

Hugglescote Village

Character Appraisal

1 Introduction

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”.

Under Section 69(1) of the 1990 Act, the Local Planning Authority has a duty to determine periodically which parts of their area meet the statutory definition of a conservation area, and to designate those areas accordingly. The purpose of this rapid appraisal is to determine whether Hugglescote village meets the statutory definition of a conservation area.

2 Definition of special interest

In June 2016 the District Council adopted *criteria for the identification of local heritage assets*. The criteria have been informed by the DCMS *principles of selection for listing buildings* (2010).



Hugglescote village has special qualities of age, as defined by the District Council’s identification criteria. Hugglescote village appears to meet the statutory definition of a conservation area and should be considered for designation.

Hugglescote village contains a concentration of buildings that predate the reign of Queen Victoria. It contains two timber framed buildings that are grade II listed (pictured). It contains nine well-preserved Georgian buildings, including two that are grade II listed. It also contains a nonconformist chapel built before 1860¹.

3 Location and setting

Hugglescote village is centred upon Dennis Street, about 1 mile south of the centre of Coalville. Hugglescote is within the Coalville urban area. The urban area is expected to receive “the largest amount of new development”, because it “provides an extensive range of services and facilities” and because it is “accessible by public transport” (NWLDC, 2016).

¹ The Historic England *listing selection guide for places of worship* (2011) explains that the classical style was popular for nonconformist chapels up to 1860. Any chapel erected before this date is considered to have special qualities of age.

Hugglescote is situated on the Oadby member, a superficial deposit of terrigenous sediment (i.e. sediment derived from the erosion of land). The Church of St John the Baptist is situated at about 150m AOD. Station Road crosses the River Sence [1] at about 130m AOD.



Traditional development on Dennis Street is bounded to the north by twentieth century development around St John's Close and on the south side of Grange Road. Traditional development on Dennis Street is bounded to the south by open land (pictured). In order to preserve the rural character of the village, it is proposed to include some of this land in the conservation area.

Traditional development on Dennis Street extends onto Station Road. To the south, Station Road comprises a mix of late Victorian and twentieth century development, the latter erected mainly on demolition sites. To the north-west, traditional development is bounded by five detached houses erected on the site of demolished farm buildings. To the north-east, traditional development is bounded by Edwardian semi-detached houses.

4 Historic development

Map 1 indicates the historic development of Hugglescote. The numbers in square brackets in the following paragraphs refer to the labels on this map.

Administrative history

Hugglescote was anciently a township in Ibstock parish. From 1894 Hugglescote was administered by Coalville Urban District Council. From 1974 Hugglescote was administered by North West Leicestershire District Council.

The parish of Hugglescote and Donington-le-Heath was constituted in 2011, under the District of NW Leicestershire (Reorganisation of Community Governance) Order 2010.

Hugglescote before c.1700

Hugglescote does not appear in the Domesday Book of 1086. According to Moore (2005) the first chapel-of-ease was erected in the late fourteenth century [2].

Medieval development in Hugglescote was characterised by large regular areas of development, each divided into narrow plots extending to a common rear boundary [3 to 5].

Post-medieval development in Hugglescote was characterised by small irregular areas of development [6 to 16]. On the S side of Dennis Street [6], two early post-medieval buildings survive. Each building has a timber box frame with brick infill.

Georgian Hugglescote (c.1700 to c.1835)

The Ordnance Survey map of 1884 indicates the 'Manor House' [7]. Moore (2005) describes the Manor House as a Georgian building; a garden building was erected in about 1700.

The Ordnance Survey map of 1884 indicates a 'Corn Mill' and 'Mill Pond' [8 and 9]. According to Moore (2005) the "last mill" was erected in 1797.

On Dennis Street, two Georgian brick buildings have date stones. They are 15 Dennis Street (1757) and 28 Dennis Street (1761; pictured). The 1838 tithe map indicates other Georgian buildings; well preserved examples include:



- Castle Inn;
- Church Farm;
- Glebe Farm;
- 22 Dennis Street;
- 30 Dennis Street;
- 41 Dennis Street;
- 48 Dennis Street.

The chapel-of-ease was rebuilt in 1776, incorporating materials from a chapel at Donington le Heath (Nichols, 1811).

Victorian Hugglescote

A Church of England School was erected on Dennis Street in 1835. A National School was erected on Station Road in 1862; it was designed by Dain & Smith of Leicester. In 1882 the school was extended eastward to provide an infant school.

A Wesleyan Methodist chapel was erected on Station Road in 1851 (pictured); a new chapel was erected adjacent to it in 1891 [18]. A Baptist Chapel and British School were erected on Dennis Street in 1876.



On the corner of Dennis Street and Station Road, Mr Brewin's grocery and drapery shop was erected in 1877.

The Church of St John the Baptist was designed by John Breedon Everard and erected in two phases. The first phase (including the nave and aisles) was erected 1878-79. The second phase (including the transepts, central tower, chancel and vestry) was erected 1887-88. According to Moore (2005) the chapel-of-ease was demolished in 1887. A vicarage house was erected in 1891.

The Ordnance Survey map of 1884 indicates development opposite the Manor House including an inn and a blacksmith's shop [19 and 20]. The map indicates terraced houses to the south of the Wesleyan chapel [21] and on the north side of Grange Road [22]. The map indicates farm buildings on the west side of Station Road [23].

The Ordnance Survey map of 1903 indicates a short terrace of houses on Grange Road [24] and a semi-detached pair of houses on the east side of Station Road [25]. The Ordnance Survey map of 1929 indicates terraced houses on the corner of Central Road and Grange Road [26] and terraced houses to the south of the National School.

58 to 62 Dennis Street were built in 1911 (Moore, 2005). The detached house to the north of the Wesleyan chapel [27] is dated 1920.

Post-war Hugglescote

46 Dennis Street (pictured) was erected c.1956 (our reference CL/4759). It was designed by McCarthy Collings & Co for Pick & Sons, hosiery manufacturers.



The Ordnance Survey map of 1960 indicates the straightening of the River Sence [28] and detached and semi-detached houses at the corner of Ashburton Road and Station Road [29].

Semi-detached houses on the south side of Dennis Street were erected c.1978 [30] (our reference CL/73/333). The Ordnance Survey map of 1992 indicates detached houses on the north side of Grange Road [31].

5 Redevelopment

Map 2 indicates the extent of demolition and infill during the twentieth century. The letters in square brackets in the following paragraphs refer to the labels on this map.

The Ordnance Survey map of 1929 indicates the demolition of houses on the north side of Grange Road [a].

The Corn Mill was demolished in the 1930s [b] (Moore, 2005). The Ordnance Survey map of 1960 indicates the demolition of houses on the east side of Station Road [c] and terraced houses at the south end of Holms Court [d].

Buildings at the corner of Dennis Street and Station Road [e] were demolished piecemeal between 1929 and 1992.

In 1987 permission was granted for the development of 24 houses at St John's Close [f] (our reference 87/0377/P; pictured).



The Ordnance Survey map of 1992 indicates the demolition of the following buildings (clockwise from the north-west):

- Terraced houses at the north end of Holms Court [g];
- Buildings on the north side of Grange Road [h];
- Buildings on the south side of Grange Road [j];
- Terraced houses on the south side of Dennis Street [k];
- Terraced houses on either side of Station Road [l to n];
- The inn and other buildings on the east side of Station Road [p and q];

The Ordnance Survey map of 1992 appears to indicate the demolition of the Manor House [r].

Farm buildings on the west side of Station Road were demolished c.1997-98 [s] (our references 97/01002/FUL and 98/00087/FUL). The Baptist Chapel and British School were demolished in about 2009 [t] (our references 08/00098/OUT and 09/00253/FUL).

6 Character analysis

Traditional development in Hugglescote village is generally quite dense. Generally buildings are closely spaced and arranged with their eaves to the street. Generally buildings are erected to the back of the pavement or set back behind a shallow forecourt.

There are few significant exceptions. At the east end of the street, 48 Dennis Street is arranged with its principal (eaves) elevation perpendicular to the street; 41 Dennis Street is set back behind a more substantial front garden. On Station Road, the Wesleyan chapels have gable elevations addressing the street; 115 to 119 Station Road are less closely spaced and set back behind more substantial front gardens.

Twentieth century properties on the south side of Dennis Street are set back behind substantial front forecourts; in this respect they do not contribute to the area's special interest.

Generally buildings are two storeys tall and have a simple massing. There are several significant exceptions. The Castle Inn, Glebe Farm and 48 Dennis Street are two-and-a-half storeys tall. The Church of England School and the farm buildings at Glebe Farm are less than two storeys tall. Mr Brewin's shop is a more elaborate two-and-a-half storey building with landmark value.

Red brick is the characteristic facing material, although a substantial minority are faced in render. Moore (2005) illustrates several brick buildings that have since been rendered, including the Church of England School and the Old Toffee Shop.

Granite rubble plinths are a characteristic local feature; they can be seen at Church Farm (pictured), the Old Toffee Shop, 9 Dennis Street, 15 Dennis Street and 26 Dennis Street.



Plain tile and natural slate are the characteristic roofing materials, although some roofs have been replaced in concrete tile.

The majority of buildings are in residential use. The Church of England School and the farm buildings at Glebe Farm are in commercial use. Mr Brewin's shop has been a club since the early twentieth century. In 2016 the Wesleyan chapel is disused.

Some commercial buildings on Dennis Street have been converted to residential use. While 16 Dennis Street retains a mid nineteenth century shop window, the Old Toffee Shop exhibits no evidence of its former use. In 2009 nine houses were erected on the site of the Baptist Chapel and British School. In 2016 the Castle Inn has been converted to residential use and two houses have been erected on the adjoining surface car park.

7 Key views and landmarks

117 Station Road closes the view west along Dennis Street, while 48 Dennis Street closes the view east (pictured). St John's Close affords a view of the tower of the Church of St John the Baptist.

