

**MEASHAM CONSERVATION AREA
BOUNDARY REVIEW**

**REVISED
DECEMBER 2016**

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1. Introduction

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Measham conservation area was designated in October 1991.
- 1.2. A number of boundary revisions are proposed, as indicated on map 1. The proposed conservation area boundary is shown on map 2.

2. Boundary review

- 2.1. The proposed boundary revisions, which are described in the following paragraphs, are recommended for several reasons:
 - In places, the current boundary does not reflect the boundaries that appear on the ground, such as property boundaries. This may undermine clarity and consistency in decision making;
 - The current boundary includes some buildings that make no positive contribution to the character of the area, some of which have been built since the original designation;
 - The current boundary excludes some buildings that make a positive contribution to the character of the area, which were overlooked by the original designation;
 - In places, the current boundary creates inconsistencies in the way that areas are treated – that is, some buildings facing a street or open space form part of the conservation area, but others do not.

Area 1: 82 to 110 High Street, 111 to 115 High Street and land to the rear of the Swan Inn

- 2.2. It is proposed to **add** 88 to 110 High Street (pictured) and 111 to 115 High Street to the conservation area. These properties contribute positively to the character of the area. Their characteristics are similar to other properties at the 'north end' of the High Street. They are 'pre-byelaw' houses, densely developed and laid out to the back of the pavement. They are two storeys tall and they are faced in render. The properties define the entrance to the historic settlement core from the NE.



- 2.3. It is proposed to **add** 82 High Street ('Fireplace by Design') to the conservation area. A sawmill, workshop and showroom were developed c.1991-96 (our references 91/0301/P, 94/0771/P and 96/0540/P) This development contributes negatively to the character of the conservation area; it comprises large scale buildings set back from the street. It is proposed to add the site to the conservation area to ensure the consistent treatment of land addressing the High Street and in recognition of the long term development opportunity offered by the site.
- 2.4. It is also proposed to **add** land to the rear of the Swan Inn to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.

Area 2: 12 Bosworth Road

- 2.5. It is proposed to **remove** 12 Bosworth Road (pictured) from the conservation area. 12 Bosworth Road was built c.1961-74. The property is a bungalow, laid out behind a garden. It does not contribute positively to the significance of the conservation area.



Area 3: 23 and 25 Bosworth Road

- 2.6. It is proposed to **remove** 23 and 25 Bosworth Road from the conservation area. 23 and 25 Bosworth Road were built c.1903-23 and the properties are 'double pile'. They are standard post-byelaw houses that do not contribute positively to the significance of the conservation area.

Area 4: Land to the rear of 53 and 55 High Street

- 2.7. It is proposed to **add** land to the rear of 53 and 55 High Street to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.

Area 5: 'Wharf View' and 4 and 6 Navigation Street

- 2.8. It is proposed to **remove** 'Wharf View' (pictured) from the conservation area. 'Wharf View' was built c.1991 (our reference 91/0387/P). It is a large property arranged with gables addressing the street. It does not contribute positively to the significance of the conservation area.



- 2.9. It is also proposed to **remove** 4 and 6 Navigation Street from the conservation area. 4 and 6 Navigation Street were built c.1903-23 and the properties are 'double pile'. They are standard post-byelaw houses that do not contribute positively to the significance of the conservation area.

Area 6: Land on the former Ashby Canal and 'The Bungalow'

- 2.10. It is proposed to **add** land on the former Ashby Canal to the conservation area. Generally the Ashby Canal is a site of historic interest. It is proposed to add this land to the conservation area in recognition of the opportunity to reinstate this section of the canal.
- 2.11. It is also proposed to **add** 'The Bungalow' to the conservation area, to ensure the consistent treatment of land between Navigation Street and the Ashby Canal. The property appears on the OS 1:2500 map of 1885 and may contribute positively to the character of the conservation area.

Area 7: Land at Saddlers Court

- 2.12. It is proposed to **add** land at Saddlers Court (pictured) to the conservation area, to reflect the boundaries that appear on the ground and to preserve an ash (*fraxinus*) that contributes positively to the character of the area.



Area 8: Building to the rear of 25 High Street

- 2.13. It is proposed to **add** the building to the rear of 25 High Street to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.

Area 9: 1A and 1B Wilkes Avenue and surface car park

- 2.14. It is proposed to **remove** 1A and 1B Wilkes Avenue (pictured) from the conservation area. These properties were built c.1999 (our reference 99/00670/FUL). They are faced in a heavily brindled brick and they are arranged with gables addressing the street. They do not contribute positively to the significance of the conservation area.



- 2.15. It is also proposed to **remove** the adjoining surface car park from the conservation area. The surface car park was laid out following the demolition of Pinfold Cottages in 1957. It does not contribute positively to the significance of the conservation area.

Area 10: Land off Mannings Terrace, land at the 'Old Goods Shed' and land to the S of Wilkes Avenue

- 2.16. It is proposed to **add** land off Mannings Terrace (pictured) and land at the 'Old Goods Shed' to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.



- 2.17. It is also proposed to **add** land to the S of Wilkes Avenue to the conservation area, to preserve a willow (*salix*) that contributes positively to the character of the area.

Area 11: Land to the side of Doctors Row

- 2.18. It is proposed to **remove** land to the side of Doctors Row from the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.

Area 12: Land to the side of 7 Oddfellows Row

- 2.19. It is proposed to **add** land to the side of 7 Oddfellows Row to the conservation area, to ensure the consistent treatment of land and buildings on Oddfellows Row.

Area 13: Land on the former Ashby Canal and land to the rear of 23 to 39 Chapel Street

- 2.20. It is proposed to **add** land on the former Ashby Canal to the conservation area. Generally the Ashby Canal is a site of historic interest. It is proposed to add this land to the conservation area in recognition of the opportunity to reinstate this section of the canal.
- 2.21. It is also proposed to **add** land to the rear of 23 to 39 Chapel Street to the conservation area, to ensure the consistent treatment of land between Chapel Street and the Ashby Canal and to preserve natural and garden planting that contributes positively to the character of the area.

Area 14: York House, land at 39 Chapel Street and land to the front of 34 to 42a Chapel Street

- 2.22. It is proposed to **add** York House (pictured) to the conservation area. This property contributes positively to the character of the area. Its characteristics are similar to other properties in the conservation area. It is a 'pre-byelaw' house, laid out to the back of the pavement. It is two storeys tall and faced in render. The property closes the view outward along Chapel Lane.



- 2.23. It is proposed to **add** land at 39 Chapel Street to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.
- 2.24. It is also proposed to **add** land to the front of 34 to 42a Chapel Street to the conservation area. The land contributes negatively to the character of the area. It is proposed to add this land to the conservation area to ensure the consistent treatment of land addressing Chapel Lane and in recognition of the enhancement opportunity offered by this land.

Area 15: Land to the rear of the Bird in Hand PH

- 2.25. It is proposed to **add** land to the rear of the Bird in Hand PH to the conservation area, to reflect the boundaries that appear on the ground and to ensure the consistent treatment of land between Adcocks Yard and Chapel Lane.

Area 16: Land and building to the rear of 50 to 54 High Street

- 2.26. It is proposed to **add** the land and building to the rear of 50 to 54 High Street to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.