

**CASTLE DONINGTON CONSERVATION AREA  
CHARACTER APPRAISAL**

**DRAFT  
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## Contents

- 1 Introduction**
- 2 Location and setting**
  - West of the conservation area
  - North of the conservation area
  - East of the conservation area
  - South of the conservation area
- 3 Historic development (cc.1066 to c.1921)**
  - Sources
  - Manorial and administrative history
  - Castle Donington before enclosure
  - Georgian development (c.1779 to c.1840)
  - Early Victorian development (c.1840 to c.1884)
  - Late Victorian development (c.1884 to c.1921)
  - Below ground remains
- 4 Redevelopment (c.1921 to present)**
  - Selected modern development
  - Selected demolition
- 5 Character analysis**
  - Barroon
  - Bondgate 'north'
  - Bondgate 'south'
  - Borough Street and Market Place
  - Castle
  - Clapgun Street and Apiary Gate
  - Dovecote
  - Hillside
  - Manor
  - Spittal 'east'
  - Spittal 'west'
- 6 Open spaces**
  - Churchyard
  - Council School
  - Spittal Hill
  - Vicarage
  - Hard landscaping
- 7 Views and landmarks**
- 8 Opportunity areas**
  - Bondgate 'centre'
  - Hollow
  - Spittal 'centre'
  - Surgery

**9 Other opportunities**  
Development opportunities  
Landscaping opportunities  
Materials and details

**10 Problems and pressures**  
The Primary Shopping Area

**11 Bibliography**

**Maps**

M1 Development before c1880  
M2 Development since c1880  
M3 Archaeology  
M4 Boundary review  
M5 Character zones  
M6 Use of buildings  
M7 Indicative heights  
M8 Walling materials  
M9 Roofing materials  
M10 Window materials  
M11 Development opportunities

## 1. Introduction

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2. The Castle Donington conservation area was designated in November 1972. Revisions to the designated boundary took effect in December 2000 and a character appraisal was adopted in March 2001. Further boundary revisions are proposed as a result of this appraisal. The proposed boundary is shown on map 4.

## 2. Location and setting

- 2.1. Castle Donington is a parish in NW Leicestershire District. Castle Donington is about 11 miles SE of Derby and about 14 miles SE of Nottingham.
- 2.2. The NW Leicestershire Local Plan (NWLDC, 2017) recognises Castle Donington as a ‘key service centre’, i.e. a settlement that provides services and facilities to the surrounding area and that is accessible by some sustainable transport.
- 2.3. Because of its role as a key service centre, a significant amount of development will take place in Castle Donington. In 2015 the District Council permitted the erection of up to 895 dwellings on land to the south of Park Lane (09/01226/OUTM).
- 2.4. For statistical purposes, England and Wales is divided into Lower Super Output Areas (LSOAs). With the exception of Bondgate the conservation area is in ‘NW Leicestershire 1B’. The level of deprivation in this LSOA is similar to the national median. Bond Gate is in ‘NW Leicestershire 1E’. This LSOA is “among the 10% least deprived neighbourhoods in the country”<sup>1</sup>.
- 2.5. The settlement core is situated on the Helsby formation, a ridge of Triassic sandstone that “runs almost due east-west across the centre of the parish”. The formation’s northern edge “forms part of the castle’s defences” and “falls away sharply to a low-lying plain along Spittal” (Fisher, 2016). The remains of the castle are situated at about 65m AOD; the Spittal is situated at about 35m AOD. At the south east corner of the conservation area, the County Council School is situated at about 75m AOD.
- 2.6. Bondgate follows the course of the village brook, which was culverted c.1812-14. The settlement core is situated less than two miles SE of the River Trent.
- 2.7. At its south-west corner the conservation area adjoins the High Street conservation area, which will be the subject of a future appraisal. Proceeding clockwise from this corner, the setting of the conservation area may be described as follows:

### West of the conservation area

- 2.8. Generally the west side of the conservation area is bounded by sites that were developed with volume housing after c.1972. Generally the housing does not affect the conservation area’s setting. The housing is laid out on a plateau above Bond Gate; there is no direct connection between the housing and the conservation area. The sites are as follows:

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<sup>1</sup> There are 34378 LSOAs in England and Wales. These are ranked by deprivation with 1 being the most deprived and 17189 being the national median. NW Leicestershire 1B is ranked 18130 and NW Leicestershire is ranked 31343.

- 10a to 10d Peartree Close, four detached houses developed after 1981.
- Carrs Close and Grange Drive, part of a volume housing estate developed c.1972-81.
- Champion Hill, Harcourt Place and Monteith Place, part of a volume housing estate developed after 1981.

#### **North of the conservation area**

2.9. The north side of the conservation area is bounded by a mix of open and developed sites as follows:

- Open land to the south of the Spittal.
- Open land to the north of the Spittal, including the Spittal Playing Field.
- Tanyard Close, a cul-de-sac of detached houses erected c.1987.
- Georgina Court, a terrace of eight houses erected c.1975.
- 24 to 30 Station Road, a terrace of four houses erected c.2002.
- 1 to 9 Hillside, four detached houses developed piecemeal c.1921-81.
- 'Hillside Orchard', a detached house erected on orchard land c.1963-72.
- Montford Mews, a cul-de-sac of semi-detached houses developed after 1981.

2.10. Open land to the north of the Spittal was designated as a 'protected open space' in the 1991-2006 local plan. The open nature of this land contributes positively to the setting of the Spittal 'east' character zone. Open land to the south of the Spittal makes a neutral contribution to the setting of the conservation area. Generally the developed sites make a negative contribution to setting.

#### **East of the conservation area**

2.11. Generally the east side of the conservation area is bounded by sites that were redeveloped for housing after c.1921 (pictured)<sup>2</sup>. Generally the housing sites make a negative contribution to the setting of the conservation area; there are direct connections between the housing sites and the conservation area. The sites are as follows:



- 13 to 31 Barroon, nine detached bungalows erected c.1921-48.
- 10 to 24 Barroon, four pairs of semi-detached houses erected c.1921-27.
- 1 to 53 Biggin, fifteen bungalows erected c.1963-65.
- 2 to 16 Biggin, four pairs of semi-detached bungalows erected c.1948-57.
- 55 to 61 Biggin, a much altered pre-byelaw terrace of houses.
- Grays Close, four detached houses erected c.1987-90.
- Land to the rear of 61 to 73 Clapgun Street, garden land developed c.1921-63.
- 3 to 13 Eastway, three pairs of semi-detached houses erected c.1921-30.

2.12. A mature tree at 13 Barroon contributes positively to views out of the conservation area.

<sup>2</sup> To the east of the Biggin and Clapgun Street, note Garden Crescent, semi-detached houses erected by the Rural District Council c.1947-51.

### **South of the conservation area**

- 2.13. The south side of the conservation area is bounded by a mix of late Victorian and modern developments as follows:
- Castle Donington Community College, a secondary school erected c.1948-63.
  - Hastings Street and Mount Pleasant, houses erected between 1884 and 1921.
  - The 'civic centre', development including a library and social centre erected between 1962 and 72.
  - Barn Close, three detached houses erected c.1989-90.
- 2.14. Hastings Street and Mount Pleasant comprise standard post-byelaw houses. The houses make a neutral to positive contribution to the setting of the conservation area. Generally the modern developments make a negative contribution to setting.

### **3. Historic development (c.1066 to c.1921)**

#### **Sources**

- 3.1. Section 11 contains a bibliography of sources. In addition, the following sources have been consulted:
- The enclosure award map (1779) held at Leicestershire Record Office (DE5251/2);
  - Ordnance Survey 1:2500 maps of 1884, 1903, 1921, 1963, 1972 and 1981;
  - Vertical aerial photographs taken in 1948;
  - Castle Donington Rural District Council's building plan registers, 1948 to 1974;
  - NW Leicestershire District Council's planning registers, 1974 to present.

#### **Manorial and administrative history**

- 3.2. In 1633 the manor of Castle Donington was purchased by Sir John Coke of Melbourne Hall. In 1751 his descendant George Lewis Coke died without issue and the manor passed to his brother-in-law Sir Matthew Lamb. In 1848 his grandson William Lamb died without issue and the manor passed to his brother Peter Cowper. In 1905 his grandson Francis Cowper died without issue and the manor passed to his brother-in-law Lord Walter Kerr. In 2015 the residual manorial rights remained with the Kerr family of Melbourne Hall. Fisher (2016) refers to documents held by the Melbourne Hall Estate Office.
- 3.3. Castle Donington was administered from 1894 to 1974 by the Castle Donington Rural District Council. It has been administered since that date by NW Leicestershire District Council.

#### **Castle Donington before enclosure**

- 3.4. The settlement appears in the Domesday Book of 1086 as *Dunintone*. The castle was probably built in the 1140s and a hospital is believed to have been founded by 1190. The chancel of the parish church (pictured) was built in the early or mid-thirteenth century. A charter for a market and fair was granted in 1278 (Fisher, 2016).



- 3.5. Timber framing was the preferred construction technique before about 1700. Six properties in the study area exhibit timber framing externally and a further six are known to contain cruck trusses. Six properties in the conservation area are faced in rubble stone, including the chancel of the parish church. These properties are indicated on map 1.
- 3.6. Castle Donington's open fields were enclosed in 1779. Map 1 indicates the extent of the settlement at that date.

**Georgian development (c.1779 to c.1840)**

- 3.7. Development between c.1779 and c.1840 comprised the following (please refer to map 1).
- 1) Land to the east of Station Road: The OS 1884 map indicates development on land to the east of Station Road, including the Lamb Inn. Surviving buildings date to the early or mid nineteenth century (Ryder, 1997).
  - 2) Land between Bondgate and Hillside: The OS 1884 map indicates development on land between Bondgate and Hillside, including the village pinfold. Surviving buildings date to the early nineteenth century (Ryder, 1997).
  - 3) Land to the east of Bondgate: The OS 1884 map indicates development to the east of Bondgate. Development occurred "following the culverting of the town brook between 1812 and 1814" (Fisher, 2016). Most buildings here were demolished in the twentieth century. Most surviving buildings were erected in the mid-nineteenth century (Ryder, 1997).
  - 4) Land to the north of Barroon: The OS 1884 map indicates development to the north of Barroon, including 'North View' and a Friends Meeting House. The Meeting House was erected in 1829.
  - 5) Land to the west of Dovecote (pictured right): The OS 1884 map indicates development to the west of Dovecote. Most buildings here date to the early nineteenth century; a school was erected c.1872-74 (Ryder, 1997; Fisher, 2016).
  - 6) Land to the east of Dovecote: The OS 1884 map indicates development on land to the east of Dovecote. Stevens (1815) does not indicate development here. Most buildings here date to the early nineteenth century (Ryder, 1997).
  - 7) Land to the east of Clapgun Street: The OS 1884 map indicates development on land to the east of Clapgun Street. Most buildings here were demolished in the twentieth century. Numbers 69 to 73 Clapgun Street were erected in the late eighteenth or early nineteenth century (Ryder, 1997).



### Early Victorian development (c.1840 to c.1884)

3.8. The OS 1884 map indicates that development between c.1840 and c.1884 comprised the following (please refer to map 1).

- 8) Gas works (pictured right): Gas works were established in 1853 (Kelly, 1899).
- 9) Silk mill: The silk mill appears in the 1871 census. In 1877 it was described as 'recently erected' (White, 1877).
- 10) Manor House: In about 1850 the Rawdon Hotel was converted into a house and "the village green that lay in front of it was enclosed as a front garden" (Lee, 1956).



- 11) Land to the east of the Biggin: Development to the east of the Biggin, including Farmer's Row. Most buildings here were demolished in the twentieth century. Farmer's Row was erected c.1850-60.
- 12) Cemetery: A cemetery with a mortuary chapel was laid out in 1881.

### Late Victorian development (c.1884 to c.1921)

3.9. The OS 1921 map indicates that development between c.1884 c.1921 comprised the following (please refer to map 2).

- 13) Land to the south of Barroon: Development on the south side of Barroon including two pairs of semi-detached houses.
- 14) Land on either side of Mount Pleasant: Development on either side of Mount Pleasant comprising semi-detached houses and short terraces.
- 15) County Council School: The school is dated 1910.

3.10. Map 2 indicates the limited number of properties that were erected within the settlement core during the period 1884 to 1921. Two of these properties are grade II listed. They are the former Baptist church hall on Bondgate and the Methodist chapel on Market Place (pictured right).



### Below ground remains

3.11. Map 3 indicates an archaeological alert area. Within this area, it is likely that evidence of medieval and post-medieval settlement will survive below ground.

#### 4. Redevelopment (c.1921 to present)

##### Selected modern development

- 4.1. Development since c.1921 included the following (please refer to map 2).
- 16) Hillside Orchard: Orchard land was developed c.1963-72 with a detached house ('Hillside Orchard'). Four detached houses (1 to 9 Hillside) were developed piecemeal c.1921-81.
  - 17) Georgina Court: In 1975 the District Council permitted the erection of eight 'town houses' on a greenfield site (our reference 75/0758/P).
  - 18) Silk Mill: In 2002 the District Council permitted the development of three office buildings on land to the rear of the former silk mill (our reference 02/00018/FUL).
  - 19) 61 to 73 Clapgun Street: Garden land was developed c.1921-63 with a builder's yard and a detached house.
  - 20) Tennis club and 'civic centre': Garden land was laid out as a tennis club<sup>3</sup> c.1921-48. Garden land was developed c.1962-72 with council offices, a social centre, a library and a telephone exchange<sup>4</sup>. The council offices were demolished in 1999<sup>5</sup>.
  - 21) Barn Close: Garden land was developed c.1989-90 with three detached houses<sup>6</sup>.
  - 22) 2 to 8 Delven Lane: Garden land was developed after 1980 with detached houses and an office building<sup>7</sup>.
- 4.2. Map 2 indicates the limited number of properties that have been erected within the settlement core since 1921.
- ##### Selected demolition
- 4.3. Lee refers to the "large-scale condemnations of property in the 1920s and 1930s" that made it difficult in 1956 "to see the extent of early nineteenth century building". He refers to "the foundations of former houses ... and the piles of rubble in Bondgate and St Anne's Lane".
- 4.4. Map 2 indicates the extent of demolition in the settlement core since c.1921. Unless otherwise stated, the demolished properties were depicted on the OS 1884 map.
- a) 34 to 40a Spittal: Properties were demolished c.1963-72 and replaced by a detached house and two semi-detached pairs<sup>8</sup>.

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<sup>3</sup> In July 1950 permission was granted for the use of a dovecote as a tennis pavilion (CDRDC reference 39/50). According to Ryder (2000) the dovecote was given to the tennis club in 1946.

<sup>4</sup> Offices for Castle Donington Rural District Council were permitted in 1962 (CDRDC reference 158/62). A social centre 'for mentally handicapped children' was permitted in 1967 (CDRDC reference 104/67). A library was permitted in 1969 (CDRDC reference 278/69).

<sup>5</sup> In 1999 we permitted the demolition of the former offices and the erection of a 'nursing or residential home' (our references 99/01050/FUL and 99/01051/CON).

<sup>6</sup> 2 Barn Close was permitted in 1990 (our reference 90/0005/P). 4 Barn Close was permitted in 1989 (our reference 89/0487/P). 10 Barn Close was permitted in 1992 (our reference 92/0490/P).

<sup>7</sup> A new vicarage was permitted in 1980 (our reference 79/1317/P). 2 Delven Lane was permitted in 1995 (our reference 95/01145/FUL). 4 Delven Lane was permitted in 1997 (our reference 97/00095/FUL).

<sup>8</sup> In 1967 the Rural District Council permitted the erection of a pair of semi-detached houses at 40 and 40a Spittal (CDRDC reference 200/67).

- b) 2 to 10 Station Road: Properties were demolished c.1972-81. In 2002 the District Council permitted the erection of a terrace of four houses (our reference 01/01012/FUL).
- c) 106 to 112 Bondgate and 2 to 8 Hillside: Properties including a pinfold were demolished c.1963-72 and replaced with a pocket park. 106 Bondgate and 8 Hillside were demolished c.1972-81.
- d) Bondgate: Properties on the west side of Bondgate were demolished c.1921-61 and replaced with two detached houses and garden land<sup>9</sup>.
- e) 28 to 44 Bondgate (pictured right): Properties were demolished in the late twentieth century and rebuilt in facsimile (Ryder, 1997).
- f) 48 to 64 Bondgate: 48 to 52 Bondgate were demolished piecemeal c.1921-72. In 1984 the District Council permitted the demolition of 60 to 64 Bondgate, which were “damaged when the Bondgate wall collapsed” (our reference 83/0960/P)<sup>10</sup>.
- g) Surgery: In 1972 the Rural District Council permitted the demolition of properties and their replacement with doctors’ surgeries and a car park (CDRDC reference 214/72).
- h) RC Church of the Risen Lord: A school was erected in 1855 (Cantrill, 1984). From 1959 it was in use as a school. It was demolished c.1983-91 and replaced by a church<sup>11</sup>. Houses were built on the adjoining sites after 1981<sup>12</sup>.
- i) 3 to 10 Hollow: In 1958 the Rural District Council permitted the demolition of cottages and the “erection of eight flats” in two detached blocks (CDRDC reference 182/57).
- j) 4 Clapgun Street: In 1989 the District Council was granted permission to demolish 4 Clapgun Street and to replace it with a surface car park (our references 88/1312/D and 89/0095/L).
- k) 13 to 31 Barroon: Properties were demolished c.1921-63 and replaced with nine detached houses.



<sup>9</sup> See photograph in Cantrill (1984) p24.

<sup>10</sup> See photograph in Cantrill (1984) p23.

<sup>11</sup> In 1959 the Rural District Council permitted the use of the property as a church (CDRDC reference 87/59). In 1983 the District Council consented the demolition of the property (our reference 83/0744/L).

<sup>12</sup> 1 Castle Hill was permitted in 1982 (our reference 82/0669/P). 31 Hillside was permitted in 1987 (our reference 87/0583/P).

- l) Wakefield Court: A property depicted on the OS 1921 map was demolished before 1972. A block of 23 flats was erected c.1973-75<sup>13</sup>.
- m) 34 to 62 Barroon: Properties were demolished piecemeal from c.1921 and replaced with four detached houses and four pairs of semi-detached houses.
- n) 10 to 24 Barroon: Properties were demolished c.1921-27 and replaced with four pairs of semi-detached houses<sup>14</sup>.
- o) 1 to 55 Biggin: Properties were demolished c.1963-65 and replaced with fifteen bungalows<sup>15</sup>.
- p) 21 to 25 Clapgun Street: Properties were demolished c.1948-57 and replaced with a terrace of three houses and four semi-detached pairs<sup>16</sup>.
- q) Grays Close: A property depicted on the OS 1921 map was demolished before 1963. The site was developed c.1987-90 with four detached houses<sup>17</sup>.
- r) 3 to 13 Eastway and 75 to 83 Clapgun Street: Properties were demolished c.1921-30 and replaced with a road and three semi-detached pairs<sup>18</sup>. Properties on Clapgun Street were demolished c.1969-71 and replaced with a block of four flats<sup>19</sup>.

## 5. Character analysis

- 5.1. The character of an area may be defined with reference to the age of its buildings and their uses past and present; the overall density, layout and landscaping of development and the scale, massing and materials of the buildings in the area.
- 5.2. Generally the conservation area boundary reflects the extent of the village c.1840, excepting land on Barroon and the Biggin, which was redeveloped substantially after c.1921. Generally the conservation area is dominated by buildings erected before c.1884; map 2 indicates those buildings erected since 1884. Generally the conservation area is densely developed, with buildings arranged in terraced groups and laid out to the back of the pavement or behind shallow forecourts.
- 5.3. The conservation area contains a diversity of building heights. The majority of buildings are two storeys tall. Generally single storey buildings do not contribute positively to the character of the area. Map 7 indicates the heights of buildings.

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<sup>13</sup> Replacement properties were permitted in 1973 (CDRDC reference 164/73) and completed in 1975 (NWLDC Resident Housing).

<sup>14</sup> Replacement properties were completed in 1927 (NWLDC Resident Housing).

<sup>15</sup> Replacement properties were permitted in 1963 (CDRDC reference 186/62) and completed in 1965 (NWLDC Resident Housing).

<sup>16</sup> Replacement properties were completed in 1957 (NWLDC Resident Housing).

<sup>17</sup> In 1987 we granted outline permission (our reference 87/0116/P). In 1988 we permitted the erection of three dwellings and in 1990 we permitted the erection of a fourth dwelling (our references 87/0829/P and 90/1020/P respectively).

<sup>18</sup> Replacement properties were completed in 1930 (NWLDC Resident Housing).

<sup>19</sup> Replacement properties were permitted in 1969 (CDRDC reference 45/69) and completed in 1971 (NWLDC Resident Housing).

- 5.4. The conservation area contains a diversity of facing materials including red brick and render. Map 8 shows the facing material used on the principal elevation of each building. Red brick is the characteristic facing material locally. Cantrill (1984) illustrates brick buildings that have since been rendered, including the Cross Keys PH. The application of paint or render may appear more jarring when applied to one building in a terrace (22 Borough Street is a prominent example).
- 5.5. The conservation area contains a diversity of roofing materials including plain tile and natural slate. Non-traditional roofing materials intrude throughout the conservation area but in a limited amount. Map 9 shows the roofing materials used on the principal roof slope of each building.
- 5.6. Across the conservation area about 60% of buildings have timber windows while about 40% have plastic windows. Timber windows dominate the Barroon and Clapgun Street character zones, where about 80% of buildings have timber windows. Plastic windows dominate the Spittal 'east' character zone, where about 70% of buildings have plastic windows. Map 10 shows the window materials used on the first floor front elevation of each building.
- 5.7. The conservation area may be considered as eleven character zones, as shown on map 5. The character zones are as follows:

**Barroon**

- 5.8. This character zone contains a mix of houses and other town centre uses. Most buildings here are laid out to the back of the pavement. The character zone contains a diversity of facing materials including red brick and render. Most buildings here are two storeys tall and have slate roofs. About 80% of buildings in this character zone have timber windows.
- 5.9. Generally this character zone contains buildings that contribute positively to character. The character zone contains no listed buildings.
- 5.10. The Castle Inn was demolished in 1962 (Cantrill, 1984). The building was replaced by a surface car park that does not contribute positively to character. In the short term there is an opportunity to enhance character using boundary treatments and soft landscaping. In the long term there is an opportunity to enhance character substantially through redevelopment of the site.

**Bondgate 'north'**

- 5.11. This character zone contains a mix of houses and other town centre uses. Most buildings here are laid out to the back of the pavement or behind shallow forecourts. Most buildings here are two storeys tall. The character zone contains a diversity of facing materials including painted brick and render. Non-traditional roof coverings intrude into this character zone.
- 5.12. Generally this character zone contains buildings that contribute positively to character. 'Crown House' is a grade II listed building.



- 5.13. 101 Bondgate does not contribute positively to character. It is a modern building that does not reflect the layout of the character zone. It is a single-storey building that features a flat roof. In the short term there is an opportunity to enhance character by introducing a gabled roof with a traditional roof covering. In the long term there is an opportunity to enhance character substantially through the replacement of the building.

#### **Bondgate 'south'**

- 5.14. This character zone is in residential use. Most buildings here are set back from the street, often at an acute angle, reflecting the local topography. Bondgate 'south' reflects the diverse scale and materials of the remainder of the conservation area.



- 5.15. Generally this character zone contains buildings that contribute positively to character. The character zone contains four listed buildings.

- 5.16. 17 Bondgate does not contribute positively to character. It is a modern building that does not reflect the layout of the character zone. The layout introduces soft landscaping in a manner that does not reflect the character zone generally. The building is one and a half storeys tall. In the long term there is an opportunity to enhance character substantially through the replacement of the building.

#### **Borough Street and Market Place**

- 5.17. This character zone contains retail and other 'A' class uses. Most buildings here are laid out to the back of the pavement. Most buildings here are three storeys tall. The character zone contains a diversity of facing materials including red brick and painted brick. Non-traditional roof coverings intrude into this character zone. On the south-east side of Borough Street, the roofs of three-storey buildings are generally concealed from view.



- 5.18. Generally this character zone contains buildings that contribute positively to character. The character zone contains six listed buildings.
- 5.19. 35 Borough Street does not contribute positively to character. It is a modern building. It is one and a half storeys tall beneath a flat roof. In the short term there is an opportunity to enhance character by introducing a gabled roof with a traditional roof covering. In the long term there is an opportunity to enhance character substantially through the replacement of the building.

- 5.20. At 42 Borough Street a single-storey element with a flat roof does not contribute positively to character. In the long term there is an opportunity to enhance character through the demolition of this element and the restoration of the principal building.

#### Shop fronts

- 5.21. Borough Street and Market Place are characterised by a mix of surviving traditional shop fronts and modern shop fronts in a traditional style. 35 and 42 Borough Street have standard modern shop fronts; see paragraphs 5.19 and 5.20 above.
- 5.22. The District Council has adopted a supplementary planning document 'Shop fronts and advertisements' (2019). The documents says that "where there is no fascia, consider applying lettering to the shop window or upper floors". Panel signs have been attached to about ten buildings "where there is no fascia"; generally these signs make a negative contribution to the character of the conservation area.



#### **Castle Hill and Moat**

- 5.23. This character zone is in residential use. It is sparsely developed, with buildings laid out in an irregular manner. Most buildings here are two storeys tall and have plain tile roofs. The character zone contains a diversity of facing materials including red brick and render.
- 5.24. This character zone is broadly contiguous with the scheduled 'enclosure castle'. Generally it contains buildings that contribute positively to character. 7 & 9 Moat is a grade II listed building.

#### Hard and soft landscaping

- 5.25. Castle Hill is a narrow street; it is not surfaced in tarmac and it does not have kerbs or markings. On its east side the street is bounded by a red brick wall. These qualities contribute positively to the character of the conservation area. Land at 14 Castle Hill appears untidy and a cedar has been condemned.
- 5.26. Moat is a narrow street; it is not surfaced in tarmac and it does not have kerbs or markings. These qualities contribute positively to the character of the conservation area. On its east side the street is bounded by fences at 13 to 21 Barroon. Replacement of this boundary treatment with a thorny hedge would enhance the character of the conservation area.



- 5.27. On the east side of Hillside properties are retained by a stone wall that contributes positively to the character of the conservation area. The properties are bounded by a thorny hedge. The hedge is 'gappy' and outgrown and contains weed species including ivy and bramble. In places the hedge is suppressed by conifers. Removal of the conifers and proper maintenance of soft landscaping would enhance the character of the conservation area.

#### **Clapgun Street and Apiary Gate**

- 5.28. This character zone is in residential use. Most buildings here are laid out to the back of the pavement. Clapgun Street and Apiary Gate reflect the diverse scale and materials of the remainder of the conservation area. About 80% of buildings in this character zone have timber windows.



- 5.29. Generally this character zone contains buildings that contribute positively to character. The character zone contains six listed buildings.

- 5.30. 21 to 25 Clapgun Street does not contribute positively to character. It is a modern building that does not reflect the layout of the character zone. In the long term there is an opportunity to enhance character substantially through the replacement of the building.

- 5.31. 75 to 81 Clapgun Street does not contribute positively to character. It is a modern building that does not reflect the layout of the character zone. In the long term there is an opportunity to enhance character substantially through the replacement of the building.

- 5.32. A non-conformist chapel (latterly the County Cinema)<sup>20</sup> was demolished c.1921-63. The building was replaced by a garage and hard landscaping that does not contribute positively to character. The garage is a single-storey building with a flat roof; in the short term there is an opportunity to enhance character by introducing a gabled roof with a traditional roof covering. In the long term there is an opportunity to enhance character substantially through redevelopment of the site.

#### **Dovecote**

- 5.33. This character zone was developed after 1779; most buildings here date to the early nineteenth century. This character zone is in residential use. Most buildings here are laid out to the back of the pavement or behind shallow forecourts. Dovecote reflects the diverse scale and materials of the remainder of the conservation area.



<sup>20</sup> See photograph in Cantrill (1984) p9.

- 5.34. Generally this character zone contains buildings that contribute positively to character. 'Cranford' is a grade II listed building.

#### **Hillside**

- 5.35. This character zone contains a mix of houses and other town centre uses. Most buildings here are laid out to the back of the pavement. Most buildings here are two storeys tall. The character zone contains a diversity of facing materials including red brick, painted brick and render.



- 5.36. Generally this character zone contains buildings that contribute positively to character. The character zone contains two listed buildings, 'The Willows' and 61 & 63 Borough Street.

#### **Manor House**

- 5.37. This character zone contains a mix of town centre uses. It is developed to a medium density, with buildings set back behind deep forecourts. Most buildings here are faced in render. This character zone reflects the diverse scale and materials of the remainder of the conservation area.
- 5.38. Generally this character zone contains buildings that contribute positively to character. Donington Manor Hotel is a grade II listed building.

- 5.39. At 10 Bondgate a single-storey element with a flat roof does not contribute positively to character. In the long term there is an opportunity to enhance character through the demolition of this element and the restoration of the principal building.



- 5.40. At 1 Market Street single-storey elements with flat roofs do not contribute positively to character. In the long term there is an opportunity to enhance character through the demolition of these elements and the restoration of the principal building.

- 5.41. Buildings at the corner of Bondgate and Market Street<sup>21</sup> were demolished c.1921-63. The buildings were replaced by a surface car park that does not contribute positively to character. In the short term there is an opportunity to enhance character using boundary treatments and soft landscaping. In the long term there is an opportunity to enhance character substantially through redevelopment of the site.

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<sup>21</sup> See photograph in Cantrill (1984) p34.

### Hard and soft landscaping

- 5.42. Land at the Donington Manor Hotel contains features that contribute positively to the character of the conservation area. On Bond Gate the land is bounded by a palisade railing. On Delven Lane the land is bounded by a brick wall with a stone plinth. There is an ornate timber gate with square stone piers; similar piers survive on Market Street. On Market Street the land is bounded by a tall red brick wall. The land contains four ornate lamp posts.
- 5.43. On Bond Gate the land is bounded by a lime tree avenue that needs to be pollarded. On Delven Lane and Market Street the heads of the boundary walls are obscured by ivy. On Delven Lane the land is bounded by an outgrown laurel hedge. Proper maintenance of trees and soft landscaping would enhance the character of the conservation area.

### **Spittal 'east'**

- 5.44. This character zone is in residential use. Most buildings are laid out to the back of the pavement or behind shallow forecourts. Most buildings here are faced in render. Non-traditional roof coverings intrude into this character zone. About 70% of buildings in this character zone have plastic windows.
- 5.45. Generally this character zone contains buildings that contribute positively to character. 4 & 6 Spittal is a grade II listed building.



- 5.46. Ash and other trees in front of the parish hub appear neglected; proper maintenance of trees would enhance the character of the conservation area.

### **Spittal 'west'**

- 5.47. This character zone is in residential use; buildings are laid out along Spittal and around a cul-de-sac. Along Spittal most buildings are laid out to the back of the pavement but the cul-de-sac is sparsely developed. Most buildings here are two storeys tall. Most buildings here are faced in red brick and have plain tile roofs. Non-traditional roof coverings intrude into this character zone.



- 5.48. Within this character zone the street is narrow and it does not have kerbs or markings. On the north side of the street development is laid out to the back of the carriageway. On the south side of the street the grass verge adjoins the open space at Spittal Hill. These qualities contribute positively to the character of the conservation area.
- 5.49. Generally this character zone contains buildings that contribute positively to character. 52 Spittal is a grade II listed building.

- 5.50. 52A Spittal does not contribute positively to character. It is a modern building that does not reflect the layout of the character zone. It is a single-storey building with a non-traditional roof covering. In the short term there is an opportunity to enhance character by introducing a traditional roof covering. In the long term there is an opportunity to enhance character substantially through the replacement of the building.
- 5.51. The orchard on the north side of Spittal appears neglected; proper maintenance of the land would enhance the character of the conservation area.

## 6. Open spaces

- 6.1. In 2019 soft landscaping generally appears neglected. Hedges are outgrown and 'gappy' while the heads of walls are obscured by ivy. Land to the rear of 13-23 Borough Street appears neglected; the land addresses the east side of Bondgate. Other examples are referred to above and below. The churchyard is the principal exception to this rule.

### Churchyard

- 6.2. The chancel of the parish church was built in the early or mid-thirteenth century. The enclosure award map (1779) indicates the present extent of the churchyard. On Church Lane and Clapgun Street the churchyard is retained by stone walls; there are timber pedestrian gates at the east and south corners. On Borough Street a stone entrance screen was erected in the early nineteenth century<sup>22</sup>. The footway in front of the screen is surfaced in flagstones.



- 6.3. On Clapgun Street the churchyard is bounded by a lime tree avenue, while on Church Lane it is bounded by mixed deciduous trees. The churchyard contains three mid-nineteenth century cast iron lamp posts; they are grade II listed. Tombs survive including the Bakewell family tombs to the south of the porch and a group of five tombs to the north of the chancel.
- 6.4. Boundary treatments, mature trees, lamp posts and tombs contribute positively to the character of the conservation area. Headstones have been laid flat and the inscriptions are obscured. Better presentation of the headstones would enhance the character of the conservation area.
- 6.5. Buildings were demolished c.1921-63 and replaced with a church hall. The church hall does not contribute positively to character. It is laid out behind a car park. It is a single-storey building with a non-traditional roof shape. It uses non-traditional facing and roofing materials. In the short term there is an opportunity to enhance character by introducing a gabled roof and by introducing traditional facing and roofing materials. In the long term there is an opportunity to enhance character substantially through the replacement of the building.

<sup>22</sup> Ryder (1997) says that in 1826 "the first corpse [was] taken up the new road pointing to the NW corner of the church".

### **Council School**

- 6.6. The Council School is dated 1910. It is a landmark building laid out within a large school yard. On Dovecote the school is bounded by ornate palisade railings with modern red brick piers. On Eastway the school is bounded by a tall red brick wall with a saddleback coping.
- 6.7. The school and its boundary treatments contribute positively to the character of the conservation area. Generally the school yard is surfaced in tarmac; soft landscaping makes a limited contribution to character.

### **Spittal Hill**

- 6.8. Land on the south side of Spittal has no archaeological interest, but it contributes to the setting of the Spittal 'east' and Spittal 'west' character zones. It contributes a sense of continuity to these zones, which are separated by five houses erected c.1963-72 (Spittal 'centre'). The land is bounded by a stockade fence; at its east end it is retained by a stone wall. These features contribute positively to the character of the conservation area.
- 6.9. The land is bounded by a thorny hedge. The hedge is 'gappy' and outgrown and contains weed species including self-set ash. Proper maintenance of the hedge would enhance the character of the conservation area. The land contains an avenue of field maples; the avenue is well maintained but uncharacteristically uniform.



### **Vicarage**

- 6.10. A vicarage was erected in the early nineteenth century, incorporating the remains of an earlier building. Garden land was developed after 1980 with detached houses and an office building. On Delven Lane and Market Street the land is retained by stone walls. On Market Street there is a palisade railing above the retaining wall. Toward the Market Place there are ornate timber gates with square stone piers<sup>23</sup>.



- 6.11. Toward Delven Lane the land contains deciduous trees including false acacia and hornbeam. Toward Market Street the land contains deciduous trees including sycamore and horse chestnut. The greater part of the character zone is subject to a tree preservation order.

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<sup>23</sup> The gates and piers were repositioned c.1998 (our references 97/0999/P and 97/1008/L).

- 6.12. Boundary treatments and mature trees contribute positively to the character of the conservation area. On Delven Lane and Market Street the heads of the retaining walls are obscured by weed species including ivy. On Market Street the land is bounded by an outgrown laurel hedge. Proper maintenance of soft landscaping would enhance the character of the conservation area.

### **Hard landscaping**

- 6.13. Generally kerbs in the conservation area are made of granite or gritstone. Generally each street has a granite kerb on one side and a gritstone kerb on the other. Gritstone kerbs survive on each side of Market Street. Concrete kerbs intrude on Delven Lane and at the junction of Dovecote and Eastway. Outside the Cross Keys PH a concrete kerb and a pedestrian safety railing intrude.
- 6.14. Generally gritstone kerbs appear authentic. Some authentic granite kerbs survive – notably on the west side of Bondgate – but most granite kerbs appear to be made from recycled carriageway setts.
- 6.15. Generally carriageways and footways are surfaced with black tarmac but note the flagstone paving on Borough Street at the entrance to the churchyard. Generally street furniture is utilitarian in character but on Borough Street and Market Street note twelve tall lamp columns in a traditional style.
- 6.16. In the Market Place there is a cluster of street furniture including a double lamp column (pictured right). Simplification of this cluster would enhance the character of the conservation area.
- 6.17. The Castle Hill and Spittal ‘west’ character zones contain narrow streets without kerbs or markings. These streets contribute positively to the character of the conservation area.



## **7. Views and landmarks**

- 7.1. The principal landmarks are the spire of the parish church and (to a lesser extent) the spire of the Methodist chapel. Station Road offers views of the two spires; for example consider the view from outside the Lamb PH.



- 7.2. A surgery was erected off Borough Street c.1972. The building contributes negatively to views of the parish church spire from Station Road. In the long term there is an opportunity to enhance character substantially through the replacement of the surgery building.
- 7.3. A mature tree at 13 Barroon contributes positively to views out of the conservation area.

## 8. Opportunity areas

### Bondgate 'centre'

8.1. Properties on the west side of Bondgate were demolished c.1929-61 and replaced with two detached houses and garden land. On the east side of Bondgate numbers 48 to 52 were demolished piecemeal c.1921-72. In 1984 the District Council permitted the demolition of numbers 60 to 64.

8.2. These gap sites do not contribute positively to character. On either side of Bondgate the continuous frontage has been interrupted substantially. The gap sites introduce soft landscaping in a manner that does not reflect the character of adjoining character zones.

8.3. In the long term there is an opportunity to enhance character through the redevelopment of these sites. New buildings should reflect the historic density and layout of development on Bondgate. They should reflect the diversity of heights and materials in the conservation area generally. Redevelopment would offer an opportunity for the investigation of below-ground remains<sup>24</sup>.

8.4. 28 to 44 Bondgate were demolished in the late twentieth century and rebuilt in facsimile (Ryder, 1997). They make a neutral contribution to character.

8.5. 46 Bondgate (Downy House) and 56 Bondgate were erected before 1884. These buildings contribute positively to character.

### Hard and soft landscaping

8.6. Land on the west side of Bondgate is bounded by a stone wall. The wall contributes positively to the character of the conservation area. The head of the wall is obscured by weed species including ivy. The land is bounded by an outgrown laurel hedge. Proper maintenance of soft landscaping would enhance the character of the conservation area.



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<sup>24</sup> In 2016 the District Council permitted the erection of a dwelling at 68 Bondgate subject to a condition relating to archaeological investigation (our reference 16/00784/FUL).

### **Hollow**

8.7. A former school was demolished c.1983-91 and replaced by a church. Houses were built on the adjoining sites after 1981. Generally these buildings are similar in character to the 'Castle Hill' character zone; they make a neutral contribution to character.



8.8. All of these buildings are faced in red brick but the 'Castle Hill' character zone contains a diversity of facing materials including red brick and render. In the short term there is an opportunity to enhance character by introducing a diversity of facing materials.

8.9. In 1958 the Rural District Council permitted the demolition of cottages and the "erection of eight flats" in two detached blocks. The buildings do not contribute positively to character. The buildings are set back from the street behind front gardens; they do not reflect the layout of development in the 'Barroon' character zone. The buildings have non-traditional roof coverings.

8.10. In the long term there is an opportunity to enhance character substantially through the replacement of the buildings. The replacement buildings should be arranged in terraced groups and laid out to the back of the pavement. They should have gabled roofs with traditional roof coverings.

8.11. 4 Clapgun Street was demolished c.1989 and replaced with a surface car park. The car park is bounded by substantial soft landscaping and makes a neutral contribution to character.

8.12. 3 Hollow was erected before 1884. The building contributes positively to character.

### **Spittal 'centre'**

8.13. Properties were demolished c.1963-72 and replaced by a detached house and two semi-detached pairs. The houses do not contribute positively to character. The buildings do not reflect the layout of development in the adjoining character zones. They have non-traditional roof coverings.



8.14. In the short term there is an opportunity to enhance character by introducing traditional roof coverings.

In the long term there is an opportunity to enhance character substantially through the replacement of the buildings. The replacement buildings should be laid out to the back of the pavement or behind shallow forecourts. They should have traditional roof coverings.

8.15. Domestic hedgerows do not contribute positively to character. There is an opportunity to enhance character by replacing these hedgerows with traditional thorny hedgerows.

## Surgery

8.16. In 1972 the Rural District Council permitted the demolition of properties and their replacement with doctors' surgeries and a car park. The surgery is set back from the street behind an access drive. It is large and has a uniform appearance; it incorporates a single storey element with a flat roof.



8.17. The building does not contribute positively to character. The building does not reflect the layout of development on Borough Street; the access drive interrupts the continuous frontage. The building does not reflect the conservation area's domestic scale and diverse appearance. The building contributes negatively to views of the parish church spire from Station Road. Mixed tree planting to the rear of the building contributes positively to character.

8.18. In the long term there is an opportunity to enhance character substantially through the replacement of the building. The replacement building should reflect the layout of development on Borough Street and it should restore the continuous frontage. It should reflect the conservation area's domestic scale and diverse appearance. It should have gabled roofs with traditional roof coverings. It should contribute positively to the view of the church spire from Station Road.

## 9. Other opportunities

### Development opportunities

9.1. We have identified seven opportunities to enhance the character of the conservation area through the redevelopment of modern buildings; please refer to map 11. The opportunities are as follows:

- a) **Church Hall:** The building is laid out behind a car park. It is a single-storey building with a non-traditional roof shape; it uses non-traditional facing and roofing materials. A replacement building should be laid out to the back of the pavement. It should reflect the conservation area's diverse scale; a two-storey building is likely to be acceptable.



A replacement building should reflect the conservation area's diverse palette of facing materials; red brick or render is likely to be acceptable. It should have a pitched roof covered with plain tiles or natural slate. In the short term there is an opportunity to enhance character through an alteration to the property's roof.

- b) **101 Bondgate:** The building does not reflect the layout of the Bondgate ‘north’ character zone; it is a single-storey building that features a flat roof. A replacement building should reflect the qualities of the Bondgate ‘north’ character zone. In the short term there is an opportunity to enhance character through an alteration to the property’s roof.
- c) **17 Bondgate:** The building does not reflect the layout or landscaping of the Bondgate ‘south’ character zone; it is one and a half storeys tall. A replacement building should reflect the qualities of the Bondgate ‘south’ character zone.
- d) **35 Borough Street:** The building is one and a half storeys tall beneath a flat roof; it has a standard modern shop front. A replacement building should reflect the qualities of the Borough Street character zone. In the short term there is an opportunity to enhance character through an alteration to the property’s roof.
- e) **21 to 25 Clapgun Street:** The building does not reflect the layout of the Clapgun Street character zone. A replacement building should be laid out to the back of the pavement.
- f) **75 to 81 Clapgun Street:** The building does not reflect the layout of the Clapgun Street character zone. A replacement building should be laid out to the back of the pavement.
- g) **52A Spittal:** The building does not reflect the layout of the Spittal ‘west’ character zone; it is a single-storey building with a non-traditional roof covering. A replacement building should reflect the qualities of the Spittal ‘west’ character zone. In the short term there is an opportunity to enhance character through an alteration to the property’s roof.

9.2. The conservation area contains three gap sites; please refer to map 11. In the long term there are opportunities to enhance character substantially through the development of these sites. In the short term there are opportunities to enhance character through the use of hard and soft landscaping. Each gap site offers an opportunity for the investigation of below-ground remains. The sites are as follows:

- h) **Castle Inn:** The inn was demolished in 1962 and replaced by a surface car park (pictured right). A replacement building should reflect the qualities of the Barroon character zone.
- i) **County Cinema:** The cinema was demolished c.1921-63 and replaced by a garage and hard landscaping. A replacement building should reflect the qualities of the Clapgun Street character zone.



j) **Bondgate surface car park:** Buildings were demolished c.1921-63 and replaced by a surface car park. A replacement building should reflect the qualities of the Manor House character zone.

9.3. At 10 Bondgate, 42 Borough Street and 1 Market Street, there are single-storey elements with flat roofs. These elements do not contribute positively to character. There is an opportunity to enhance character through the demolition of these elements and the restoration of the principal buildings.

#### **Landscaping opportunities**

9.4. In 2019 soft landscaping generally appears neglected. Hedges are outgrown and 'gappy' while the heads of walls are obscured by ivy. At the following locations proper maintenance of soft landscaping would enhance the character of the conservation area:

- The east side of Hillside (paragraph 5.27);
- Donington Manor Hotel (paragraph 5.43);
- Spittal Hill (paragraph 6.9);
- The former vicarage (paragraph 6.12);
- The west side of Bondgate (paragraph 8.5).

9.5. On the east side of Hillside the hedge is suppressed in places by conifers. Removal of the conifers would enhance the character of the conservation area.

9.6. At two locations boundary treatments make a negative contribution to character. Replacement of these boundary treatments with thorny hedges would enhance the character of the conservation area:

- Fences at 13 to 21 Barroon (paragraph 5.26);
- Domestic hedgerows at Spittal 'centre' (paragraph 8.13).

9.7. At three locations land appears neglected or untidy; proper maintenance would enhance the character of the conservation area:

- Land at 14 Castle Hill (paragraph 5.25);
- Land on the north side of the Spittal (paragraph 5.51);
- Land to the rear of 13 to 23 Borough Street (paragraph 6.1) (pictured right).

9.8. At two locations trees appear neglected; proper maintenance would enhance the character of the conservation area:

- The lime tree avenue at Donington Manor Hotel (paragraph 5.43);
- Ash and other trees in front of the parish hub (paragraph 5.46).

9.9. At Spittal Hill the avenue of field maples is well maintained but uncharacteristically uniform. There is an opportunity to enhance the character of the conservation area by introducing a more appropriate mix of deciduous species.



- 9.10. Headstones in the churchyard have been laid flat and the inscriptions are obscured. Better presentation of the headstones would enhance the character of the conservation area.

Hard landscaping

- 9.11. Generally kerbs in the conservation area are made of granite or gritstone, but concrete kerbs intrude on Delven Lane and at the junction of Dovecote and Eastway. Outside the Cross Keys PH a concrete kerb and a pedestrian safety railing intrude. At these locations the installation of appropriate street surfaces and street furniture would enhance the character of the conservation area.
- 9.12. In the Market Place there is a cluster of street furniture including a double lamp column. Simplification of this cluster would enhance the character of the conservation area.

**Materials and details**

- 9.13. The conservation area contains a diversity of facing materials including red brick and render. Red brick is the characteristic facing material locally. The application of paint or render may appear more jarring when applied to one building in a terrace or to one half of a symmetrical pair. The opportunity to remove paint or render should be investigated. Examples include:

- 88 Bondgate;
- 22 Borough Street;
- 18 Clapgun Street;
- 18 Hillside;
- 22 Spittal.

- 9.14. Non-traditional roofing materials intrude throughout the conservation area but in a limited amount. In four character zones non-traditional roofing materials intrude in a greater amount: Bondgate 'north', Borough Street, Spittal 'east' and Spittal 'west'. In these character zones there is a substantial opportunity to enhance character through the reinstatement of traditional plain tile and slate roof coverings.



- 9.15. Across the conservation area about 60% of buildings have timber windows while about 40% have plastic windows. Plastic windows dominate the Spittal 'east' character zone, where about 70% of buildings have plastic windows. Conversely timber windows dominate the Barroon and Clapgun Street character zones, where about 80% of buildings have timber windows.

- 9.16. There is an opportunity to enhance character through the reinstatement of traditional windows. To maintain the contribution that timber windows make to character, the District Council has made a provisional direction<sup>25</sup> withdrawing relevant permitted development rights from householders in the Barroon and Clapgun Street character zones. Subject to consultation the District Council may confirm the order within six months of the date of the provisional order.

## **10. Problems and pressures**

- 10.1. Bondgate has been designated an air quality management area (AQMA) due to the volume of southbound traffic queuing for the junction with Delven Lane, High Street and Park Lane. Poor air quality makes a negative contribution to the character of this part of the conservation area. The District Council expects that forthcoming developments will enhance air quality on Bondgate (see below).
- 10.2. The character appraisal identifies opportunities for development on Bondgate, including substantial opportunities for development in the Bondgate 'centre' character zone. The AQMA does not prohibit development, but applications for development affecting the AQMA must be supported by an air quality impact assessment.
- 10.3. In 2015 the District Council permitted the erection of up to 895 dwellings on land to the south of Park Lane (09/01226/OUTM). Occupation of the development is restricted until the western relief road "has been formed in full and is available for use by vehicular traffic". Occupation is also restricted until a contribution has been paid "for the provision of a traffic management scheme on Delven Lane, High Street and Station Road". The scheme would "encourage through traffic to use the relief road and ... make existing routes more attractive for cycling and walking". In 2019 the relief road is under construction.

### **The primary shopping area**

- 10.4. The NW Leicestershire Local Plan (2017) designates a primary shopping area focussed upon Borough Street and Market Street. The primary shopping area includes the Borough Street character zone and part of the Hillside character zone.
- 10.5. In 2012 and 2019 the District Council commissioned retail study updates (Roger Tym & Partners, 2012; Lichfields, 2019). In 2012 the primary shopping area showed "generally positive signs"; in 2019 it is "a healthy local centre". The retail study updates reflect the perceptions of local traders. In 2012 there was one vacant property; in 2019 there are three vacant properties, all "located toward the SW of the local centre".
- 10.6. In May 2019 the District Council assessed the condition of 74 traditional buildings in the Borough Street and Hillside character zones. 63 buildings (85%) were found to be in good condition while 11 buildings (15%) were found to be in fair or poor condition. The condition assessment reflects the perceptions of local traders.
- 10.7. In 2012 and 2019 the primary shopping area had a "substantial service offer". 50% of units are occupied by non-retail services, compared to a national average of 38%. 23% of units are occupied by hair and beauty uses, compared to a national average of 9%.

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<sup>25</sup> Under article 4 of the Town & Country Planning (General Permitted Development) Order 2015.

- 10.8. Borough Street has a wide footway on its north-west side. Retail elements on the footway – including ‘A’ board advertisements – make a neutral contribution to the character of the conservation area. They contribute to the appearance of an active retail centre without appearing unduly cluttered. In 2012 the primary shopping area was considered to have “well maintained pavements [and] a welcoming atmosphere”.
- 10.9. On-street parking makes a neutral to negative contribution to the character of the conservation area; the retail study updates do not identify parking as a factor affecting the primary shopping area’s “environmental quality”.
- 10.10. A pressure to maintain or increase the amount of parking may conflict with the desire to redevelop gap sites in the conservation area (see paragraph 9.2). It may conflict with the desire to redevelop modern buildings where redevelopment would remove forecourt parking or reinstate a “continuous frontage”. Adjacent to the primary shopping area note the opportunity to redevelop the surgery (see paragraph 8.16 to 8.18) and the church hall (see paragraphs 6.5 and 9.1).

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