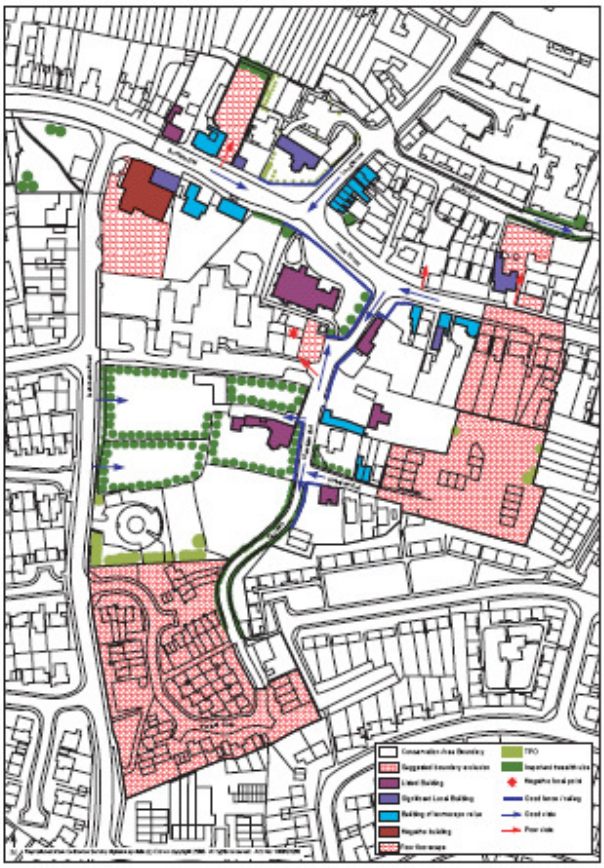
SUMMARY OF APPRAISAL: ALL SAINTS



> Proposed changes to the boundary

The proposed changes are intended to help reinforce the special architectural or historic interest of the area.

Removals

It is proposed to remove from the Conservation Area, Pochin's Close, the modern Eastern end of Newgate End and Nos. 17-21 (odds) Moat Street because these areas do not contribute positively to the character of the Conservation Area.

Pochin's Close is part of a twentieth century housing development which does not contribute positively to the setting of the Conservation Area, even though some of the pre-existing mature trees have been retained. Similarly, the modern eastern end of Newgate End and Nos. 17-21 (odds) Moat Street are all twentieth century buildings which contribute nothing to the character of the Conservation Area.

> Enhancement opportunities

The removal of the portacabins and parking from the Newgate End entrance to Birkett House School would vastly improve the setting of All Saints' Church.

Newgate End - view of All Saints' Church

The single storey wing of the British Legion complex on the corner of Bushloe End and Launceston Road is a weak feature and provides no definition to this corner. Redevelopment of, or building up from, this single storey wing in a style more sympathetic to the Georgian building would significantly enhance this corner. The car park to the rear could also be better developed, but some planting and screening would at least minimise the impact of the complex's rear ranges.

Bushloe End - Wigston British Legion

The parking / garden areas of the two pubs in the Conservation Area - The Plough and The Old Crown - could be improved with either better hard landscaping or the introduction of some soft landscaping.

Bushloe End - The Plough Public House