

**CASTLE DONINGTON CONSERVATION AREA
BOUNDARY REVIEW**

**DRAFT
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Introduction

- i. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Castle Donington conservation area was designated in November 1972 and revisions to the designated boundary took effect in December 2000.
- ii. Further boundary revisions are proposed, as indicated on map 1. The proposed conservation area boundary is shown on map 2.

‘Hillside Orchard’; Hillside; Pinfold Gardens

1. The District Council considers that land on Hillside (area 1) does not contribute to an area of special architectural or historic interest. It is proposed to **remove** the following properties from the conservation area:

- **‘Hillside Orchard’:** Orchard land was developed c.1963-72 with a detached house. The house does not contribute to the significance of the conservation area. The land does not contribute to views into the conservation area from the north.
- **1 to 9 Hillside:** 1 to 3 Hillside were developed between 1921 and 1963; 5 and 9 Hillside were developed between 1972 and 1981. These properties were erected in the twentieth century and do not contribute to the significance of the conservation area.

The properties are laid out at a low density and they are set back from the street. In terms of their density and layout, they do not reflect the conservation area’s character.

1 and 3 Hillside are bungalows and they have non-traditional roof coverings. In terms of their height and materials, they do not reflect the conservation area’s character.



- **Pinfold Gardens:** The pocket park was laid out c.1963-72. In the context of the development described above, the pocket park does not contribute to the significance of the conservation area.

Georgina Court; Station Road; Millhouse Business Centre

2. The District Council considers that land on Station Road (area 2) does not contribute to an area of special architectural or historic interest. It is proposed to **remove** the following properties from the conservation area:
 - **Georgina Court and adjoining properties:** Georgina Court was developed c.1975. 5 and 7 Station Road were developed between 1921 and 1963. These properties were erected in the twentieth century and do not contribute to the significance of the conservation area. Georgina Court is a large building with a uniform appearance; it does not reflect the conservation area’s domestic scale and diverse appearance.

- **24 to 30 Station Road:** These properties were erected in 2002. In the context of the development on Hillside, these properties do not contribute to the significance of the conservation area.
- **12 and 14 Station Road:** These properties were erected in the early or mid nineteenth century. The front elevation has been altered substantially¹. In the context of the development described above, these properties do not contribute to the significance of the conservation area.
- **16 to 22 Station Road:** These properties were erected in the early to mid nineteenth century. 22 Station Road is the Lamb Inn. The properties are separated from the historic settlement core by the development described above.
- **Millhouse Business Centre:** In 1877 the property was described as ‘recently erected’ (White, 1877). The property is separated from the historic settlement core by the development described above. The property is a grade II listed building and its inclusion in the conservation area would offer no additional protection.



- Hastings Street and Mount Pleasant**
3. It is proposed to **remove** properties on Hastings Street and Mount Pleasant from the conservation area. Properties on the north side of Mount Pleasant were erected between 1884 and 1903. Other properties were erected between 1903 and 1921. These are standard ‘post-byelaw’ houses that do not contribute to the significance of the conservation area.



¹ In 2007 we permitted development including alterations to the front elevation (our reference 07/01423/FUL).

Barn Close and Delven Lane

4. The District Council considers that land on Delven Lane (area 4) does not contribute to an area of special architectural or historic interest. It is proposed to **remove** the following properties from the conservation area:

- **'Civic Centre':** These properties comprise a library (1969), a care home (1999) and a veterinary surgery (2008). The veterinary surgery is bisected by the conservation area boundary. These properties were erected after 1948 and do not contribute to the significance of the conservation area.

The library is set back from the street; it is a single storey building faced in buff brick beneath a flat roof. In terms of its layout, height, massing and materials, it does not reflect the conservation area's character. The care home is a large building with a uniform appearance; it does not reflect the conservation area's domestic scale and diverse appearance.



- **Tennis Club:** The tennis club was laid out in the twentieth century and does not contribute to the significance of the conservation area. The tennis club includes a former dovecote erected in the eighteenth century. The dovecote is separated from the historic settlement core by the development described above. The dovecote is a grade II listed building and its inclusion in the conservation area would offer no additional protection.
- **2 and 2A Barn Close:** These properties were erected c.1989-90. In the context of the development described above, these properties do not contribute to the significance of the conservation area. The properties are bungalows; generally single storey buildings do not contribute positively to the conservation area's character.

Area 5: 2A Biggin

5. It is proposed to **remove** 2A Biggin from the conservation area. The bungalow was erected c.2005. Officers advised that the bungalow would be "in keeping with the character of the adjacent post-war bungalows against which the proposal would most immediately be read". The property does not contribute to the significance of the conservation area.

Area 6: 5 Grays Close

6. It is proposed to **remove** 5 Grays Close from the conservation area. The dormer bungalow was erected c.1990. In the context of the adjacent development at Grays Close, the property does not contribute to the significance of the conservation area.

Area 7: Land at 75 Bondgate

7. It is proposed to **add** land at 75 Bondgate to the conservation area, to reflect alterations that were made to property boundaries following the development of Monteith Place.