

ASHBY 'TOWN' CONSERVATION AREA BOUNDARY REVIEW

Appendix 3A

**REVISED
JULY 2024**

Contents

Introduction

- 1 Land at 1 to 4 Trinity Close
- 2 6 to 14 Hill Street
- 3 Land at 'Strawberry Hill'
- 4 Land and buildings at 'Mansion House'
- 5 'Cooperative Food' and 'The Regency', Derby Road
- 6 11 to 27 Derby Road
- 7 1 & 2 Kenilworth Terrace
- 8 17 North Street
- 9 South side of North Street
- 10 Properties off the north side of Wood Street
- 11 65 Wood Street
- 12 Lockton House
- 13 Land at 'Top Garden'
- 14 South side of South Street

Introduction

- a) 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 Ashby-de-la-Zouch conservation area was designated in November 1972 and amendments to the designated boundary took effect in September 1992 and May 2002.
- b) The character appraisal says: *Generally the conservation area boundary reflects the extent of the town c.1815-21. The ‘Hill Street’ and ‘Kilwardby Street west’ character zones contain high status development from the early Victorian period. Generally the conservation area is dominated by buildings erected before c.1884. The ‘Bath Street’ character zone is dominated by buildings erected between c.1884 and c.1923.* Considering these general principles, further boundary revisions are proposed.

Division of the conservation area

- c) It is proposed to divide the conservation area into the ‘Castle’, ‘Spa’ and ‘Town’ conservation areas. Dividing the conservation area would reflect the problems and pressures experienced in different parts of the settlement. Generally the ‘Town’ conservation area would coincide with the defined town centre; the ‘Castle’ and ‘Spa’ conservation areas would not. The character appraisal describes the health of the primary shopping area; this description is not relevant to the ‘Castle’ or ‘Spa’ conservation areas.
- d) Dividing the conservation area would also reflect the historic development of the settlement. For instance the ‘Town’ conservation area would reflect the extent of the town c.1815-21 but the ‘Spa’ conservation area would not.

Area 1: Land at 1 to 4 Trinity Close

- e) It is proposed to **remove** land at 1 to 4 Trinity Close from the conservation area. The conservation area boundary does not reflect boundaries that appear on the ground. The land contains a roadside boundary wall and a shelter belt formerly associated with Hill House.
- f) Four houses were erected c.1948-71; they would not contribute to an area of special architectural or historic interest. The roadside boundary wall is grade II listed and its inclusion in the conservation area would offer no additional protection. Similarly the shelter belt is subject to a tree preservation order (TPO) and its inclusion in the conservation area would offer no additional protection.



Area 2: 6 to 14 Hill Street

- g) It is proposed to **remove** 6 to 14 Hill Street from the conservation area. Terraced properties were erected in the early Victorian period. The properties are similar in age and character to 53 to 67 Burton Road, which are not in the conservation area. They do not contribute to an area of special architectural or historic interest. Their character has been affected adversely by the addition of render and concrete tile. They are arranged with their rear elevations addressing the street and their contribution to the street scene is therefore limited.



Area 3: Land at 'Strawberry Hill'

- h) It is proposed to **add** land at 'Strawberry Hill' to the conservation area, to reflect the boundaries that appear on the ground.

Area 4: Land and buildings at 'Mansion House'

- i) It is proposed to **add** land and buildings at 'Mansion House' to the conservation area, to reflect the boundaries that appear on the ground. The OS 1:500 map of 1883 indicates a greenhouse and this building appears to contribute to an area of special architectural and historic interest.

Area 5: 'Cooperative Food' and 'The Regency', Derby Road

- j) It is proposed to **remove** properties on Derby Road from the conservation area. A supermarket was erected c.1985; a mixed use building was erected c.2008. The supermarket does not reflect the character of traditional development nearby. In the context of other boundary revisions proposed (below) it is considered that the properties do not contribute to an area of special architectural or historic interest.



Area 6: 11 to 27 Derby Road

- k) It is proposed to **remove** 11 to 27 Derby Road from the conservation area. Terraced properties were erected in the early Victorian period. The properties are similar in age and character to 1 to 21 Burton Road, which are not in the conservation area. They do not contribute to an area of special architectural or historic interest. Their character has been affected adversely by the addition of render and concrete tile.

Area 7: 1 & 2 Kenilworth Terrace

- l) It is proposed to **add** 1 & 2 Kenilworth Terrace to the conservation area. The properties were erected before c.1837 and they reflect the general character of 'The Green'. They contribute to an area of special architectural or historic interest.



Area 8: 17 North Street

- m) It is proposed to **remove** 17 North Street from the conservation area. The property was erected c.1984 in a location peripheral to the historic settlement core (our reference 84/0073/P). It does not reflect the character of the 'Green' character zone. It does not contribute to an area of special architectural or historic interest.

Area 9: South side of North Street

- n) The District Council considers that land on the south side of North Street does not contribute to an area of special architectural or historic interest. It is proposed to **remove** the following properties from the conservation area:

- **'Ashby Castle Day Nursery' to 'Belton' and 'Braces':** Properties were demolished c.1923-71. Replacement development does not contribute to the significance of the conservation area.
- **Huntingdon House and St Helens House:** Properties including 36 North Street were demolished c.1971-74. Land to the rear of Huntingdon House and St Helens House has been laid out for surface car parking. Two houses were erected to the rear of Huntingdon House c.1980. The land does not contribute to the significance of the conservation area.



Area 10: Properties off the north side of Wood Street

- o) It is proposed to **remove** properties off the north side of Wood Street from the conservation area. The properties were erected c.2000-05 in a location peripheral to the historic settlement core. The properties make a neutral contribution to an area of special architectural or historic interest. The properties are set back from Wood Street and their contribution to the street scene is therefore limited.

Area 11: 65 Wood Street

- p) It is proposed to **remove** 65 Wood Street from the conservation area. The property was erected c.1923-71 in a location peripheral to the historic settlement core. It does not reflect the character of the 'Wood Street east' character zone. It does not contribute to an area of special architectural or historic interest.



Area 12: Lockton House

- q) It is proposed to **remove** Lockton House from the conservation area. The conservation area boundary does not reflect boundaries that appear on the ground. An extension to the 'design block' was erected c.2010¹. The extension reflects the character of the 'design block'; it does not contribute to an area of special architectural or historic interest.
- r) Lockton House does not reflect the character of the 'Wood Street east' character zone. It is a grade II listed building and its inclusion in the conservation area would offer no additional protection. Trees at Lockton House contribute positively to public amenity and should be subject to a tree preservation order (TPO).

Area 13: Land at 'Top Garden'

- s) It is proposed to **remove** land at 'Top Garden' from the conservation area. The conservation area boundary does not reflect boundaries that appear on the ground. 'Top Garden' was erected c.1971-74 in a location peripheral to the historic settlement core. It would not contribute to an area of special architectural or historic interest. Trees at 'Top Garden' contribute positively to public amenity and should be subject to a tree preservation order (TPO).



¹ Our references 09/00374/COM and 10/00403/COM. LCC references 2009/0374/07 and 2010/0403/07.

Area 14: South side of South Street

t) The District Council considers that land on the south side of South Street does not contribute to an area of special architectural or historic interest. It is proposed to **remove** the following properties from the conservation area:

- **'Shenanna'**: A detached house and a surface car park were laid out c.1923-71. They do not contribute to the significance of the conservation area.
- **'Rowena' to 'Waverley Lodge'**: Four detached houses were erected c.1923-71; a telephone exchange was erected c.1948-71. They do not contribute to the significance of the conservation area.
- **'Priest House' and 18 to 23 South Street**: These properties are separated from the 'Castle' and 'Spa' conservation areas by the development described above. The properties are grade II listed and their inclusion in the conservation area would offer no additional protection.

