street.

Are there any other aspects of the area which need to be improved? If so, describe briefly

• **Enhancement opportunities - Spa Lane**

Please could you provide us with your comments on the suggested enhancement opportunities in the Spa Lane Conservation Area:

1) Redevelopment of the vacant sites on Spa Lane, Mowsley End and Bull Head Street which form unsightly areas and detract from the appearance of the Conservation Area.

2) The screening of the Kwik fit car park and adjacent open gravelled area, and the Ford dealership garage in order to improve the setting of the Conservation Area and to 'soften' the impact of the vehicles, utilitarian buildings and proliferation of signage.

Are there any other aspects of the area which need to be improved? If so, describe briefly

> Development Control Guidance

IMPORTANT	NOT IMPORTANT	NO VIEW
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This sets out policies to ensure that the character of the Conservation Areas is protected. How important are the following issues to you?

Submission of applications (all Conservation Areas)

Setting out the information that applicants will need to include when making planning and other applications in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Demolition (all Conservation Areas)

Protecting key buildings in the area from demolition and ensuring that applicants provide detailed justifications for the demolition of any building?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Protection of open spaces (All Saints and The Lanes)

Protecting significant urban spaces such as the Manchester Gardens and The Lanes system against inappropriate development?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Development of vacant sites (Spa Lane)

Enhancing the character of the Conservation Area by encouraging the redevelopment of vacant sites on Spa Lane, Mowsley End and Bull Head Street?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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IMPORTANT	NOT IMPORTANT	NO VIEW
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The design of new buildings (all Conservation Areas)

Applying strict criteria to control the design of new buildings in the area so that they respect the character and appearance of the Conservation Area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Change of use (The Lanes and Spa Lane)

Controlling the change of use of former industrial or commercial buildings, and residential dwellings to non-residential uses; encouraging 'Living over the Shop' where appropriate; and applying criteria to restrict other changes of use such as the establishment of restaurants, cafés/bars and hot food takeaways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Alterations and extensions (all Conservation Areas)

Applying strict design criteria to control the quality of alterations and extensions to buildings in the area and as a rule, restricting extensions to the rear or least important elevations of buildings?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Shopfronts, signage, blinds and security measures (The Lanes)

Applying policies to guide the alteration, restoration and replacement of shopfronts and applying design criteria to control the quality of new signage (particularly illuminated signs), blinds and canopies, and security measures?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Listed Buildings (all Conservation Areas)

Ensuring that listed buildings are protected from inappropriate works by the application of the appropriate local and national planning policies?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Significant Local Buildings (all Conservation Areas)

Seeking to protect important local buildings from inappropriate works and controlling such works through 'Article 4 Directions' which remove some householders' permitted development rights?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Proposals affecting the setting of the Conservation Area (all Conservation Areas)

Ensuring that important views and vistas in the Conservation Area are not affected by developments within or outside the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Do you think there are any other matters that should be covered by the Development Control Guidance?

If so, please summarise _____

Please could you provide us with your address so that we know which conservation area you live in or are commenting on: _____

Please return this questionnaire by 22nd August 2006, by posting it to:
 Oadby & Wigston Borough Council, Council Offices, Station Road, Wigston, Leics. LE18 2DR
 Alternatively you can complete an online form at: www.oadby-wigston.gov.uk