



Leicester
City Council



Knighton Village Conservation Area

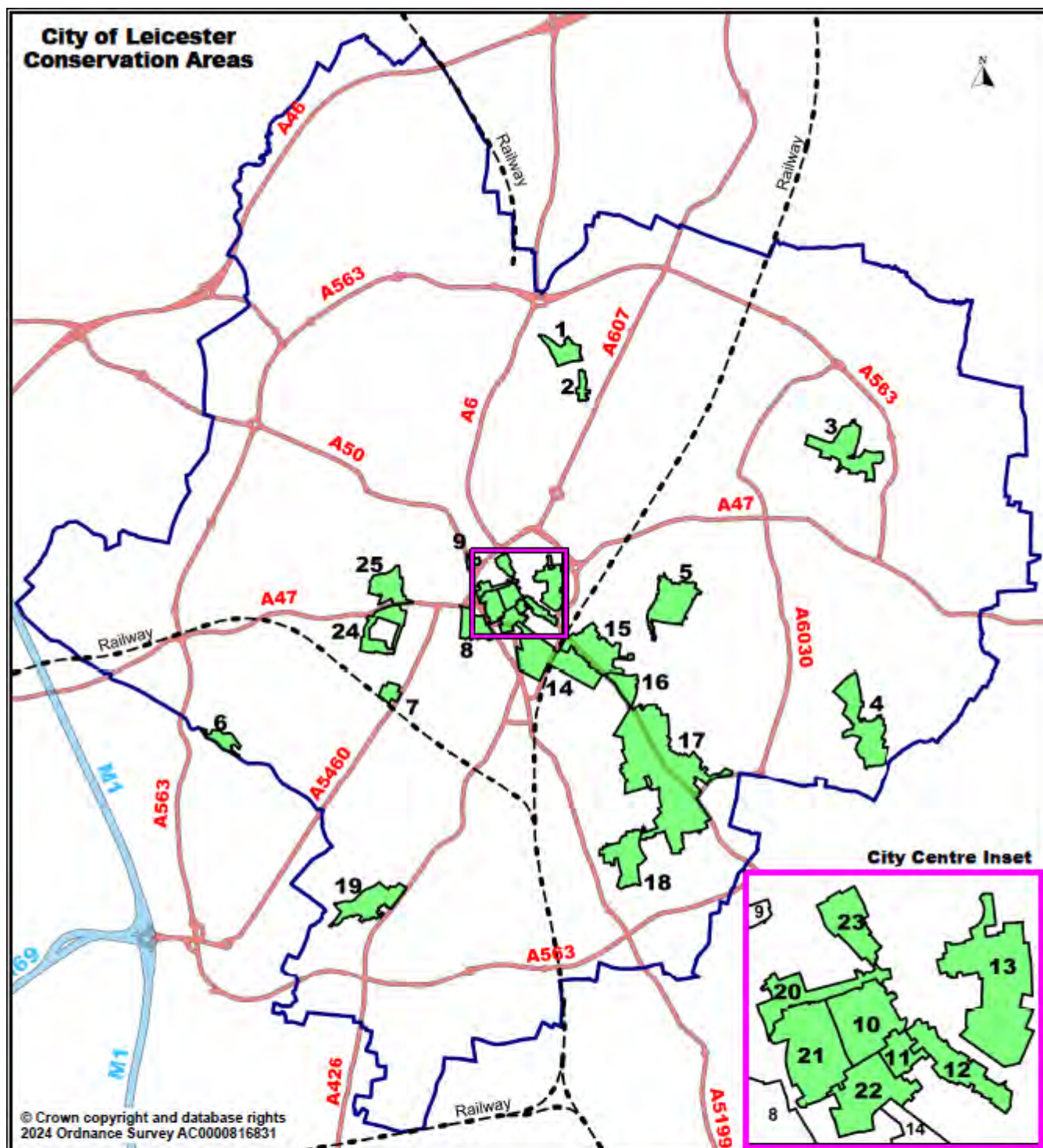
Character Appraisal

October 2024

Contents

City of Leicester Conservation Areas	3
Map of the Knighton Village Conservation Area	4
1 Introduction.....	5
2 Background, Scope, and Structure	5
3 Designation.....	5
4 Planning Policy Framework	5
5 Summary of Special Interest	8
6 Location and Setting.....	8
7 Historic Development.....	9
8 Prevailing and former uses.....	19
9 Architectural Character	21
10 Townscape.....	49
11 Building Materials and Features	54
12 Open spaces and trees	64
13 Street Furniture and Public Art	67
14 Intrusive or Harmful Elements	69
15 Neutral Areas.....	71
16 Capacity for Change	72
17 Additional Planning Controls.....	72
18 Conservation Area Boundary	72
19 Local Consultation	73
20 Management Proposals	73
21 Contacts.....	73
Appendix 1: Character Map	74
Appendix 2: Boundary Review	75
Appendix 3: Glossary of Architectural Terms	78
Appendix 4: Summary of points raised in Public Consultation.....	79

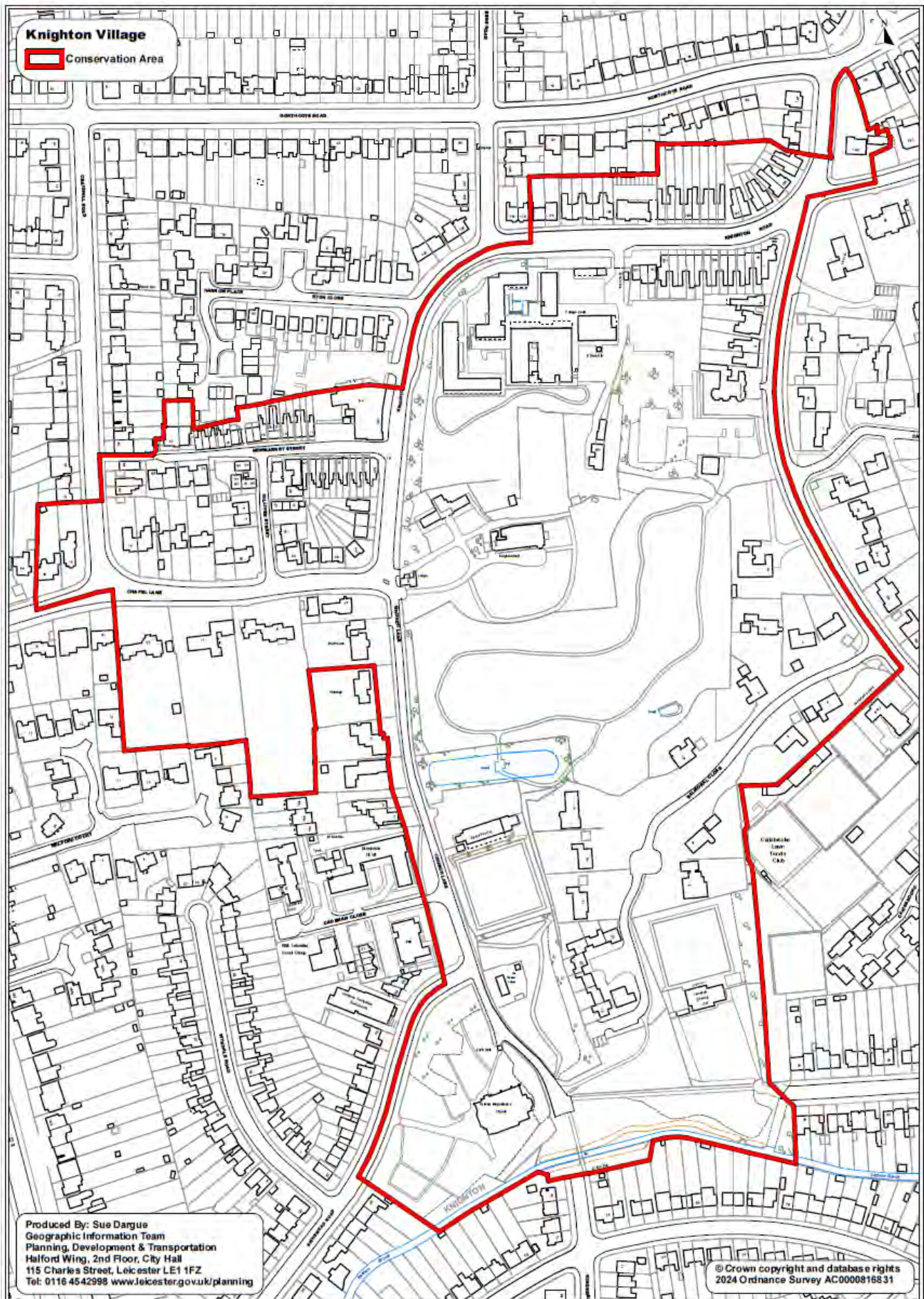
City of Leicester Conservation Areas



City of Leicester Conservation Areas

- | | | |
|----------------------|----------------------|----------------------|
| 1 Belgrave Hall | 10 Market Place | 19 Aylestone Village |
| 2 Loughborough Road | 11 Town Hall Square | 20 High Street |
| 3 Old Humberstone | 12 Granby Street | 21 Greyfriars |
| 4 Evington Village | 13 St. Georges | 22 Market Street |
| 5 Spinney Hill Park | 14 New Walk | 23 Church Gate |
| 6 Braunstone Village | 15 South Highfields | 24 West End |
| 7 Ashleigh Road | 16 Evington Footpath | 25 St Pauls |
| 8 Castle | 17 Stoneygate | |
| 9 All Saints | 18 Knighton Village | |

Map of the Knighton Village Conservation Area



1 Introduction

- 1.1 This Character Appraisal sets out the special character of the Knighton Village Conservation Area and how it can be preserved or enhanced. This appraisal will be used to help inform the design of any future development proposals so that they preserve or enhance the area and acknowledge its features.
- 1.2 It is important to note that no appraisal can ever be completely comprehensive and that the omission of a particular feature, building or open space should not be taken to imply that it is of no interest.

2 Background, Scope, and Structure

- 2.1 The City of Leicester contains twenty-five conservation areas, the oldest of which were designated in 1969. This appraisal is structured to include:
 - summary of designation;
 - policy background;
 - definition of the special interest of the area via spatial and character analysis, historical development, and important features.

3 Designation

- 3.1 The Knighton Village Conservation Area was first designated in 1975 to cover the historic core of the former village of Knighton.
- 3.2 The original boundary extends south from Knighton Road to the Saffron Brook (also known as the Washbrook in this section), through Church Lane, and incorporates Carisbrooke Road to the edge of the properties at Balmoral Close, marking its north-east boundary.¹
- 3.3 The Conservation Area was reviewed in 2024 and the boundary expanded to incorporate suburban housing along Chapel Lane, Gilliver Street and Craighill Road to the west and Knighton Road and Ratcliffe Road to the east as well as a small piece of land south of the Saffron Brook.

4 Planning Policy Framework

- 4.1 The concept of ‘conservation areas’ was first introduced by the Civic Amenities Act (1967) which defined 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.’ It is not the purpose of a conservation area to prevent change, but to manage change in ways that maintain and strengthen an area’s special qualities.

¹ Leicester City Council (1975). *Knighton Area Designation*

4.2 The definition remains unchanged in current legislation, set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act places duties on local planning authorities:

- To identify those parts of their area that are of special architectural or historic interest and to designate them as conservation areas;
- To review past designations from time to time;
- To prepare proposals for the preservation and enhancement of conservation areas;
- To pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas when determining planning applications for sites within such areas.



Early 20th century view along Church Lane, looking onto St Mary Magdalen's Church. The undeveloped land around the Church highlights its prominence.

- 4.3 The effect of designation means that planning permission is required for the demolition of buildings, with some minor exceptions. There are also stricter controls on changes that can be made to buildings and land, and there is some protection for trees.
- 4.4 Government policy is provided in the National Planning Policy Framework (NPPF). It requires the significance of heritage assets – both its historic buildings and historic areas – to be understood by local authorities and by those who propose change. Changes that cause harm to significance will only be permitted where the harm is outweighed by public benefits. Further guidance on the use of the NPPF is provided in the National Planning Practice Guidance and in guidance published by Historic England.

- 4.5 The protection and positive use of the historic environment within new development is a theme which runs through the City of Leicester Core Strategy. It is identified as a key component in spatial objectives 7 and 9. This is further strengthened in a number of policies. The Core Strategy also makes an explicit commitment to the preservation and enhancement of Leicester's heritage in Spatial Objective 10. This is amplified in a wide-ranging policy (CS18) for the protection and enhancement of the historic environment. There is a general presumption against the demolition of buildings that make a positive contribution to the character or appearance of a conservation area, and the policy expects new developments and conservation-led regeneration to reflect the character and value of the historic environment. Both local and national policy puts the emphasis on the enhancement of heritage assets and positive contribution to local character and distinctiveness that should be made through new development.



Early 20th century photo of the Church of St Mary Magdalen with now demolished farm buildings in the foreground

5 Summary of Special Interest

- 5.1 The Knighton Village Conservation Area covers the historic core and later expansions of the former village of Knighton, which was incorporated into the Leicester City Council boundary between 1892 and 1935. It is one of six former villages which have since been granted conservation area status.
- 5.2 The conservation area has a unique character, a largely preserved historic village form and layout, as well as significant heritage assets within including listed buildings from the medieval era, the Grade II Listed Church of St Mary Magdalen, to the second half of the 20th century Grade II Listed College Court.
- 5.3 The area contains many well-designed suburban houses which date to the early decades of the Twentieth century and are excellent examples of their kind adding to the rich tapestry of building types found in the area.
- 5.4 The rich collection of green open spaces and trees also contribute significantly to the overall character and special appeal of the Conservation Area, softening the area's urban core and providing seasonal interest. The expansive grounds of the Attenborough Arboretum, with its rich collection of trees, is of particular interest.

6 Location and Setting

- 6.1 The Knighton Village Conservation Area covers an area of just over 15 hectares (37 acres) and is located about 3.5 kilometres south of the city centre, east from Welford Road - one of the Leicester's main radial roads. It is set amongst early 20th century and inter-war suburban housing estates, abutting Stoneygate Conservation Area to the north-east. In terms of geology, it lies on the south facing slope of a ridge formed of Triassic mudstones, overlaid with boulder clays.
- 6.2 The boundaries of the Conservation Area are largely defined by the former Knighton Hall estate and the lands to the north and west which were sold for development in the early 20th century including historic tracks that became Knighton Road and Church Lane. This includes the late Victorian/Edwardian development of Carisbrooke Road to the east. To the south it covers the land around the church of St Mary Magdalen and the former farms adjacent.

7 Historic Development

- 7.1 Although not much is known about the origins of the area, the settlement of Knighton predates the Norman Conquest. Some Roman pottery and a 2nd century coin have been unearthed near the Cradock Arms, suggesting Roman activity in the locality. Knighton was recorded in the Domesday Survey (1066) as a very small village, known by the name of *Cnihtetone*, potentially related to the English form of *knight*². At the time of the survey, the settlement consisted of 24 households with associated plots, set amongst four open fields and an area of meadow used for farming³. Medieval agricultural practices have been identified in the Conservation Area, including 'ridge and furrow' on site of the present Attenborough Arboretum off Carisbrooke Road.



The Cradock Arms was established in a converted farmhouse (left), with the brick portion (right) added at a later stage.

- 7.2 Although the Domesday survey did not mention a church, it is likely that one serving the village community existed at that time. However, the oldest surviving elements of St Mary's Church date from the 13th century. At first, the church comprised of a small nave and a chancel, with the west tower built in the later part of the 13th century. It was gradually

² Leicester City Council (1975).

³ McKinley, R. A. (1958). *Parishes added since 1892: Knighton. A History of the County of Leicester: Volume 4, the City of Leicester*, pp. 443–446

enlarged in the following centuries, with major alterations undertaken in the 1960s. The church was historically accessed by its congregation along a path that later became known as Church Lane, the name reflecting its original function.

- 7.3 From the 11th century onwards, the area experienced a relatively modest growth, remaining a predominantly agricultural settlement until the 19th century. Around 1230 there were “7 substantial free tenants and 16 others who (...) had very small holdings and small rents”⁴. In the 12th century, the land was gifted to Robert le Bossu, the Earl of Leicester. The following century the land changed hands multiple times, in the ownership of the Bishop of Lincoln until 1547, then granted to Edward VI. After being granted to the Farnham family, the ownership of the area is unclear until the 18th century.



Rodwell's milk float at the corner of Gilliver Street and Newmarket Street, with the brick properties in the background since demolished.

- 7.4 In the 1720s Edmund Craddock, a wealthy woollen draper from Leicester, became a major landowner in the area, when he purchased Knighton Hall together with the associated farmland. Knighton Hall is one of the earliest structures within the Conservation Area, originally a timber-framed manor house, constructed in the 16th century.

⁴ McKinley (1958), pp.443-446.

- 7.5 In the mid-18th century, as a result of the Knighton Inclosure Act of 1756, the Craddocks significantly increased their landholdings. The family's property increased to 700 acres (283 hectares), around 20 times the total area of present Knighton Conservation Area. The grounds associated with the Knighton Manor were comprehensively redeveloped in the 18th century, including the closure of a public road that ran west-east across the grounds. At the end of the century, the grounds of Knighton Hall were extended south, which involved the demolition of cottages on Church Lane. The 17th century Oram Cottage, located east of the churchyard of St Mary's Church, is the only surviving example of what was a common residential dwelling type in the area. It is named after its last owners, the Oram family, before being acquired by the University of Leicester.

Early 20th century photograph showing the newly built Lodge on Chapel Lane. The original façade to the



Wesleyan Chapel can be seen on the right.

- 7.6 Further development followed in the 19th century, when new stables and a coach house were constructed within the estate. The oval pond located in the south-western portion of the present Attenborough Arboretum may have been established around the same time.
- 7.7 Despite these significant developments, by 1846, Knighton Hall was used by the Craddock's primarily as a 'hunting box', otherwise occupied by tenants. In 1854, much of the Craddock property at Knighton was sold off as building lots, though some land might have been disposed of at an earlier date. By 1904, a lodge at the prominent junction of Chapel Lane and Church Street, marking the formal entrance to Knighton Hall estate, was constructed, consolidating its privatization.

- 7.8 By the mid to late 19th century, Knighton started to develop more intensively as the City of Leicester expanded southwards and the suburb of Stoneygate gained in popularity. Its population growing from 383 in 1831 to over 6,000 by 1881⁵.



Oram Cottage as captured in the early 20th century, a rare survival in the area

- 7.9 During this expansion, many of the remaining old village houses were demolished, while others are reported to have disappeared (fell or burned down) later in the century. A Wesleyan Chapel to the east of Chapel Lane was established in 1838, by the 1880s it was sited adjacent to the local smithy and the Vicarage of St Mary's Church. A National School for the village and the surrounding suburbs was built by Sir Edmund Cradock Hartopp in 1840 on the north side of Knighton Road.
- 7.10 In the early 1870s, John Marius Wilson reported in the Imperial Gazetteer of England that in Knighton, "*many of the houses are villas, with large gardens, and inhabited by the manufacturers of Leicester*"⁶. He also specifically mentioned the "*neat edifice*" of St Mary's Church, the Wesleyan Chapel, the National School and Knighton Manor, then the property of Sir William E. Hartopp.⁷

⁵ Census of England and Wales (1891).

⁶ Wilson, J. M. (1870). *Imperial Gazetteer of England and Wales: embracing recent changes in counties, dioceses, parishes and boroughs (...)*, p.1136.

⁷ Wilson (1870), p.1136

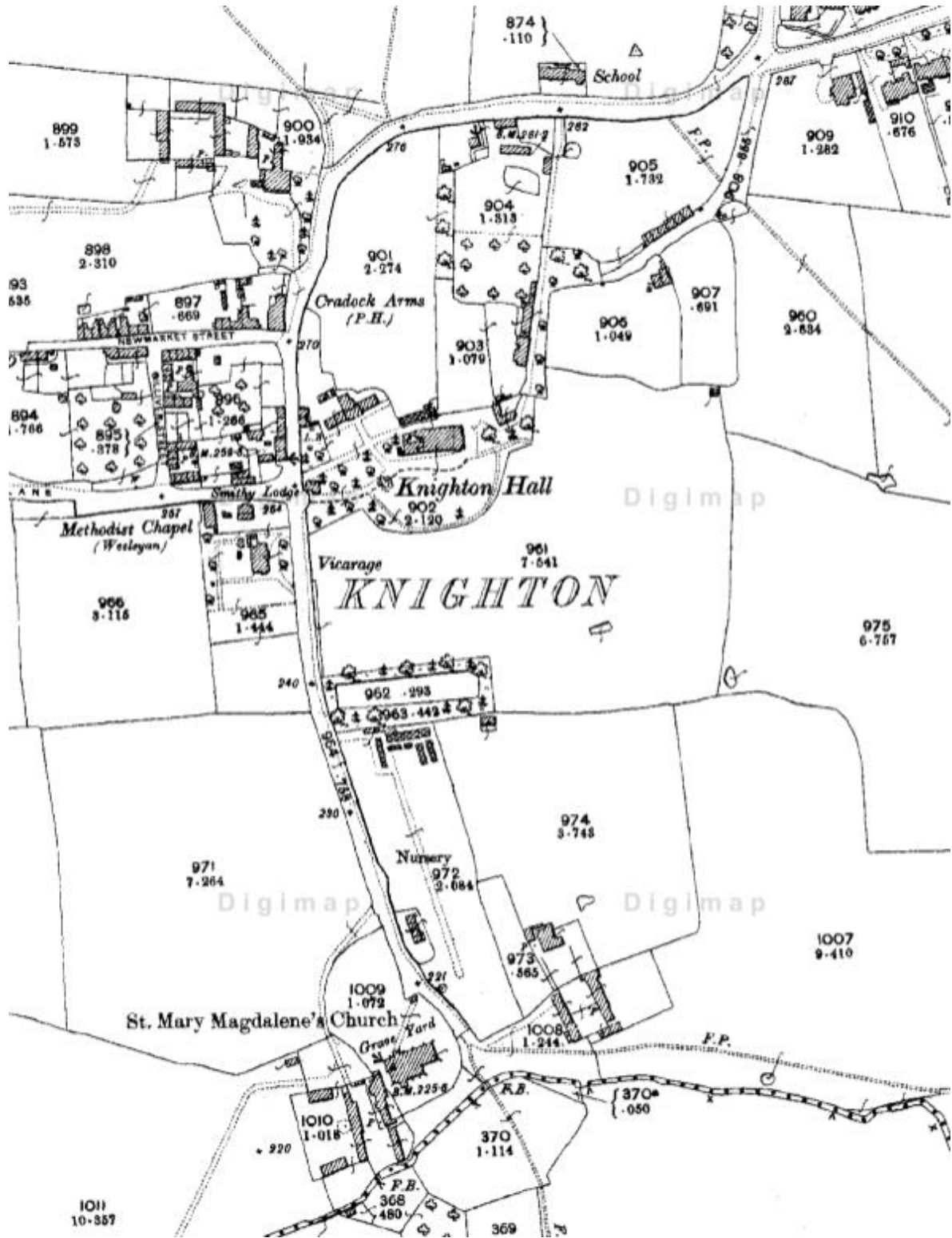
- 7.11 In the last quarter of the 19th century, Knighton started to expand more rapidly; by the late 1880s, many houses occupied the village core.



View along Knighton Road onto Church Lane, with the two brick dwellings since demolished.

- 7.12 New streets such as Lorne Road South (now Craighill Road), were already laid out by the 1890s. Only areas to the immediate west of Gilliver Street, south of Chapel Lane, south of the oval pool and north-west from the Church largely retained their undeveloped nature, occupied by plots of agricultural land. Around the same time, new brick terraced houses replaced the cottages on New Street, which was formally renamed Newmarket Street.
- 7.13 As a direct result of the imminent expansion of Stoneygate and the unprecedented growth of the city's population, in 1892 Knighton's village core became part of the Borough of Leicester, although it was not fully incorporated as a civil parish of the city until 1935.⁸

⁸ McKinley (1958), pp.443-446



OS Map 1903-1904: By the start of the 20th century the development continued at a steady pace, with new residential accommodation encroaching upon the area from the south.

- 7.14 Battenberg Avenue was laid-out in 1904-1908, when a considerable part of the Craddock's estate was sold for development, it would be renamed Carisbrooke Road during the First World War. Only a few dwellinghouses had been constructed here by 1908, one of which was Latimer House (1906) at number 13. Around the same time new housing was developed along Knighton Road, which had also been renamed from Knighton Lane around the turn of the century.
- 7.15 More development followed, mainly concentrated north and south of Newmarket Street, but Knighton remained dominated by open spaces, in evident contrast to the adjacent Stonegate. The last remaining thatched cottages within the village core, on the site of what is now 205-209 Knighton Road, were demolished in the 1920s.



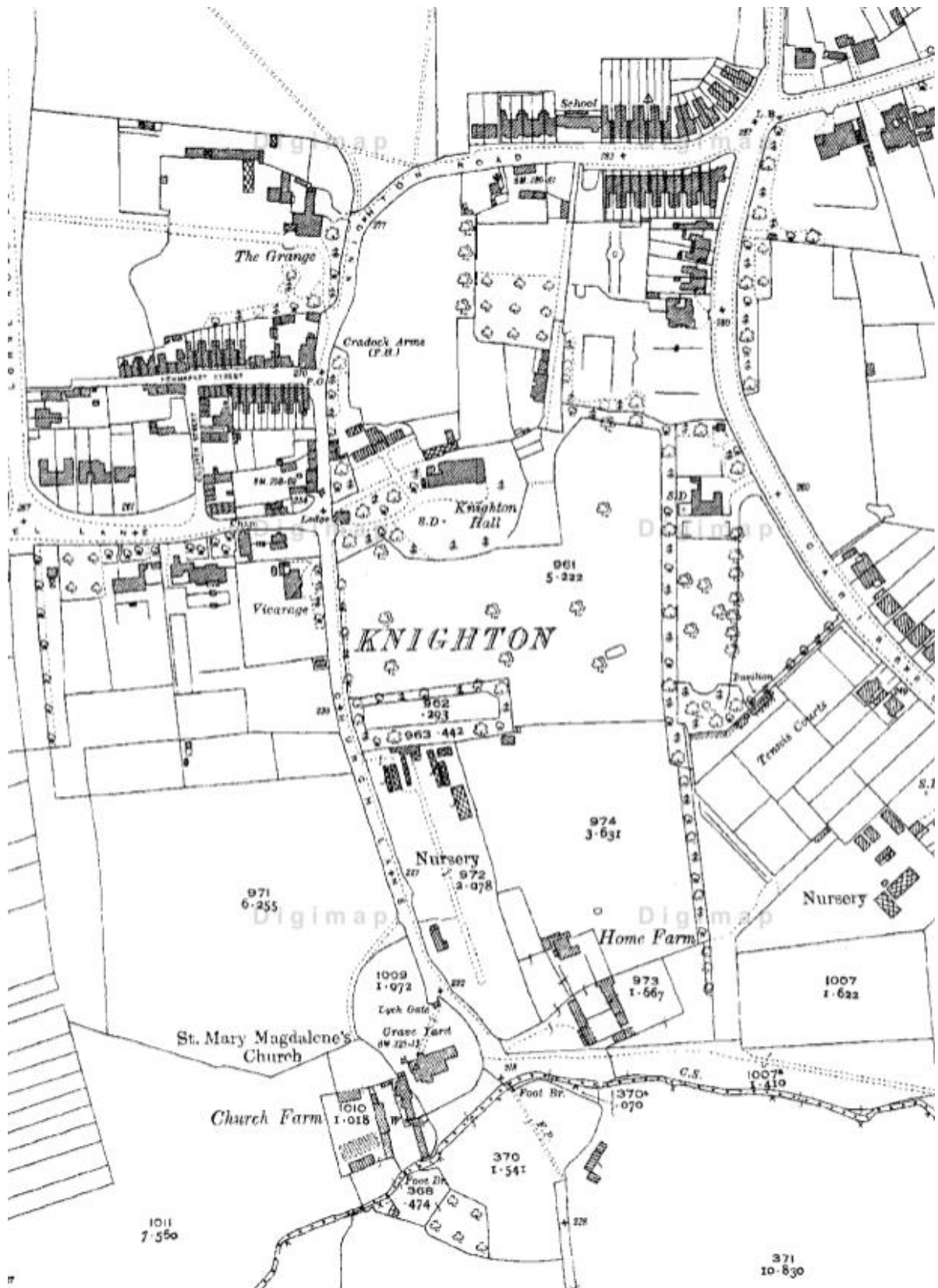
Oram Cottage was comprehensively restored in the 1960s, part of a wider investment in the area by the University of Leicester

- 7.16 The influence of the University of Leicester (then known as University College of Leicester) on the area's development started in the 1920s, when the college authorities purchased Home Farm, located to the south of the Conservation Area, from Edmund Craddock. Despite the change of ownership, the site continued in use as a dairy farm until about 1948. By 1930, new development along Carisbrooke Road focused on its northern and southernmost sections. Sparse development within and just beyond Knighton Hall's enclave, as well as to the immediate west of Gilliver Street, followed. By the late 1930s, Queens Road to the north of the Conservation Area, as well as Brinsmead Road and Wyndale Road just north of St Mary's Church, have all been laid out.

- 7.17 Development intensified north and south of Newmarket Street and materialized in the area between Chapel Lane and St Mary's Church. Church Farm was demolished by 1952, and subsequently formed an extension to the existing burial grounds. Throughout the next few decades, development further intensified throughout the Conservation Area, fuelled by the booming population and expansion of the city.
- 7.18 By the mid-20th century, only the areas to the west and east of Church Lane, and the Knighton Hall estate to its centre, remained open and largely undeveloped. Worth noting is the accumulation of glasshouses that served the plant nursery, immediately south of the oval pond, and in place since at least the late 19th century. These were demolished by the early 1960s, with the Bowling Green and pavilion constructed in its place.



The Church of St Mary Magdalen has been continuously in use as a place of worship since at least the 13th century. Photograph taken in March 1906, with the now demolished Church Farm in the background. This shows the church as it was before it was significantly remodelled in the 1960s



By early 1930 (1931 OS Map) the urban layout and townscape of the wider area of Knighton has been substantially altered. Nonetheless, Knighton Hall estate and Church Lane, retained their 'rural' character.

- 7.19 The University of Leicester purchased Knighton Hall with its associated grounds in 1947. The hall was initially intended to serve as the women's hall of residence. However, it was never used for that purpose and instead became the residence of the Vice-Chancellor of the University. In 1956, plans were made for alternative new halls of residence north of Knighton Hall, with College Hall built between 1958 and 1960. This remained in use as a student hall of residence until the 2000s.
- 7.20 From the mid-1960s onwards, the allotment plots and the open land to the west of Church Lane were also developed, with the major scheme of Brookside Court Care Home approved as of 1965. By the 1950s, post-war residential suburbs encircled the Conservation Area. By the 1970s, their expansion progressed, resulting in the formation of a tight urban grain in stark contrast to the open character of Knighton's core. Within the Conservation Area, modern residential blocks on the Newmarket Street and Gilliver Street junction were built in the early 1970s, while a comprehensive series of dwellings along Balmoral Close (laid out c.1990) and on the site of the former Home Farm (largely demolished in the mid-1950s) followed from 1990 onwards. In 1997 the Attenborough Arboretum was formally established by the University of Leicester, opened on 23rd of April by Sir David Attenborough.
- 7.21 In 2004 College Hall was vacated by the University. Subsequently, the character of and activity within this part of the Conservation Area changed. From 2011 until 2013, the complex was transformed into a conference centre. Over the course of the early 21st century some infill development continued throughout the Conservation Area, including new dwellings at 27-29 and 52-58 Newmarket Street.
- 7.22 In 2016 banners and heritage panels were installed in the area as part of a city-wide project centred on the former villages that have since been granted conservation area status. These measures, along with the conservation area plaques, help identify the special heritage significance of the area.

8 Prevailing and former uses

- 8.1 For most of its history, Knighton Village was a small agricultural settlement, with farming and pasture providing the main means of subsistence for its residents; this was the case until the mid to late 19th century. From at least the medieval period onwards, the south of the Conservation Area, accessed from its core by what later became Church Lane, was occupied by St Mary's Church and its grounds. Most residential accommodation was located within the village core, present to the north-west portion of the Conservation Area.
- 8.2 From the 18th century onwards, the north-east of the area was formally established as the base of the Lords of the Manor, featuring residential accommodation and a range of subsidiary structures within the grounds of today's Knighton Hall. Most of the land formerly associated with the Manor remains conspicuously private, with buildings set within carefully landscaped grounds, adding to the historic legibility of the former use and ownership of the area.
- 8.3 Although in the 18th century some knitters and other tradesmen were based in Knighton, at this stage of village's history, any form of industrial activity remained largely subsidiary to the local agricultural practices. Additional rows of brick and timber-framed cottages were constructed over the centuries to serve the slowly increasing number of permanent residents of the area, some of which still survive).



The Knighton Hall estate was historically used for agricultural purposes, which disappeared from the area gradually from the late 19th century onwards.

- 8.4 From the mid-20th century onwards, when the core of the area was purchased by the University of Leicester, the area remained pre-eminently residential. College Hall built in the 1960s became the main hub of student life in the area until its closure as halls of residence in the early 2000s.

- 8.5 Knighton is still predominantly residential in character, with The Cradock Arms and the local newsagent serving as the primary non-residential amenities for its local residents. Despite considerable infill development since the 19th century, many plots to the centre and south of the Conservation Area remain open and undeveloped, although no longer used for the agricultural purposes once common in Knighton. St Mary's Church is still in use as a place of worship



The row of Poplar trees at the prominent bend of Knighton Road, with 1930s dwellinghouses in the distance. The photograph was taken before the construction of the College Hall (1958-1960)

9 Architectural Character

- 9.1 There is a rich variety of building styles within the conservation area reflecting its historic development as an agricultural village, a small hall and estate and latterly a residential suburb.
- 9.2 Most of the Conservation Area's historic building stock is located within the old village core, including the connected routes of Knighton Road, Chapel Lane and Carisbrooke Road. This zone can become noisy and busy with vehicles and people. Church Lane to the south, including St Mary's Church with associated churchyard, is quieter and much less densely built up, while the central Knighton Hall enclave is self-contained and conspicuously private. Balmoral Close is a modern, spaciouly laid out enclave of predominantly late 20th century detached houses, rich in planting and mature tree cover.



Aerial view of Knighton Hall Area located to the centre of the Conservation Area, showing Knighton Hall, former stables' complex and the Grove.

- 9.3 The architectural character of the buildings within the conservation area will be assessed as part of character areas as set out below.

9.4 Old Village Core

The area of the old village core was historically defined by the quadrangle made up of the intersections of Chapel Lane, Gilliver Street, Newmarket Street and Knighton Road, with Knighton Road and Chapel Lane connecting Knighton with neighbouring settlements. It gradually extended outwards, most dramatically throughout the first half of the 20th century. Architecturally, the village core is dominated by two-storey brick dwellings, some of comparable footprint to earlier, timber framed cottages. In contrast to the rest of the Conservation Area, this zone is characterised by a relatively tight urban grain.

9.5 Historically this area was characterised by small cottages, mostly located at the back of the footway with larger open-spaces and orchards between. The majority of these properties were demolished and replaced with contemporary housing from different eras, but the tight-grained character, scale and use of traditional materials was largely retained.



Left: Red brick dentils and blue brick detailing at St George's Cottages, with stylized timber door to centre.

Right: Interesting moulded timber door on Newmarket Street

9.6 The westernmost portion of Newmarket Street is occupied by an asymmetric pair of inter-war, semi-detached two-storey properties at 45-47, with replacement plastic windows and doors, and a 21st century row of brick dwellings at 52-58. The latter, although modern, do broadly reflect the massing, footprint and design of the historic properties in the area. The pitched roofs match the height and design of the roofline at 35-43 Newmarket Street, occupied by St George's Cottages constructed in 1884. This late Victorian terrace is defined

by Leicester stock red brick elevations with intricate detailing, including wavy blue brick stringcourse above the ground floor, dentilled segmental arch openings, a commemorative stone name plaque at second floor level and dog-tooth cornice to top. The terrace offers a strong pavement-lined frontage and is of significant architectural merit, despite some unfortunate past alterations, including uPVC windows & doors and concrete rooftiles.



Terraced dwellings at 11-21 Newmarket Street

- 9.7 A largely uniform terrace at 11-33 Newmarket Street features a group of two-storey brick properties with shallow front gardens. The central section of the terrace dates to the first quarter of the 20th century. The dwellings at 11-13 were added by 1930, whilst the properties at 27-33 were constructed in the mid-2010s. The whole terrace features pitched roofs with oversailing eaves and Welsh slate. The upper floors are typically rendered in roughcast, while the ground floors are red brick laid in Flemish bond. The windows originally would have been multi-pane timber casements but have all been replaced in uPVC, but which echo the original design.
- 9.8 The houses opposite at 2-20 Newmarket Street are of a similar design but with segmental arch details above the doors gives the street character and creates a strong and cohesive townscape that leads the eye along Newmarket Street. The loss of original windows doors and front boundary treatments is detrimental to the historic character of the street, but the overall character of a row of cottages remains.



The terraced dwellings at 2-20 dominate the streetscene of Newmarket Street. Unfortunately, most original joinery has since been replaced.

- 9.9 203 Knighton Road stands at the south side of the junction with Knighton Road and was constructed at the same time in around 1910. It was built as a new post office, replacing the old one at the other end of Newmarket Street, which is now lost. It is two storeys and made of brick, the original doorway to the canted corner has since been relocated to the centre of the 'side' elevation, fronting onto Knighton Road, whilst the original four-pane timber sashes have been replaced with poorly proportioned plastic casements. The exposed brick elevations have been painted, and the original ground floor overhauled by a modern shopfront. The intricate double egg-and-dart cornice survives, as do the moulded stone lintels. The retains a commercial use to the present day.
- 9.10 An elegant pair of early 20th century properties at 58-60 Craighill Road stand at the western gateway into the old village core. This red brick, two-storey pair of dwellings, with most of their original architectural features still intact, including the matching sash windows and simple timber bargeboards, is an attractive addition to the local streetscene.
- 9.11 The Newmarket Street and Gilliver Street junction is marked by and early 1970s residential development. It constitutes two separate groups of semi-detached brick structures that lack identifiable primary frontages. Two-storey in height, these buildings are topped by a mixture of pitched, mono-pitched and flat roofs. Due to their design, evident asymmetry, somewhat bland elevations and atypical positioning, they stand in stark contrast to the adjacent properties, including the 19th century dwelling at 23 Gilliver Street.

- 9.12 These blocks were developed by the City Council Housing committee as replacement to the small groups of cottages which would have existed on these plots. While architecturally undistinguished they represent a now historic approach to social housing. The blocks also respect the scale and form of buildings within the area.



Twentieth Century flats at the junction of Newmarket Street and Gilliver Street. A contemporary interpretation of village housing.

- 9.13 Located at the west end of Newmarket Street, the Cradock Arms is a rare example of a pre-18th century structure and one of the most important buildings within the Conservation Area. Originally a farmhouse, in 1855 it was converted into the Bull's Head Inn and renamed Cradock-Hartopp Arms. The oldest part of the property fronts Knighton Road and likely dates to the 17th century. This section has two-storeys, thatched and rendered, with a later addition of two recessed front dormers.
- 9.14 The taller red brick building fronting Newmarket Street is of a later date, most likely around the mid-18th century, and is now the most visually prominent element of the building. It is characterised by a steep pitched Welsh slate roof with end chimney stacks and oversailing eaves. The decorative red brick laid is in a loose Flemish bond above a rubblestone plinth. The brickwork is not uniform, with smaller handmade bricks towards the base with larger later bricks above. The first-floor timber casement windows likely date to the 19th century, while the ground floor recessed bow windows do not reflect the historic proportions of the building but likely date to a modernisation of the property in the 20th century. While relatively modern, the use of slender metal glazing bars with leaded details on the front elevation adds character to the property.



The Cradock Arms is one of the oldest buildings in the conservation area

- 9.15 The substantial northern section of the building is modern the external appearance reflects the host property and village character. On Newmarket Street there is an unusual decorative red-brick feature wall at the rear of a small car park. The wall has two, prominent open round-arches with Swithland Slate capping.
- 9.16 Further down Knighton Road is a group of detached and semi-detached vernacular revival properties 40-46 Chapel Lane & 205-211 Knighton Road which continue along the north-east portion of Chapel Lane and turn the corner into Knighton Road. All are set back on their plots, elevated in relation to the highway. This row of properties was developed in the 1930s following the widening of Chapel Lane and the demolition of the existing properties; the blue-brick retaining wall which is a feature of this section of road also likely dates to this time.
- 9.17 Interesting architectural features include the brick & tile corbelled eaves (and stylized semi-circular doorways Unusually for the era, the properties include Swithland slate to the roofs and spandrel panels, which add to their interest and may have been salvaged from older properties on the plot. Most original windows and doors have since been replaced by mismatching units, adversely affecting their group integrity. The property at 40 Chapel Lane is later in date, being granted planning permission in 1969. It is architecturally restrained in comparison to the rest of the group.



The 20th century dwelling at 44-48 Chapel Lane. 44 uses Swithland slate on the roof and in the shallow canted bay.

- 9.18 On the south side, 41 Chapel Lane is a characterful house dating from 1838. It is constructed in red Flemish bond brickwork and topped by a Swithland slate roof, presents a symmetrical frontage, with a central pedimented porch, flanked by two segmental arched windows with angular hood moulds. The property retains unusual lattice windows with a lozenge pattern which greatly add to its character. The building is thought to have been designed by Henry Goddard, also responsible for the Knighton Hall Stables. The single storey extension is now used as a garage, in materiality, finish and design matching the main building.
- 9.19 At 39 Chapel Lane, the former Wesleyan Chapel still survives, converted into residential use in the mid-20th century. Historic maps indicate that this building served as the main nonconformist chapel, most likely dating from the early 19th century. The front elevation is architecturally undistinguished having been heavily altered in the mid-20th century when most of the decoration, including a staggered cornice, Gothic Revival windows and central porch, were removed. Shallow pilasters to side elevations subdivide individual bays and suggest the building's former ecclesiastical use. An ashlar capping stone forms part of the front boundary and is most likely a surviving feature of an earlier wall, possibly contemporary to the chapel itself. Collectively, the brick properties at 39 & 41 Chapel Lane are of significant historic and architectural merit.



41 Chapel Lane -one of the oldest and most characterful properties in the conservation area



39 Chapel Lane - The Old Wesleyan Chapel

- 9.20 Gilliver Cottage at number 17-21 Gilliver Street likely dates to the early 19th century, historically it was three cottages but is now a single house. It is the best-surviving example of row of traditional brick-built cottages in the conservation area. The building faces south and extends six bays deep into the plot presenting a prominent brick gable to Gilliver Street. The brickwork is a chequered Flemish bond enlivening the elevations, while canted brick corners with staggered corbels, paired chimney stacks and timber lattice window panels to north and south elevations are of particular interest. 15 Gilliver street was built in the front garden of 17-21 in the 1970s to a standard design. Some of the old garden wall survives to the front.



Gilliver Cottage: chequered brickwork in Flemish bond, animates the otherwise 'blank' gable

- 9.21 23 Gilliver Street is now part of the adjacent block but was once a detached house. It is an attractive property set well-back on its plot, fronted by courtyard parking which detracts from its setting. It is a faced in a local red-brick laid in Flemish bond. The front door is on the side-facing south elevation with two pairs of double-hung timber sashes on the front – historic photos show these as multi-pane sashes. There are decorative stone lintels on the front and side elevations which add to its interest. There is an unusual overhanging gutter on the side elevation which suggests the current roof form is not historic.
- 9.22 On the west side 2 & 4 Gilliver Street were built in the 1930s as part of two pairs, the others are on Chapel Lane. The houses are in an Arts and Crafts style with hipped gables and prominent use of roughcast and leaded windows. These make an attractive addition to the street



The decorative side elevation of 23 Gilliver Street can be seen from the highway



2 & 4 Gilliver Street blend well with the historic character of the street through skilful use of design and materials

9.23 Chapel Lane

The properties west of the village core along Chapel Lane started to be developed after 1914 as part of the development of the former Knighton Estate. In marked contrast to the village core, the houses are typically larger, detached, and semi-detached houses set in spacious gardens. Many were built to bespoke designs on commission and are typically designed in an Arts and Crafts style with hipped roofs, multi-pane windows, and prominent chimneys. Most properties are faced in a red or brown brick with clay roof tiles, many have decorative use of roughcast.

9.24 This group of properties create an attractive street scene and form a gateway to the village complementing the village core. The openness and mature trees and shrubs add greatly to the street scene.



31 Chapel Lane, bespoke design set back from the street in mature landscaping

9.25 The three houses on Chapel Lane immediately west of the old village 29, 31 & 37 Chapel Lane are substantial properties with large south-facing lawns, each built to a bespoke design. 31 & 37 were designed in 1914 by local architect H.H. Thompson. Number 31, or 'Crowbank' was built as the home for Harry H. Peach, owner of the Dryad Cane furniture works and prominent supporter of establishment of the University of Leicester.

9.26 On the North side of Chapel Lane is a row of houses, 10-26 Chapel Lane built in the 1920s and 1930s. These houses are set well back from the street on higher land behind large front gardens. Many were built by recognised local architects such as Pick Everard & Key who designed number 22 and W.K. Bedingfield, who designed numbers 14 & 16.



Properties on the north side of Chapel Lane each built to a unique design

9.27 Number 12 stands on the opposite side of Craighill Road and was built in a largely Neo-Georgian style, which elegantly addresses the corner and forms a group with 10, which, while of a more familiar design is effected to an very high standard, the unusual nogging pattern in the spandrel panel is of particular note.

9.28 **Knighton Road**

Beyond the village core, the north-east portion of the Conservation Area is dominated by Edwardian dwellings on Knighton Road and Carisbrooke Road, this was the first part of the estate to be developed for new housing after it was sold in 1904. The building plots are densely laid out, typically terraced and set back behind a shallow garden. The plots are more generous in width than in the old village core and the properties have a higher level of architectural detailing. A notable exception is the modern group of properties at 124-128 Knighton Road. This low-lying, early 1970s development, amply recessed from the public pavement, with forecourt parking, is an unsightly intrusion to the otherwise cohesive streetscene. It is positioned opposite the finely detailed terraced row of early 20th century dwellinghouses at numbers 98-120 Knighton Road, arranged in three sections of four matching properties.

- 9.29 The dwellinghouses at 114-120 Knighton Road present two-storey rendered bays and paired gabled dormers to the highway, retaining a complete set of the original glazed tiling to their entrance porticos, adding interest to the local streetscene. The next group at 106-112 Knighton Road has first floor jettied gables with simple bargeboards and mock half-timbering. The two original cast iron downpipes at the centre of the group are of particular merit, with prominent hoppers stamped with a '1905' date.



Edwardian terraced houses on Knighton Road

- 9.30 The properties at 98-104 Knighton Road have projecting canted bays that are partly clad with fish-scale hanging tiles, topped with elegant metal ball finials. These four properties retain all their original sash windows with moulded horns, adding to the architectural merit of the group. Also notable is a pair of side doorways flanking 100 Knight Road, with carved stone hood lintels with intricately moulded finials. Several dwellings retain original timber doors, with historic fittings still in place. Together, this group of Vernacular Revival Edwardian properties creates an attractive composition, contributing to the special interest and quality of the Conservation Area.
- 9.31 On the north side of the road, the four, tall pairs of red-brick semi-detached houses at 131-145 Knighton Road, which turn the corner at the east end of the conservation area were designed by Goddard & Co in 1904 and are more urban in character with tall facades fronted all in red brick and with joined chimney stacks. Where they survive, the fanlights have Art-Nouveau designs.



165-173 Knighton Road

- 9.32 The rows from 147-163 Knighton Road also date to 1904 and have a more Arts and Crafts feel being lower in scale with multipaned-windows, decorative gables and jetties and the use of roughcast. The row from 165-173 Knighton Road was designed by prominent local architect W.K. Bedingfield in 1906 and is a more confident application of Arts and Crafts with integral gables, recessed doorways and a prominent tiled roof. The pair of houses at 175-177 Knighton Road have a simple ridged roof design with simple yet elegant proportions and detailing such as oversailing eaves and oculus windows give them great character.
- 9.33 The blocks of flats at 163 Knighton Road date to the early 1970s and replaced a parish hall, which itself had stood on the site of the old national school, which had been demolished in 1929, The old national school had been built in 1848 to desigs of Henry Goddard and was once the only building on this stretch of road. The flats are not of the same character as the surrounding houses, but their scale, building line and materials allows them to blend into the street scene.



- 9.34 At the end of street on the opposite side of Knighton Road is 185 Ratcliffe Road. Although physically separated from the other properties, it terminates the view along Knighton Road and forms an interesting and historic feature within the street scene. The OS map of 1884 shows what appears to be a double pile house in this location. It addresses the small section of road which runs north to south, which was once the continuation of the historic route which ran through the grounds of Knighton Hall.
- 9.35 The present building presents a symmetrical dual gable to Knighton Road with oversailing eaves, slate roofs (one with Swithland slates) and tall chimneys. The windows are timber multi-pane casements of an asymmetric pattern including a double height canted bay. It is clad in roughcast with diamond and quatrefoil motifs. It has a garden setting and makes a positive contribution to the area.



185 Ratcliffe Road. A Swithland Slate roof is visible on the right roof ridge.

9.36 **Carisbrooke Road**

The eclectic Gardiner House at 1 Carisbrooke Road occupies a prominent intersection of Knighton Road and Carisbrooke Road. Built c.1905 it displays a wide variety of stylized architectural features, including mock half timbering to the rendered jettied gable set above a canted bay, a corbelled oriel window on carved brackets and a polygonal corner tower with a prominent ball finial.



Right: The oriel window supported on moulded brackets (Gardiner House) retains its original casement windows; worth noting is also the dentilled chimney pot

Left: The corner tower at Gardiner House animates the streetscene

9.37 Carisbrooke Road offers a picturesque residential streetscene, featuring a variety of architectural details. The townscape feels more spacious in comparison to Knighton Road, occupied by a small group of semi-detached and detached early 20th century dwellinghouses set back on their plots, with well-kept front gardens and attractive boundaries.



The frontage at 7-9 Carisbrooke Road features a multiplicity of elegant architectural features that animate the local streetscene

- 9.38 The houses at 3-7 Carisbrooke Road are more architecturally restrained than the adjacent Gardiner House, with partly rendered elevations and simple bargeboards to gables. The elongated building to its immediate south has a symmetrical, six-bay frontage, topped with a pitched tiled roof with a single Wyvern shaped finial; although modern, it is of notable visual merit, animating the local skyline. The frontage is otherwise punctuated by a mix of oriel and bay windows, with a pair of projecting jettied gables supported on wide brackets to centre.
- 9.39 Latimer House (1906) is an important local landmark, an eclectic Arts and Crafts three-storey property, with a bold, asymmetric elevation to Carisbrooke Road. There is a two-storey canted bay to the side and a recessed doorway to centre, the later topped with a keystoned semi-circular surround and a stone hoodmould with elaborate head finials. The original door survives, topped by a semi-circular fanlight with a decorative glazed panel. Comparable but less elaborate leaded panels are present in other windows to the ground floor, with free-flowing, Art Nouveau glazing panels.
- 9.40 The principal southern facade is symmetrical with a recessed central bay flanked by canted two-storey bays with two rows of windows subdivided by tile hanging. Several windows to this elevation display leaded glass panels, stylistically matching those to Carisbrooke Road elevation. Elevated in position, the dwelling makes a prominent feature in the local townscape.



The South frontage of Latimer House overlooks the entry onto the Attenborough Arboretum. The building is of notable architectural value.

- 9.41 Immediately south of Latimer House is the car parks for the College Court and the Attenborough Arboretum. The Arboretum Information Centre is housed in a modest single storey red-brick structure with a pyramidal roof. It is well set back and has a limited impact on the street scene.
- 9.42 South of this is a pair of newly built houses in a bespoke contemporary design, which add to the diverse architectural character of the area. South of this, Herrick House at 15 Carisbrooke Road was built in U-shaped plan around an inner courtyard and amply recessed from the main highway on its landscaped plot, creating a fine transition between the early 20th century properties at the top of Carisbrooke Road and Balmoral Close.



Top: Herrick House is a bespoke house dating from the interwar period



Left: The panelled timber doorway to Latimer House is set within a heavily moulded, keystone surround, accentuated by stone hood mould with carved head stops.

9.43 Church Lane & St Marys

Church Lane is the historic link between the village core and St Mary's Church. It is a quiet, narrow route set lower than both sides of the road and is characterised by mature trees and greenery. Most buildings are set well back from the street allowing a less developed and more rural feel than surrounding streets. At its southern end the street widens, and the character is defined by low-rise buildings dating to the mid 20th century while the church of St Mary and its graveyard form the dominant feature.

9.44 The character of the conservation area in this section is defined by mature greenery and low-density, low-rise buildings on the western side of the road, which are well set back from the. The eastern side of the road is similarly defined by greenery and natural features of the Attenborough Arboretum which gives an informal edge. To the south there is a more formally managed green edge with the hedging surrounding the Knighton Victoria Bowls Club, Church Lane Gardens and Oram Cottage.



View south along Church Lane



Bell House is a prominent 19th Century property, built as the vicarage to St Mary's Church.

- 9.45 The original vicarage of St Mary's Church, now Bell House, is located to the top of Church Lane; it is the only residential property on the west side of Church Lane included in the Conservation Area. This detached 19th century structure is accessed by a semi-circular driveway, a feature contemporary with the building. It is an imposing red brick property, with an asymmetrical frontage with good use of architectural detailing, including coved corners to gabled full-height bay, segmental arched openings and a variety of blue brick, ashlar and red clay banding. The building stands in stark contrast to modern properties that otherwise line the west side of Church Lane.
- 9.46 Knighton Victoria Bowls Club, located to the immediate south of the historic oval pond of the Attenborough Arboretum, is set back from the highway, with a wide, low-lying elevation extending into the green core of the Conservation Area, fronted by a surface level car park laid in gravel.

9.47 Further down the road, along the relatively straight stretch of Church Lane, is Oram (The Thatched) Cottage, a Grade II Listed, two-storey, timber-framed dwelling dating back to the 17th century. It is one of only a handful of such early structures in the Conservation Area, illustrative of the area's long-standing history. It is topped by a thatched gabled roof with eyebrow dormers and a distinct decorative pattern to ridge. It was comprehensively restored by the City Council in the early 1960s, with new glazing added to create a more symmetrical exterior.



Top: Oram Cottage is one of the earliest buildings in the Conservation Area, a contained timber-framed cottage with a thatched roof.

Right: The thatched triangular porch projects from the main frontage and accentuated the primary entry onto the property. The whitewashed finish complements the timber-framed character of the building.





St Mary Magdalen and its churchyard as seen from the west

- 9.48 The grade II listed church of St Mary Magdalen is located at the bottom of Church Lane and is set within a large churchyard, part of which is the historic graveyard. Although the core of the main structure dates to the 13th century, it has been significantly altered since. In the 14th century the church was significantly enlarged, before being comprehensively restored in the 19th century. In 1876 the north porch was added, whilst the memorial lychgate was constructed a year later. In the 1960s, significant remodelling took place, including the construction of a nave and chancel extension to the designs of George A. Cole, and relocation of the medieval front, sedilia and pulpit to new positions.
- 9.49 Despite these extensive alterations, the medieval origin of the building is still legible in its fabric and form, no small part due to the 13th century west tower, dominating local views. Of particular importance is the medieval statue of Mary Magdalen, located to the east side of the west tower, and recessed in a trefoil niche, a rare pre-Reformation survival. It is the only building in the Conservation Area constructed entirely of stone, a mix of limestone ashlar and granite rubble masonry.
- 9.50 The graveyard features a rich collection of 18th century Swithland slate gravestones, set alongside modern polished marble and granite headstones.

9.50 **Knighton Hall**

The east side of Church Lane and the area immediately south of the curve of Knighton Road has been historically dominated by an open landscape subservient to the Knighton Manor, also known as Knighton Hall. The structure is one of the earliest and most prominent properties in the Conservation Area. Purpose-built as a main residence for the Lords of the Manor, since the late 1940s it has been in continuous use as the official residence of the Vice-Chancellors of the University of Leicester.



South elevation of Knighton Hall, the asymmetric façade hides a much older building within.

9.51 The Hall was first constructed in the 16th century, with the original core since concealed by later additions. The property was extensively re-developed in the 18th century, most likely to the designs of the contemporary local architect John Johnson. In effect, the red brick façade with ashlar dressing now unifies a variety of distinct elements, altogether creating an animated composition. The variety of bricks' texture, size and finish, laid predominantly in Flemish and English bonds is significant, most notable being the chequered Flemish section comparable to the early 19th century elevations of Gilliver Cottage.

9.52 The central section of the main frontage is accentuated by a semi-circular, flat-roofed entrance portico, supported by a pair of Tuscan columns with a double panelled doorway topped with a simple fanlight. An earlier entrance is identifiable by a blocked archway to side, now occupied by a tripartite, elongated sash window set. The grandeur of the property is highlighted by the open space to the front, an effect reminiscent of the 18th and 19th century landscape works. The hall remains in use as a residence as part of the University of Leicester and is a grade II listed building.

- 9.53 To the immediate north-west of Knighton Hall is the Grade II Listed former stable & coach house. Constructed in 1837 to the designs of prominent local architect Henry Goddard, (who is also thought to have designed the Gothic Revival property at 41 Chapel Lane), the property is largely a single-storey brick structure, with a two-storey central bay, accentuated by a segmental archway at the ground floor. The primary elevation features a selection of canted bays and segmental arch windows, the latter topped by simple hoods, with characteristic lozenge-shaped window panels, found elsewhere within the Conservation Area (Gilliver Cottage). Worth noting is also the dentilled brick pattern under the slightly overhanging eaves, as well as the central octagonal bellcote with an ornamental weathervane. Notwithstanding its original function as stables, the property is fronted by a formal approach and surrounded by ornate landscaping.



Former stables and coach house in the grounds of Knighton Hall presents a symmetrical frontage to its formally landscaped setting

- 9.54 The Lodge to Knighton Hall is located, at the junction of Knighton Road and Chapel Lane, guarding both the formal and service entries to the Knighton Hall estate. It is a turn of the 20th century building in Queen Anne Revival style; details include the English bond brickwork, Swithland slate roof, ornate segmental pediments above its timber framed casements and the classically detailed entrance portico with ornate lead flashing and a deep, corbelled cornice.

9.55 Immediately south of the lodge are the main gates to the hall defined by four rusticated stone pillars with vermiculation detailing and pyramidal caps. Wrought-iron railings sit on low brick walls between the pillars. The rest of the boundary to Knighton Road is defined by a tall red-brick wall. Knighton Lodge is an architecturally refined building in Queen Anne Revival style. It marks the 'official' entry onto the private grounds of the Knighton Hall estate. The lodge, gates and piers and wall area all listed as part of the curtilage of the hall.



The lodge, wall and gates are all curtilage listed and form an attractive group

9.57 To the north-east of Knighton Hall is the Grade II Listed Grove at 130 Knighton Road. Located visually and physically to the centre of the former Knighton Hall estate, it is well-isolated from the commotion of the area's urban core. It is an architecturally restrained, 18th century two-storey chequered-brick farmhouse with a steep gabled Swithland slate roof. The main façade faces east addressing the historic track which ran from Chapel Lane to Knighton Road past the Hall.



The Grove is an architecturally restrained farmhouse, with steeply pitched Swithland slate roofs and mixed red brick elevations.

9.58 **College Court**

The area between Knighton Road’s curve and the former Knighton Hall estate is occupied by the modernist College Court, which was designed by prominent Twentieth Century architects Sir Leslie Martin and Trevor Dannatt. The complex was purpose-built as halls of residence for the University of Leicester between 1958 and 1960 and served this purpose until the early 21st Century when it was refurbished and converted into a conference centre.



College Court as viewed from Knighton Road

9.59 The complex is a unique development in the area, covered by five separate Grade II Listings (Blocks A to E). Inward facing and arranged around several courtyards, with a ‘social block’ to the centre, the development comprises of a series of flat-roofed, two and three-storey blocks of post and beam construction, with buff brick and timber clad elevations. Collectively, these structures create a homogenous urban enclave, complimented by carefully designed landscaping.



A & B Blocks and internal courtyard, designed in a distinctive modern style.

9.60 College court is largely screened from public view by mature planting which gives great character to the site and recalls the historically undeveloped nature of this part of the former hall estate

9.61 **Balmoral Close**

Balmoral Close was laid out in the 1990s on previously undeveloped land associated with the Knighton Estate. Most houses are detached standing at two and three storeys, constructed in red brick of different hues, with steeply pitched roofs with contemporary decorative details. The principal interest of the street is in its low-density layout with complimentary landscaping and abundant greenery. Attenborough Arboretum to the north was laid out at the same time as the close.



Balmoral Close remains low density with abundant greenery and mature trees

9.62 The only property of historic interest is Home Farm, a remnant of a wider agricultural holding known by the same name. It is an imposing three-storey red-brick building with a well-proportioned symmetrical façade, timber windows and Swithland Slate roof, characteristic of Leicestershire farmhouses of the late 18th to mid-19th Century. The current building is understood to be a re-build of the original farmhouse and houses three flats. The surrounding buildings are modern brick dwellings of broadly comparable proportions and massing.



33-35 Balmoral Close is a replica of 'old' Home Farm, which once stood on the site.

10 Townscape

- 10.1 As noted in the earlier part of the document, the Knighton Village Conservation Area consists of several distinct character zones, creating an inherent diversity within this predominantly residential and relatively compact locality. Overall, Knighton Village has a relatively loose urban grain; the scale of its built fabric remains small and essentially suburban, with most buildings being no more than two or three storeys in height.
- 10.2 The many green spaces and mature trees throughout the Conservation Area, soften the built form and give its townscape seasonal interest.
- 10.3 The curved layout of the area's three main traffic arteries (Knighton Road, Church Lane and Carisbrooke Road), creates a series of open and closed views, adding positively to the experience of moving through the area. The compact, narrow streets within the old village core stand in clear contrast with these long, curving streets. The compact narrow plots and strong frontages of Newmarket Street create a strong edge between the public and private realms, a definition blurred elsewhere across the Conservation Area.



Church Lane looking north towards Chapel Lane (left) and south onto Saffron Brook (right). The deciduous tree species create a transformative streetscene throughout the year, with clear seasonal interest.

10.4 Views and vistas

The tree and hedge lined Church Lane is one of the most picturesque streets in the Conservation Area. The gradual transition between the relatively busy junction to the very top of Chapel Lane, presenting a busy urban environment, and the refuge of lush greenery at its southern end adds to the special interest to the area. Located at the bottom of Church Lane, Oram Cottage gradually materializes into full view as approached from the north. Due to its contained and well-maintained landscaped setting and unique design, it adds much quality and distinctiveness to the local townscape.

10.5 The Attenborough Arboretum is the most expansive green space in the Conservation Area. Views throughout are picturesque on account of the arboretum's rich tree cover set against a well-maintained grassland intersected by a number of narrow gravelled pathways. The most prominent views onto St Mary's spire are found looking south-west from the centre of the arboretum. Exploring the area's open landscape, one can also catch a rare glimpse into the conspicuously private Knighton Hall estate; as viewed from certain spots, the elevations of its historic buildings are elegantly framed by the area's lush planting.



Left: Knighton Hall as viewed from the open grounds of Attenborough Arboretum.

Right: The interconnected winding pathways offer a gradual experience through the arboretum, with gradually changing tree cover.

10.6 Landmarks and corners

The Cradock Arms occupies a prominent corner to the north-east of the village core. When approaching from the south the red brick frontage fronting onto Newmarket Street is most notable. When approached from the north, from beyond the curve of Knighton Road, the 17th century core of the building, together with its elongated northern extension, emerge as features of the local townscape.



Left: The Cradock Arms occupies a prominent junction within the core of the Conservation Area.

Right: Gardiner House is a prominent dwellinghouse positioned on an important corner,

10.7 The lodge to Knighton Hall marks the primary gateway onto the hall estate at the heart of the Conservation Area and makes an important contribution to the streetscene. Approached from the west, along Chapel Lane, the building offers an attractive visual stop to the view, regrettably weakened by the modern signage positioned directly opposite, which partially obscures and distracts from the building's elegant exterior.

10.8 The very top of Church Lane is dominated by the imposing frontage of Bell House, an effect which does not reach far beyond its immediate setting, as the building set back on its plot and partially obscured by rich planting. Similarly, along Carisbrooke Road, the dignified Latimer House gains prominence only as viewed from the immediate south, just beyond the entry gates into the arboretum. The prominent eclectic turret feature of Gardiner House elegantly marks the corner of Carisbrooke Road.



Left: The bridge across the Saffron Brook provides a unique opportunity to catch a glimpse of the Grade II Listed Church of St Mary Magdalen in its entirety yet obstructed by mature tree cover.

Right: St Mary's tower and spire is the single most prominent feature within the Conservation Area, here flanked by a pair of Poplar trees as viewed from the south.

10.9 Despite pronounced long views of the church from within the Conservation Area, the bottom of Balmoral Close or St Mary's Footbridge, as approached from the north, the church remains concealed from view until one reaches the southernmost portion of Church Lane. This is due to a notable bend in the road, which closes the onward view, and the mature trees that line the churchyard. The timber lychgate marking the primary 'gateway' onto the churchyard is the only physical indication of the building's presence as viewed from Brinsmead Road and Church Lane junction. In effect, the structure emerges as something of a surprise when approached from the north.

10.10 Activity

The Conservation Area has varying levels of activity across it due to its differential access arrangements and land uses. Most of the activity in the Conservation Area is concentrated along the spine of Knighton Road and Chapel Lane. These roads have become part of an informal suburban ring road used by increasing amounts of vehicular traffic. Newmarket Street continues to provide a convenient path for local residents, with limited traffic.

10.11 Since College Hall was closed as a hall of residence, there has been a reduction in student activity in the area. Nonetheless, the Attenborough Arboretum can get busy with people, dog walkers and runners, especially on sunny days throughout the spring and summer months.

10.12 In contrast, the southernmost part of the Conservation Area is the most tranquil of all of its publicly accessible parts. These exclude the conspicuously private Knighton Hall estate, occupied by only a handful of residents, with no public access.



Knighton Road is usually busy with traffic, pedestrians, cyclists and joggers.

11 Building Materials and Features

11.1 The materials used throughout the conservation area are a key component of its character. The different ways in which materials were used help demonstrate how the area has developed and how interesting and elegant buildings were created using a traditional palate of materials used in creative ways.

11.2 Buildings - Facing Materials

11.3 Brick

Most buildings in the area are either built from brick or employ it in some form as decoration. Brick was the most commonly available building material in Leicester until the development of modern materials from the 1960s. Most properties in the Conservation Area have been constructed from locally sourced red brickwork, as was common throughout the city and county. There is an inherent variability within this brickwork, from the orange hue hand moulded chequered brickwork at Gilliver Cottage to the uniform, darker hue modern brickwork laid in a stretcher bond at 52-58 Newmarket Street. Occasionally, brickwork has been painted or rendered; this has not only obscured the texture and colour of the natural brick surfaces but also added to owners' maintenance liabilities.

11.4 College Court is a notable exception; the complex is near comprehensively faced with buff brick, otherwise uncommon within the Conservation Area. Otherwise, blue brickwork has been used as dressing, to form banding, segmental brick arches and dentilled cornices throughout the area, adding further interest to the local townscape.



Left: College Court is characterized by a mix of facing materials, including buff brickwork, timber and lead cladding; together with its exposed concrete elements.

Right: The contrast between the pale ashlar and the granite rubble of St Mary's Church is striking.

11.5 Stone

St Mary's Church is the only building in the Conservation Area constructed entirely of stone, comprising a mix of limestone, sandstone and granite rubble. Stone is however used at the Cradock Arms in the rubble plinth and dressed stone the form of moulded stone architraves and elegant stringcourses can be found at Knighton Hall and the Former Stables.

11.6 Timber

There are some examples of timber framed buildings within the Conservation Area, including the core of Knighton Hall, the 17th century portion of The Cradock Arms and Oram Cottage. The latter remains the only building where some of the structural timbers are visible externally. Along with its use for doors and windows, decorative uses of timber can be found on many houses in the area particularly those from the late 19th and early 20th centuries. Moulded timber is used for porches, bay windows, bargeboards, and half-timbered gables in a vernacular revival style exploiting the natural beauty and versatility of the material. The mid-20th century Knighton Victoria Bowls Pavilion on Church Lane is the only structure comprehensively clad with timber, with some timber cladding also making an appearance at College Court.



left: Moulded timber doors and porches on Knighton Road



Right: Decorative timber gables and bargeboards on jettied upper floors evoke a vernacular tradition on Knighton Road

11.7 Render

Many properties use render as a facing material either in part as found on Newmarket Street or for a whole building such as Herrick House. When used on properties from the early 20th

century, render was typically a decorative feature or used to highlight an element such as a bay window or jetty feature. It was also used on older properties to unify a façade and cover older building phases where they may be mis-matching brickwork. Much of the render is in the form of roughcast, which has a deliberately rough finish both to add texture and to evoke a more historic rustic building technique, characteristic of Arts and Crafts design.

11.8 **Metal**

Metalwork on buildings is typically reserved for either function elements or decoration. Most traditional rainwater goods are made from cast metal, mostly iron. Leadwork exists mostly as flashing on roofs, but there are some decorative uses, notably on the lodge to Knighton Hall on the dormer windows and porch.

11.9 **Buildings - Roofs**

Most roofs in the Conservation Area are pitched, either gabled or hipped. College Court is a notable exception, with all its individual blocks topped with flat roofs. Most of the area's historic buildings are roofed with either natural slates or ceramic tiles.

11.10 **Swithland Slate**

Swithland Slate is often used as a generic term for the rough slates which were traditionally quarried in the Charnwood Forest. This hard-wearing and aesthetically pleasing slate was traditionally used as a roofing material in Leicestershire until the late 19th Century when it was largely replaced by Welsh Slate which was cheaper to produce. Swithland slate has unique properties being thicker and rougher in texture, it was traditionally laid in diminishing courses to use as much of the material as possible. It was often used in the later 19th Century for its decorative properties. Swithland Slate roofs can be found throughout the conservation area and notably on Knighton Hall and its lodge, The Grove, 41 Chapel Lane and Dover Court.



The varied and expansive historic roofscape of Knighton Hall, clad with Swithland slate with lead flashing.

11.11 Welsh Slate

Welsh slate is a commonly used roofing material throughout the conservation area, becoming the predominant roofing material from the mid-late 19th Century. It is an attractive, natural material with a blue-grey finish. It can be found throughout the conservation area, notably on Newmarket Street and Knighton Road.

11.12 Clay Tiles

Clay tiles became a popular and attractive roofing material in the late 19th Century, particularly on properties designed in an Arts & Crafts aesthetic. Prominent examples can be found at 165-173 Knighton Road, 12 Chapel Lane, 2-4 Gilliver Street and Latimer House. Other buildings in the Conservation Area feature stylistic tile-hanging as a purely decorative element, these include the fish-scale tiles at 98-104 Knighton Road. Clay allows for more variation in tone, but most are either deep red or brown in colour.

11.13 Thatch

Two properties in the conservation area, Oram Cottage and part of the Cradock Arms retain thatched roofs. This is a traditional and visually striking form of roofing, which ties the properties back to the agricultural past of the village and adds great interest and richness.



The thatched roof of the Grade II Listed Oram Cottage, with decorative pattern to ridge.

11.14 Modern roofing materials

Concrete and composite tiles and shingles are also common as cladding and on roof slopes of the area's modern housing stock. Modern materials do not have the same intrinsic aesthetic qualities as natural ones and can look flat and dull in comparison. Where historic roofs have been replaced with such synthetic materials, it is to the detriment of their historic legibility and architectural interest.



The rooftop features at Attenborough Arboretum Information centre (left), Gardiner House (centre) and most notably to St Mary Magdalen's Church animate the local skyline.

11.15 Roof details

Unique finials and rooftop features are particularly attractive features of the Conservation Area. Constructed of clay and metal, modern and historic, they have had an important accumulative influence on the local townscape. Examples of simple finials can be found at 92-98 Knighton Road and the polygonal corner tower of Gardiner House, while an eclectic Wyvern can be found at 11 Carisbrooke Road.

11.16 The Arboretum Information Centre features a simple weathervane on top of its steeply pitched tiled roof, while another can be found on the former stables to Knighton Hall Stables. The most prominent of finials can be found on the stone spire of St Mary's Church, finished off with an elegant, gold plated, rooster-shaped metal weathervane.



The 'paired' chimneystacks at Gilliver Cottage and the Cradock Arms (from left to right), highlight the relatively 'early' date of these properties.

11.17 Chimneys

Chimneystacks are a common feature throughout the conservation area and reflect the historic character of the area when most houses were heated through burning solid fuel. As well as being functional elements, chimneys provide interesting features in the roofscape and many were built with decorative flourishes making them attractive features in their own right. Of particular interest are the paired chimneystacks at Knighton Hall, Gilliver Cottage and at The Cradock Arms. The chimneys on more recent, post-war dwellings at the Knighton Road and Chapel Lane junction also show good use of brickwork.

11.18 Windows

Traditional windows are timber framed with single panes of glass, which allows for great flexibility in both opening method and level of decoration. Examples of early windows can be found at Gilliver cottage where the lattice windows reflect a time when glass was expensive and inventive ways of using smaller panes were needed. The lozenge windows in 41 Chapel Lane also evoke this.

11.19 Later windows were made larger as glass production methods improved but on many later properties structural glazing bars and smaller panes of glass were used to help break up the mass of a window and to evoke more traditional building forms. Opening methods vary, but most will be simple casements. Double-hung sash windows are a characteristic of many 19th century properties which add great character as well as improving ventilation.

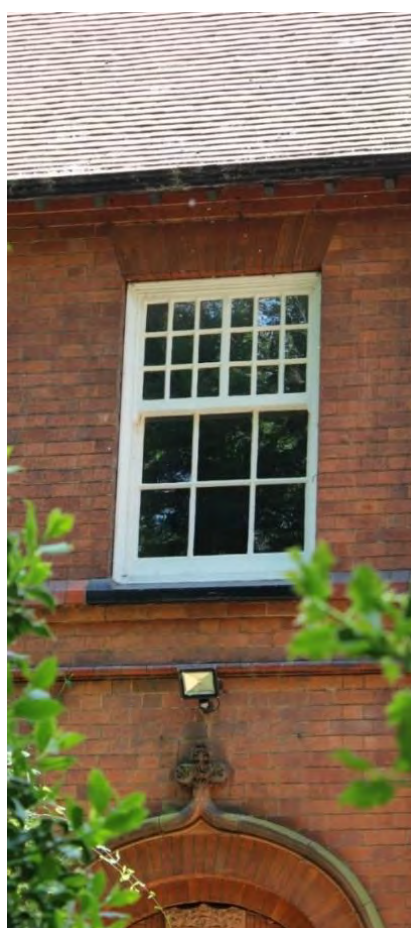
11.20 **Decorative features**

Many properties in the area have decorative elements designed to add interest and beauty to the buildings, some are in the form of ornaments, but mostly this is done through adding ornamentation to otherwise functional buildings features.

11.21 Decorative details can be found within brickwork with a mix of brick types, colours and finishes used to break up the mass of a building. Leaded and stained glass is found on some properties in the conservation area, often to great decorative effect. Of particular note are the Art Nouveau fanlights at 139 & 141 Knighton Road and the front doors at 5 & 7 Carisbrooke Road.



Left: The date stamped cast iron hopper at Latimer House.



Right: The original sash window at Bell House adds interest to the building.

11.22 There are many original cast iron rainwater goods throughout the Conservation Area. Notable examples include the downpipes at 98-102 Knighton Road, a date-stamped hopper at Latimer House and the cast-iron downpipe with a decorated hopper at The Cradock Arms.



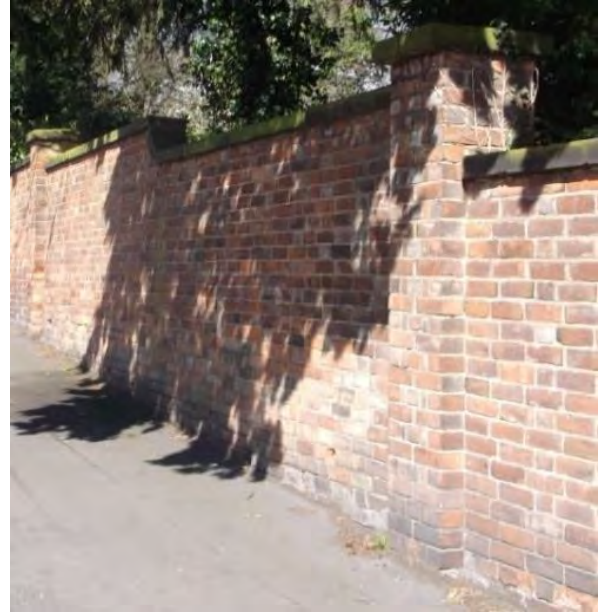
Details of the varied and decorative doors and windows found within the conservation area.

11.23 Boundary Treatments

The boundary treatments throughout the Conversation Area are diverse, even within character zones. Examples include railings, hedging, fencing, brickwork, and blockwork. Historically, brick walls were common within the area. Although few examples of original brick walls survive, most have since been removed or replaced. The blue-brick walls which characterise much of the north side of Chapel Lane likely date to the 1930s when the road was widened.

11.24 Garden walls, railings, gates and hedges make an important contribution to the character of the Conservation Area. They are both attractive features providing a pleasant setting for the buildings and spaces behind, offer a clear definition between the public and private domain, and create a sense of enclosure and provide a visual 'edge' to the local townscape. Where they have been removed, for example to provide car parking, this edge is weakened or lost to the detriment of both the visual environment and to the sense of enclosure.

11.25 Particularly attractive is the red and blue brick wall with railings to the front of the former Methodist Chapel, standing in visual contrast to the blue brick wall immediately opposite. The elegant brick boundary to the side and front of Gilliver Cottage also adds positively to the Conservation Area; paired with the brick boundary immediately opposite, these townscape features create a feeling of enclosure and provide for an attractive visual edge.



Left: The memorial lychgate set on top of dressed granite wall marks the formal ‘gateway’ into St Mary’s Churchyard.

Right: The historic brick wall along the eastward bend of Knighton Road highlights the conspicuously private character of the Knighton Hall estate beyond.

- 11.26 A tall red brick wall, defines the western boundary of Knighton Hall estate, stretching from College Court all the way down to Church Lane. This wall has a mix of stone capping and blue saddleback bricks, both of which are traditional finishes. The formal gateway into this ‘private’ estate adds to the area’s character, comprising four rusticated ashlar pilasters with vermiculation patterning and ornamental railings. Church Lane is lined with a mix of planting and hoop topped railings, punctuated by occasional timber fencing, sections of brick walls and metal gateways. The outer boundary of St Mary Magdalen’s curtilage constitutes an extension to this pattern, with the addition of an ornamental timber lychgate marking the formal gateway into the churchyard, flanked by a low-lying Charnwood granite rubble wall.
- 11.27 In Balmoral Close, there is a lack of a clear definition between the public and the private domain, with sections of carefully trimmed hedges being the only boundary features denoting its residential plots.

11.27 Surfacing and Floorscapes

Most road surfaces in the Conservation Area are laid in tarmac. Although predominantly associated with precast concrete kerbstones, extensive courses of local Mountsorrel granite kerbstones survive throughout the Conservation Area, including along the top of Carisbrooke Road, Knighton Road and within the old village core.

11.23 Granite setts can also be spotted throughout the Conservation Area, although their survival is limited to the old village core. Three rows of granite setts are an attractive feature to the east end of Newmarket Street, with an occasional presence on Gilliver Street, Chapel Lane, and Knighton Road.

11.24 Other floorscape materials including concrete slabs, tactile paving, and grey pavers. Red herringbone permeable paving is an attractive feature of Balmoral Close, adding local distinctiveness to the area.

12 Open spaces and trees

- 12.1 Greenery and green spaces are important features of the Conservation Area and their presence adds visual texture and seasonal colour to the environment. Even within the densely built-up village core and along the busy thoroughfares of Knighton Road and Carisbrooke Road, there are many mature trees with sections of public pavement lined with trimmed hedges. Front gardens further soften the area's urban environment.
- 12.2 The front courtyard of College Court, laid in grass with mature Birch trees to the centre, forms a complimentary backdrop to the low-lying modernist buildings on site, providing an important green refuge to the busy thoroughfare of Knighton Road. A group of mature Beech trees, Cedars and Yews in the car park is also of high amenity value, as are Hornbeams to the north-west portion of the College Court curtilage, spilling over its boundary walls.



The Attenborough Arboretum is an expansive open space with a lush and diverse tree cover, designed to showcase their gradual adoption into the UK.

- 12.3 The Attenborough Arboretum occupies around five hectares of land at the core of the Conservation Area. It was opened as an ecological educational facility in 1997, having been parkland historically associated with Knighton Hall. Planting here comprises a wide variety of mature tree species, divided into five sections, designed to display the sequential adaptation of these different varieties over the last 11,500 years. Some trees predate the redevelopment of the site as an arboretum, arguably most notable being the grand Horse Chestnut. The soft landscaping is complimented by two historic ponds to the south portion of the arboretum.
- 12.4 The area provides an attractive place for exploration and is a haven for wildlife, supporting numerous important species; it is designated as a local Biodiversity Enhancement Site, with the pond protected as a Local Wildlife Site.

- 12.5 St Mary Magdalene’s churchyard, with its carefully designed planting, well-maintained grassland, and ornate gravestones, adds much interest to the Conservation Area. Its mature tree cover includes a variety of deciduous species, including Rowans, Thorns, Elms, Yews, Limes and Maples, collectively of good ecological and biodiversity value. The land bounded by Saffron Brook to the south and Balmoral Close to the north is characterized by a more free-flowing mix of open grassland, crossed by public pathways, with a great number of mature trees. The row of Poplar trees piercing the local skyline is of particular amenity value.
- 12.6 Church Lane Gardens provide another publicly accessible green open space in the area, with a children’s play area to center. Besides trimmed grassland, several deciduous and coniferous trees are present here, including Cherry, Hawthorns, Limes and Birches, complimented by hedging and wildflower beds. The Cypress immediately adjacent to Oram Cottage is also of note. Knighton Hall estate is also a carefully and formally landscaped enclave, with a great number of mature trees species of great amenity value.



The lush setting of the Grade II Listed Oram Cottage.



Natural assets, soft and hard landscaping, where always prominent features of College Court complex.

12.7 Many other street trees and trees located on privately-owned land also make valuable contributions to the local townscape. These include the lime and ash in the curtilage of the Bell House. The London plane at the Knighton Road and Carisbrooke Road junction is an attractive addition to the local views. The group of Horse Chestnuts, Ash, Limes and Poplars, among other species, around Leicester Bowling Club, at the bottom of Balmoral Close, further enhances the green 'edge' of the area's southernmost boundary. The group of mature Maples, Limes and Birches to the front Brookside Court and Knighton Parish Centre are fine examples of street trees.



Public open space at Church Gardens

13 Street Furniture and Public Art

- 13.1 Most street lighting is provided by the city's standard type modern steel columns with LED lanterns, but some mid-Twentieth Century concrete standards can be found around Church Lane. There are also several telegraph poles and their associated overhead wiring in various locations.
- 13.2 No traditional cast-iron street lamps survive within the Conservation Area but a modern replica can be found in the car park of the Cradock Arms. A pair of stylized modern lamp columns marks the Brinsmead Road entrance into St Mary's graveyard. A number of simple, short metal lamp columns are also present within the grounds of College Court.



A number of historic iron street name plaques survive through the Conservation Area, enhancing its historic legibility and enriching the local townscape.

- 13.3 Other street furniture in the area is limited, and includes metal benches, electric cabinets and LCC black finish metal litterbins. Despite its size, little public furniture is present within the arboretum, dominated by simple timber benches that complement its wooded grounds. There are a few public artworks, arguably the most notable being the expressionist sculpture 'Spring and Autumn' by Anthony Ankers (1997), and a considerable number of interpretation panels, focusing on the ecology and flora of the arboretum.
- 13.4 A modern, EIR pillar box is located at the corner of Knighton Road and Newmarket Street, in front of the local newsagents. Bollards are common throughout the Conservation Area and are of varying finish, colour and design. Most detrimental to the streetscene is the row of plastic traffic bollards on the Knighton Road and Chapel Lane junction. Other examples include more suitable cast iron bollards at the top of Carisbrooke Road, or the less fitting squat concrete examples at the bottom of Church Lane. Several heritage panels dedicated to the history of Knighton village are located in the Conservation Area, whilst several cast iron roundels communicate the designated status of the locality.

13.5 A number of cast iron street name plaques survive, including Knighton Road, Church Lane and Carisbrooke Road. Also of note are the Washstones, located to the immediate south of the bridge over the Saffron Brook. Set up in 1979 to commemorate the official opening of the St Mary's footbridge, they serve as a public monument, marked by a cast iron plaque.



Left: Cast iron plaques located throughout the area communicate designated status.

Right: Former wash stones relocated to Knighton Green during the 1970s remodelling of the Washbrook.



'Spring and Autumn' by Anthony Ankers (1997) in the Attenborough Arboretum

14 Intrusive or Harmful Elements

14.1 Buildings and materials

Few buildings in the village core retain their original windows, most have been replaced with white plastic. While some styles include mock glazing bars, none successfully reproduce the original forms and detailing, to the detriment of the buildings concerned. Loss of original timber doors has had a similarly detrimental impact on the character of the Conservation Area, failing to replicate the quality and detailing of the originals.



Right: Excessive and poorly positioned signage at 203 Knighton Road

Left: Heavy road marking on the prominent junction of Knighton Road, Chapel Lane

- 14.2 The unauthorised installation of satellite dishes, particularly where they have been located in visually intrusive positions on the front elevations of properties, also has a detrimental impact on the character of the Conservation Area, in particular on Newmarket Street.
- 14.3 The painting of brickwork, such as at 203 Knighton Road, is also detrimental to the visual character of the Conservation Area. This has obscured the texture and colour of the natural brick surfaces, to the detriment of legibility and architectural interest of the building.
- 14.4 **Signage and Road Markings**
There are many traffic signs and road markings throughout the Conservation Area. This is most pronounced within the proximity of the Knighton Hall gates affecting this western gateway onto the Conservation Area. Here, a selection of bollards, directional signage, yellow lines and white road markings create a cluttered appearance, detracting from the significance of the Grade II listed asset.
- 14.5 The excessive advertisement scheme to the local newsagents at number 203 Knighton Road is intrusive within the streetscene. The property features excessive and contextually inappropriate signage, which is harmful to the character of the area.

14.6 Infill developments and open sites

The building that detracts most from the quality of the Conservation Area is arguably the 1960s infill development at 124-128 Knighton Road. It has been designed with little to no reference to the historic and architectural character of the village in terms of massing, design and layout, and makes no attempt to echo the quality of the Edwardian terrace next door.



The modern infill development at 124-128 does not reflect the character and detail of nearby buildings.

14.7 The 1970s two-storey residential blocks at the corner of Chapel Lane and Gilliver Street similarly make little reference to their historic neighbours. The development lacks a defined frontage and does not follow the line of the public pavement. Its simplified elevations, disjointed massing and variable positioning do break the otherwise consistent pattern of dwellings along Newmarket Street. Lacking architectural quality and out of keeping with its context.

14.8 There are a few open sites in the Conservation Area dominated by parking, causing some damage to the area's character and appearance. More generally, the loss of front boundary walls to provide forecourt parking is harmful.

14.9 Boundary Treatments

Considerable sections of boundary treatments throughout the Conservation Area have been lost, particularly to the front of terraced properties along Newmarket Street and Knighton Road. This has resulted in the incremental fragmentation of the streetscene and lack of definition between public and private realms. In certain cases, this has resulted in a neglected and untidy condition of these spaces. Disjointed, incomplete or mismatching boundary treatments elsewhere are also detrimental to the integrity and quality of the local townscape.

- 14.10 The loss of planting in front gardens, many of which are now used for bin storage, is also unfortunate, as these tend to be poorly maintained and subject to occasional dumping, detrimental to the streetscape and quality of the Conservation Area.



Missing sections front boundaries along Newmarket Street contribute to the visual fragmentation of the local townscape.

14.11 Vacant Buildings

The Grove, a Grade II listed 18th century farmhouse within Knighton Hall estate has been underused for a considerable number of years. Since 2008 it has been included on the Local Heritage at Risk register. Due to long-term neglect and lack of maintenance it now suffers from structural deterioration and progressive decay. A major issue with this heritage asset is the lack of independent access; the property can currently only be accessed from the curtilage of College Court.

15 Neutral Areas

- 15.1 There are some areas of more modern development that have a broadly neutral impact on the historic form of the Conservation Area. These include the relatively recent terraced developments at numbers 27-33 and 52-58 Newmarket Street, or the Knighton Victoria Bowls Club off the south-west corner of the arboretum.

16 Capacity for Change

- 16.1 The capacity for new development within the Conservation Area is relatively modest, there are no sites identified with redevelopment potential. Change must not come at the expense of degrading the character and scale that makes the area special, and alterations to properties need to be sympathetic to their context. In particular, the existing green amenities and open spaces within the area should be preserved, as of historic and ecological merit.
- 16.2 Any new development should aim to preserve or enhance the character and streetscene of the locality, be compatible with the existing building stock and the local townscape.

17 Additional Planning Controls

- 17.1 Beyond the restrictions deriving from the Conservation Area status, the area not currently subject to additional planning controls. The Council is proposing to introduce a comprehensive Article 4 Direction for the whole area to remove permitted development rights. This would mean most works affecting the external appearance of properties within the Conservation Area would now require planning permission.
- 17.2 More information on the proposed Article 4 Direction is provided in the Knighton Village Conservation Management Plan

18 Conservation Area Boundary

- 18.1 The 2024 review was the first review since the conservation area was designated in 1975. Notwithstanding the initial proposal to remove the front gardens of the houses on Church Lane from the conservation area, following-on from the public consultation, it was decided to keep this run of hedges and trees within the conservation area for their role in defining the character of Church Lane. A minor boundary change is proposed at no.11 to ensure no buildings are within this part of the boundary.
- 18.2 Despite the previous omission of the 20th century group of vernacular revival properties immediately west of the current boundary of the Conservation Area, in particular those on Gilliver Street, Chapel Lane and bottom of Craighill Road, these are considered to be of sufficient architectural merit, historic value and group significance to warrant their inclusion into the area's boundaries.
- 18.3 The Edwardian era houses on the north side of Knighton Road are proposed for inclusion as it is felt that they are of a similar quality and form a strong group with those on the southern side; this includes 185 Ratcliffe Road which forms part of the group and is of historic interest.
- 18.4 A comprehensive summary of all changes made to the boundary can be found in Appendix 2.

19 Local Consultation

- 19.1 Public consultation took place on the draft version of this Character Appraisal in January and February 2024. Letters were sent to all addresses within the expanded conservation area boundary, site notices were put up and a consultation event took place at the Knighton Victoria Bowls Club. Residents and interested parties were invited to make comment through the City Councils consultation portal.
- 19.2 A summary of the comments raised can be found in Appendix 4. The points raised were considered and, where appropriate, amendments were made to the Character Appraisal and Management Plan.

20 Management Proposals

- 20.1 A separate Conservation Areas Management Plan has been produced. This management plan sets-out proposals and actions to preserve and enhance the special character of the conservation area.

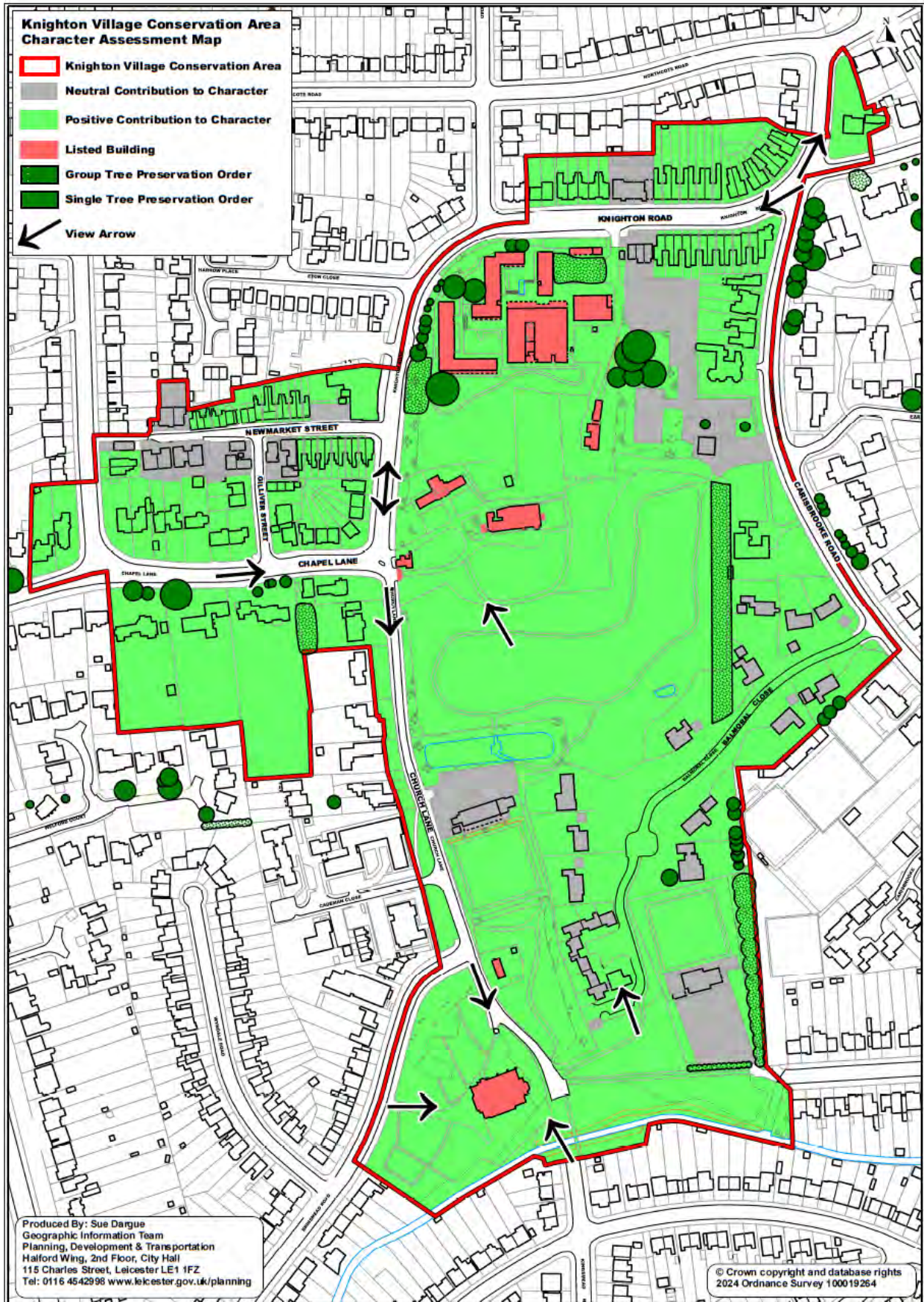
21 Contacts

- 21.1 For further information on this, or other, conservation areas you can contact the Council's Building Conservation Officers by phone, letter, or e-mail at the following addresses:

Conservation Team
Planning Department
City Hall
115 Charles Street
Leicester
LE1 1FZ
P: 0116 454 1000
E: planning@leicester.gov.uk

Information on all the conservation areas within Leicester is available on the Council's website:
www.leicester.gov.uk

Appendix 1: Character Map



Appendix 2: Boundary Review

<p>Area of Proposed Change: Church Lane</p> <p>Issue: Front gardens of modern properties (and one instance of a portion of a modern property) along the west site of the street after Bell House are currently included in the Conservation Area. No logical boundary for current boundary.</p> <p>Consideration Inclusion of the curtilages of properties otherwise excluded from the designation is inconsistent with the boundary elsewhere within the Conservation Area; no significant historic features would be removed.</p> <p>Decision: Keep within Conservation Area Initially proposed to remove from conservation area, however following comments made during public consultation it was decided to keep it within the area to emphasise the importance of the greenery either side of Church Lane</p>
<p>Area of Proposed Change: Chapel Lane</p> <p>Issue: Attractive examples of early to mid-20th century dwellings with good use of architectural detailing, omitted from the Conservation Area, when first designated.</p> <p>Consideration Inclusion of these properties into the Knighton Conservation Area would create a more rationalized boundary and improve its western 'gateway'. The dwellings contribute to the character and streetscene of the Conservation Area.</p> <p>Decision: Add to Conservation Area Following public consultation, it was decided this area should be added to the conservation area as per initial recommendation.</p>
<p>Area of Proposed Change Gilliver Street</p> <p>Issue A pair of 20th century vernacular revival dwellinghouses, located at Gilliver Street. Excluded from the Conservation Area, when first designated.</p> <p>Consideration Inclusion of these properties into the Conservation Area would create a more rationalized boundary and improve its western 'gateway'. The dwellings are located within the core of the</p>

'old village core'. The dwellings contribute to the character and streetscene of the Conservation Area.

Decision: Add to Conservation Area

Following public consultation, it was decided this area should be added to the conservation area as per initial recommendation.

Area of Proposed Change

Craighill Road

Issue

A pair of c.1920 dwellings marking the entry onto the Newmarket Walk, an extension to Newmarket Street forming the 'spine' of the Conservation Area's old village core. Of good architectural merit, with most original architectural features still intact. Garage at 56 included for completeness.

Consideration

Its inclusion would constitute an improvement to the rationalization of the local boundary (inclusion of all plots along Newmarket Walk and Newmarket Street). definition of the west entry point onto the Conservation Area, and(lane) and possibly the lost historic route through the Knighton Hall estate

Decision: Add to Conservation Area

Following public consultation, it was decided this area should be added to the conservation area as per initial recommendation.

Area of proposed change

Knighton Road, 131-177

Issue

A row of Edwardian suburban houses many with interesting detailing and which form a group with 98-120 on the southern side of the road

Consideration

Inclusion would capture the full character of this section of Knighton Road with high-quality houses designed by local architects as an extension of the village and developed as part of the disposal of the Knighton Hall estate

Decision: Add to Conservation Area

Following public consultation, it was decided this area should be added to the conservation area as per initial recommendation.

Area of Proposed Change

Ratcliffe Road

Issue

A standalone house at the corner of Knighton Road and terminates views looking east. House is attractive with arts and crafts detailing and good use of traditional materials.

Historic maps indicate a property in this location pre-Twentieth Century. Historically addressed Knighton Road

Consideration

Inclusion of this property would bring a historically interesting building, which makes a visual contribution to the character of the area into the conservation area

Decision: Add to Conservation Area

Following public consultation, it was decided this area should be added to the conservation area as per initial recommendation.

Area of proposed change

Land south of Washbrook

Issue

An elongated trapezium of land which forms part of the southern bank of the Washbrook which is in public ownership

Consideration

This parcel of land has a strong visual link with the open and green area to the north and feels the natural boundary.

The current brook alignment is not historic and was not historically a boundary.

Extending this element allows the whole footbridge to be brought within the conservation area

Decision: Add to Conservation Area

Following public consultation, it was decided this area should be added to the conservation area as per initial recommendation.

Appendix 3: Glossary of Architectural Terms

ashlar	Smooth-faced masonry blocks laid horizontally
bargeboard	A timber board fixed at projecting gable ends of roof, usually carved
bellcote	A turret or framework on a roof built to hang bells
canted bay	A bay window with angled sides
corbel	A weight-carrying bracket projecting from a wall, e.g. under a balcony
cornice	Horizontal projecting section at the top of a building or wall
fanlight	A window over a door
finial	A formal ornament at the apex of a gable or spire
hood mould	Projecting moulding over an arch or lintel
lancet	A slender, pointed window
lychgate	A roofed gateway into a churchyard
moulding	ornament of continuous section
niche	A shallow recess, especially one in a wall to display a statue or other ornament
nogging	Decorative use of brickwork as an infill panel
pediment	A low-pitched gable shape over a door or window
pilaster	Rectangular element of vertical masonry which projects slightly from the wall; resembles a flat column
portico	A structure consisting of a roof supported by columns at regular intervals
quatrefoil	An ornamental design of four rounded lobes, used typically in architectural tracery
roughcast	External render with a rough or irregular finish
round arch	A semi-circular arch
rustication	stylistic carving of stone to give a quasi-natural rustic appearance
segmental arch	A very shallow arch; a segment of a round arch
spandrel panel	The section of wall between two windows, typically on a 2-storey bay window
stringcourse	A continuous decorative horizontal band projecting from a wall and usually moulded
Swithland slate	A rough-finished thick slate of purple or blue hue, often laid in multiple sizes. Quarried in the Charnwood forest
tracery	Ornamental stone or metal openwork in a window opening
trefoil	An ornamental design of three rounded lobes, used typically in architectural tracery
vermiculation	a decorative pattern in stonework which resembles holes made by worms

Appendix 4: Summary of points raised in Public Consultation

Comment	Response
The picture within 9.6 shows houses incorrectly numbered	Error noted, document amended
9.14 "...slender metal glazing bars with leaded details adds character to the property." There is posted a planning notice to replace these windows on an adjacent lamp post.	Wording clarified to refer only to front elevation as per original intention
Wall at rear of 23 Gilliver street is in poor condition	Noted. Will investigate outside this process
Home farm was modernised rather than rebuilt	Not believed to be the case. Text will remain unaltered.
Historic brick wall along Knighton Road is in a poor state	Noted. Will investigate outside this process
UPVC windows are criticised but are thermally better than original windows and more cost-effective.	It is possible to achieve thermal improvements in more historically sensitive manner. No changes proposed
Nobody should be expected to undo possibly harmful changes already made to properties because of changed guidance	Guidance only relates to new development and cannot be applied retrospectively. No changes proposed
Institutions like the pub should be supported as local venues but should not become city wide venues with associated noise and traffic issues.	Noted, but beyond the remit of this guidance
The levels of traffic on Chapel Lane and Knighton Road is increasing and detrimental to the character of the area.	Noted – will pass comments on to colleagues in relevant team
Church Lane is used as a ‘rat run’ and could be calmed with physical measures. The junction with Chapel Lane is dangerous.	Noted – will pass comments on to colleagues in relevant team
Public Land at Church Green opposite Balmoral Close is poorly maintained. Who will maintain the revised boundaries? Clarification sought on what is public and private land in the area.	Noted – will pass comments on to colleagues in relevant team. New boundaries won’t increase maintenance requirements.
Support for boundary extension, but frustration expressed at lack of architectural	Noted.

conservation in wider area including Stoneygate	
CA not necessary and idea not supported. Heritage restrictions will inhibit the ability to thermally insulate properties which would in turn drive away homeowners and promote HMOs and Students.	Thermal insulation is supported provided it is done in a historically sensitive manner. Unclear why this would mean an increase in HMOs which can be controlled through other legislation where necessary.
Concerns expressed at removal of hedgerow from Church Lane as this is very much part of the character of the street. Also CA could be used to drive enhancement of front boundaries.	Noted. On review, this concern is shared and the boundary will no longer be significantly revised on Church Lane.
Boundary extension agreed with but should be extended further along Carisbrooke Road to Knighton Church Road. The row of 'Bottle Houses' are of particular interest and should be included in Stoneygate CA if not Knighton Village	Unclear which houses are the Bottle Houses. The southern end of Carisbrooke Road was not considered to form part of the historic village but may be considered differently in the future.
Policing CA may become difficult with budget cuts, additional publicity to residents recommended.	Noted.
Article 4 Direction is vital and should be enforced.	Noted
Boundary should be extended to the south and include gardens south of the brook. Brook should be protected as it's one of the main reasons behind the conservation area.	There is not heritage significance to these gardens and as such it would not be justifiable to include within the Conservation Area.
College Court is out of place and gets too much praise.	The buildings are grade II listed and within the historic demise of Knighton Hall. Level of refence is considered appropriate`
No mention of Arboretum building in car park	Mention is already made, but will be made clearer along with mention of the new houses adjacent to Herrick House
Boundary should extend North to Clarendon Park to give a broader selection of 19 th Century house styles.	Disagree as Clarendon Park is a different character area.
Agree the area should be protected as there has been recent significant loss of character in Leicester.	Noted.
Idea of conservation areas is welcomed however management and enforcement are	Noted, but disagree with comment that other areas are been neglected. All

needed. This has not always happened and areas such as Belgrave Hall and Loughborough Road have been overlooked and have declined.	conservation areas are monitored and enforcement action pursued where necessary.
Boundary extensions seem logical and are welcomed.	Noted
Character appraisal is detailed and informative.	Noted
Management plan is comprehensive, but reference should be made in G16 to the need for permission to be sought for tree removal within at CA.	Point noted, Management Plan to be updated to include specific advice on what works to trees need consent
Class B (roof extensions) should be included within the article 4 direction for consistency	Dormer windows are automatically excluded from permitted development regulations in conservation areas
Knighton Village is a special area and vigilance is needed to ensure its character is preserved.	Noted.
Scrap the Article 4 Direction.	Noted.
<ul style="list-style-type: none"> • P23 – terrace shows odds not evens • P49 – captions are wrong was round • P55 – typo Knighton Rd (not Knight Rd) 	Comments noted; appraisal will be amended accordingly
p.27 of Appraisal (May '23) refers to 48 Chapel Lane but this address does not exist – its 211 Knighton Road	Comments noted; appraisal will be amended accordingly