

Suburban and small country houses since c.1800

Discussion document

Disclaimer

Please note that the inclusion of any building in this discussion document does not mean that the building or its grounds are open to the public. Many of these buildings are private homes or businesses, so please respect the occupiers' privacy.

Historic England has published a listing selection guide for suburban and country houses (2017). The Council has adopted *criteria for identifying local heritage assets* (2016). This discussion document examines the selection guide in a local context and offers initial recommendations for local listing.

Anglican clergy houses since c.1800

Most Anglican clergy houses were rebuilt after c.1800. Between c.1800 and c.1840 some clergy houses were “replaced by detached houses of polite character”. After c.1840 far more clergy houses were rebuilt. According to Historic England, “in some wealthy livings, the incumbent’s new house was a generous detached house set in pleasure grounds and serviced by a coach house and stables”.

Historic England advise that “Roman Catholic presbyteries tend to be different in character ... while nonconformist manses were generally architecturally modest”. Seven Anglican clergy houses have been included on the statutory list, compared to one Roman Catholic presbytery and one nonconformist manse.

Sources

Ordnance Survey maps and trade directories may be used to identify the location and date of Anglican clergy houses. Lincolnshire Archives holds drawings relating to Anglican clergy houses (DIOC/MGA) including houses at Appleby Magna, Coleorton, Diseworth, Ibstock and Osgathorpe. Leicestershire Record Office holds drawings relating to Anglican clergy houses at Belton (1D69/3) and Normanton le Heath (1D69/22).

Anglican clergy houses between c.1800 and c.1860

Thirteen Anglican clergy houses survive from the period c.1800 to c.1860. Seven of these clergy houses have been added to the statutory list. They are at Ibstock (c.1800), Appleby Magna (1807), Donisthorpe (1838), Osgathorpe (1838), Belton (1842), Normanton le Heath (1853) and Ashby de la Zouch (1860).

Six Anglican clergy houses from this period have not been added to the statutory list. They are at Coleorton (1817), Castle Donington (c.1797-1821), Swannington (1831), Diseworth (1833), Coalville (1838) and Charley (c.1855). Generally these clergy houses appear well preserved and therefore suitable for inclusion on the local list. The clergy house at Swannington is not visible from the public highway and is suitable for inclusion on the local list on a provisional basis.

Anglican clergy houses since c.1860

Six Anglican clergy houses survive from the period since c.1860; none have been added to the statutory list. They are at Swebstone (c.1866-77), Ashby de la Zouch (c.1875-77), Blackfordby (1878), Hugglescote (c.1891), Breedon on the Hill (1908) and Ellistown (1911).

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Generally these clergy houses are not suitable for inclusion on the local list. Among these clergy houses, the one at Swepstone is unique in terms of its scale, its complex massing and its use of polychromy. For these reasons it is considered to have architectural interest.

Table 1

This table contains a comprehensive list of Anglican clergy houses erected since c.1800. Entries highlighted in orange are proposed for inclusion on the list of local heritage assets.

Our ref	Settlement	Street	Earlier phase?	Date of main phase	Listed?
1066	Ibstock	Overton Road		c.1800	Yes
889	Appleby Magna	Rectory Lane		1807	Yes
1854	Coleorton	Ashby Road		1817	
1757	Castle Donington	Market Place	Yes	c.1797-1821	
1539	Swannington	Loughborough Road		1831	
1786	Diseworth	Grimes Gate	Yes	1833	
990	Coalville	London Road		1838	
1038	Donisthorpe	Church Street		1838	Yes
1191	Osgathorpe	Church Lane	Yes	1838	Yes
909	Belton	Vicarage Lane	Yes	1842	Yes
1180	Normanton le Heath	Main Street	Yes	1853	Yes
1523	Charley	Oaks Road		c.1855	
1464	Ashby de la Zouch	Station Road		1860	Yes
1857	Swepstone	Church Street		c.1866-77	
1855	Ashby de la Zouch	Upper Church Street	Yes	c.1875-77	
1845	Blackfordby	Main Street		1878	
1349	Hugglescote	Grange Road		c.1891	
1853	Breedon on the Hill	Tonge Lane		1908	
1056	Ellistown	St Christophers Road		1911	

Anglican clergy houses survive at Packington, Ravenstone and Stretton-en-le-Field. In each case there is insufficient documentary evidence to assess its significance.

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Suburban and small country houses since c.1815

Historic England advises that suburban and small country houses “survive in such large numbers that they will need to be carefully assessed against the normal selection criteria”, which are:

- Degree of survival;
- Quality of design, materials and craftsmanship;
- Historical association.

Historic England advise that a “well documented historic association may increase the case for listing, but normally a building should be of some architectural merit in itself (quality of design) or it should be preserved in a form that directly illustrates and confirms its historic associations (degree of survival)”.

In terms of historic association, we have sought to identify people who have played a key role in the district’s legal and political institutions. In effect we have sought to identify – with a degree of selectivity – people who were magistrates and/or chair of one of the council’s predecessor authorities.

Sources

Trade directories may be used to identify magistrates in the Ashby and Loughborough petty sessional divisions. A list of the chairs of Coalville Urban District Council is available at the Council Offices; likewise a list of the chairs of Ashby Rural District Council. In 2018 Ashby Town Council’s website includes a list of the chairs of Ashby Urban District Council.

Isolated buildings may be identified on the Ordnance Survey’s 1:63360 scale ‘drawings’ of c.1814-21. The Leicestershire Record Office holds drawings submitted to Coalville Urban District Council since c.1892 (DE3806), including drawings of 48 London Road (1914 plan 2), Park House (1893 plan 30A) and 197 Forest Road (1924 plan 23).

Quality of design

We have identified only two houses that possess architectural interest:

- Broom Leys, designed c.1867 by Joseph Goddard FRIBA;
- 48 London Road, designed c.1914 by Keites Fosbrooke & Bedingfield.

In addition there is some evidence that Frederick Walters FRIBA may have designed alterations and extensions to the Belfry Hotel¹.

Historical association

We have identified ten houses that possess historic interest due to their historic associations; these houses are indicated in table 2 below. Highfield House and Alton Lodge are not visible from the public highway and are suitable for inclusion on the local list on a provisional basis.

¹ The British Architectural Library holds a collection of drawings by Walters including a design for alterations and extensions to ‘Charnwood Towers’ at Coalville. PA1141/9.

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Table 2

This table contains a select list of suburban and small country houses erected since c.1815. Entries highlighted in orange are proposed for inclusion on the list of local heritage assets.

Our ref	Name	Profession	Chair?	Chair more than twice?	JP	Home
958	William Sheffield	Hotelier	CUDC	Y		Railway Hotel
975	John Burkitt	Surgeon	CUDC	Y	Y	Old Vicarage
1054	Robert Jamie	Surgeon				48 London Road
1371	John Adcock	Miller	AUDC		Y	Shrubberies
1410	John German	Estate agent	AUDC	Y	Y	Huntingdon House
1462	George German	Estate agent	AUDC	Y		Rawdon Terrace
1462	George Orchard	Auctioneer	AUDC		Y	Rawdon Terrace
1503	Joseph Hatchett	Surgeon			Y	Park House
1503	John Wootton	Engineer			Y	Park House
1504	William Whetstone	Tile manufacturer			Y	Broom Leys
1504	Horace Mansfield	Tile manufacturer			Y	Broom Leys
1522	Henry Ford	Unknown			Y	Highfield House
1526	Michael McCarthy	Various	CUDC	Y		Belfry Hotel
1726	Alderman Sidney Wells	Brewer			Y	Alton Lodge
1890	John Hassall	Unknown			Y	Cedars*
1890	Sir John Sutton	Unknown			Y	Holywell*
1913	John Farmer	Factory manager	CUDC		Y	197 Forest Road
1916	Wilmot Massey	Farmer	ARDC	Y	Y	Oak Tree House
1918	William Fellows	Teacher	CUDC	Y	Y	Gordon Houses

It has not been possible to locate the homes of the following people:

- The builder **Reuben Blower** JP, chair of Coalville UDC, occupied a house on White Hill Road in Ellistown;
- **George Brown** JP, chair of Ashby UDC, occupied a house known as 'Park View' on South Street, Ashby-de-la-Zouch;
- The soap manufacturer **Collison Parsons** JP, chair of Ashby UDC, occupied a house at Prior Park in Ashby-de-la-Zouch.

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Property	Old Rectory
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Number	
Street	Ashby Road
Township	
Parish	Coleorton

Easting	439515
Northing	316827
Our reference	LL/1854
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1817
Date range ends	1818

Description

A clergy house. Designed by John Gadsby of Coleorton and built c.1817-18 for the Rev Francis Merewether. Occupied in the late nineteenth century by the Rev William Beaumont JP. A house since 1976.

The house is not generally visible from the street. It is two-and-a-half storey tall, faced in red brick beneath gabled plain tile roofs. On Ashby Road the entrance is flanked by a curving brick wall with blue brick copings and square piers, restored c.2010.

Heritage assets that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the list of local heritage assets. Furthermore this building possesses a degree of historic interest due to its close historic association with the Rev William Beaumont JP, a figure of local interest.



North West Leicestershire District Council
List of Local Heritage Assets

Property	Old Vicarage
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Number	
Street	Market Street
Township	
Parish	Castle Donington

Easting	444563
Northing	327263
Our reference	LL/1757
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1797
Date range ends	1821

Description

A clergy house. Erected c.1797-1821 for the Rev John Dalby, incorporating the remains of a building erected c.1700. Converted to an office c.1992; extended c.2006.

The house is not generally visible from the street. It is two storeys tall, faced in red brick beneath hipped slate roofs. Toward the Market Place there are ornate timber gates with square stone piers, repositioned c.1998. There are similar piers beyond. Toward Market Street, there is a tall stone retaining wall.

Heritage assets that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the list of local heritage assets.



North West Leicestershire District Council
List of Local Heritage Assets

Property	Old Vicarage
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Number	19
Street	Loughborough Road
Township	
Parish	Swannington

Easting	441911
Northing	317680
Our reference	LL/1539
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1831
Date range ends	1831

Description
<p>A clergy house, probably erected in 1831. Now a house. The house is not visible from the street. It has a cruciform plan and gabled roofs. There is a substantial boundary hedge and a modern entrance screen.</p> <p>Heritage assets that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the list of local heritage assets. No field assessment has been made of this building. It has been included on the list of local heritage assets on a provisional basis.</p>

Photograph
No photograph available.

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List of Local Heritage Assets

Property	Old Vicarage
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Number	
Street	Grimes Gate
Township	Diseworth
Parish	Long Whatton

Easting	445335
Northing	324603
Our reference	LL/1786
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1833
Date range ends	1833

Description

A clergy house. Designed by William Parsons of Leicester and built by Joseph Upton of Diseworth c.1833, incorporating the remains of an earlier building. Now a house. The house is two storeys tall. It is faced in smooth render. There is a hipped slate roof with oversailing eaves. There is an off-centre entrance door with an elaborate gothick doorcase. The fenestration has been altered. To the left, there is a stone boundary wall, raised in brick, with a saddleback coping. To the right, there is a contemporary outbuilding.

Heritage assets that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the list of local heritage assets. Furthermore, Parsons is considered to be a locally important architect. His works are generally considered to have special architectural interest.



North West Leicestershire District Council
List of Local Heritage Assets

Property	Christ Church Vicarage
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Number	28
Street	London Road
Township	
Parish	Coalville

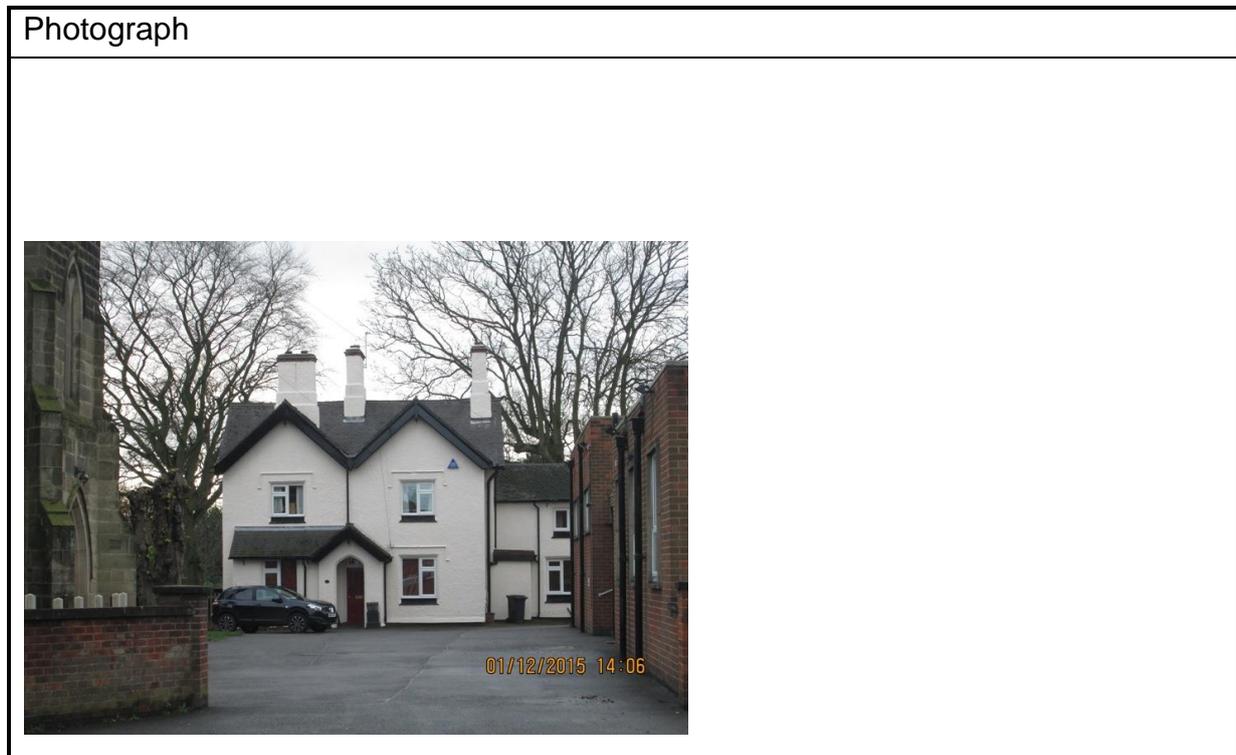
Easting	442804
Northing	314092
Our reference	LL/990
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1838
Date range ends	1838

Description

A clergy house, designed by Henry Isaac Stevens and built in 1838. The house was designed in the Tudor Revival style. It is faced in render beneath a gabled plain tile roof. There is a central gabled porch flanked to the right by a square window with a hood mould. There are similar windows above. The house appears in Pevsner's Buildings of England. It is considered to possess special architectural interest due to its inclusion in a key architectural gazetteer. Furthermore, Stevens is considered to be a locally important architect. His works are generally considered to have special architectural interest.



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Property	Old Vicarage
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Number	
Street	Oaks Road
Township	
Parish	Charley

Easting	447419
Northing	316265
Our reference	LL/1523
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1855
Date range ends	1855

Description
<p>A clergy house, erected c.1855. Now a house. The house is glimpsed from the street. It is two storeys tall and has a complex plan form. It is faced in granite rubble with ashlar dressings. There is a gabled plain tile roof with bargeboards. There is a substantial boundary hedge and a modern entrance screen.</p> <p>This building is considered to possess special interest. It is an early Victorian clergy house. There is evidence of a high quality original design; the original design appears to survive intact.</p>

Photograph
No photograph available.

North West Leicestershire District Council
List of Local Heritage Assets

Property	Swepstone Hall
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Number	
Street	Church Street
Township	
Parish	Swepstone

Easting	436850
Northing	310450
Our reference	LL/1857
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Clergy house

Date of erection	
Date range begins	1866
Date range ends	1877

Description

A clergy house. Erected c.1866-77. Used as a small country house in the early twentieth century; now a house.

The house is two and a half storeys tall and has a complex plan form. It is faced in red brick with blue brick bands. There are gabled plain tile roofs with bargeboards. To the left of centre, a stair tower with a pavilion roof. To the right of centre, a projecting gabled range containing tall window openings with segmental heads. There are further ranges to either side.

Among the Anglican clergy houses built since c.1860, this one is unique in terms of its scale, its complex massing and its use of polychromy. For these reasons it is considered to have architectural interest.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	48 London Road
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Number	48
Street	London Road
Township	
Parish	Coalville

Easting	442931
Northing	314061
Our reference	LL/1054
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1914
Date range ends	1914

Description

A house, incorporating a surgery. Designed by Keites Fosbrooke & Bedingfield of Leicester and built c.1914 for Dr Robert Jamie Wyatt. Now a block of flats. The house is two and a half storeys tall. It is faced in red brick laid in English bond. There are plain tile roofs with oversailing eaves. The front elevation has a projecting gabled wing to the right and a corner porch. The original attic windows survive.

The house is considered to possess special architectural interest. Keites Fosbrooke & Bedingfield's factory for Stretton & Sons in Leicester (1913) is a grade II listed building.



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Property	The Shrubberies
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Number	44
Street	Kilwardby Street
Township	
Parish	Ashby de la Zouch

Easting	435341
Northing	316640
Our reference	LL/1371
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1837
Date range ends	1884

Description

A house, erected between 1837 and 1884. The house is two storeys tall. It is built of red brick with coggled eaves beneath a hipped slate roof. The front elevation is faced in ashlar stone. There is a central entrance door with an ornate doorcase, flanked by canted bay windows. On the first floor there is a vertical sash window flanked by Wyatt windows. In 1908 this was the home of John Adcock JP, a miller. In 1901 and 1902 Adcock was the chairman of Ashby Urban District Council.

This building possesses a degree of historic interest due to its close historic association with John Adcock JP, a figure of local interest. The boundary walls are grade II listed because they "visually define the entrance to the town".



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Property	Park House
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Number	43
Street	London Road
Township	
Parish	Coalville

Easting	442933
Northing	314107
Our reference	LL/1503
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1893
Date range ends	1893

Description

A house, incorporating a surgery. Designed by Keites & Fosbrooke and built c.1893 for Joseph Hatchett and Robert Jamie, surgeons. Now a house. The house is two storeys tall, faced in red brick beneath a gabled slate roof. The ground floor has a three-light window and a canted bay window. The first floor has similar windows. The front gable is faced in mock timber framing. From c.1914 this was the home of John Wootton JP of Wootton Brothers, iron founders.

This building possesses a degree of historic interest due to its close historic association with John Wootton JP, a figure of local interest.



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Property	Broom Leys School
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Number	
Street	Broom Leys Road
Township	
Parish	Coalville

Easting	444181
Northing	314092
Our reference	LL/1504
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

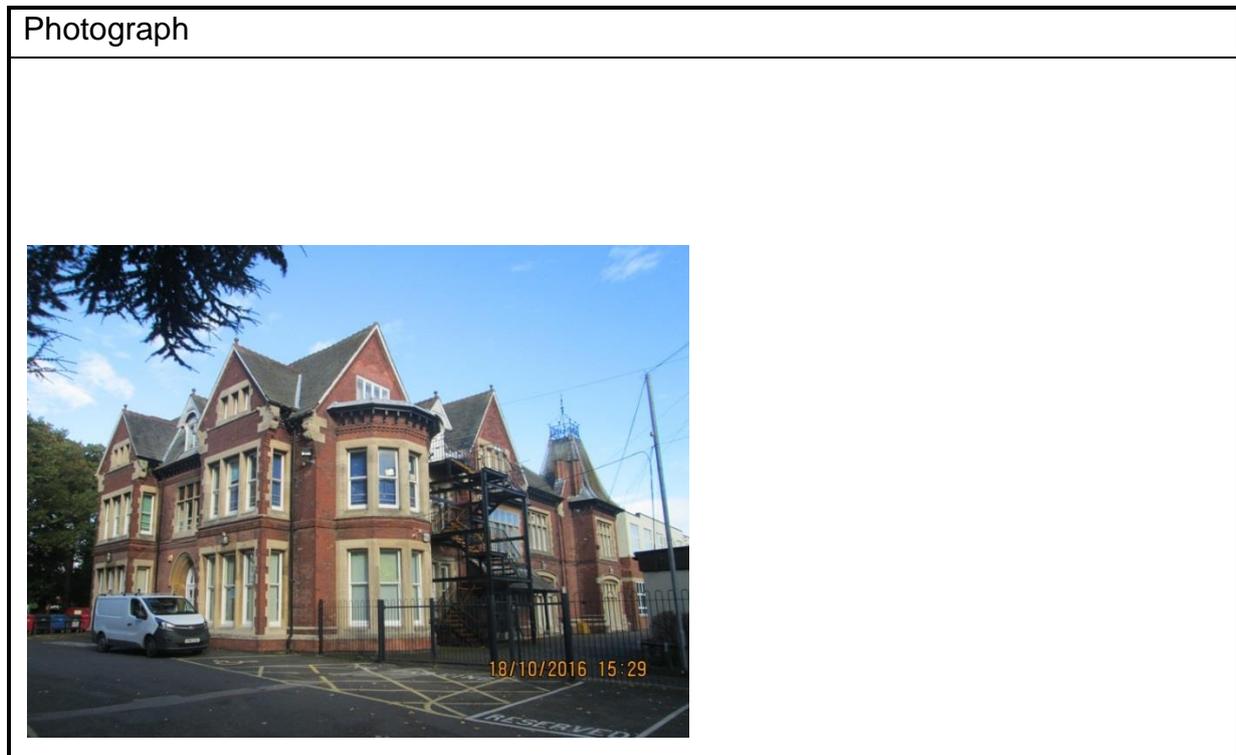
Date of erection	
Date range begins	1867
Date range ends	1869

Description

A house, built c.1867-69 for William Whetstone JP, a tile manufacturer. Probably designed by Joseph Goddard. Later the home of Horace Mansfield JP, a brick and tile manufacturer. A convalescent hospital in the First World War; a school since the 1920s.

The house is two and a half storeys tall, faced in red brick with stone dressings. There are gabled, graduated slate roofs. The front elevation has two full-height bay windows with gabled roofs.

Joseph Goddard is considered to be a locally important architect. His works are generally considered to have special architectural interest. Furthermore, this building possesses a degree of historic interest due to its close historic association with William Whetstone and Horace Mansfield, figures of local interest.



North West Leicestershire District Council
List of Local Heritage Assets

Property	Highfield House
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Number	
Street	Station Road
Township	
Parish	Heather

Easting	439656
Northing	310367
Our reference	LL/1522
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1814
Date range ends	1883

Description
<p>A house, built at some time between 1814 and 1883. The house is two storeys tall and 'H' shaped on plan. It is faced in red brick beneath gabled plain tile roofs. In 1904 it was the home of Henry John Ford JP (d.1942), the lord of the manor.</p> <p>This building possesses a degree of historic interest due to its close historic association with Henry John Ford JP, a figure of local interest. No field assessment had been made by the time of publication; the building has been included on the list on a provisional basis.</p>

Photograph
No photograph available.

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Property	Belfry Hotel
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Number	
Street	Oaks Road
Township	
Parish	Charley

Easting	446350
Northing	316313
Our reference	LL/1526
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1860
Date range ends	1869

Description

Also known as Charnwood Tower.
 This property was built in the 1860s. It was extended c.1893 by the builder Arthur Faulks of Loughborough. It has been a hotel since c.1929. The hotel is faced in granite rubble beneath a hipped slate roof. There are dormer openings with three light windows. There is a small castellated tower. There is a lodge at the entrance to the property. Frederick Arthur Walters FRIBA prepared drawings for the alteration and extension of the property.
 Between 1929 and 1937 this was the home of Michael McCarthy, three times chairman of Coalville Urban District Council. This building possesses a degree of historic interest due to its close historic association with McCarthy, a figure of local interest.



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Property	Alton Lodge
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Number	54
Street	London Road
Township	
Parish	Kegworth

Easting	448700
Northing	326238
Our reference	LL/1726
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	

Date of erection	
Date range begins	1815
Date range ends	1884

Description

A small country house, erected in the nineteenth century. The house is not visible from the road. The entrance screen comprises curving walls of rockfaced stone flanked by square piers. To the right there is a single storey gate lodge faced in painted brick with ashlar dressings. It has a gabled slate roof with ornate bargeboards. In the late nineteenth and early twentieth century the house was occupied by Alderman Sidney Wells JP, a brewer.

This building possesses a degree of historic interest due to its close historic association with Alderman Sidney Wells JP, a figure of local interest.

Photograph



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Property	'Holywell' and 'The Cedars'
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Number	58 and 60
Street	Burton Road
Township	
Parish	Ashby de la Zouch

Easting	435215
Northing	316880
Our reference	LL/1890
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Semi-detached house

Date of erection	
Date range begins	1821
Date range ends	1884

Description

A pair of semi-detached houses erected in the nineteenth century. The houses are faced in red brick; there are gabled roofs with bargeboards. The central part is three storeys tall and features a pair of gables. On the first floor there are two tall window openings with squared lintel heads. To either side there are two-and-a-half storey ranges with complex roofs. The houses are bounded by a dwarf brick wall and hedge.

In 1912 'The Cedars' was occupied by John Hassall JP and 'Holywell' was occupied by Sir John Holmes Sutton JP. The houses possess a degree of historic interest due to their close historic association with Hassall and Sutton, figures of local interest.



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Property	197 Forest Road
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Number	197
Street	Forest Road
Township	
Parish	Coalville

Easting	443183
Northing	313816
Our reference	LL/1913
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1924
Date range ends	1924

Description

A house, designed by McCarthy Collings & Co for John Farmer. Erected in 1924, probably by Walter Moss & Son. The house is two storeys tall. It is faced in brindle brick beneath plain tile roofs. There is a projecting central bay with a saltbox roof. This contains an off-centre entrance door set within a semicircular arch and a canted bay window beneath a pentice roof. On the first floor there is a wide window opening with a flat head.

This building possesses a degree of historic interest due to its close historic association with John Farmer JP, a figure of local interest. In 1919 Farmer was the chairman of Coalville Urban District Council.

Photograph



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Property	Oak Tree House
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Number	
Street	Atherstone Road
Township	
Parish	Measham

Easting	433671
Northing	310702
Our reference	LL/1916
LCC reference	

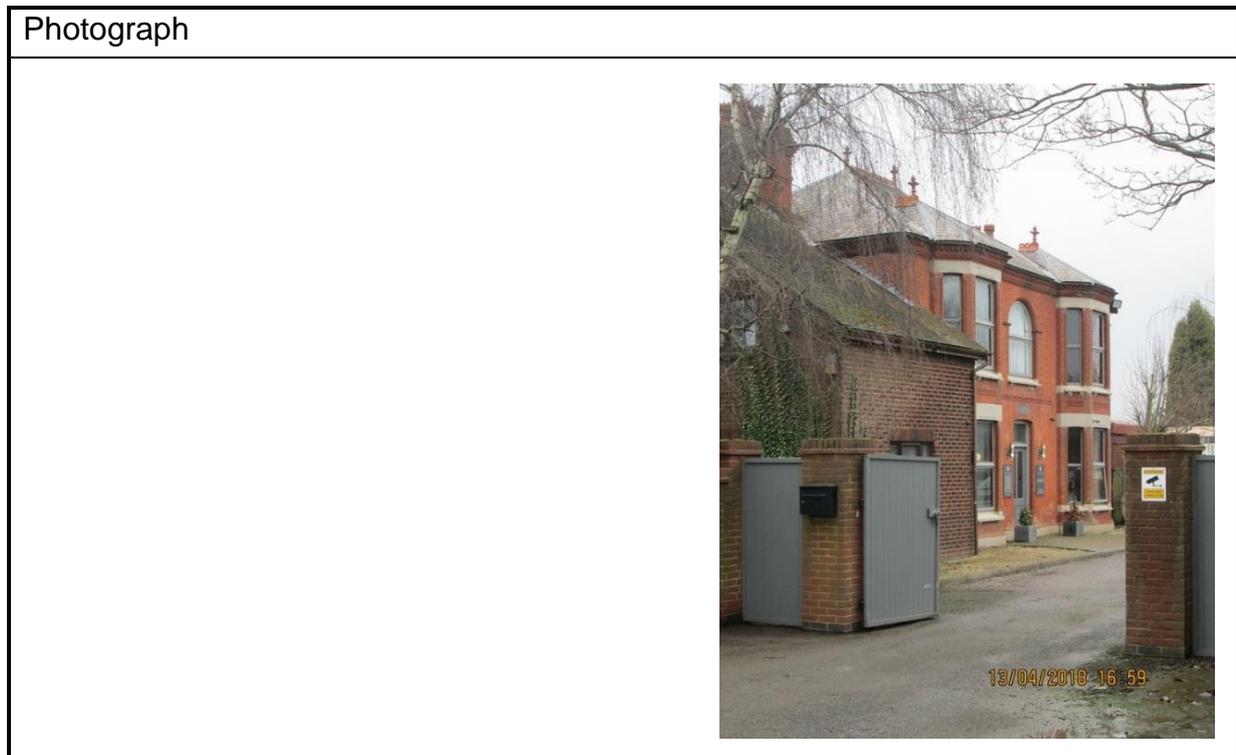
Thesaurus type	
Broad	Domestic
Narrow	House

Date of erection	
Date range begins	1885
Date range ends	1903

Description

Formerly known as Redbank House.
 A house, erected at some time between 1885 and 1903. Now an office. The house is two storeys tall. It is faced in red brick beneath a hipped slate roof. There is a central entrance door with a fanlight, below a tall window opening with a semicircular head. To either side there is a full height canted bay window. In 1908 this was the home of Wilmot Massey JP. Massey was the chairman of Ashby Rural District Council between 1908 and 1911.

This building possesses a degree of historic interest due to its close historic association with Wilmot Massey JP, a figure of local interest.



North West Leicestershire District Council
List of Local Heritage Assets

Property	Gordon Houses
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Number	2 to 6
Street	Dennis Street
Township	
Parish	Hugglescote

Easting	442565
Northing	312632
Our reference	LL/1918
LCC reference	

Thesaurus type	
Broad	Domestic
Narrow	Terrace

Date of erection	
Date range begins	1887
Date range ends	1887

Description

A staggered terrace of three houses, erected in 1887. The houses are two storeys tall, faced in red brick beneath gabled concrete tile roofs. 6 Dennis Street is set forward. There is a central entrance door flanked by squared bay windows, all beneath a pentice roof. On the first floor there are paired sash windows with brick mullions. 2 and 4 Dennis Street are set back. They feature similar mullioned windows. 6 Dennis Street was the home of William Fellows JP, a teacher. Fellows was four times chairman of Coalville Urban District Council.

6 Dennis Street possesses a degree of historic interest due to its close historic association with William Fellows JP, a figure of local interest. 2 and 4 Dennis Street are included on the local list for group value.

