

Kegworth

Character Appraisal

1 Introduction

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”.

Under Section 69(1) of the 1990 Act, the Local Planning Authority has a duty to determine periodically which parts of their area meet the statutory definition of a conservation area, and to designate those areas accordingly. The purpose of this rapid appraisal is to determine whether the historic core of Kegworth meets the statutory definition of a conservation area.

2 Definition of special interest

In June 2016 the District Council adopted *criteria for the identification of local heritage assets*. The criteria have been informed by the DCMS *principles of selection for listing buildings* (2010).

The historic core of Kegworth is substantially intact. The historic core contains a concentration of buildings that predate the reign of Queen Victoria, including eighteen listed buildings. To the south-east the historic core also contains the scheduled remains of medieval settlement.

The historic core also contains a historically significant Baptist Chapel, the surviving part of a seventeenth century house (10 London Road) and the surviving part of a National School, among other undesignated heritage assets.

On the basis of the above the historic core appears to have special qualities of age, as defined by the District Council’s identification criteria. The historic core appears to meet the statutory definition of a conservation area and should be considered for designation. Map 3 indicates a proposed conservation area boundary.

3 Location and setting

Kegworth is a parish in NW Leicestershire District. Kegworth is about 13 miles SE of Derby and about 12 miles SW of Nottingham. In 2011 the population of Kegworth was 3541. In 2018 the population includes 622 students.

The historic core of Kegworth is centred upon the church tower. The historic core is extensive and includes land on Borough Street, Derby Road, Dragwell, High Street, London Road, Nottingham Road and Packington Hill.

The adopted NW Leicestershire Local Plan (2016) recognises Kegworth as a ‘local service centre’, i.e. a settlement that provides “some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable amount of new development will take place”. Kegworth is expected to provide at least 400 new dwellings by 2031.

The historic core is situated on a shallow promontory above the Soar and Trent valleys. On its north and east sides, the boundary of the historic core is coincident with the boundary of the river valleys, at about 35m AOD. On its south side, the historic core is bounded by an extinct water course that followed Whatton Road before discharging into the River Soar to the south of the Hermitage.

The church tower is situated about 250m west of the River Soar, at about 42.5m AOD. The junction of High Street and Packington Hill is situated about 400m west of the church tower, at about 50m AOD.

Generally the historic core is bounded on its west and north sides by modern development. Generally it is bounded on its south and east sides by open countryside.

4 Historic development

Map 1 indicates the historic development of Kegworth.

The 'medieval settlement remains'

The park to the east of the Wymeshead contains medieval settlement remains. The remains comprise "a series of earthworks and buried features principally centred upon two hollow ways"; it is believed that the hollow ways "originally ... led to a fording point over the river" (English Heritage, 1998). The settlement was abandoned due to "the shifting and expansion of settlement northwards"; a bridge had been built by the early fourteenth century. The park is hatched green on map 1.

Kegworth before 1779

Kegworth appears in the Domesday Book of 1086 as *Cogeworde*. A market charter was granted in 1289. While the lower part of the church tower dates to the thirteenth century, the rest of the church dates to the fourteenth century and "seems of one build, unusually" (Pevsner, 1984).

Timber framing was the preferred construction technique before about 1700. On High Street there is one example of cruck framing (the Cottage Restaurant); on Nottingham Road there are two well-preserved examples of box framing. On Dragwell and High Street there are buildings constructed from rubble stone.

Red brick was the preferred construction technique after about 1700. On London Road there are two early and well-preserved examples (the Great House and Friends Cottage). On High Street a terrace of houses dates to about 1750 (1 to 7 High Street).

Kegworth's open fields were enclosed in 1779. The area hatched red on map 1 indicates the extent of the village at that date.

Kegworth after 1779

Areas developed between 1779 and 1884 are hatched blue on map 1. They comprise:

- Development on London Road. The development comprises two small country houses ('Alton Lodge' and 'The Wymeshead'). The houses are not indicated on Stevens' map (1815).
- Development on Packington Hill. Development on the east side of Packington Hill is indicated on Stevens' map (1815). The areas hatched blue had been developed by 1884.

- Development on Derby Road¹. Derby Road was probably laid out c.1826-31. The areas hatched blue had been developed by 1884.
- Development on Nottingham Road. This small area of development includes a cottage dated 1819.

In the proposed conservation area, eight houses built in the late eighteenth or early nineteenth century have been included on the statutory list.

Land on the west side of Borough Street had been redeveloped by 1884. Garden land on the west side of Nottingham Road had been developed by 1884. While this land is within the extent of pre-enclosure settlement, it is indicated in blue on map 1.

Areas developed after 1884 are hatched grey on map 1. Land on the east side of Borough Street was redeveloped after 1884. While this land is within the extent of the pre-enclosure settlement, it is indicated in grey on map 1.

5 Redevelopment

In determining the boundary of the proposed conservation area, we have taken account of the following areas that were redeveloped during the twentieth century. The areas are indicated on map 2.

- New Brickyard Lane.** Houses on a roadside encroachment were demolished between 1921 and 1969. The site is part of the highway.
- Meeting Yard.** Demolished c.1921-69. According to the museum (2000), the yard and its allotments were “covered by prefabs”. The site has been developed afresh; see 77/0208/P.
- Mulberry Gardens.** Four detached dwellings were developed c.2004; see 04/00082/FUL and 04/01553/FUL.
- Kegworth Brewery.** A brewery was “operating from premises on the Market Place” before 1828. In 1847 the brewery was sold to Wells & Sons; the premises were “expanded” between 1847 and 1924. According to the museum, “the property was demolished early in 1992; erection of new office accommodation commenced in April 1999”. See 99/00029/FUL.
- The Croft.** Five pairs of semi-detached bungalows were developed c.1921-69.
- Heafield Drive.** 1a Market Place and 7 Pleasant Place were developed between 1921 and 1969. Within the historic core, thirteen detached houses were developed between 1969 and 1983; six detached houses have been developed since.
- Toms Court and Winsor Court.** Toms Court was developed on the site of terraced houses, between 1921 and 1969. Winsor Court was developed on the site of outbuildings, between 1969 and 1983.

¹ From 1732 High Street and Packington Hill were part of a turnpike road between Loughborough and Derby. The turnpike road was subsequently diverted along Derby Road; Cossons (2003) refers to “re-enactments” of 1826/27 and 1830/31. There is a mid-nineteenth century milestone between 3 and 5 Derby Road.

- h) **Australia Yard.** Buildings to the rear of the site were demolished c.1921-69. Buildings to the front of the site were demolished c.1969-83. The OS 1983 map depicts a library.
- i) **Stafford's Acre.** Thirty-five detached houses were developed c.1969-83.
- j) **Broomhill Road.** Six detached houses were developed c.1921-69.
- k) **Mount Pleasant.** Numbers 10 to 20 Ashby Road were demolished c.1969-83 and replaced with flats.
- l) **Yew Lodge Hotel.** 'The Laurels' was extended c.1969-74 to form the Yew Lodge Hotel; it has been further extended since. A 'second floor extension' has altered the original building beyond recognition²; see 85/0529/P. 25 to 31 Packington Hill were demolished c.2007 and replaced by a hotel extension; see 07/00329/FUL.
- m) **10 to 26 Packington Hill.** Numbers 10 to 16, a terrace of houses, was built c.1921-69. Numbers 22 to 26, a terrace of houses, was demolished c.1921-69. The site is a hardstanding. According to the museum (2000) the Oddfellows Arms "opened around 1900"; it was demolished in February 2011. The site is a hardstanding.
- n) **26 and 28 High Street.** Two houses and outbuildings were demolished c.1993. The site is a hardstanding; an office building has been developed on garden land to the rear. See 93/0537/P.
- o) **62 Mill Lane.** Properties at the corner of Mill Lane and Nottingham Road were demolished c.1921-69 and replaced by a house.
- p) **49 to 53 Mill Lane.** Three detached houses were built c.1921-69.

On Dragwell, a timber framed house with the date 1646 was demolished c.1921-69 and replaced with a house. A surgery was built c.1987; see 87/0145/P (outline) and 87/1180/P (reserved matters).

6 Character analysis

The character of an area may be defined in terms of the uses of its buildings past and present; the general density, layout and landscaping of development and the scale, massing and materials of the buildings in the area.

Generally Kegworth's historic core is densely developed. Generally buildings are aligned to the street and laid out to the back of the pavement; on High Street some buildings are set back behind shallow forecourts. As a result soft landscaping generally makes a limited contribution to the character of the historic core. The exception to this rule is Borough Street (see below).

Generally the historic core contains a diversity of building heights, except on Dragwell and Packington Hill, where buildings are usually two storeys tall.

Generally buildings in the historic core are faced in either red brick or render; Dragwell is the only character area where painted brick makes a substantial contribution. Traditionally

² Application 80/0722/P suggests the building's original appearance.

buildings in the historic core are roofed with plain tile, except on the High Street, where there is a greater use of natural slate. Generally non-traditional roofing materials intrude substantially; on Borough Street non-traditional roofing materials dominate. On London Road and Nottingham Road non-traditional roofing materials intrude to a limited degree.

Kegworth's historic core may be considered as six character zones, as shown on map 4. The character zones are as follows:

Borough Street

Buildings on Borough Street are in residential use. Borough Street is less densely developed than the remainder of the historic core. Generally buildings are not aligned to the street; generally buildings are set back behind front gardens. As a result soft landscaping makes a more substantial contribution to the character of this zone (note e.g. the silver birch at 9 Borough Street). Non-traditional roofing materials dominate this character zone.

Church Gate and Market Place

Buildings on Church Gate and Market Place are in commercial use. Buildings are densely developed around two hard landscaped spaces. Traffic on the A6 trunk road makes a negative contribution to this character zone.

Dragwell

Generally buildings on Dragwell are in residential use; note the two former school buildings and the two former co-operative premises. Generally buildings on Dragwell are two storeys tall; they are faced in either red brick, render or painted brick. Generally roof materials make a limited contribution to the character of Dragwell because of the height of buildings and the narrow sloping nature of the street.

High Street

Generally buildings on High Street are in residential use; note the two places of worship and the two historic public houses³. Generally buildings on High Street are laid out to the back of the pavement or set back behind shallow forecourts. 40 High Street is a notable exception; it is set back among mixed planting. On High Street there is a greater use of natural slate compared to other character zones.

London Road and Nottingham Road

Generally buildings on London Road and Nottingham Road are in residential use. Generally buildings are aligned to the street and laid out to the back of the pavement, but the 'Mulberry Tree' and adjoining buildings are laid out at a right angle to the street. In this character zone non-traditional roofing materials intrude to a limited degree. Traffic on the A6 trunk road makes a negative contribution to this character zone.

Packington Hill

Generally buildings on Packington Hill are in residential use; generally the buildings are two storeys tall. On the corner of the street the former Fox & Hounds PH is three storeys tall.

³ 24 High Street was the Horse & Groom in the mid nineteenth century and the Red Lion in the late nineteenth century; it is still a public house. 32 High Street (Stockton House) was the Three Tuns in the mid nineteenth century and the Crown in the late nineteenth century; it is now three flats.

7 Open spaces

As noted above, soft landscaping generally makes a limited contribution to the character of the historic core, except at Borough Street, where buildings are generally set back behind front gardens. The historic core contains two substantial areas of open space, as indicated on map 4. The open spaces are as follows:

The parish church and environs

The area surrounding the parish church was densely developed in the late eighteenth century. In the nineteenth century the area became less dense, firstly through the redevelopment of the Manor House (c.1820) and secondly through the demolition of buildings immediately north of the parish church. Harrison House was spared demolition.

The area surrounding the parish church comprises an area of mixed planting that contributes positively to the character of the historic core. Trees in the gardens of the Manor House, Old Rectory and Old School House are subject to preservation orders. Three oaks on the west side of the churchyard are subject to preservation orders; note also the limes on the south and east sides of the churchyard.

Trees on the George V playing fields contribute positively to views out of the historic core.

The small country houses

The south-east edge of the historic core is framed by three small country houses. To the south, Alton Lodge and the Wymeshead were built in the mid nineteenth century. To the east, the Hermitage appears on the 1779 map. By the twentieth century its gardens had become more extensive, not least through the demolition of buildings on the east side of London Road.

These small country houses offer an area of mixed planting that contributes positively to the character of the historic core. The garden at Alton Lodge contains good intentional pine planting among a large number of self-set sycamores. The Wymeshead's garden is subject to a preservation order; its extensive park is not. Trees at the Hermitage contribute positively to views out of the Market Place.

Note also the garden of the Cedars (29 London Road). Here twelve trees – including two cedars – are subject to preservation orders.

8 Opportunities for enhancement

Buildings on the west side of Dragwell do not reflect the character of traditional development on the street. The redevelopment of this land would offer an opportunity to enhance the character of the historic core. The land is indicated on map 4.

9 Views and landmarks

The spire of the parish church is the principal landmark in the historic core. Long views of the church spire are afforded along Derby Road and High Street. In either view the church spire appears above 2 Church Gate (former Post Office) and 4 to 6 Church Gate (Boots). Development of either property may affect views of the church spire.

10 Condition of buildings

In May 2017 the Council reviewed the condition of 18 listed buildings in the historic core. 10 buildings (55.6%) were found to be in good condition; 6 buildings (33.3%) were found to be in fair condition and 2 buildings (11.1%) were found to be in poor condition.

On London Road the Great House was found to be “at risk”. On Nottingham Road the stables associated with the Old Rectory were found to be “vulnerable”.