

# **CASTLE DONINGTON CONSERVATION AREA APPRAISAL AND STUDY**

**This version of the Appraisal/Study document has been prepared for publication on the Internet. The document does not include the plates (photographs) referred to in the text and Map 1, Map 2 and Map 3 are provided as separate documents. The full document may be inspected during normal office hours at the Planning and Environment Division reception at the Council Offices in Coalville. Copies of the document may also be purchased from the Council Offices.**

**MARCH 2001**



## **PREFACE**

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Conservation Areas are kept under review (Section 69(2)) and that local planning authorities in exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Having regard to these requirements and the advice contained in the English Heritage guidance notes 'Conservation Area Practice' and 'Conservation Area Appraisals', the District Council produced a draft Appraisal/Study of the Castle Donington Conservation Area in April 2000. The draft document included proposed alterations to the boundaries of the designated Conservation Area (of November 1972).

The draft document was the subject of consultation and publicity over a six week period between 10 April 2000 and 22 May 2000. Having considered the various representations and recommended amendments the District Council's Planning Group of 13 September 2000 resolved to approve alterations to the boundaries of the Conservation Area as outlined in the Planning Group report.

On 6 March 2001, the Conservation Area Appraisal/Study document was adopted by the District Council's Executive Board as supplementary planning guidance to the policies of the North West Leicestershire Local Plan. As supplementary planning guidance the Conservation Area Appraisal/Study document whilst not having the same status as an adopted plan policy may be taken into account as a material consideration in the determination of planning applications.

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## 1. INTRODUCTION

- 1.1 Conservation areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance “ (Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Castle Donington Conservation Area was originally designated by the former Leicestershire County Council in November 1972. The formal designation was based on a streetscape assessment - Castle Donington: A Study In Conservation - undertaken by the former County Council in July 1971.
- 1.2 At the designation of the Conservation Area the village was the administrative centre of Castle Donington Rural District Council. Upon local government re-organisation in April 1974, Castle Donington became part of the District of North West Leicestershire. In September 2000 the Conservation Area boundaries were revised by North West Leicestershire District Council and the existing boundaries are shown on Map 1.
- 1.3 This Conservation Area Appraisal/Study document aims to fulfil two key roles. The Appraisal outlines the historical development of the settlement and defines the special interest, character and appearance of the built and natural environment within and surrounding the existing Conservation Area boundaries. The Study identifies future opportunities for the preservation and enhancement of the Area (the numbers **in bold** in paragraphs refer to an associated photograph/plate).

## **2. LOCATION, POPULATION AND TOPOGRAPHY OF CASTLE DONINGTON**

2.1 Castle Donington is located in the north-western part of Leicestershire, close to the boundary with Derbyshire and Nottinghamshire. The village is situated some 20 km south-west of Nottingham and 11 km south-east of Derby. The settlement lies between the River Trent to the west, the M1 Motorway and the A453 to the east, the new A50 Derby/Stoke link road to the north and East Midlands Airport to the south. The C8214 runs north-south through the settlement, which although now a large village with a population of some 6,300 people, was at the beginning of the nineteenth century considered to be a small market town (Lee, 1956, p53).

2.2 Geographically, the settlement sits above the Trent Valley floodplain on the 50m contour. The agricultural landscape surrounding the village was the subject of increasing change in the second half of the twentieth century with the expansion of East Midlands Airport and the development of the strategic road network.

2.3 Economically, apart from the village centre retailers and office users, the major employers are at East Midlands Airport, Donington Hall (British Midlands International) and on the industrial estates along Station Road and Trent Lane. At the northern periphery of the settlement, the Willow Farm Business Park site is being developed for light industrial and storage purposes. Although these businesses provide employment opportunities, a negative impact is the level of traffic generated through the village. In addition, industrial development has

produced an increasingly urban form at the northern entrance into Castle Donington along the C8214.

### **3. ORIGINS AND HISTORICAL DEVELOPMENT OF CASTLE DONINGTON**

3.1 Castle Donington derives its name from the Anglo-Saxon 'Tun of Dunn(a)'s people', and appears in the Domesday Book of 1086/7 as Dunintone (Ekwall, 1960). By 1428, the place is referred to as Castel Donyngton (F.A. Rolls, 1899).

3.2 The castle was founded in the early twelfth century by the Barons of Haulton and overlooked an ancient crossing of the River Trent.<sup>(1)</sup> By the mid-twelfth century the de Lacy's; successors to the Barons of Haulton; had founded the Hospital of St John (on The Spital). In 1216, the castle was apparently destroyed by King John following its capture from John de Lacy, although it was rebuilt in the late thirteenth century (Usher, 1997, p8). By the mid fourteenth century the castle had, however, fallen into decay and in 1595 much of the stone was used by Sir George Hastings to build his mansion in Donington Park (Frith, 1926, p115).<sup>(2)</sup> The castle site was sold for building plots in the 1830s; by which time the medieval hospital was largely in ruin (Nichols, 1804, p770; White, 1846, p337).

3.3 The Domesday record of 1086/7 indicates that the settlement had significant prosperity and by 1311 may have achieved Borough status (Beckett, 1988, pp54 - 60). Certainly by the late thirteenth century trade was flourishing in the village, with the rights having been granted in 1278 for a Wednesday market and various fairs. Throughout the medieval period and into the Victorian era, Castle Donington prospered as a local trading centre with imported goods being brought to the village via the Trent and marketed in the locality (Beckett, 1988, p70). This

- trading function augmented the settlements essentially agricultural economy. The enclosure of the Parish lands was completed by an Award of 1778. <sup>(3)</sup>
- 3.4 By the eighteenth century Castle Donington was also an important stopping point on the Nottingham to Tamworth road (B6540/C8214); turnpiked in 1760. <sup>(4)</sup> This road joined the London to Derby turnpike of 1738 (later the A6) some 2 km to the north of the settlement, close to the crossings of the River Trent at Sawley Ferry and Wilden Ferry (later replaced by Harrington Bridge (1790) and Cavendish Bridge (1760) respectively). The Rawdon Hotel **(1)** was opened in 1794 to serve as a coaching inn along with the Moira Arms Hotel and the Turks Head <sup>(5)</sup> around the green at the junction of High Street/Market Street (Lee, 1956, p57).
- 3.5 Castle Donington also benefited economically from increased river traffic on the Trent following improvements to the navigation in the late seventeenth century which enabled vessels to reach Burton Upon Trent by 1699, and from the subsequent opening of the Trent and Mersey Canal in 1777 (Palmer and Neaverson, 1992, p49). <sup>(6)</sup> Visual evidence of a flourishing local economy in the Georgian age remains in the form of the fine buildings erected during this period, particularly along High Street **(2&3)**.
- 3.6 By the beginning of the nineteenth century domestic textile and basket making industries had also become well established. These industries were initially pursued in yard and rear premises; where small cottages and terraced houses were fitted between older buildings; and in top floor workshops. <sup>(7)</sup> The early textile industries supplied the local market but later on Nottingham manufacturers with large concerns 'put out' work to domestic workers. By the 1820s, the textile industry in the settlement had progressed to factory organisation <sup>(8)</sup> and in 1846 it

is recorded that several hundred females in Castle Donington were employed by Nottingham manufacturers in the embroidery of lace (White, 1846, p337).

**Plate 1**

Rawdon Hotel (now Donington  
Manor Hotel), High Street

**Plate 2**

No. 72 High Street

**Plate 3**

Nos. 73 & 75 High Street

- 3.7 This period was to prove to be Castle Donington's economic peak. In the middle years of the nineteenth century the development of the textile industry in the village was arrested and there was a migration of workers to the new textile centres of Long Eaton, Sandiacre, Beeston and Stapleford. These towns benefited from being geographically closer to Nottingham and had better communication links with the canal network and the rapidly expanding railway system. The construction of Donington Mill on Station Road in 1870 for silk throwing was a rare continuation of the tradition of working for Nottingham manufacturers.
- 3.8 Castle Donington's marketing functions also increasingly became overshadowed by its much larger neighbours of Derby, Nottingham and Loughborough (Lee,1956, p53) and the development of the railway system led to a decline in river and stagecoach traffic; in 1850 the Rawdon Hotel was converted to a private residence with the green incorporated as its garden area. Castle Donington itself did not secure a rail link until 1870 (Lee, 1956, p76).<sup>(9)</sup>
- 3.9 Between 1850 and 1920 very little new building appears to have taken place and the expansion of the settlement was limited; the housing erected along Mount Pleasant being one of the few areas developed during this period. In the inter war years new house building was largely restricted to the sporadic development along Park Lane. The major change within the historic core in the first half of the twentieth century was, however, the demolition of a number of properties declared unfit for human habitation under the Public Health Acts. A substantial number of building demolitions occurred along Bondgate and St. Annes Lane and at the lower end of Hillside.

- 3.10 The demolition of historical properties continued after the Second World War; examples being the cottages between Nos. 23 and 33 High Street in the late 1950s and the Castle Inn on the Barroon in 1962. The designation of the Conservation Area in 1972 did, however, largely redress the levels of demolition occurring within the historic core.
- 3.11 The second half of the twentieth century also saw a revival in the economic fortunes of the village, with the commissioning of Castle Donington Power Station in 1956 and the opening of East Midlands Airport in 1965 (on a former wartime training airfield). These developments created local employment and housing demand, leading to the building of a number of residential estates around the historic core of the village.
- 3.12 Although the Power Station closed in 1995, the development of East Midlands Airport coupled with the success of the nearby Donington Park motor racing circuit (re-opened in 1977 following its abandonment at the beginning of the Second World War) and the Donington Grand Prix Collection has continued to revitalise the local economy. This has also produced demand for hotel and guest house accommodation in the village and contributed to the return of the Rawdon Hotel to its original use in 1967 (as the Donington Manor Hotel).
- 3.13 The rapid housing development after 1945 has also firmly established Castle Donington as a commuter settlement, a role enhanced still further with the continuing development of the surrounding strategic road network.

## Notes

1. Between 1985 and 1993 the discovery of the archaeological remains of three bridges at Hemington Quarry; dating from the 11th to 13th centuries; over an earlier course of the river confirmed that there was a major crossing of the Trent at this point (probably for the main London to Derby road).
2. The manor house of Sir George Hastings; 4<sup>th</sup> Earl of Huntingdon; was replaced by the present Donington Hall between 1790-93. The Hall was built for Francis Rawdon-Hastings (1754-1826), who in 1789 as Lord Rawdon inherited the Ashby and Donington estates of his uncle; the 10th Earl of Huntingdon. Francis Rawdon-Hastings became 2<sup>nd</sup> Earl of Moira in 1793 on the death of his father; Viscount Loudoun in 1804 on his marriage to the Countess of Loudoun and in 1816 was made 1st Marquis of Hastings (White, 1846, p297; Palmer, 1982, p56; Olsen, 1990, p5). The Rawdon-Hastings (who in 1859 took the name Abney-Hastings) retained the Donington Park estate until 1901 (Olsen, 1990, p57).
3. Former farms within the settlement included Park Lane Farm (4 High Street), Hall Farm (9 High Street), White House Farm (42 High Street), Whithybush Farm (55 High Street) and Pool Close Farm (88 High Street). Numerous former farm buildings (now converted to domestic use) also survive as evidence to the former importance of agriculture to the village economy.
4. The Grade II listed nineteenth century milestone between Nos. 23 and 33 High Street records "Nottingham 13 miles : Tamworth 22 miles"
5. The Turks Head was also known as the 'Nottingham House'. The present building dates from the early part of the twentieth century. The former inn was demolished in 1908 (Castle Donington Local History Society, 1986, p26).
6. The opening of the canal led to the rapid development of Shardlow as an inland port. The canal traffic, along with the surviving river traffic, provided employment and thus prosperity for the inhabitants of Castle Donington. At Kings Mills on the River Trent (2.5 km to the east of the settlement), an industrial complex thrived alongside the river from the eleventh century into the early twentieth century.
7. Building survivals include a nineteenth century pair of former cottages attached to the rear of the NuNews premises in St Anne's Lane and the cottages to the rear of No. 10 Clapgun Street (Ryder, 1997, pp48 & 64). Visual evidence of domestic top floor workshops survives to No. 97 Bondgate and within the terrace at Nos. 55-59 Clapgun Street; (DoE,1989, p28; Ryder, 1997, p53).
8. Early factories included the building attached to the rear of No. 12 Delven Lane (later the Wesleyan Methodist School) and that to the northern side of the Baptist Church on Bondgate (later used as a Sunday School) (Ryder, 1997, pp28 & 54)
9. At the same time, the village lost some of its economic base as a result of the declining patronage of the Hastings family. The extravagances of the 4th Marquis of Hastings; who died in 1868; caused a severe decline in the family's finances and his successors were unable to recover their former financial position (Leicestershire County Council, 1971, p9).

#### 4. FACTORS CONTRIBUTING POSITIVELY TOWARDS THE CHARACTER OF THE CONSERVATION AREA

##### Character Statement

- 4.1 The designated Conservation Area essentially relates to the extent of the village at the end of the First World War and consists of distinct elements, for the most part differentiated by the natural topography of the site.
- 4.2 The castle mound in the north-eastern area of the village occupies the highest point in the core of the settlement **(4)**. To the north of the site, the land falls away sharply towards Hillside Orchard. On the plateau to the south is the nucleus of the medieval settlement centred around the parish church. On this plateau Borough Street and Clapgun Street radiate southwards from The Hollow and Barroon; which together follow the line to the outer ditch of the castle. The Moat follows the line of this outer ditch northwards around the eastern side of the castle earthworks and Hillside descends steeply from the Hollow across the western slope of the castle mound. The Parish Church **(5)** lies between Borough Street and Clapgun Street, which are linked together east to west by three lanes - Church Lane, St Annes Lane and Apiary Gate. The former market place **(6)** is situated at the southern end of Borough Street where it meets Apiary Gate and Market Street.
- 4.3 High Street and Bondgate (continuing northwards as Station Road) form a long, linear pattern which follows the line of a watercourse (now culverted) cutting through the escarpment as it flows towards its confluence with the River Trent.

**Plate 4**

Castle Mound, Castle Hill:  
Viewed from Station Road

**Plate 5**

Parish Church of St.  
Edward, King And Martyr,  
Clapgun Street

**Plate 6**

The Market Place

Linking with the village centre are the steeply sloping streets of Hillside, Market Street and Delven Lane. Two footpaths - Little Hill and The Twitchell - afford additional access links for pedestrians between Hillside/Borough Street and Bondgate. The Spital extends westwards from the foot of Bondgate and with its link to Back Lane provided a direct access to the Trent crossing at Wilden Ferry/Cavendish Bridge avoiding the turnpike roads.

- 4.4 Although the plan form of the settlement was influenced by its topography it is likely that the castle was a major influence in the medieval period. The settlement plan may have originated as a simple radial system, focused on the castle where a concentration of activity centered on the market place in an outer bailey with a cluster of less important houses and utility structures at the castle gate (Platt, 1976). However, it may have been the case that an existing scattered settlement became concentrated within the interior of a newly created defended enclosure (Chapelot and Fossier, 1985). The available archaeological and cartographic evidence examined in an Historic Buildings Appraisal of 1997 failed to provide a conclusive outcome on the issue (Ryder, 1997, pp11-13).
- 4.5 The Conservation Area comprises commercial and residential properties. The predominating use of buildings along Borough Street is retail and there is a mixture of residential and retail properties along Clapgun Street. Residential use becomes more prevalent along the edges of the village centre and along High Street. Existing and former ecclesiastical buildings are spread throughout the Area. With the exception of the Jolly Potters on Hillside, public houses are concentrated along Bondgate and Station Road - Moira Arms, Turks Head, Cross Keys and Lamb Inn.

- 4.6 The village centre displays a variety of architectural styles ranging from late mediaeval timber framed cottages, through good quality Georgian and Regency town houses to later Victorian shops and houses. The streetscape typically comprises a mixture of two and three storey buildings, the commercial premises having a street-facing shop fronts, service areas to the rear, and domestic or storage accommodation above. Many properties within the village centre are set up to the back edge of the footway, particularly along Borough Street and Clapgun Street. Only beyond the centre are properties increasingly set back within their plots, particularly along the southern part of High Street.
- 4.7 The individual factors which are considered to contribute positively towards the character of the Conservation Area are shown on Map 2.

### **Building Materials and Local Details**

- 4.8 The majority of Georgian and Victorian buildings in Castle Donington comprise red brick structures with roofs of Welsh slate or clay plain tile; including some Staffordshire Blue tiles. There is some use of red pantile, although it is likely that pantile and other clay roofing materials were much more common prior to the nineteenth century.
- 4.9 Medieval work is manifest as local grey and yellow sandstone with some Derbyshire gritstone. There is visual evidence of the use of timber framework which is largely of an early post-Medieval date **(7 & 8)**. Eighteenth and early nineteenth century brickwork, however, covers a number of buildings with much earlier cores **(9)**.

**Plate 7**

The Key House, No. 20 High  
Street : Late Sixteenth/Early  
Seventeenth Century

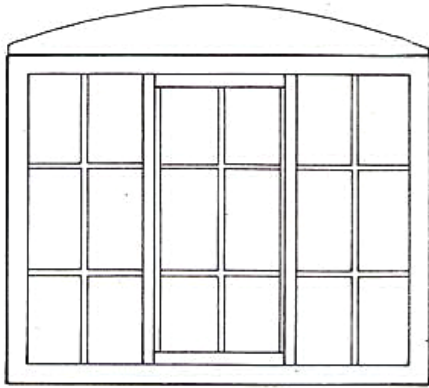
**Plate 8**

No. 4 High Street :  
Seventeenth Century

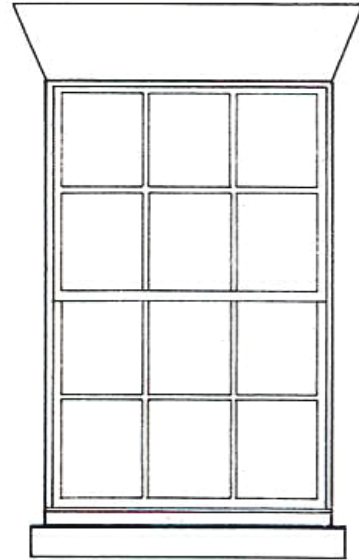
**Plate 9**

Nos. 61 & 63 Borough  
Street : Nineteenth Century  
Brickwork Covers a  
Sixteenth Century Core

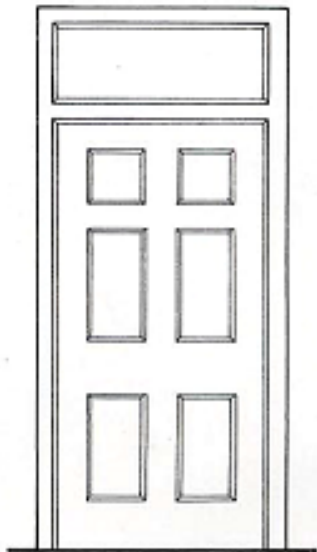
- 4.10 A number of properties within the area display the stucco finish so fashionable in the Georgian period. The relatively soft nature of the local brick has, however, caused other properties to have been wholly or partially covered by later cement-based render and/or colourwash paint finish in an attempt to mask weathered brickwork. On Bondgate the decorative Gothic plasterwork of John Sutton - a master plasterer at Donington Hall - remains to the exteriors and interiors of the Grade II listed Crown House at No. 102. Sutton may have also been responsible for the plastered decoration to the façade of the Cross Keys (Ryder, 1997, p26).
- 4.11 The predominant window type to vernacular buildings is the Yorkshire horizontal sliding sash (Figure 1). Vertical sliding sashes of various designs (Figure 2) were installed to new properties of any pretension from the eighteenth century onwards set recessed within openings. Above these openings are stone or plaster lintels, segmental brick arches or gauged brickwork. The finish to timber window units is predominantly of a white or off-white paint. Timber doors to properties in a polite architectural style are of a raised and fielded design (Figure 3), with variations incorporating sections of glazing in place of timber panels. This design superceded simple vertically boarded ledged and braced doors (Figure 4) which are evident to a small number of properties, particularly cottages and older vernacular buildings. Black cast iron rainwater goods are prevalent to pre-Second World War built properties throughout the Area.
- 4.12 Fixtures and fittings from earlier periods are also evident in the Area and include a milestone on High Street, wrought iron sign brackets and nineteenth century lamp posts in the churchyard of the Parish Church, along with fire insurance marks on buildings (for example 'GUARDIAN' on 28 Borough Street)



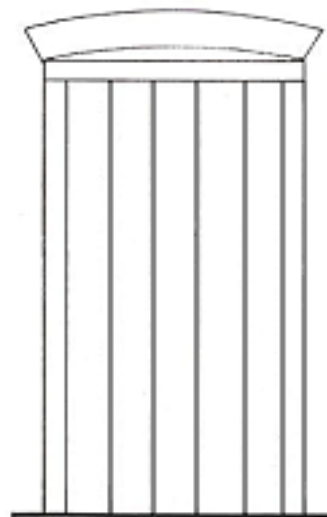
**Figure 1 : Yorkshire Horizontal Sliding Sash Window Unit**



**Figure 2 : Vertical Sliding Sash Window Unit**



**Figure 3 : Panelled Door**



**Figure 4 : Ledged and Braced Vertically Boarded Door**

## **Architectural and Historic Quality of Listed and Unlisted Buildings**

- 4.13 There are over fifty properties within the Conservation Area which are included on the list of buildings of special architectural or historic interest (Appendix A). The Parish Church of St Edward King and Martyr (formerly St. Lukes), dating from the thirteenth and fourteenth centuries, is listed at Grade II\* as being a building of particular importance. The Church contains memorials to the Hastings family associated with Donington Park from the fifteenth century to the beginning of the twentieth century (Olsen, 1990, pp4&39).
- 4.14 The other buildings - listed at Grade II as being of special interest - largely comprise a mixture of residential and commercial properties with superficial architectural dates of the eighteenth and nineteenth centuries, but many of which conceal core fabric which survives from the preceding three centuries **(10)**. The twentieth century is represented by the Methodist Chapel in the Market Place, designed in a free gothic style by the Nottingham architect Arthur. E. Lambert in 1905 **(11)**.
- 4.15 There are also a large number of unlisted buildings and structures which are considered to make a positive contribution to the streetscape of the Conservation Area (Appendix B). Many of these properties also reflect the economic high point of settlement in the late Georgian period. Later properties of architectural or historic merit include the former tailors shop, workshop and house at Nos. 15-19 Clapgun Street and the former Congregational Church of 1840 on Clapgun Street **(12)**. St. Edward's Church of England Primary School of 1910 on The Dovecote retains much of its original Edwardian detailing to its facades.

**Plate 10**

Nos. 39-43 Clapgun  
Street : Former Medieval  
Hall House

**Plate 11**

Methodist Church,  
Market Place (1905)

**Plate 12**

Former Congregational  
Church, Clapgun Street  
(1840)

## **The Character/Relationship of Spaces Within the Area**

### **Castle Hill**

- 4.16 The castle mound with its associated earthworks is now occupied by a scatter of houses of a nineteenth to twentieth century date. To the south, a narrow lane winds to the top of the hill giving access to the houses and passing at its southern end the modern Roman Catholic church; built on the site of the former national school of 1855 (demolished in 1984) **(13)**. The property at No 8 Castle Hill (built as the workhouse) incorporates the former village lock-up and has the former fire station within its garden area (Ryder, 1997, p40).

### **Hollow, Barroon, and The Moat**

- 4.17 This area comprises a miscellany of small two storey buildings, some having early origins - the sixteenth century cottages at Nos. 7/9 The Moat - and others being of a late twentieth century date - Nos. 3-10 Hollow. On entering the Conservation Area from Hemington along the Barroon, the cottages at Nos. 1-5 The Moat visually dominate the foreground to views **(14)**.

### **Hillside (formerly Big Hill)**

- 4.18 The western side of the street is a series of nineteenth century terraces of largely two storey properties **(15)**. A former school of 1798 between Nos. 28 and 32 Hillside is now used as the Parish Rooms. The eastern side mainly comprises of the sloping garden areas to modern detached properties on the western slope of Castle Hill. No. 29 Hillside was formerly the Black Horse Public House.

**Plate 13**

Castle Hill : Viewed  
from Borough Street

**Plate 14**

View Westwards along  
Barroon towards its  
junction with the Moat

**Plate 15**

Hillside : Viewed from its  
junction with Borough  
Street/Castle Hill

### **Borough Street**

- 4.19 Borough Street is a narrow road typifying the medieval plan layout and is the principal shopping street. The street comprises largely two and three storey buildings with an outward appearance resulting from late eighteenth century through to late nineteenth century re-fronting and alteration **(16)**. For the most part the buildings present an unbroken frontage along the street giving the area a strong sense of enclosure **(17)**. At the southern end, however, a gap between Nos. 5 and 11, gives a glimpse view of Nos. 7/9, which occupy land at a lower level. There was some limited re-development in the second half of the twentieth century, particularly at the northern end of the street.

### **Market Place**

- 4.20 The small triangular shaped former market place, now a public car park, is dominated by the Methodist Church of 1905 on its southern side. The gated entrance to the grounds of the former vicarage (now Donington Business Services) is also off the southern side.

### **Market Street**

- 4.21 Market Street leads off the south-western side of the former market place. Development is largely restricted to the northern side. Red brick predominates to the buildings which have a superficial appearance of the eighteenth/nineteenth century. The Moira Arms, on the eastern side of High Street provides a visual stop on the descent of Market Street **(18)**.

**Plate 16**

Borough Street : View North-  
Eastwards from the junction  
with St. Anne's Lane

**Plate 17**

Borough Street : View  
South-Westwards towards  
Market Place

**Plate 18**

View South-Westwards  
along Market Street  
towards High  
Street/Bondgate

## **Clapgun Street**

- 4.22 Clapgun Street, in its position parallel to and above Borough Street, provided an alternative throughfare in the medieval plan. From their external appearance buildings on Clapgun Street are apparently eighteenth and nineteenth century in date, constructed of red brick **(19)**. A number of properties, however, contain earlier cores and those at Nos 37-45 incorporate the remains of a medieval hall-and-cross-wing house.
- 4.23 The eastern side of Clapgun Street was the location of several of the villages farmsteads (Lee, 1956, p64) and the breaks in the façade on this side are caused by the presence of the pre-enclosure layouts of individual farms (Leicestershire County Council, 1971, p23).
- 4.24 The buildings on Clapgun Street are now predominantly in residential occupation with some individual shops. The number of surviving shop fronts to properties now in other uses belies the formerly more important retail function for the street **(20)**. At the northern end the road dips into The Hollow.

## **The Dovecote**

- 4.25 The Dovecote is a short southern continuation of Clapgun Street **(21)**, and contains a few houses - most notably No.11 ('Cranford') - and St Edward's Church of England Primary School. A glimpse view of the former Wesleyan Methodist Sunday School of 1872 is obtained at the southern end of the street.

**Plate 19**

View Southwards along  
Clapgun Street from its  
junction with Church Lane

**Plate 20**

Nos. 71 & 73 Clapgun Street

**Plate 21**

View Southwards  
along Dovecote  
towards Delven Lane

## **Church Lane**

4.26 This narrow lane flanks the northern edge of the churchyard and accordingly is largely undeveloped on its southern side. On the northern side lies a group of eighteenth century town houses some with a painted render finish - each in a different colour echoing a more northern tradition seldom seen in Leicestershire which forms an effective backdrop to the view from the churchyard **(22)**. The three storey property at No. 41 Borough Street provides a visual stop to views westwards along the lane **(23)**.

## **Apiary Gate (formerly Apes Gate) and St Anne's Lane (formerly Pickerings Lane)**

4.27 These short lanes comprise a mixture of two storey buildings displaying a wide variety of construction methods including stone, half-timbering with render and red brickwork. Apiary Gate is one of the parts of the historic core apparently least altered during the prosperity of the Georgian period and contains a number of buildings of pre-1700 construction (for example Nos 1 & 3). A strong sense of enclosure is provided by the continuous built up frontage to both sides of the street and the narrowness of the lane **(24)**. The three storey property at No. 17 Market Street provides a visual stop to views eastwards along the lane.

4.28 St. Anne's Lane has a relatively open nature largely as a result of building demolitions in the first half of the twentieth century. St Anne's Lane forms a back lane to Apiary Gate.

**Plate 22**

Properties to the North-  
Eastern side of Church Lane

**Plate 23**

View North-Westwards  
along Church Lane towards  
Borough Street

**Plate 24**

View North-Westwards along  
Apiary Gate towards Market  
Street/Market Place

### **Delven Lane (formerly Dog Lane) and Mount Pleasant**

4.29 The lower south side of Delven Lane, which was widened in the 1960s, was the subject of considerable new development/re-development in the latter part of the twentieth century. The principal earlier surviving structure is the grade II listed mid-eighteenth century Dovecote within former lands to Hall Farm **(25)**. The post Second World War development includes the library and the former offices of Castle Donington Rural District Council (now Donington Nursing Home), both of which are single storey in height and incorporate for the most part flat roofs. Within the grounds of the former vicarage to the lower north side and along Barn Close, later twentieth century development of a more sympathetic nature was undertaken.

4.30 To the upper north side of Delven Lane and along Mount Pleasant, are a number of late nineteenth century/early twentieth century terraced and semi-detached houses, a number of which retain original architectural features **(26)**. To the rear of No. 12 Delven Lane (Delven Hotel) is a former lace factory of the 1820s, which was converted and extended to form the Wesleyan Methodist School in 1872. The main entrance to the former school faces towards The Dovecote.

### **Little Hill/The Twitchell**

4.31 These narrow alleys which link Hillside/Borough Street with Bondgate descend steeply down the hill, and have flights of steps along their lengths **(27)**. There is relatively little building along their routes, which are enclosed by various boundary walls of stone and brickwork construction.

**Plate 25**

The Mid Eighteenth  
Century Dovecote, off  
Delven Lane

**Plate 26**

View Westwards along  
Delven Lane from its  
junction with Dovecote

**Plate 27**

Little Hill

## **Bondgate**

- 4.32 Bondgate rises in a series of subtle curves from its junction with Hillside **(28)** to its junction with Market Street **(29)**. The location of buildings, and on the western side stone and brick boundary walls, close to the edge of the highway gives the street a strong sense of enclosure and channels views along the thoroughfare.
- 4.33 On the steeply sloping land to the western side of Bondgate are a number of important sub-medieval and later buildings, including the Grade II listed Baptist Chapel of 1774. Fewer buildings occupy this side than previously, as groups of cottages extant in the early nineteenth century have subsequently been cleared.
- 4.34 On the eastern side the terraced properties of red-brown brick construction largely date from the nineteenth century. The eastern side had remained largely undeveloped until the early nineteenth century culverting of the Town Brook, which flowed alongside the road at this point.

## **High Street**

- 4.35 This is the principal route into the town from the south and is of considerable length. The character of its built environment comprises red brick and stone built houses dating from the late medieval period through to the twentieth century. A number of the eighteenth and early nineteenth century houses are large and of some pretension **(30)**. Many dwellings are situated in substantial plots, facilitated by being free from the constraints of the medieval defences and road pattern in the core of the settlement.

**Plate 28**

View South-Westwards  
along Bondgate  
beyond the Spital

**Plate 29**

View North-Eastwards  
along Bondgate from  
the Market Street  
junction

**Plate 30**

Nos. 65/67 High Street  
(formerly one dwelling)

4.36 At the southern entrance to the Area views are channeled down High Street by mature hedgerows. Further northwards towards the junction with Delven Lane views are channeled by buildings and substantial boundary walls **(31)**. The memorial to commemorate the villagers killed in the Great War of 1914-18 (with the names of those who died in the Second World War subsequently added) lies close to the junction with Delven Lane. The crucifix shaped memorial is of sandstone ashlar.

### **Station Road**

4.37 Only the southernmost part of Station Road is within the Area and includes the site of the former tanyard on the western side - now occupied by the car park to the Tudor Inn. The Tudor Inn itself was formerly the house of the tanyard manager. On the eastern side, the Grade II listed Donington Mill of 1870 is situated at the northern extremity of the Conservation Area **(32)**.

### **Spital**

4.38 The road, largely developed only along its northern side **(33)**, takes its name from the medieval hospital of St. John which occupied a site to the north west of No 60 Spital. On the southern side, the mid-nineteenth century managers house to the former gas works remains at No. 61 Spital - most of the other buildings were demolished following the closure of the works in the 1970s. Much of the southern side of the Spital is occupied by the Spital Hillside Amenity Area which is designated a Sensitive Area of Open Space in the Local Plan (Policy E1).

**Plate 31**

High Street : View  
North-Eastwards from  
'The Cedars' (No. 36)

**Plate 32**  
Donington Mill,  
Station Road

**Plate 33**

Nos. 4-12 Spital

## Boundary Treatments and Ground Surfaces

- 4.39 Within the village centre, there are relatively few boundary treatments as a result of properties largely being set up to the back edge of the footway. There is a fine stone retaining wall to the boundaries of the churchyard of the Parish Church along Church Lane and Clapgun Street **(34)**. Along the northern side of Delven Lane there is a wall containing sections of fine dressed stone to the grounds of the former Vicarage (now Donington Business Services) and to The Donington Manor Hotel **(35)**. Along the north-western side of the grounds to the former Vicarage a wall of rubble stone runs alongside Market Street, increasing in height on the ascent towards the Market Place.
- 4.40 On the eastern side of Bondgate, there are low brick built walls to the largely nineteenth century built properties. On the western side of Bondgate **(36)** and the eastern side of Hillside retaining walls are constructed of red brickwork and dressed and rubble stone. The finest boundary treatments are generally concentrated to properties along the High Street and comprise walls of good quality brickwork with railings and of dressed stone. The boundary treatments to the properties at Nos. 70, 72 and 88 High Street are listed in their own right. Those at No. 88 are of ashlar stone, whilst those at Nos. 70 and 72 comprise dwarf brick walls with stone copings and cast iron railings.
- 4.41 The surfacing to roads and footways is largely of grey tarmacadam. Stone kerb edges are predominant throughout, although in sections they have been replaced by modern concrete edgings.

**Plate 34**  
Churchyard Wall along  
Clappun Street

**Plate 35**  
Wall to (former) Vicarage  
Grounds, Delven Lane

**Plate 36**  
Retaining Walls on the  
Western side of Bondgate

## **The Archaeological Significance and Potential of the Area**

- 4.42 The castle site, designated a Scheduled Ancient Monument in 1993, is 'a good surviving example of a class of site not common in the county' (English Heritage, 1993, p4). The visible remains include sections of ditch and rampart in private garden areas of properties and parts of a curtain wall incorporated into the dwelling at No. 16 Castle Hill.
- 4.43 Below ground the castle site 'will retain important buried remains both the curtain wall and its towers and of major medieval buildings within the defended platform' (English Heritage, 1993, p4). English Heritage consider that it is probable that an easily defensible site such as that at Castle Donington will have had its origins as an Iron Age (or even earlier) fort, although evidence has yet to confirm this (English Heritage, 1993, p1).
- 4.44 The archaeological evidence of the medieval St Johns Hospital remains visible as part of the built fabric of No. 60 The Spital. Below ground archaeology survives in the surrounding field area (Ryder, 1997, p66).
- 4.45 In addition to the former Castle and Hospital sites, the village has further considerable archaeological significance and potential reflecting its history and development.
- 4.46 With regard to below ground archaeology, Ryder (1997, pp13-14) identified three areas of particular potential :-

- The public car park on Borough/Clapgun Streets which occupies an area that it has been suggested may have been an early medieval market place.
- The area around the Borough Street/Market Place junction, where various authorities have suggested that there may have been a medieval gateway.
- The sites on Bondgate where old houses were cleared in the early part of the twentieth century - including the gap sites between Nos. 49 and 53 and between Nos. 61 and 79. Footings, floor and sub-floor deposits may survive to at least some of these former buildings. These sites on Bondgate are of especial interest in view of the fact that it has been suggested that Bondgate has early origins; initially developing as a (earlier) separate settlement to that established around the Parish Church (Ryder, 1997, p11).

4.47 With regard to standing building archaeology, observations made during repair works under the Town Scheme and Conservation Area Partnership programs indicated that pre-1700 work survived to a greater extent to properties in the Conservation Area than previously believed. Ryder (1997, 2000) confirmed the existence of this earlier work to at least twenty seven buildings (see Appendix C).

4.48 Post-medieval building archaeology is also plentiful. There are a large number of eighteenth and nineteenth century domestic and retail properties in the Area. There is also post-medieval development alongside the original castle site in the Barroon and The Moat. A number of properties have been identified as being worthy of further archaeological investigation (Appendix C).

## The Contribution of Green Spaces and Natural Elements

- 4.49 Although the village centre is dominated by a significant level of close knit residential and commercial development, trees and natural elements make a valuable contribution to the character of parts of the Area. The principal areas of vegetation in the central core are the churchyard to the Parish Church, the grounds of the former Vicarage, to the castle mound and on the hill side between Borough Street and Bondgate.
- 4.50 The impact made by the open aspect of the churchyard is of considerable importance to the streetscape. The land is well maintained and contains several mature trees which enhance the visual setting and general tranquility of this area **(37)**. The churchyard also provides footpath links between Borough Street, Clapgun Street, Church Lane and St Annes Lane. Along Borough Street entry to the churchyard is beneath a early nineteenth century stone built screen of three Gothic arches **(38)**. The gates are replacements of 1914 (CDLHS, 1986, p12).
- 4.51 The grounds of the former vicarage were of a more open nature prior to the completion of residential and office development in the 1990s. Nevertheless, the mature trees to the Delven Lane and Market Street boundaries of the grounds make a valuable contribution to the character of the Area where they rise above the fine boundary walls **(39)** . The trees in the grounds are the subject of a Tree Preservation Order.

4.52 The contribution of the castle mound is less obvious from many parts of the settlement, although it is noticeable on the northern approach to the town.

**Plate 37**

The Churchyard to the  
Parish Church : View  
towards Clappun Street

**Plate 38**

Entrance to Churchyard,  
Borough Street

**Plate 39**

Boundary Wall to  
(former) Vicarage  
Grounds, Market Street

- 4.53 There are a number of open areas along High Street which contribute to the less dense form of development in this part of the Area. The Local Plan identifies the paddock between Nos. 55-65 High Street **(40)** and the field areas (in part) at the southern 'entrance' to the Area as Sensitive Areas of Open Space.
- 4.54 The High Street also includes a number of mature specimen trees, including a fine Cedar of Lebanon in a group of trees covered by a Tree Preservation Order in the garden of No. 36. The paddock area between Nos. 55 and 65 High Street contains a number of mature Walnut trees and the War Memorial, close to Delven Lane is surrounded by mature Yew trees **(41)**.

#### **The Relationship Between the Area and the Surrounding Landscape**

- 4.55 The development of the residential estates around much of the historic core in the post War period means that for the most part the Area no longer adjoins the surrounding agricultural lands. Only along the southernmost part of High Street, do former farmhouses adjoin the lands they formerly served **(42)**.
- 4.56 Views out of the Conservation Area across the Trent Valley floodplain can be obtained from Hillside and Castle Hill, although the foreground of these views is now dominated by industrial development. Generally, however, the curvature and narrowness of most streets restricts views beyond the individual street itself.
- 4.57 The tall spire of the Parish Church, together with the spire of the Methodist Church, are clearly visible from across the Trent Valley floodplain. Visually, Castle Hill dominates the northern approach to the Area above the C8214.

**Plate 40**

Paddock Area between No.  
55 & No. 65 High Street

**Plate 41**  
War Memorial,  
High Street

**Plate 42**

Pool Close Farmhouse,  
No. 88 High Street

## 5. FACTORS HAVING A NEGATIVE IMPACT ON THE CHARACTER OF THE CONSERVATION AREA

- 5.1 The individual factors considered to have a negative impact on the character of the Conservation Area are shown on Map 3.

### **Vacant Land/Buildings, the Under Use of Buildings and Buildings At Risk**

- 5.2 The built up nature of the settlement form means that little land is available for development purposes. A gap site adjacent to No. 12 Station Road, however, remains undeveloped following the demolition of a row of cottages in the post War period **(43)**. The site is overgrown and occupies a prominent position on the northern approach to the Conservation Area, albeit that it presently offers a good view of the castle mound from Station Road/Bondgate.
- 5.3 Vacant buildings within the village centre detract from the character of the streetscape and undermine the economic vitality of an area. The long term vacancy of premises is likely to lead to deterioration in the built fabric and vandalism and therefore make it increasingly difficult to provide an economically beneficial use for the existing buildings. Within the Conservation Area long term vacant buildings include Nos. 15/17/19 Clapgun Street **(44)** and the former farm outbuildings within the curtilage of the Grade II listed Pool Close Farmhouse at No. 88 High Street **(45)**. The farm outbuildings are in a particularly poor state of repair and have partially collapsed.

**Plate 43**

Vacant Land adjacent to  
No. 12 Station Road

**Plate 44**

Nos. 15/17/19  
Clapgun Street

**Plate 45**

Outbuildings to Pool  
Close Farmhouse, No.  
88 High Street

5.4 Within the commercial core a number of the retail premises have vacant floors above the ground floor shop. This vacancy often leads to a lack of repair of the built fabric at first/second floor level to the detriment of the streetscape.

5.5 The listed buildings and other buildings of architectural or historic merit in the settlement were surveyed by the Leicestershire County Council under the Buildings At Risk program in May 2000. The survey revealed a total of nine such buildings in the Conservation Area to be at risk with works actively being required to secure their future, namely : -

- **Dovecote, off Delven Lane \***
- **Long Well and its adjoining wall to the south of No. 88 High Street**
- **Pool Close Farmhouse, No. 88 High Street**
- **The Outbuildings Adjacent to No. 15 High Street \***
- **Wall and Railings to the front boundary of No. 70 High Street**
- 1/3 Clapgun Street
- Outbuildings to the rear of No. 10 Clapgun Street
- Nos. 15-19 Clapgun Street
- Outbuilding to rear of No. 65 High Street

\* denotes buildings upon which restoration works have commenced following the completion of the survey. Listed buildings are indicated **in bold**.

5.6 The survey identified a further twelve listed buildings and four unlisted buildings of architectural or historic merit as being close to being at risk. The summary results of the Buildings at Risk survey are included at Appendix D.

## Land and Buildings of Poor Visual Quality

5.7 Within the Conservation Area, there are areas of land in both public and private ownership which are considered to have a negative impact on the streetscape :-

- Pinfold Gardens – a public open space of low visual quality
- The Public Car Park at the junction of the Hollow/Borough Street/Clapgun Street - a visually intrusive area of hard surfacing with limited landscaping.
- The bus terminus and toilet block at the junction of Delven Lane with High Street - a large open area of tarmacadam with limited landscaping **(46)**.
- Tudor Inn Car Park, Bondgate/Spital - a large open area of tarmacadam with limited landscaping
- Turks Head Public House Car Park at the junction of High Street/Market Street – a visually intrusive area of hard landscaping with boundary treatments (concrete posts) of poor visual quality **(47)**
- Land at the junction of Apiary Gate with Clapgun Street occupied by three modern garages/modern wall/seat - although representing an improvement on the appearance of this formerly vacant site (Leicestershire County Council, 1971, p22) the area contributes little to the streetscape **(48)**.
- Land at the junction of Clapgun Street with Eastway – a visually intrusive hard surfaced area.

5.8 In the area around the Grade II listed Dovecote the former grounds of the Tennis Club stand derelict and detract from the overall setting of the Area.

YY

**Plate 46**

Bus Terminus, High  
Street/Delven Lane

**Plate 47**

Car Parking Area to Turks  
Head Public House,  
Bondgate/Market Street

**Plate 48**

Land at junction of  
Dovecote/Apiary Gate

- 5.9 In the post Second World War period a number of new infill or redevelopment schemes were completed within the historic core, some of which have had a negative impact on the character and appearance of the Area by reason of their design or the building materials used. Those considered to make a poor contribution to the streetscape include the Nottingham Co-Operative Society's 'Welcome' shop at No. 37/39 Borough Street **(49)**, Nos. 44a/44b Borough Street and the former offices of Castle Donington Rural District Council on Delven Lane (now Donington Nursing Home). The Castle Donington Surgery built off Borough Street appears particularly incongruous in the streetscape and its development resulted in the creation of a visual break in an otherwise continuous built up frontage **(50)**.
- 5.10 The Tudor Inn - a substantially altered building formerly of some architectural merit - along with the premises of World of Interiors/Castle Donington Service Centre (former petrol filling station) and Pinfold Gardens present a poor visual grouping close to the junction of Bondgate with the Spital and Hillside **(51)**. Other buildings substantially altered by re-building works to the detriment of their architectural and historic merit include No. 60 Spital and No.56 Bondgate.
- 5.11 In general, there has been a substantial amount of superficial late twentieth century alteration to buildings along Borough Street. Modern shop fronts and advertisement signs have partially disrupted the architectural balance of this street **(52&53)**. Above shopfronts, at first and second floor levels, some traditional vertical sliding sash windows have been replaced by modern casement units, some in pvcU **(54)**. The use of plastic canopies to shop fronts appears particularly incongruous.

**Plate 49**

Nottingham Co-operative  
Society Welcome Shop,  
Nos. 35/37 Borough Street

**Plate 50**

Health Centre, off Borough  
Street (between Nos. 49 & 57)

**Plate 51**

View South-Westwards  
along Bondgate from the  
junction with Hillside

**Plate 52**

Nos. 40 & 42 Borough  
Street : Modern Shop  
Fronts of Poor Visual  
Quality

**Plate 53**

No. 7 Market Street :  
Modern Shop Front of  
Poor Visual Quality with  
pvcU Window Units at  
First/Second Floor Level

**Plate 54**

Nos. 3/5 Borough Street :  
PvcU Window Units at  
First Floor Level

### **Poor Quality and Outstanding Repair Works**

- 5.12 Past repair work to buildings and structures has often been carried out without consideration to good conservation practice. Examples include the use of ribbon pointing to stonework and the use of hard cement mortars in re-pointing works to brickwork.
- 5.13 Following the introduction of the Town Scheme and Conservation Area Partnership Scheme the quality of the work in grant assisted properties improved markedly, and this has had a limited knock-on effect throughout the Area. However, a considerable number of buildings still require major repair works which need to be undertaken in a suitable manner. A long term concern is that such repairs may be carried out to the detriment of the character of a building and the streetscape in general, or that no work will be undertaken thus endangering the future of a building.

### **'Wirescape' and Street Furniture**

- 5.14 A confusion of supply poles and overhead wires creates visual clutter in the streetscape and this occurs particularly in Clapgun Street and Hillside. Along Borough Street, the yellow line parking restrictions and their associated signage also creates clutter within the Area. The insertion of modern concrete kerb edgings to replace stone edgings has undermined the character of historic ground surfaces.

### **Crime and Vandalism**

- 5.15 Recent trends in crime have resulted in an increase in the number of retail properties suffering from break-ins, burglaries, and general vandalism. The vandalism of the mid-nineteenth Grade II listed lamp standards in the Churchyard is a particular example of destruction being caused to the historic environment.

### **Poor Views From the Conservation Area**

- 5.16 The view from Castle Hill and Hillside across the Trent flood plain was formerly dominated by views of Castle Donington Power Station. Although the Power Station buildings have now been demolished, pylons remain and stride across the open countryside. Industrial development along Station Road, Trent Lane and (increasingly) at Willow Farm Business Park dominate the foreground of the view across the flood plain from Hillside and Castle Hill.

### **Traffic Pollution and Noise**

- 5.17 Castle Donington suffers from the effects of relatively high levels of traffic, particularly along Station Road, Bondgate and High Street, which although no longer forming part of the A453 remain well trafficked. Within the narrow streets of the village centre a one-way system along Borough Street and much of Clapgun Street only partially alleviates the difficulties of the regulation of traffic. The result is that many prominent buildings have suffered; and continue to suffer; from excess dirt, pollution and on occasions physical damage. This atmosphere is not conducive to the conservation of the built and natural environment.

## Permitted Development Rights

- 5.18 A detrimental impact on the Area's character has occurred as the result of the alterations undertaken to dwellings under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and its predecessors.
- 5.19 Although permitted development rights are more restricted in Conservation Areas than other parts of the District, this has not prevented the loss and alteration of features to older residential properties which are not listed. The permitted works have included the removal of traditional timber window and door units and their replacement with modern units of aluminium and pvcU construction **(55)**. In addition to the inappropriateness of these non-traditional materials, the impact of the replacement units has been further compounded by the use of window types, such as picture windows and top hung mock sashes, which do not reflect traditional fenestration details of properties within the Area **(56)**.
- 5.20 Other works detrimental to the character of the Area have included the capping or removal of chimney stacks, the replacement of black cast iron rainwater goods with grey pvcU products and the removal of Welsh slate and clay plain tile and pantile roof coverings and their replacement with concrete plain or interlocking tiles. A number of properties have had modern cement rendering applied to their facades to cover weathered or damaged brickwork. This has undermined the character of the streetscape by reducing the formerly uniform nature of red brick construction to properties which predominates in parts of the Area.

**Plate 55** No. 6 Clapgun Street

**Plate 56** Nos. 24-28 Hillside

## **6. FUTURE OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT**

6.1 The Conservation Area in Castle Donington accommodates shopping, business, tourism and residential uses. The existing framework in terms of the range of buildings and spaces for the most part form a cohesive streetscape, although as identified by the Conservation Area Appraisal there are number of factors which at present have a negative impact. There are, however, opportunities to address these negative elements and build on the overall strengths of the historic core of the village :-

### **Repairs to Historic Building Fabric**

6.2 The Heritage Economic Regeneration Scheme (HERS) - to be operative until 31 March 2002 - will make available grant funding for repairs to the fabric of commercial buildings of historical or architectural merit within the Conservation Area. It is intended that the scheme will build upon the achievements of the previous Town Scheme and Conservation Area Partnership Scheme. As part of the HERS scheme, encouragement will be in particular be given to works to buildings 'at risk' and which bring into use properties which are currently vacant.

6.3 The Heritage Economic Regeneration Scheme is being operated by North West Leicestershire District Council in partnership with Leicestershire County Council, Castle Donington Parish Council and English Heritage. Details on the operation and eligibility requirements in relation the HERS Scheme are available from the Regeneration Division of the District Council.

## **Planning Policies**

- 6.4 New development can reinforce the identity of the historic core particularly in areas where the streetscape is less cohesive in terms of vacant sites and where there are areas of buildings and/or land of poor visual quality. Where development is proposed it will be considered against the relevant policies of the Local Plan (Policies E10, E11 and E12). In this regard it should be emphasised that the omission of any particular feature or space in the Conservation Area Appraisal should not be taken to mean that it is of no interest.
- 6.5 The archaeological interests of sites will also be a material consideration in the determination of many applications in view of the historical development of the settlement and due regard must be had to Policy E19 of the Local Plan. Proposals affecting listed buildings will be considered having regard to policies E13, E14, E15 and E16 of the Local Plan. The policies of the Local Plan in respect of the historic environment are included at Appendix E.
- 6.6 Within the Conservation Area there is one existing large gap site - that adjacent to No. 12 Station Road. The District Council will encourage residential development on this site subject to any scheme meeting the normal requirements in relation to highway safety and residential amenities, as well as the statutory requirement to preserve or enhance the character of the Conservation Area.
- 6.7 The existing streetscape along High Street is relatively open in character and physically offers a number of opportunities for potential infill development sites. Nevertheless this open nature makes a significant contribution to the character of

- the Conservation Area and the District Council considers this element of the streetscape should be conserved.
- 6.8 With regard to under-used accommodation above retail units, the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class G) permits the change of use of a building for any purpose within Class A1 (shops) or Class A2 (financial and business services) to a mixed use within Class A1 or Class A2 and as single flat where that building has a display window at ground floor level. Development is not permitted unless the part of the building used as a single flat was immediately prior to being so used used for any purpose within Class A1 or Class A2.
- 6.9 The development of such single flat accommodation not only provides opportunities to encourage the repair of buildings to bring them into full economic use but also increases surveillance of the shopping area at night.
- 6.10 Where buildings are the subject to long term vacancy or neglect, the District Council will attempt to work with owners/prospective purchasers to secure the long term future of any building.

### **Advertisement Signs and Shop Fronts**

- 6.11 The traditional qualities of the townscape have been eroded by the display of insensitive advertisements and the insertion of modern shop fronts. Whilst the Local Planning Authority has powers to control the design of many advertisements there are cases where signs can be displayed without the need

for the submission of an application for advertisement consent. There is clearly an opportunity to encourage sympathetic advertisement signage as well as improving the overall quality of shop fronts.

### **Improvements to the General Streetscape**

- 6.12 The sensitive use of appropriate surfacing materials and street furniture can have a significant role in reinforcing the historic qualities of the Area. Opportunities exist to improve the quality of spaces between buildings and it is intended to address this as part of the District Councils program to supplement the HERS scheme. The Council will also endeavour where practicable to work with other bodies such as statutory undertakers in relation to encouraging the re-use of traditional surface treatments, the sensitive siting of services, etc.

### **The Removal of Permitted Development Rights ?**

- 6.13 The effect of alterations to older unlisted residential properties as a result of permitted development rights have been detrimental to the character and appearance of the Conservation Area. As a mechanism to increase local planning authority controls on such works, an Article 4(2) Direction under the provisions of the Town and Country (General Permitted Development) Order 1995 allows authorities to withdraw certain categories of permitted development rights in respect of alterations and extensions to residential properties in Conservation Areas (without referral to the Secretary of State). The District Council has generally resolved not to serve such Directions, but rather to provide advice and education on the use of appropriate materials to properties in such

Areas. This is the position the Council intends to maintain with regard to Castle Donington and in this respect has produced a guidance note for residents of properties within the Conservation Area. A leaflet is also available from the District Council giving advise on the pointing/re-pointing of stonework and brickwork.

## **Tourism**

- 6.14 The historical development of Castle Donington remains relatively unknown beyond the local community as the village tends to be overshadowed by its much larger neighbours. This issue has recently been partially addressed by the completion of a historic appraisal of all pre-twentieth century buildings in the Conservation Area (Ryder; 1997, 2000). The reports provided considerable knowledge in respect of the existence of medieval and post-medieval building fabric within the Area.
- 6.15 A more visual sign of realising the tourism potential of the village is the current work being undertaken by the Castle Donington Museum Trust in the conversion of the Grade II listed property at 4 Apiary Gate into a village museum. The museum was opened (in part) in Spring 2000.

## **APPENDIX A : BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA**

### **Grade II\***

Church of St Edward, King and Martyr, Clapgun Street - 13<sup>th</sup>/14<sup>th</sup>/15<sup>th</sup> century

### **Grade II**

1 Apiary Gate - 15<sup>th</sup>/16<sup>th</sup> century in origin. Re-built in 18<sup>th</sup> century  
4 Apiary Gate with Storehouse - 17<sup>th</sup> century with 18<sup>th</sup>/19<sup>th</sup> century rear wing  
6/8 Apiary Gate - late 16<sup>th</sup>/early 17<sup>th</sup> century. Re-built early 19<sup>th</sup> century  
Baptist Church, Bondgate - 1777. Enlarged 1827  
Cruck House, 29/31 Bondgate - 15<sup>th</sup>/16<sup>th</sup> century in origin. Altered 18<sup>th</sup>/19<sup>th</sup> century  
59 Bondgate - late 16<sup>th</sup>/early 17<sup>th</sup> century in origin  
Crown House, 102 Bondgate - 1818  
3/5 Borough Street - mid 18<sup>th</sup> century  
7/9 Borough Street - c1830 re-modeling of earlier building  
33 Borough Street - early 19<sup>th</sup> century  
41 Borough Street - late 18<sup>th</sup> century  
61/63 Borough Street - 15<sup>th</sup>/16<sup>th</sup> century in origin. Re-built in 19<sup>th</sup> century  
The Willows, 50 Borough Street - early 19<sup>th</sup> century re-modeling of earlier building  
37/39 Clapgun Street - late 16<sup>th</sup> century. Altered 19<sup>th</sup>/20<sup>th</sup> century  
55, 57 & 59 (odd) Clapgun Street - early/mid 19<sup>th</sup> century  
22/24 Clapgun Street - c1830  
Lamp Post (4m to south of Parish Church), Clapgun Street - mid 19<sup>th</sup> century  
Lamp Post (10m to north west of Parish Church), Clapgun Street - mid 19<sup>th</sup> century  
Lamp Post (6m to north of Parish Church), Clapgun Street - mid 19<sup>th</sup> century  
Dovecote, Delven Lane - 18<sup>th</sup> century  
Cranford, 11 Dovecote - c1830  
Donington Manor Hotel, High Street - 1794  
Hall Farmhouse, 9 High Street - 16<sup>th</sup> century. Altered 17<sup>th</sup>/18<sup>th</sup> century  
Stable (20m to east of) 9 High Street (now No. 6 Barn Close) - 18<sup>th</sup> century  
15 High Street - 17<sup>th</sup> century in origin. Re-built 19<sup>th</sup> century  
Barn, Maltings and Stable (south of) 15 High Street - 17<sup>th</sup>/18<sup>th</sup> century  
Milepost (between) 23-33 High Street - mid 19<sup>th</sup> century  
Whithybush Farmhouse, 55 High Street - 17<sup>th</sup>/18<sup>th</sup> century in origin  
67 High Street - 1702  
'Peppercorn House', 73 High Street - 1770s (formerly identified as No. 71 High Street)  
75 High Street - mid/late 18<sup>th</sup> century  
Charnwood Cottage, 77 High Street - late 16<sup>th</sup>/17<sup>th</sup> century  
Park Lane Farmhouse, 4 High Street - 17<sup>th</sup> century  
The Key House, 20 High Street - 16<sup>th</sup>/17<sup>th</sup> century in origin  
24 High Street - 17<sup>th</sup> century in origin. Re-fronted 19<sup>th</sup> century  
34 High Street (Cedar Cottage) - early 19<sup>th</sup> century  
The Cedars, 36 High Street - c.1830 remodeling of earlier building  
Springhill House, 70 High Street - c1830-40  
Outbuilding (to rear of) 70 High Street - 17<sup>th</sup>/19<sup>th</sup> century  
Walls, Railings and Gates (to front of) 70 High Street - c1830-1840

**BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA (Continued)**

**Grade II (cont)**

72 High Street and attached outbuildings - c1730/40

Walls etc. (to front of) 72 High Street - c1730/40

Dovecote, 72 High Street - mid 18<sup>th</sup> century

Pool Close Farmhouse, 88 High Street - 15<sup>th</sup> century in origin. Re-built 17<sup>th</sup> century/c1800

Wall (south side of front garden), 88 High Street - c17<sup>th</sup>/18<sup>th</sup> century

Long Well and Wall (to south of), 88 High Street - 18<sup>th</sup> century

Methodist Church, Market Place - 1905

15 Market Street - late 18<sup>th</sup> century (formerly identified as 'Euroclass House' 17 Market Street)

7/9 The Moat - late 15<sup>th</sup>/16<sup>th</sup> century in origin. Re-built 19<sup>th</sup> century

4/6 Spital - 17<sup>th</sup> century in origin. Altered in 19<sup>th</sup> century

52 Spital - late 15<sup>th</sup>/16<sup>th</sup> century in origin. Re-built 19<sup>th</sup> century

Donington Mill, Station Road -1870

**Source : DoE, 1989, pp20 - 53 (as amended)**

**NB The above list does NOT include all those buildings in the parish which are included in the list of buildings of special architectural or historic interest.**

**The information is correct as at 1<sup>st</sup> March 2001.**

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC  
INTEREST IN THE CONSERVATION AREA**

3 Apiary Gate  
5 Apiary Gate  
7 Apiary Gate  
9 Apiary Gate  
11 Apiary Gate  
13 Apiary Gate  
17 Apiary Gate  
2 Apiary Gate  
10 Apiary Gate  
12 Apiary Gate  
14 Apiary Gate  
16 Apiary Gate  
8 Barn Close  
5 Barroon  
7 Barroon  
9 Barroon  
11 Barroon ('Jasmon'/'Moate Cottage')  
2 Barroon  
4 Barroon  
1 Bondgate  
1a Bondgate  
3 Bondgate  
5 Bondgate  
7 Bondgate  
11 Bondgate  
13 Bondgate  
15 Bondgate  
19-25 Bondgate ('Rose Villas')  
33 Bondgate  
43 Bondgate  
45 Bondgate  
47 Bondgate  
49 Bondgate  
53 Bondgate  
55 Bondgate  
83 Bondgate  
85 Bondgate  
89 Bondgate  
97 Bondgate  
99 Bondgate  
12 Bondgate  
34-44 Bondgate  
46 Bondgate  
68 Bondgate  
70 Bondgate  
72 Bondgate  
74 Bondgate  
76 Bondgate

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC  
INTEREST IN THE CONSERVATION AREA (Continued)**

78 Bondgate  
82-88 Bondgate  
Cross Keys, 90 Bondgate  
Castle Pianos, Bondgate  
100 Bondgate  
1 Borough Street  
13 Borough Street  
15 Borough Street  
17 Borough Street  
19 & 21 Borough Street  
23 Borough Street  
25 Borough Street  
27 Borough Street  
43 & 45 Borough Street  
47 & 49 Borough Street  
57 & 59 Borough Street  
65 Borough Street  
69/71 Borough Street  
2 Borough Street  
4 & 6 Borough Street  
8 Borough Street  
10 Borough Street  
12 Borough Street  
14 Borough Street

**Entrance screen to Church Yard, between Nos. 14 and 16 Borough Street**

16-26 Borough Street  
28 Borough Street  
30 Borough Street  
32 Borough Street  
34 Borough Street  
36 Borough Street  
38 Borough Street  
40 Borough Street  
46 Borough Street  
48 Borough Street  
52 Borough Street  
54 Borough Street  
Catholic Church, Castle Hill  
8 Castle Hill  
Outbuilding to North West of No 8 Castle Hill  
16-26 Castle Hill  
1 Church Lane  
3 Church Lane  
5 Church Lane  
7 Church Lane  
9 Church Lane  
11 Church Lane  
2 Church Lane

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA (Continued)**

1 Clapgun Street  
3 Clapgun Street  
Former Congregational Church (now Soldiers & Sailors Club), Clapgun Street  
9 Clapgun Street  
13 Clapgun Street  
15-19 Clapgun Street  
27 Clapgun Street  
29 Clapgun Street  
41 Clapgun Street  
45 Clapgun Street  
51 Clapgun Street  
53 Clapgun Street  
63a/63b Clapgun Street  
65/67 Clapgun Street  
69-73 Clapgun Street (Four Poster Guest House)  
8 Clapgun Street  
10 Clapgun Street  
Cottages to rear of 10 Clapgun Street  
14 Clapgun Street  
18 Clapgun Street  
20 Clapgun Street  
62 Clapgun Street  
64-68 Clapgun Street  
70 Clapgun Street  
10 Delven Lane  
12 Delven Lane (Delven Lane Hotel; formerly Dovecote House)  
Former Factory/Wesleyan School to rear of No 12 Delven Lane  
14 Delven Lane  
16 Delven Lane  
18 Delven Lane  
20 Delven Lane  
3 Dovecote  
2 Dovecote  
4 Dovecote  
6 Dovecote  
St Edwards Church of England Primary School and outbuildings, Dovecote  
War memorial, High Street  
**Outbuilding to south of No 9 High Street**  
17/19 High Street ('Charter House'/'Cedar View')  
21 High Street  
23 High Street  
33 High Street ('Burnside')  
65 High Street  
Outbuildings to east of No 65 High Street  
**Outbuildings to south of No 67 High Street**  
79 High Street (Spring Cottage)  
Moir Arms, 2 High Street  
16 High Street

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA (Continued)**

18 High Street  
Outbuilding to south of No 18 High Street  
Outbuilding to south-west of No 28 High Street  
38 High Street  
38a High Street  
'Hawthorns', 40 High Street and Outbuildings  
42 High Street (White House Farm) and Outbuildings  
44 High Street  
46 High Street  
48 High Street  
**Outbuildings to south west of No 72 High Street**  
82 High Street  
**Outbuildings to west of No 88 High Street**  
1 Hastings Street  
3 Hastings Street  
29 Hillside  
16 Hillside  
22 Hillside  
Parish Room, 30 Hillside (former Vestry Board School)  
Jolly Potters Public House, Hillside  
40 Hillside  
Turks Head Public House, Market Street  
11 Market Street  
13 Market Street  
19 Market Street  
21/21a Market Street  
23 Market Street  
25 Market Street  
2/4 Market Street  
6 Market Place (Old Vicarage)  
14 Market Place  
16 Market Place  
18 Market Place  
1-5 Moat ('Watsons Row')  
15/17 Moat  
21 Moat  
1/3 Mount Pleasant  
7 Mount Pleasant  
11-17 Mount Pleasant  
19/21 Mount Pleasant ('Mount Pleasant Villas')  
2/4 Mount Pleasant  
6-12 Mount Pleasant  
14/16 Mount Pleasant  
18/20 Mount Pleasant  
22-28 Mount Pleasant  
**'The Old Slaughterhouse', off Park Lane**  
Former Cottages to rear of NuNews Premises, St Annes Lane  
1-3 Spital

**APPENDIX B : UNLISTED BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA (Continued)**

61 Spital ('Gas House')  
30 Spital  
60 Spital  
Lamb Inn, Station Road  
1/3 The Hollow  
5 The Hollow  
7 The Hollow  
9 The Hollow

The buildings outlined **in bold** are considered to have listed status by reason of their location within the curtilage of a principal listed building.

**List prepared in the line with the criteria set out in the Appendix to the English Heritage advise note 'Conservation Area Appraisals' (English Heritage, 1997)**

## **UNLISTED BUILDINGS : ASSESSMENT CHECKLIST**

In assessing whether or not unlisted buildings make a positive contribution to the special architectural or historic interest of a conservation area, the following questions should be asked:

- Is the building the work of a particular architect of regional or local note?
- Has its qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- If a public building, does its function or enclosed public space contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden buildings, is it of identifiable importance to the historic design?

In English Heritage's view, any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.

**Source: English Heritage, 1997, p11.**

## **APPENDIX C : SUMMARY OF HISTORIC BUILDINGS APPRAISALS**

### **Buildings With Pre-1700 Built Fabric (and not timber framed buildings)**

Remains of Hospital, Spital  
18 Castle Hill  
Outbuilding to 14 Castle Hill  
Parish Church of St Edward King and Martyr, Clapgun Street  
Hall Farmhouse, 9 High Street

### **Timber Framed Buildings Pre-1700**

1 Apiary Gate  
17 Apiary Gate  
6/8 Apiary Gate  
7 Bondgate  
13 Bondgate  
29/31 Bondgate  
59/61 Bondgate  
61/63 Borough Street  
65/67 Borough Street  
36/38 Borough Street  
40 Borough Street  
33/35/37/39/41 Clapgun Street  
51 Clapgun Street  
63a/63b/65 Clapgun Street  
Charnwood Cottage, 77 High Street  
Park Lane Farmhouse, 4 High Street  
Key House, 20 High Street  
24 High Street  
26/28 High Street  
Outbuilding to r/o Springhill House, 70 High Street  
Pool Close Farmhouse, 88 High Street  
19 Market Street  
7/9 Moat  
4/6 Spital  
30 Spital  
52 Spital  
7/9 The Barroon

**Source : Ryder, 1997: Ryder, 2000**

## **APPENDIX C : SUMMARY OF HISTORIC BUILDINGS APPRAISALS (Continued)**

### **Buildings/Sites Identified As Having Particular Archaeological Potential**

4 Apiary Gate  
6-8 Apiary Gate  
17 Apiary Gate  
7/9 Barroon  
Baptist Church, Bondgate  
59 Bondgate  
9 Castle Hill  
12/14 Castle Hill  
18 Castle Hill  
13 Clapgun Street  
15-19 Clapgun Street  
37-45 Clapgun Street  
63a/63b Clapgun Street  
Cottages to rear of 10 Clapgun Street  
12 Delven Lane and attached former Textile Factory  
Hall Farmhouse, 9 High Street  
Barn, Maltings and Stable to south of 15 High Street  
Charnwood Cottage, 77 High Street  
Park Lane Farmhouse, 4 High Street and attached outbuildings  
Key House, 20 High Street  
Outbuilding to r/o Springhill House, 70 High Street  
Dovecote to south of 72 High Street  
Pool Close Farmhouse, 88 High Street  
Old Vicarage, Market Place  
1-3 Spital  
4-6 Spital  
60 Spital

**Source : Ryder, 1997; Ryder, 2000**

## **APPENDIX D : BUILDINGS AT RISK SURVEY (MAY 2000)**

### **Listed Buildings at Risk**

Dovecote, off Delven Lane  
Long Well and Wall to south of No. 88 High Street  
Pool Close Farmhouse, 88 High Street  
Outbuildings to the south of No. 15 High Street  
Wall and Railings to front of No. 70 High Street

### **Unlisted Buildings of Architectural or Historic Interest At Risk**

1/3 Clapgun Street  
Outbuilding to rear of No. 14 Clapgun Street  
15-19 Clapgun Street  
Outbuilding to rear of No. 65 High Street

### **Listed Buildings Close to Being at Risk**

4 Apiary Gate  
3/5 Borough Street  
31/33 Borough Street  
Lamp Post (4m to south of Parish Church), Clapgun Street  
Lamp Post (10m to north west of Parish Church), Clapgun Street  
Lamp Post (6m to north of Parish Church), Clapgun Street  
37 Clapgun Street  
Wall and Railings to the front of No. 72 High Street  
Milepost, between Nos 23 and 33 High Street  
6/8 Apiary Gate  
59 Bondgate  
75 High Street  
52 Spital

### **Unlisted Buildings of Architectural or Historic Interest Close To Being At Risk**

17 Apiary Gate  
Churchyard Gates, Clapgun Street  
69-73 Clapgun Street (Four Poster Guest House)  
Former Factory/Wesleyan School to rear of No. 12 Delven Lane

**Source : Leicestershire County Council, 2000**

## **APPENDIX E : POLICIES OF THE NORTH WEST LEICESTERSHIRE LOCAL PLAN IN RESPECT OF THE HISTORIC ENVIRONMENT**

### **POLICY E10**

Development will not be permitted within Conservation Areas, or where it would affect the setting of such areas, which would:

- (a) Be detrimental to the character or appearance of the Conservation Area in terms of:
  - (i) scale, proportions and massing;
  - (ii) layout, grouping and setting;
  - (iii) detailing and materials of construction.
- (b) Be detrimental to the setting of buildings which contribute positively to the character and appearance of the Conservation Area.
- (c) Result in the loss of open spaces or important views within, into and out of the Conservation Area.
- (d) Result in the loss of particular features which contribute positively to character and appearance of the Conservation Area, including:-
  - (i) Walls and other means of enclosure;
  - (ii) Ground surfaces;
  - (iii) Natural features (such as trees and hedgerows); and
  - (iv) Features of archaeological interest.
- (e) Be detrimental to environmental quality in terms of:-
  - (i) Traffic generation;
  - (ii) Noise and other forms of environmental intrusion.

### **POLICY E11**

Consent for the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be given; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

In the case of buildings which make little or no contribution to the character and appearance of their conservation area, demolition will not be permitted unless redevelopment of the site or the creation of an open space would make a positive contribution to the character or appearance of the conservation area concerned.

## **POLICY E12**

Replacement or alteration of existing shop fronts within Conservation Areas, or where they would affect the setting of such areas, will only be permitted where:-

- (a) The existing shop front is of insufficient quality to warrant its retention; and
- (b) The replacement or alteration is of a design which is appropriate to the character and appearance of the Conservation Area.

## **POLICY E13**

Consent for the demolition of a listed building will not be granted unless:-

- (a) It can be demonstrated that the condition of the building makes it impracticable to repair, renovate or adapt to any reasonably beneficial use for which planning permission would be granted; and
- (b) There is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use of the building, or to find a viable and acceptable new use or uses.

## **POLICY E14**

Change of use of a Listed Building will only be permitted where no detrimental effect is likely to arise from the proposed use on the character or appearance of the building or its setting.

## **POLICY E15**

Alterations or extensions to Listed Buildings will not be permitted which are detrimental to the special architectural or historic interest of the building or to its character or setting.

## **POLICY E16**

Development will not be permitted which would adversely affect the setting of a Listed Building, in terms of scale, massing, form, siting, design or materials of construction.

## **POLICY E17**

Where a historic byway makes a positive contribution to the character or appearance of the surrounding landscape, development which would significantly diminish that contribution, or otherwise detrimentally affect the setting or amenity value of such byway will not be permitted.

### **POLICY E18**

Development will not be permitted which would adversely affect the character or appearance or setting of historic gardens included in the Register of Parks and Gardens of Special Historic Interest, and identified on the Proposals Map.

### **POLICY E19**

Development will not be permitted which would affect a scheduled ancient monument or other nationally important archaeological site, as shown on the Proposals Map, or subsequently recognised, or its setting or amenity value. Where known sites of county or local significance are affected, planning permission may be granted in terms which would allow preservation in situ, or, where this is impractical, by investigation and recording.

In areas of archaeological potential, planning permission will not be granted without proper evaluation of the archaeological implications of the proposed development.

### **POLICY E43**

Outdoor advertisement consent will be granted where the proposed advertisement respects the interests of amenity and public safety.

In assessing the likely effect of proposed advertisements on such interests, regard will be had to all material factors, and in particular :-

- (a) In the case of amenity, to the general characteristics of the locality, including (where relevant) the presence of any feature of historic, architectural, cultural or similar interest; and
- (b) In the case of public safety, to the effect of the proposal on all aspects of pedestrian or vehicular safety.

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