



Evington Village Conservation Area Character Appraisal

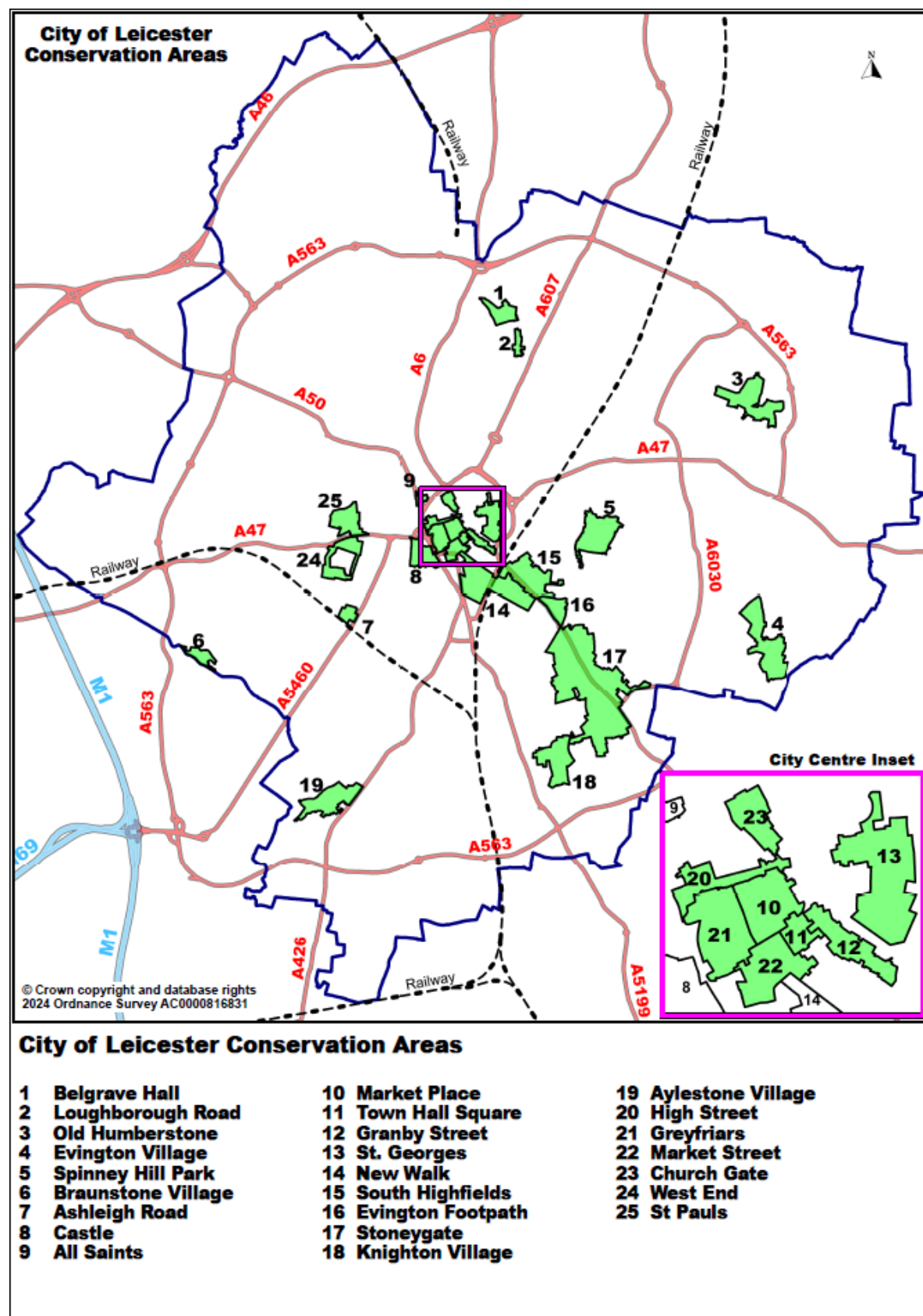
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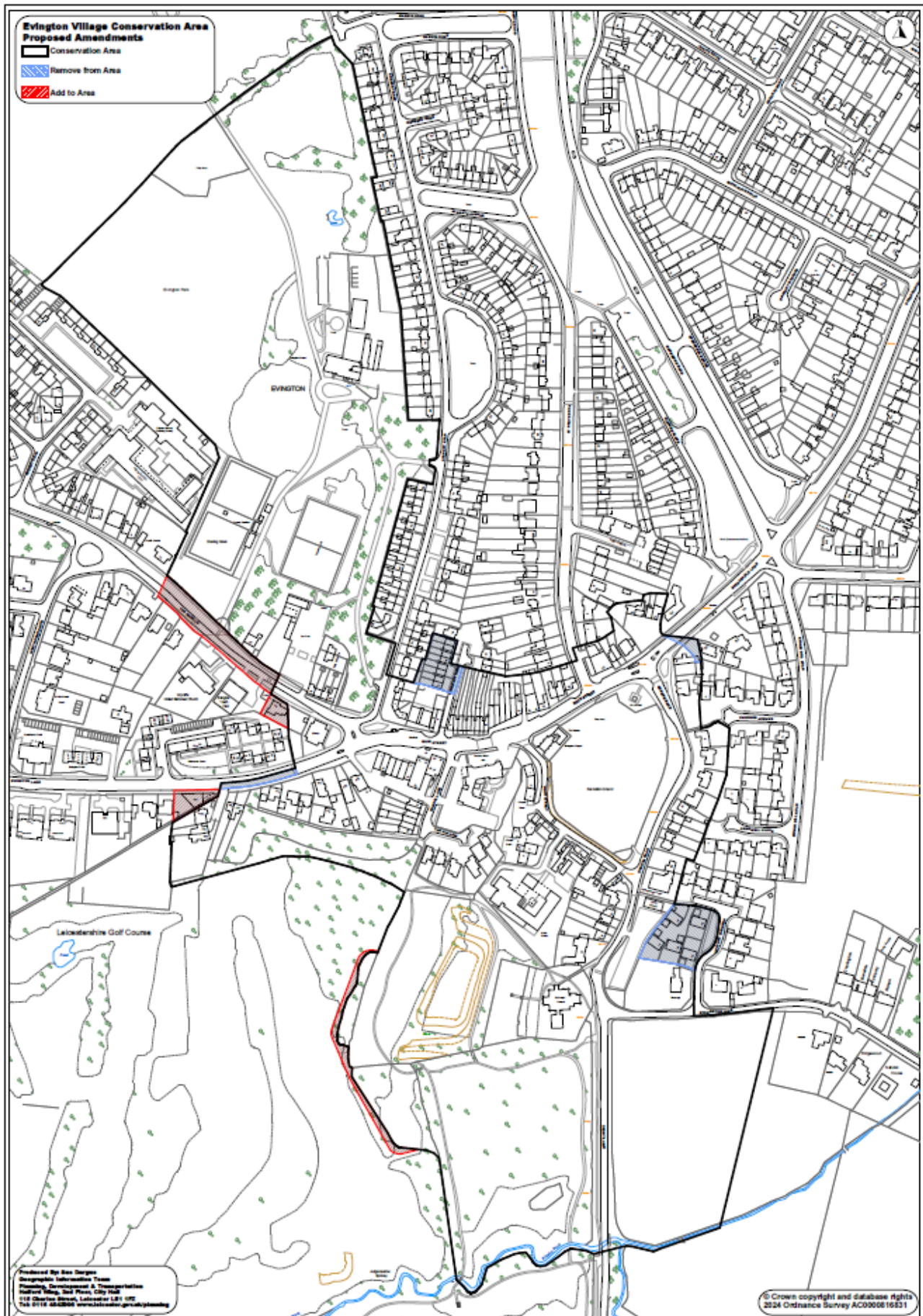
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City of Leicester Conservation Areas



Map of the Evington Village Conservation Area



1 Introduction

- 1.1 This character appraisal defines the special character of the Evington Village Conservation Area and sets out how it can be preserved or enhanced.
- 1.2 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. 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, with the most recent designated in 2022. 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 Evington is one of six former villages incorporated into the City of Leicester administrative boundary between 1892 and 1935 which have since been granted conservation area status.
- 3.2 The Evington Village Conservation Area was first designated in November 1989 and encompasses the core of the historic Village of Evington along with Evington House and its former gardens, now incorporated into Evington Park to the north, and the Piggy's Hollow Scheduled Monument to the south along with parts of the arboretum and open fields.
- 3.3 It is proposed to amend the boundary of the Conservation Area to reflect development which has taken place since 1989 and following a re-evaluation of the character of the wider area.

4 Planning Policy Framework

- 4.1 Conservation Areas were introduced in 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.

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- 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.
- 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.
- 4.5 Further guidance on the use of the NPPF is provided in the National Planning Practice Guidance and in guidance published by Historic England. It requires the significance of heritage assets – both 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.
- 4.6 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.

5 Summary of Special Interest

- The street pattern and building forms of the historic core of the ancient settlement of Evington;
- Historic buildings within the Conservation Area;
- Medieval church of St Denys and its graveyard;
- The moated medieval site and open fields sloping down to the Evington Brook;
- Evington House and its surrounding park;
- The village green;
- Mature trees and greenery;
- Rural setting to the south and views to open countryside beyond.

6 Location and Setting

- 6.1 The Conservation Area is located 4.2 kilometres (2.5 miles) south-east of Leicester city centre. It is set on a plateau about 100m above sea level, which is roughly 40 metres higher than the city centre making it one of the highest points in the city. The geological reason for settlement here is probably the existence of sand and gravel patches overlying the mudstone and siltstones, lower Lias clays and limestones which predominate in East Leicestershire. These would have provided a drier and better drained site than that available in the valley of the Evington Brook to the south. This elevated hilltop position of the village is clear when seen from the west and south.
- 6.2 The Conservation Area is about 27 hectares in size, stretching from Evington Park in the north to the Evington Brook in the south. It centres on the old village core, identified by the relatively tight development enclosing the Recreational Grounds. It also encloses a substantial part of the parkland associated with Evington House, and the open green areas to both sides of the Shady Lane. Although of limited size, the area is defined by a mixture of different land uses, architectural styles and character areas.
- 6.3 The Grade II listed Evington Hall is located off Spencefield Lane approximately 1 kilometre to the north of the Village Green and is a significant building with historic associations with the village. Given the distance between the hall and village and extensive suburban redevelopment in between, it is not included within the Conservation Area.

7 Historic Development

- 7.1 The origins of the settlement known as Evington are not fully known, but evidence of human activity in the area can be dated to prehistoric times. Archaeological finds in the area include Bronze Age flints, a barbed arrowhead and 'thumbnail' scrapers and a variety of brass items.
- 7.2 In the Roman period, an important road to Colchester, Gartree Road, possibly constructed by the Roman army as a supply route in the 1st century AD, is thought to have run immediately south of the area of today's Evington. Concentrated archaeological finds from the period suggest the existence of a Roman Villa within the settlement.¹ These finds seem to terminate around 400AD.
- 7.3 Mentioned in the Domesday survey of 1086, the area was defined as 'Avintone'. The 'ington' ending is thought to derive from pre-10th century Saxon period, when Evington would have translated as the settlement of Aefa's people. The parish covered an area from Mere Road in the west to Thurnby Brook in the east, Uppingham Road in the north and Gartree Road in the south. The unusual intensification centred on the south-east corner of the parish was dictated by favourable geological factors on site, the sand and gravel patches in what was predominantly a mudstone area.² The number of residents is believed to have exceeded 155 at the time.³ A primary manor together with a smaller, secondary manor on site were documented at the time.
- 7.4 The most noteworthy archaeological site within the area is the medieval moated site, known as Piggy's Hollow⁴, which is protected as a Scheduled Monument. It is located towards the south-west of the Conservation Area, immediately west from the Church of St Denys. It is one of the best surviving examples of this type of development in Leicestershire. The central, rectangular platform on site is associated with the remains of a medieval manor house, surrounded by a sizeable fishpond and an encircling moat, 3 m deep and 20m wide. The latter was fed by a small stream which rose near a spring known as Pinkwell⁵ or 'Spring of the Finches' to the immediate north. Historically, it was associated with additional fishponds to the west and one to the south, the latter since lost to landscaping associated with the adjoining golf course. The complex is believed to have played both a defensive role and acted as a large-scale status display.

¹ Liddle, P. (1982) Digging up the Past – Evington. *Evington Echo*. Available at: <<http://www.evingtonecho.uk/digging-up-the-past-evington/>>

² Wiltshire, J. (1983) Old Evington. p.4. Available through: <<http://www.andrewwilshire.com/jeow/>>

³ Ibid., p.4

⁴ The area's name is thought to have come from a local farmer who kept pigs in the hollow.

⁵ Rattue, J. (1983) An Inventory of Ancient, Holy and Healing Wells in Leicestershire, Leicestershire Archaeological and Historical Society, Vol LXVII.

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- 7.5 Documentary evidence indicates that the site was first constructed by John de Grey, or his son Henry, in the 13th or 14th century. Previously in the hands of the Dukes of Lancaster the De Grey family was granted the location in 1239 as sub-tenants. In addition to the manor house and associated gardens. Documents suggest a number of auxiliary structures, including a kitchen, stables, a chapel and a barn. Some roof slates, worked stone, and mortar associated with these developments were discovered in the 1970s. To the south, there is a large dam crossing the valley of the Evington Brook, which may mark the site of the manorial water-mill, specifically mentioned in the property description dated to 1308.
- 7.6 The medieval manor house was built in close proximity to the local Church of St Denys. The church, dedicated in 1219, is the oldest surviving building in the village, which seems to have replaced an earlier timber structure⁶, the latter built possibly as early as the 10th or 11th century. In the 12th century the building was gifted by Ernald de Bosco and Jorden de Humet to Leicester Abbey.
- 7.7 The close association of an ecclesiastical centre and a manor house was common at the time, a period when most churches were constructed by the lord of the manor with the intention to sit alongside the rest of the manorial complex⁷.
- 7.8 An associated village settlement to the north of the manor house, on the drier and relatively flat land above the valley, is highly likely to have existed at the time. There is some evidence of medieval development on Main Street⁸, while the golf course immediately to the west of the Conservation Area features evidence of a ridge and furrow system, an important feature of Midlands farming practices of the period. Moreover, there is physical evidence suggesting yet another contemporary moat located in the area, seemingly less significant in scale, quality and overall status.
- 7.9 Although Evington Park has not been comprehensively surveyed, there is the possibility of a Roman cemetery on site, particularly based on evidence of Roman settlements along the nearby Gartree Road. Due to the lack of major soil disturbance throughout, any archaeology underneath may be well preserved. What is certain is that the land on which Evington House now stands was given to Hugh de Grandmesnil after the Norman Conquest, who used the area as a deer park. This exclusive hunting reserve provided a great status symbol but also a sound economic source of meat and timber. Until the 18th century, the land was owned or leased by a variety of Royal Privies, including John of Gaunt, Simon de Montfort and the Dukes of Devonshire.

⁶ Liddle, P. (1983) A Guide to 20 Archaeological Sites in Leicestershire. Leics. Museums, Art, Galleries and Records Service.

⁷ Liddle, P. (1983) A Guide to 20 Archaeological Sites in Leicestershire. Leics. Museums, Art, Galleries and Records Service.

⁸ University of Leicester. (nd) Archaeological Services Report 99/122

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- 7.10 Up to the 17th century, the population fluctuated dramatically, suffering a decline from an estimated 75 families in 1308 to 31 in 1563, rising to 46 in 1670.⁹ Throughout the period, the majority of land within the area was owned continuously by the lord of the manor.¹⁰ The economy was dependant on mixed farming practices. After 1627, when 1,600 out of 1,950 acres of land were enclosed, farming per se was restricted to the immediate south and west of St Denys Church. By the end of the century, the village seems to have comprised only of a sparsely scattered buildings on Church Road and High Street. Evington began to expand only a century later, simultaneously to an influx of families into the parish.
- 7.11 The early 18th century saw an unprecedented period of house building in Evington, however only a few examples survive to the present day. These include 5-7 High Street (dated 1718 and Grade II Listed), 58-60 Main Street (dated 1720) and 'Claremont' on 2 Church Road. The first reference to the developing hosiery industry appeared around the same time, with first mention of framework-knitters in 1701 and a stockinger in 1704. Although some small-scale framework-knitting continued into the next century, the activity never provided significant economic activity within the area.
- 7.12 In 1735 the estate was purchased by Dr. James Sherrard of Bushby, a renowned botanist and physician. After his death two years later, the estate was divided equally between his five nieces. The estate passed down through this family to Anna Edwyn who married Andrew Burnaby in 1770.



A view of High Street in the 1950s. The thatched cottages on the left survive in part and are now grade II listed. The large building on the right is 'The Lawns' which was demolished in the 1960s. Other points of note are the tall cedar trees and the village green with a much lower hedge.

⁹ Wiltshire, J. (1983) Old Evington. pp. 10-19.

¹⁰ McKinley

- 7.13 The early to mid-19th century was characterized by relatively sparse, yet significant residential and ecclesiastical developments within the village. 'The Lawns', which stood on the corner of Main Street and High Street was constructed in 1811. One of the most prominent buildings in the area, the Cedars, followed in the 1836, built as an upper-class residence in the popular neo-classical style typical of the period. Its first known occupants were the three sisters Ann, Mary and Cleopatra of Reverend William Burton Moore, the Vicar of St Deny's Church between 1846 and 1893.¹¹ Between 1897 and 1905, it was home to the locally renowned novelist E. Phillips Oppenheim, who wrote and published over 160 mystery novels and short stories. It was transformed into a hotel and a public house in 1938, which remains its current use.



Evington Chapel and its Manse in 1957 before the road widening led to the demolition of the latter.

- 7.14 Evington House was built in 1836 as a retirement home for John Burnaby and his wife, Miss Anne Fowke of Lowesby Hall. He died in 1852 and was buried in the local churchyard of St Denys, while his wife continued to occupy the house until 1888. The Burnaby family was responsible for the construction of Burnaby Cottages, at Nos 54-60 The Common, as well as dwellings to their immediate rear, Nos 1-2 Park Cottages. After Anne's death, the estate was let on a succession of short leases.

¹¹ Rudd, B. G. (2014) The Cedars Public House and Restaurant, Main Street, Evington and its Former Residents. Evington <http://www.evingtonecho.co.uk/the-cedars-public-house-and-restaurant-main-street-evington-and-its-former-residents/>

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- 7.15 In 1902 Evington House was purchased by John Dearden of Dorset. During the First World War it was used as an auxiliary hospital, in 1919 sold for £6,000 to Frank Pochin, a prolific Leicester manufacturer. In 1931 the house was sold again, this time to the renowned local architect Tom Trevor Sawday, the son-in-law of Arthur Wakerley. During the Second World War Evington House became the headquarters of the Evington Home Guard Platoon. In 1940 Evington House was nearly hit by a stray bomb, that instead hit one of the cricket pitches within Evington Park.
- 7.16 The eye-catching Baptist Chapel on High Street was built in 1837, on a site previously occupied by cottages and associated outbuildings, demolished to make way for the chapel. The institution's origins can be traced to a loft over the stables at 'The Lawns', established around 1810 as a "small but commodious place of worship".¹² Two years after the erection of the chapel, a new vicarage for the Church of St Denys was built to the designs of County Architect William Parsons.
- 7.17 Shady Lane was created in about 1850 to divert traffic away from Stoughton Grange, a large country house to the east of the village that has since been demolished. However, it was only paved in the second half of the 20th century.
- 7.18 The early part of the century also saw several prosperous glaziers, and a range of new professions formally documented for the first time in Evington, including tailors, carpenters, a shoemaker and a blacksmith. Despite the above, Evington remained predominantly agricultural well into the 19th century.¹³
- 7.19 Despite these developments, in 1881 the population of Evington numbered merely around 450 people. In the 1870s, there were no hard-paved roads in the area, but simply little more than muddy tracks.¹⁴ In 1892, the northern part of the parish, separate from the village was incorporated into the expanding Borough of Leicester as part of the North Evington development by local architect Arthur Wakerley.
- 7.20 More substantial development took place only from the late 19th onwards when the land to the west was first developed. The number of farm workers declined rapidly, a result of the reduction of the agricultural activity in the area. Yet, the old village core that today constitutes the Conservation Area was more gradually altered.
- 7.21 The first decade of the 20th century saw major house building focused along Evington Lane. After relatively meagre changes around the turn of the century, by 1915 two terraces of houses immediately north of the Cedars on Main Street and south-west on School Lane were constructed, the latter complimented by a series of detached residential properties to the immediate west.

¹² Wiltshire, J. (1983) Old Evington. P.38

¹³ Rudd

¹⁴ Wiltshire, J. (1983) Old Evington. P.35

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- 7.22 The construction of the Village Hall in 1912 on Church Lane was funded by local residents with some help from John E. Faire, of Faire Brothers Ltd., manufacturers of elastic web and small wares to the shoe trade, as well as a major employer in the wider area.¹⁵ He is also credited with gifting a sizeable portion of land in the centre of the village (King's Orchard) in 1919, facilitating the creation of the recreation ground. According to his wishes, it was the original location of the Memorial to the fallen of WWI, presumably moved to its current location on the corner of Church Road and Main Street when the Corporation assumed control of the grounds in 1937.¹⁶
- 7.23 Despite these changes, it was not until the 1930s that intensive building really affected the character of the area. Indeed, Evington was described as recently as the 1920s as a "small and secluded village".¹⁷ New development until this point was predominantly limited to the area north of The Common and the east side of Church Road.
- 7.24 In 1930, the first houses were built on Spencefield Lane, then still a pathless country road. They were the first examples of large-scale state planned housing for the area from the 1915 onwards, delayed due to the war-effort. Simultaneously, 35 new properties between the golf course and the Hillcrest estate were also envisioned.

¹⁵ Ibid., p.43

¹⁶ Wiltshire, J. (1983) Old Evington. P.44

¹⁷ Wiltshire, J. (1983) Old Evington. P.3

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The changing face of the village 2-6 Main Street circa 1910 shows traditional cottages at the end of the street.



The same view circa 1955, the cottages have been replaced by a vehicular garage and petrol pumps. The garage would be redeveloped for the current flats in the early 00's.

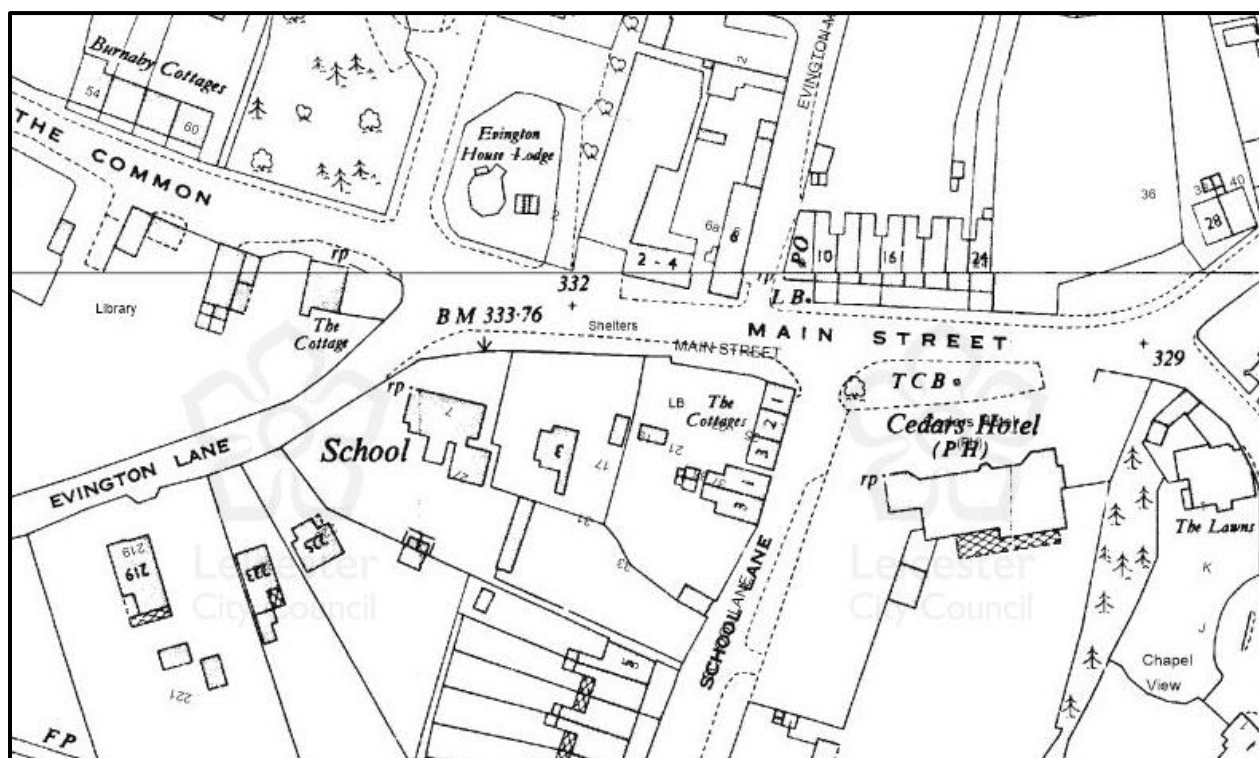
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- 7.25 In 1936 the former parish of Evington was dissolved, and most of the land was transferred to the newly endowed City of Leicester. Two parts of the former parish to the South and East were transferred to the adjacent Oadby and Stoughton Parishes.
- 7.26 Evington House and its grounds were purchased from the Sawday family by the Leicester Corporation in June 1947. The grounds were opened to the public as a public park at Whitsun the following year, with the original house being kept for local authority purposes.
- 7.27 Worth noting is that during WWII, the area of the Arboretum along Shady Lane, just outside of the current boundary of the Conservation Area, was used as the prisoner of war camp. Initially constructed as an American base, it housed Italian and German prisoners from 1944 onwards¹⁸. Despite the end of the war in 1945, some prisoners were housed here until 1948.
- 7.28 Post-war, expansion and development of the area continued. Houses on Evington Lane, St Denys Road, Cordery Road and Spencefield Lane were all built in the early 1950s. Around that time, the last remaining timber-framed and thatched cottages on Main Street were demolished to accommodate the expansion of Errington's Garage, while the Cordery Road Cottages replaced the Evington House Lodge on The Common¹⁹.

¹⁸ Sherriff, B. (2014) Shady Lane POW Camp. Evington Echo. Available at: <<http://www.evingtonecho.co.uk/shady-lane-pow-camp/>>

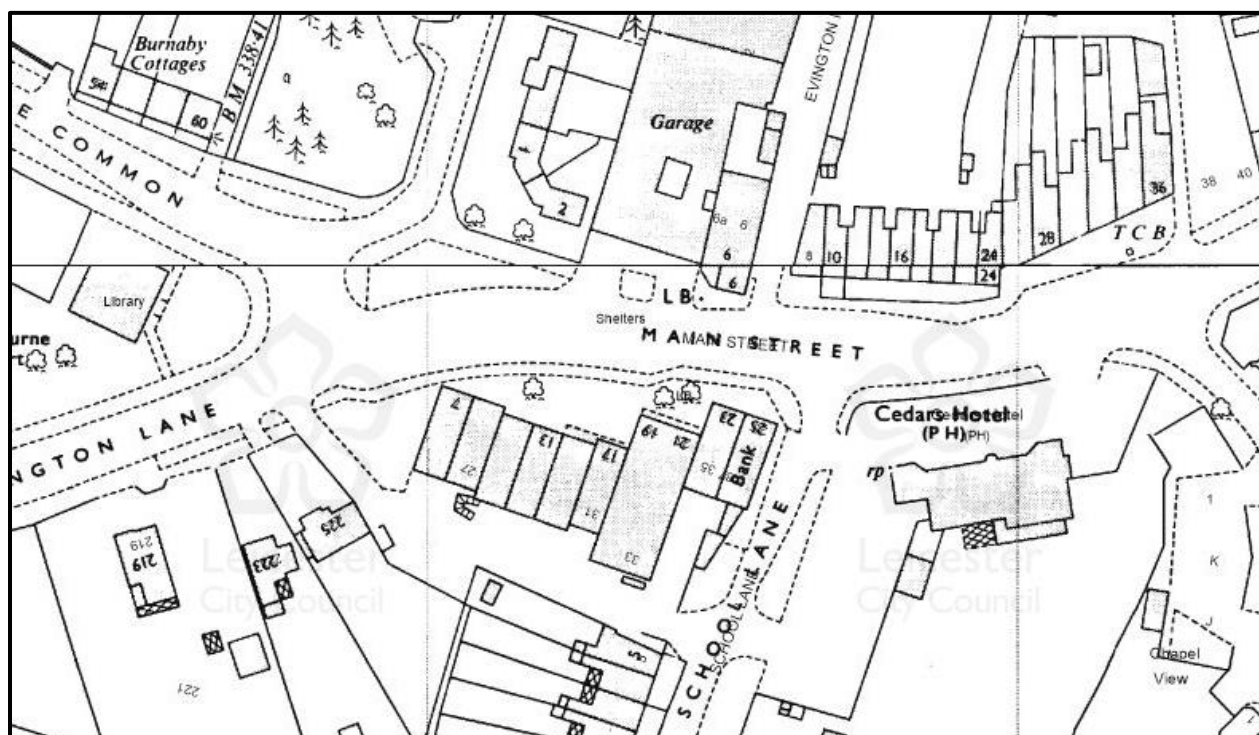
¹⁹ A photograph can be seen in the entrance hall of Evington House.

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OS Map from 1953 – This shows the western part of the village core before most 20th century developments.

The School, Hall Lodge and 'The Lawns' are all still identifiable along with cottages on School Lane.



OS Map from 1969/70 – The same area in 1970 shows the impact of the road widening and commercial redevelopment of the village core

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- 7.29 By 1953, Puck Lane was renamed Evington Lane, unifying this particular stretch of road with its extension to the west. The former name was of significance, with its etymology suggesting a local medieval belief that a goblin lived there.
- 7.30 In the post war era, private motor vehicles became more affordable to the general population and formerly inaccessible villages like Evington experienced a significance increase in pressure from new housing, highway widening and new commercial development.



View west along Main Street in the early C20 before road widening. The traditional thatched cottages on the right stood opposite the War Memorial.

- 7.31 In 1964, Main Street and Evington Lane were widened and re-aligned. The small village school (1858-9) and the Manse for the Baptist Chapel were demolished, as was the turn of the century property at the junction of Evington Lane and The Common (known locally as 'the house on the Common'). A shopping parade, an extension to the Chapel and a library were constructed shortly afterwards.
- 7.32 In 1966, one of the most distinctive 18th century buildings, The Lawns, was demolished to accommodate the extension of the adjacent garage, despite a last-minute conservation order for the site.²⁰ The Elms on Church Road, Evington village's last farm, was demolished soon afterwards.
- 7.33 By 1970, more infill development appeared along Main Street. The Evington Arboretum on the Gartree Road / Shady Lane site was established by Leicester City Council the same year, as the city's contribution to the European Conservation Year. By the mid-1980s more infill residential accommodation was erected along Church Road, High Street and School Lane, including Arbor House on High Street, Nos. 8-14 Church Road (on the site of former Elms Farm) and the row of dwelling houses on The Hollow.

²⁰ Wiltshire, J. (1983) Old Evington, p.53.

- 7.34 The former vicarage to St Denys was demolished in 1975, and replaced with a smaller, less-distinctive structure, the gardens were developed for housing (Rectory Gardens). The last noteworthy demolition of the era took place in 1988, when Church Cottage immediately north of St Denys was lost. These developments were part of the substantial urbanisation of the village and provided the main impetus for its designation as a Conservation Area in November 1989, to prevent further loss.
- 7.35 Further infill development followed in the late 20th and into the 21st century, primarily on land to the rear of main thoroughfares and along subsidiary side streets, with a major impact on Evington Mews, top of High Street and Evington Lane/Main Street.
- 7.36 As a part of a comprehensive city-wide project centred on the former villages that have since been granted a conservation area status, banners and heritage panels were installed throughout the area in early 2016. Conjoined with the conservation area plaques, they have improved the legibility of the area as a designated asset of significant historic value.

8 Prevailing and former uses

- 8.1 Until the early twentieth century Evington had derived its existence primarily from agricultural activity.²¹ Since the local enclosure of the 1620s, this was predominantly limited to grazing, often carried out on a joined basis, through small-scale collectives. Little strip farming and growth was limited to land adjacent the Church of St Denys.
- 8.2 Some documentary evidence does indicate Evington's connection to the broader growth towards industrial activity by the early 18th century. Few notable families were involved in framework knitting since the first decade of the century. In 1846, the first trade directory dedicated exclusively to Evington indicates the growing variety of professions in the area.
- 8.3 From the late 19th century onwards, the area was gradually transformed into a predominantly residential suburb, as it still remains today. This predominant use is supported by a series of commercial properties along the Main Street.
- 8.4 Additionally, the Cedars is continuously used as the main public house of the area since its conversion in 1938, while the Evington Chapel together with Church of St Denys remain as places of worship.
- 8.5 Evington House and its park were run as a large house with managed landscape and attendant service buildings. Some of this character remains in its contemporary use as a municipal park.
- 8.6 The Village forms a local focal point for municipal services with the library and park serving a wider catchment. The Shady Lane Arboretum is a less formal, publicly accessible green space with strong links to the village.

²¹ Evington Heritage Village Available at: <<http://www.evingtonecho.co.uk/1495/>>

9 Architectural Character

- 9.1 The Conservation Area contains a range of buildings dating from the early medieval period to up to the 21st century. While many of the more historic properties have been lost, the area retains a village feel with many new properties taking inspiration from their setting in their design.
- 9.2 The built-up parts of the Conservation Area do not readily form character areas and as such, each street will be considered in turn.
- 9.3 There is no one prevailing building style throughout the area, but instead there is a diverse range of styles reflecting the long history of the settlement and its evolving character. The diversity of building styles is central to the architecture of the area with a number of individually designed buildings of different styles, but which sit comfortably in context of each other and within the wider Conservation Area through sensitive scale design and materials.
- 9.4 **Church Road** is one of the oldest routes within the village and leads from the southern edge of the village into the village core. On the west side, the **Church of St Denys** is the oldest and tallest building in the Conservation Area and retains much of its medieval character. Built in phases between the Late 13th century and 14th Centuries with the spire dating to the 15th century, the chancel, was rebuilt by Goddard in 1867 and is outwardly Victorian, with a steep slate roof and corner buttresses. The East window is accurately reproduced in the decorated gothic style. The later date of the chancel is revealed by the darker yellow stone used in its construction. The 1950s extensions are plain but do not detract from the earlier fabric. The recently built community centre extension to the south, is a successfully modern design – single storey with shallow pitched roof, walls of ashlar stone with a parapet, triple rectangular windows with lancet window tracery. A glazed and timber link to the church.
- 9.4 **77 Church Road** is a large late 20th century dormer bungalow, very much of its time. The pastel painted joinery and mature planting has mellowed and improved the character of the dwelling within the Conservation Area. The house is set back behind a wide front garden with mature planting which softens the streetscene and allow for views of the church from the north.

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- 9.5 **61-67 Church Road** are two pairs of attractive semi-detached interwar villas with two storey bowed windows, hipped roofs with large central chimneys. The houses have an elevated situation, and some have attractive front gardens, greenery and walls surviving, most have windows replaced with uPVC.



Contrasting building styles on Church Road

- 9.6 **59 Church Road** is an infill property dating from the early 21st century. It is a two-storey property built in the Modernist style with white rendered walls, flat roofs and tall floor to ceiling windows. Despite its distinct design, it sits comfortably within the street scene thanks to its appropriate scale and design,
- 9.7 **No. 53 Church Road** is now a single house but was built as a pair of small cottages most likely in the mid-late 19th century. It is a two-storey property with a simple ridged roof with end chimneys and faced in painted brick laid in Flemish bond. A third chimney in the middle of the roof has been removed. The windows and front door all face frontwards to small, enclosed garden. Overall is it a pleasing and characterful village property on a prominent corner.
- 9.8 On the east side, opposite the Church on Stoughton Lane is the current **Vicarage** to the St Denys Church. Dating to the mid-1970s it is a detached two storey dwelling of a modest design typical of its date. It was built in the grounds of the former, much grander vicarage which was demolished around the same time. The rest of the vicarage grounds was developed for housing in the 1970s and 2000s. The current property is largely screened from the conservation area by a mature hedge and high trees, which add to the character of the conservation area.
- 9.9 At the corner of Church Road and High Street is the **Village Hall**, of 1912, a distinctive Arts and Crafts design with a steep hipped roof with a clock dormer under a segmental pediment. The elevation is articulated by brick piers and large timber casement windows. A smaller, possibly later, hip-roofed side wing contains the entrance and office. The building retains original timber windows and doors.

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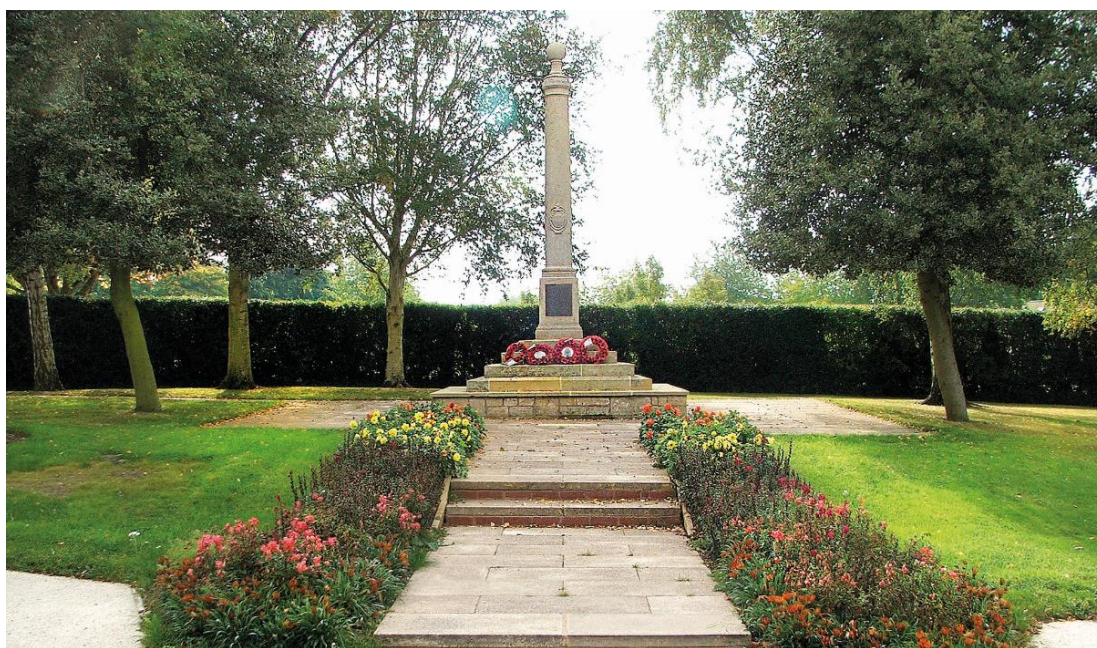
- 9.10 **26 Church Road** which is attached to the Village Hall, is a handsome if a plain inter-war house faced with red bricks laid in Flemish bond. It has steeply pitched gables with clay tile roofs and tall chimneys. It sits within a large mown lawn with clipped hedges and a mature evergreen tree near to garden gate. Its setback and greenery help soften the local streetscene.
- 9.11 **18-24 Church Road** are a distinct group of semi-detached Arts and Crafts style houses with steep gables, red clay tile roofs, large chimneys, and white render. The style of the house sits comfortably in the village setting. The windows have replaced with uPVC units but most retain a reference to former multi-pane windows in line with the cottage aesthetic, painted timber front doors preserve some of the group's character. Some green frontages have been retained.
- 9.12 **16 Church Road** is a detached inter-war brick villa, with a hipped roof and tall chimney, bay window to the ground floor. Patterned brickwork has been used to break down the mass of the building and add corner features. Windows have been replaced with UPVC, but the attractive painted timber front door with segmental painted timber canopy retains much character. Neat mature hedge to the frontage.
- 9.14 **8-14 Church Road** is a group of four detached later 20th century brick houses, built on the site of the former Elms Farm and part of a larger development of housing to the east. Their design is characteristic of their time, but the scale is appropriate to the village context while large neat front gardens with mature trees and shrubs contributes positively to the character of the conservation area.
- 9.15 **2 Church Road, Claremont** is a large detached three bay former farmhouse. Its outward appearance is that of an interwar house with red and blue brickwork set against white paint, but the core of the property is likely to be much older and possibly dates to the 18th century. It has wide and squat timber casement windows to the first floor and timber bay windows to the ground floor. The central door is timber with bullnose glass and a broad leaded canopy above. The property makes a strong positive contribution towards the character and appearance of the conservation area.



2 & 2a Church Road

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- 9.16 To the north, and 'L-shaped' range of 19th century brick outbuildings converted into residential use survives at **2a Church Road**. This single storey range of buildings is a rare survivor of agricultural buildings in the city and retains its characterful chequerboard brickwork and curved wall to Spencefield lane.
- 9.17 **Rectory Gardens** is the name given to the street developed on the site and in the grounds of the former Vicarage to St Denys, which was demolished around 1975. The modern housing is not of a notable quality to include within the Conservation Area, but the bespoke 1970s vicarage has some interest in its design and in its continuation of the use of the site in association with the church. Its gardens to the west help preserve a green aspect to this part of the Conservation Area and play a role in the open setting of St Denys Church to the west.
- 9.18 **Main Street** is the principal east west route through the village and has the majority of commercial activity as well as the village green. The **Evington War Memorial** is on the corner of Church Road and Main Street and was put up in 1920. It has the form of a Tuscan Column with a pedestal of Ancaster stone and was designed by Stockdale Harrison of Leicester. It sits within a small memorial garden and approached by wide and shallow steps. It is a grade II listed building.



Village War Memorial

- 9.19 **62-64 Main Street** is a pair of semi-detached interwar houses with bay windows, white render walls, a steep hipped slate roof with central chimney and ground floor bay windows. The front doors are in the side walls. All windows have been replaced with UPVC. The houses are set up and back from the street and were built in line with the adjacent house.

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- 9.20 **58 Main Street** is one of the oldest properties in the village and is set well back from the public highway screened by shrubs. Currently a single dwelling, it was formerly a semi-detached pair and may have once been a row of cottages. It is a two-storey property with a central ridged roof of Welsh Slate and cream-painted brickwork on the walls. The windows are timber-framed and multi-pane, the ground floor openings have been altered but the first floor appear historic. The date of 1721 is set on a plaque in a central blind window and above a pair of 19th century Gothic arched porches.
- 9.21 **56 Main Street** a handsome detached interwar house with a date of '1936' over the front door. It is faced in red brick and roughcast render and steep front gable and a steep hipped roof of red tiles and tall chimneys. A side extension is sympathetically executed. All windows have been replaced with uPVC, but the painted timber front door retains the character of the house.
- 9.22 **52 & 54 Main Street** is a pair of semi-detached interwar houses. They are largely rendered but with stylistic channelled brickwork around the windows, the roof is a simple ridge with a squat central chimney and concrete tiles. All windows have been replaced in uPVC with a modern uPVC porch to No.54.
- 9.23 **50 Main Street** is a former Co-Operative store and is a typical inter-war Leicester Co-op design: single storey with pale brickwork with a parapet and a steep hipped roof of glazed green tiles. A modern shopfront is fitted within the original painted stone or concrete architrave. The property includes a small side garden with metal railings which enhances the local street scene.
- 9.24 **48 Main Street** is a detached inter-war house with a ridged roof and double-height bay window. It is well-proportioned and has a Welsh slate roof, but original facing brickwork is concealed by modern white render and all windows have been replaced with uPVC. To the front is a low boundary wall with render over dentilled brickwork and traditional blue saddleback coping stones
- 9.25 **44-46 Main Street** is a semi-detached pair of interwar houses with a simple ridged roof, central chimney, double-height bay windows and arched doorways. They retain their original red brickwork laid in Flemish bond as well as Welsh Slate roofs, but the windows and doors have been replaced with UPVC and aluminium. To the front, 46 retains a low brick wall and garden but 44 has been insensitively converted to vehicular hardstanding with bare concrete.
- 9.26 **42 Main Street** dates to the late 19th century and is one of the few buildings on Main Street to pre-date the 20th century and is known to have been used as the post office in the early 20th century. It has simple ridge-roofed design with one surviving end stack. Three first floor windows with stone lintels sit above a modernised ground floor with faux Georgian bow windows. Decorative elements survive in the red brick façade set in Flemish bond, dentilled eaves and keystone features. The central ground floor bay window is thought to be historic, but with a modern glazing.
- 9.27 **38-40 Main Street** is flat roof single-storey building dating to the middle decades of the 20th century. It stands partially on the site of the former pub which was demolished when Main Street was widened. The building lacks any architectural detail.

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- 9.28 **26-36 Main Street** is a row of six shops with flats above and was developed by the Leicester Corporation in the late 1950s following the widening of Main Street and demolition of the former pub. It is a considered and bespoke postwar design with staggered gable ends to the first floor and angled shopfronts flush with the pavement, architectural details such as box windows to the flats and bespoke guttering add interest at first floor level while the shopfront at 34 is thought to be original.



26-36 Main Street

- 9.29 **8-24 Main Street** is an attractive plan terrace of cottages-built c.1910. The row has a simple ridged roof design punctuated by regular chimneystacks largely and with two projecting gables. The row is principally clad in orange brick laid in Flemish bond with render to the gables and upper floors at each end, the roofs are Welsh slate with simple clay ridge tiles. Aside from no. 8, each property has a distinctive porch with slender timber posts and hipped clay tile roofs which greatly enhance the row. Other decorative details include brick voussoirs and string courses and cast-iron downpipes. Most of the original timber windows have been replaced with uPVC and most doors are also replacements, but the stylised narrow vertical plank door with iron strap hinges at no. 20 is likely the original. The small front gardens and boundary walls with planting add to the character of the row.
- 9.30 **6 Main Street** was built c.1910, on the corner of Evington Mews. It is built to the back for the footway with a small chamfer with a hipped roof and oversailing eaves. It is predominantly clad in render but is likely red brick underneath, the roof is Welsh Slate with simple red clay ridge tiles. The window openings have been heavily modified and have uPVC units to the detriment of its appearance.

- 9.31 **4 Main Street** is a small block of flats which dates to the turn of the 21st century and was built in place of a vehicle garage, which itself had replaced a row of traditional cottages. The modern block comprises a 3-storey element with a ridge roof and a two-storey element with a hipped roof. The blocks are faced in a red multi brick, laid in stretcher bond with brick voussoirs to some windows; the roof is clad in Welsh Slate but with concrete tiles to porch and ground floor bays. Windows and doors are uPVC and the shallow front garden is block paved with metal railings and two palm trees. Overall, the building pays some reference to its location, but the three-storey element sits uncomfortably within the local context.
- 9.32 **2 Main Street and 1-5 Cordery Road** is a mid-20th century row of single storey cottages which turn the corner of Main Street. The mass is successfully broken down by variations in roof height, gables and chimneys. The steep ridged roofs are clad in concrete tiles with red brick used on the walls. Doors and windows have been replaced with synthetic materials. The group is largely screened by a mature hedge while a mature Beech tree on the corner is an attractive and defining feature. Cordery Road marks the former entrance to the Evington House estate and the former lodge was located close to this junction.
- 9.33 On the south side of the street, **7-37 Main Street** is a 1960s shopping arcade with flats above, which was built partly in place of the old National School. The long block rigidly faces the same direction but is staggered to account for the angle of the road. It is mostly two-storey with flat roofs with the easternmost block being three storeys. The style is consistent throughout with commercial ground floor units and dark tile hangings above with brick piers in between. Aesthetically, the group sits at odds with the village centre character, notably the series of black gables presented when approaching from the west and the three-storey element looks dominates the centre of the village with little relief. However, the commercial uses with generous set-forecourts and trees and planters adds positively to the village feel.
- 9.34 **The Cedars Public House** was originally built as a large house in a Neo-Classical style around 1830 in distinct painted stucco render. The impressive façade has four bays with the entrance in the second bay with a semi-circular columned porch. Two storeys and attic, the shallow pitched roof terminating in pediments at the gable ends. Channelled quoins to the ground floor and paired pilasters to the first floor. The splayed wings were added in the 1930s when the house became a hotel. A large modern side porch leads to a substantial mid-20th century flat-roofed brick extension to the rear. The building is surrounded on two sides by a large car park with limited landscaping which detracts from the character of the building and centre of the village, the mature trees to the rear, including Lebanese Cedars, are attractive features.
- 9.35 **Evington Baptist Chapel** was built in 1837. A rectangular preaching box in the Regency 'Gothick' style with stone and cement render details. Stepped buttresses terminating in tall pinnacles. It has an elaborate doorcase to the main entrance and decorated Gothic window tracery and makes a striking and characterful feature in the centre of the village. The building, behind the chapel dates to the 1960s and was built as a Sunday school in place of the former Manse which was demolished to make way for the road widening. The UPVC windows and plain details are out of keeping with the chapel.

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- 9.36 **The Common** leaves the village core to the northwest, its name likely records its use as or route to common land associated with the village. Now it is a largely quite residential street with wide verges and abundant greenery on both sides, its gently curving and undulating character hint at a historic and rural setting. The cluster of buildings around the entrance to Evington Park are included within the Conservation Area as well as the public highway up to the western park boundary.
- 9.37 **27 The Common** is a distinctive building within the local street scene with its tall, rendered front gable being prominent in its immediate setting and longer view from the park car park. It dates to the Interwar period and has been substantially altered and extended since with modern materials, but still sits comfortably within the wider street scene.
- 9.38 **54-60 The Common, Burnaby Cottages** built c.1880 as Estate Cottages for Evington House and named after the resident Burnaby Family. It is a group of four cottages, with prominent street facing gables and slate roofs, sharing two large and ornate brick chimney stacks. Flat-roofed plumbing blocks were added to the front in the inter-war period. The unity of the group is lost with the end cottage being rendered, but the middle pair retain orange brickwork set in Flemish bond with simple brick voussoirs. Most windows and doors have been replaced with uPVC, but traditional glazing survives on no.58. To the front are small gardens with a mix of hedges and walls, which complement the park-edge setting.



Burnaby Cottages

- 9.39 **1 & 2 Park Cottages** is a pair of semi-detached houses built c.1880 for the Evington House estate. The original fronts of the cottages face east towards the former main drive to Evington House. Now this is the effective rear garden with the cottages principally viewed from the Evington Park Car park. The properties are faced in orange brick set in Flemish bond with simple voussoirs. A large and ornate central brick chimney is shared between the cottages, the roof is of Welsh slate. Decorative elements include simple voussoirs over the windows, brick banding and ornate bargeboards. No.2 retains a traditional window pattern.

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- 9.40 **38 The Common** is an earlier 20th century bungalow with a hipped roof and tall chimneys. It is faced in orange brick set in Flemish bond with prominent stone arch over the central door, the roof is of Welsh Slate. The door and windows, including the bay windows are later replacements. Adjacent is an attractive late 19th century red brick outbuilding, also associated with the former Home Farm, that fronts onto the pavement. This outbuilding building was probably re-purposed as a 'motor house' or garage for No. 38.



Evington House remains the focal point of Evington Park

- 9.41 Set within **Evington Park**, **Evington House** is by far the largest and grandest property within the Conservation Area. It was built around 1836 as a neo-classical gentlemen's rural villa in a picturesque setting. The public park to the south, west, and north-west has partially preserved this setting.
- 9.42 The principal façade faces southwest and is in pinkish-buff brick with an ashlar stone string course and gauged flat brick arches. It is characterised by tall, late 19th century buff brick chimneys and shallow slated-hipped roof with a projecting timber modillion cornice. The buff brick two storey bay window and the long range with wide French doors and Tuscan columns on the right-hand side looks like a later 19th century intervention, together with the bay windows on the north-west front. Another later 19th century intervention is the ashlar stone porch with Tuscan columns under a pediment with a pulvinated frieze.

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- 9.43 The entrance front was probably re-sashed in the 20th century, together with the installation of concrete access ramps with steel handrails. The north-west front is later 19th century with bay windows inserted in the outer bays and the centre bay advanced. The north (rear) and east elevations are in soft red brick, tying in with an informal courtyard of red brick service buildings. Inside the house many 1830s features survive such as a fine staircase, fireplaces, and joinery. There also survive interesting early 20th century stone fireplaces. The basement walls are of rubble stone but conform to the formal ground plan of the upper brick storeys. It is likely that this stone was re-used from an earlier farmhouse on the site but does not suggest an earlier in-situ structure.
- 9.44 The car park to Evington Park has limited landscaping and mostly reads as an expanse of tarmac. It is on the site of the former Home Farm which was demolished in mid-late 20th century. Two brick-built former farm outbuildings survive in the car park and are of interest.



Former farm buildings now used for park maintenance.

- 9.45 **Evington Lane** runs southwest out of the village and follows the historic route to Leicester. **Evington Library**, at the corner of The Common and Evington Lane was built in the late 1960s and extended and remodelled in the 1970s and 1990s. Set on slightly raised ground, it is a single storey building, roughly square in plan with distinctive brick fins and aluminium-framed windows. The entrance is topped with a triangular glazed pediment with a central clock. The building makes an interesting and distinctive feature on a prominent corner.



Evington Library

- 9.46 **199 Evington Lane** marks the entrance to the Conservation Area and is a house in a contemporary design which dates to the turn of the 21st century. The striking design successfully addresses its triangular corner site. The house is a simple box under a mono-pitch roof with tapering eaves clad in bronze. The cantilevered triangular balcony projects forward like a bronze aeroplanes' wing. The house uses white render, natural timber, and bronze cladding in a striking composition.



199 Evington Lane

- 9.47 **201–203 & 205–207 Evington Lane** are two pairs of semi-detached cottages of similar form and design constructed around 1910. They have a simple ridged roof design with a large central chimney and a plain tile roof. They are faced in orange brick laid in Flemish bond and some retain the original multi-paned timer windows and timber doors. The group sits comfortably within the village context.

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- 9.48 **213–217 Evington Lane** is a group of modern houses with some faux Victorian details – ornate timber bargeboards and good brick details. However, the uPVC windows and concrete roof tiles detract from the appearance. The properties are set back behind hardstanding and modern iron railings while a hedge and mature trees add great character consistent with the Conservation Area.



Early 21st century housing on Evington Lane with 19th century design influences

- 9.49 **219 Evington Lane** is a detached villa of c.1910. characterised by a large front gable and with a double-height bay window with bracketed gable above. The ground floor is of red brick with roughcast above. All windows and doors have been replaced with UPVC. Hardstanding wraps around the front and side of the property, which also serves as an entry to 221.
- 9.50 **221 Evington Lane** was developed in the early 21st century in the former garden of 219 and at the same time as 213 – 217. It is only glimpsed from the public highway, but its traditional scale, form and materials allow it to blend with surrounding properties.
- 9.51 **223 Evington Lane** is a contemporary, neutral, and minimalist design which dates to around 2018 and utilises white render and dark timber cladding. It replaced a red-brick house of c.1910. It is well set back from the highway with a paved drive to the front.
- 9.52 **225 Evington Lane** is a characterful house of c.1910 with a steep gable and tall chimney with later extensions. The walls are red brick set in a Flemish bond with simple voussoirs and the roof is a brown tile. The materials have been successfully matched in the extension. The windows and doors have been replaced with black uPVC. It is well set back from the highway with a paved drive to the front.
- 9.53 **School Lane** is one of the quieter roads within the village being part of a vehicular dead end, but pedestrian routes carry on through into the public right of way to the golf course and arboretum. Close to Main Street, it is characterised by modern commercial developments and the open car park of the Cedars, but the view of the distant informal greenery beyond gives it great character.

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- 9.54 The single row of houses. **5-15 School Lane** is uniform terraced houses of orange brick constructed c.1910. Attractive timber sash windows remain in some houses with, those on the ground floor slightly projecting. The last house in the row has uPVC replacement windows. There are replacement concrete tile roofs throughout the terrace. Painted timber doors and green hedges add to the character of the conservation area.
- 9.55 **The Hollow** is accessed from School Lane and was developed in the late 1970s on land which was partly the garden of the Cedars and on part of Piggy's Hollow and which required the diversion of a historic footpath. It is a group of 6 detached houses, **1-6 The Hollow** which are built in the developer style of the period. Buff brick walls with sections of tile and slate hanging with uPVC windows and large front gardens with neat lawns. The houses are in scale with the Conservation Area, but the form and materials set them apart.
- 9.56 **High Street** is one of the old routes through the village and forms a rough L-shape wrapping around the west and south of the village green. The informal greenery and openness define one side, but the mature hedge limits views of the open space. The grass verge gives a very rural feel to the inner curve. The outer curve of the street is defined by buildings and while most date from last 100 years, successfully replicate the feel of a village street.
- 9.57 Chapel View and Chapel Court are two blocks of flats which are part of the same development which date to the early 21st century and replaced a vehicle garage which itself had been built partly in place of the Demolished large house, 'The Lawns'.
- 9.58 **Chapel View** has three blocks, which evoke a traditional form of village housing with simple ridged roofs, square windows and ridge chimneys. They are faced in a red brick, with blue-brick details a Welsh slate roof timber-framed windows and doors. Decoration is limited but the corbel details a string course projecting eaves help the group to sit comfortably in the village context. The group is set back behind shallow gardens with metal railings which contains flowering shrubs and palm trees. **Chapel Court**, like Chapel View, evokes historic building forms with the use of red brick and square windows, but the rearmost buildings extend to 3 storeys breaking traditional proportions. The use of concrete roof tiles and bay windows also sit at odds with the village character. A large expanse of parking tarmac provides a hard landscape but softened by the mature vegetation at the rear of the Cedars.
- 9.59 **1-3 High Street** is an early 21st century rebuilding of older cottages which formed the end of a row. They sit at the back of the footway, have timber windows, traditional brick details, but no decorative bond, and slate roofs to No. 1 and thatch to No.3.
- 9.60 **5 & 7 High Street** are Grade II listed and date to the late 17th or early 18th centuries. They are the last surviving traditional timber-framed cottages in the village and once formed part of a row which stretched along the south side of High Street. The cottages are one and a half storey with thatched roofs, they are painted cream which conceals brick and rubble infill between the timber framing. No. 7 turns the corner with a thatched range behind.



5 & 7 High Street are the last surviving timber-framed buildings in the Conservation Area and once formed part of a much longer row. They are grade II listed buildings.

- 9.61 **Arbor House** dates to the early 1970 and is a large residential care home which was built on the northernmost part of Piggy's Hollow on the site of the former Pink Well. Built as a square form with a square courtyard and two smaller outbuildings repeating the form, faced in grey brick with a tiled roof it pays little reference to the irregular village forms which surround it, but has limited impact on Main Street due to the set back at lower level.
- 9.62 **9-13 High Street** is a cluster of 6 connected blocks which date to the early 1970s and were built by the City of Leicester Housing Committee. The blocks are two-storeys high with central ridges and built tight to the boundary of the site. Orange bricks laid in stretcher bond have been used throughout, the roofs are concrete tiles and the irregular form windows replaced with uPVC frames units. While modern, the blocks pay some reference to traditional proportion and irregular forms commonly found in the village and overall have a neutral impact on the character and appearance of the Conservation Area.
- 9.63 **19 High Street** is a bungalow with a pyramidal roof and tall brick chimneys and dates to the early decades of the 20th century where at one point it was used as the village post office. Its clad in brick, which has been painted white, the roof is Welsh Slate while windows are brown uPVC. A modern flat-roofed garage is to the side and the front is hard paved with no boundary treatments which detract from its setting.
- 9.64 Adjacent to no. 19 is a row of three lock-up garages with a paved area to the front, which are largely screened from the highway by overgrown greenery. The garages are functional in appearance and the overall group does not add to the Conservation Area.

10 Townscape

- 10.1 Townscape across the Conservation Area varies greatly reflecting the informal development of the village. The approach to the historic village is now defined to the north, east and west by 20th century housing developments, but the village character is apparent as you approach the village core. The southern approach retains a semi-rural feel, something unique within the city.
- 10.2 While the overall townscape varies, there three broad townscape character areas, Evington Park, The Village Core and Shady Lane
- 10.3 **Evington Park** encompasses the former gardens and parkland associated with Evington House along with the additional land incorporated into the municipal park to the west in the 1940s. The southernmost section of the park contains the former park buildings and those associated with Home Farm, this section contains the tennis courts and bowling greens and is generally the most functional part of the park, but the surrounding tree canopy ties it to the wider character of the park.
- 10.4 The drive to Evington House was modified and incorporated into the park and can still be followed from Cordery Road north to Evington House. The deliberate curved approach through trees would have been intentional to create a sense of arrival and can still be experienced today. Surrounding Evington House in the middle of the park are a number of large specimen trees complimenting the character of the house. The northern part of the park is open as playing fields to the west with more informal space and a large pond to the east. At the park's northern boundary is a defined hedge with mature trees forming a distinct edge. Beyond this are more playing fields but with no historic association with the house but offer an impressive vista over Leicester beyond.
- 10.5 The **Village Core** is a loose term to incorporate the area of housing surrounding the village green and the main roads in and leading to the core of the village. While there is a diversity of building styles there are some common characteristics which help define the character of the area. The diversity of buildings reflects a long history of settlement in the area as well as the changing character of the village from the centre of an agricultural community to a bustling suburban centre. The mix of residential and commercial properties reflects the importance of the village as a place not just of residence but of commerce, a role retained to the present day, but the commercial hinterland now well exceeding the village core.
- 10.6 The properties within the village core are largely two-storeys and built close-to and fronting the highway giving a strong sense of place. Many properties are either built at the back of the footway or close to with shallow front gardens. This tight grain gives a strong character to the village. Another defining feature is the large open village green, which most surrounding properties address in some way. This traditional village layout adds great character.

- 10.7 **Shady Lane** is to the south of the village and other than the Vicarage contains no houses. It is characterised by the Church of St Denys and its churchyard, the Piggys's Hollow site, the north part of the arboretum and the open fields to the east. The landscape slopes downhill towards to the Evington Brook which marks the boundary of the conservation area. The area is characterised by mature trees and hedgerows and an informal, semi-rural feel.

11 Views and Vistas

- 11.1 The Conservation Area has both short-range inward views and long-range outward views. The informal street pattern and mix of open spaces and land level changes make it hard to define all views which contribute towards the character of the Conservation Area. The selected views below are some of the most notable ones, but others may also be of importance.
- 11.2 The eastward view down Main Street from close to the junction with Cordery Road towards Evington Chapel on the bend in the road.
- 11.3 Another important view of Evington Chapel is from the south looking north along High Street.
- 11.4 St Denys Church has two principal views. One looking south-west down church road, another looking due west from Stoughton Lane.
- 11.5 The spire of St Denys church can be seen from various points within the Conservation Area, a particularly notable view being from the end of St Denys Road across the green.
- 11.6 An important long-range view can be seen from the northern end of Shady Lane looking south-east across the open pasture towards the spire of Stoughton Parish Church in the distance, visible only when the leaves have fallen.
- 11.7 Shady Lane itself with its informal avenue of mature and semi-mature deciduous trees offers interesting and distinctive views into and out of the conservation area.
- 11.8 Evington Park provides an array of views, most spectacular to the north-western extremity, with open vistas towards the city centre of Leicester.

12. Landmarks and Corners

- 12.1 The granite bridge over Evington Brook on Shady Lane marks the southern entrance to the Conservation Area leading to the Church of St Denys. The Church of St Denys is the most prominent architectural landmark of the area, highlighted by its elevated hilltop position. The 13th century spire is visible from various points inside and outside the Conservation Area

- 12.2 The King George V Hall is a prominent visual stop when approached from the High Street to the west. Progressing from the west to the east along Main Street the three consecutive landmarks include the expansive and exposed Cedars, followed by the Baptist Chapel on the prominent corner to the Village Green and Claremont House to the top of Church Road, standing as a solitary dwelling. When approaching the area from Spencefield Lane to the north-east, one is faced with the War Memorial at the corner, complemented by its associated landscaping.
- 12.3 Evington House remains the dominant landmark within the northern zone of Evington Park, a visual pre-eminence corresponding to its historic legacy, as the house of major landowners of the area. It is most prominently viewed on the southern approach that arrives at the former carriage circle in front of the house.

13. Activity

- 13.1 The land use and type of activity is broadly defined by a mix of commercial, residential and leisure use. The core of the Conservation Area, apart from the Village Green, caters predominantly for the first two categories, with commercial activity limited to the spine of Evington Lane and Main Street, supported by residential use.
- 13.2 These thoroughfares, together with Church Road and Shady Lane attract substantial vehicular traffic, with the latter operating as the main link between Evington and Oadby. The busy core stands in contrast to the relatively quiet side streets, such as Evington Mews and The Hollow. The Common, Cordery Road and High Street stand in the middle, predominantly used by residents and occasional visitors, with limited pedestrian and vehicular movements. By contrast the green spaces attract much pedestrian traffic with the leisure spaces and sports facilities available.

14. Building Materials and Features

- 14.1 The traditional materials used throughout the Conservation Area are a key component of its character and the different ways in which materials were used help demonstrate how the area has developed.

14.2 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 the Leicester area from the early 18th century until the development of modern materials from the 1960s. Most pre-1939 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 2A Church Road to the uniform, darker hue modern brickwork laid in a stretcher bond at Evington Library. Often, brickwork has been painted or rendered obscuring the natural colour and texture of the brick. 5-15 School Lane is a good example of the versatility of brick where subtle use of decorative bond, string courses and sills and arches gives great character to the row.

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- 14.3 Evington House is a notable exception; the principal facades are faced with buff brick, otherwise uncommon within the Conservation Area, although cheaper red brick is used at the rear and on the outbuildings. Otherwise, darker 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.



Decorative use of brick at 2a Church Road (left) and outbuildings to Evington House (right)

14.4 Stone

There is no traditional building stone in the local area, where stone is used, it tends to be used as rubble in more humble structures or has been brought in elsewhere on more important buildings. St Denys Church is the only building in the Conservation Area constructed entirely of stone, comprising a mix of limestone rubble on the main church with only the spire, North porch and decorative details being of finished stone along with the 21st century parish room. The rubblestone includes a rare use of Leicestershire Ironstone within the city. Rubblestone is visible in part behind paintwork at 5 & 7 High Street while the bridge over the Evington Brook on the Shady Lane is made entirely from rusticated stonework used to great effect.



The Church of St Denys contains a variation of local building stones.

- 14.5 The most impressive use of decorative stone can be found at the entrance portico to Evington House which had a grand entrance carved in limestone with Doric columns, pediment and pulvinated frieze. Another decorative use of stone is on the roof pinnacles and crenelations on the Baptist Chapel as well as for the base and column of the war memorial. Stone is used elsewhere but sparingly and largely for decorative detail.
- 14.6 Rubblestone walls can be found within the area including to the churchyard of St Denys and the land opposite on Church Road; this is both an attractive and historic local feature which adds character to the Conservation Area.
- 14.7 **Timber**
- Timber would have been one of the most common building materials historically, but its limited lifespan, where not properly maintained, the availability of brick and a 20th century zeal for improvement has meant only 5 & 7 High Street survive as timber-framed structures and are part of a handful which survive in the city. These are timber-framed cottages where timber is visible externally but cannot be dated.
- 14.8 Decorative use of timber in the Conservation Area is limited. The clock of the George V Hall is a notable exception, and 199 Evington Lane has decorative timber cladding on its street-facing elevation which softens the façade. Decorative uses of timber can be found in porches, gables, soffits, and bargeboards.
- 14.9 **Render**

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Render, in various forms, is a traditional finish within the Conservation Area, old photography shows render was used on prominent demolished buildings such as the old Vicarage and The Lawns and is the main finish of Evington Hall nearby. The Cedars is the grandest surviving rendered building where render is used to great decorative effect both as a facing material and to add neo-classical decoration as well as allowing later extensions to blend with the main property. Another impressive use of render is on the Baptist Chapel, the current render is likely cement, but it was most likely originally clad in stucco.

- 14.10 Render can be found elsewhere on domestic properties, notably 18-24 Church Road where the original roughcast was part of the design. Smooth render has been used on more contemporary properties as part of the design such as at 199 Evington Lane and 59 Church Road.

14.11 Metalwork

Metalwork on buildings is typically reserved for either function elements or decoration. Most traditional rainwater goods are made from cast metal, mostly iron, some leadwork exists mostly as flashing on roofs and for roofing for porches and bay windows. The projecting bronze balcony at 199 Evington Lane is a stand-out example of a decorative metal feature.

14.12 Natural Slate

There are no surviving uses of Swithland slate within the Conservation Area however several properties have Welsh slate roofs, many of which may have replaced older Swithland slate roofs. Notable Welsh Slate roofs can be found on the Baptist Chapel, Evington House and The Cedars.

- 14.13 While not a building material, slate is the predominant material used for headstones in the churchyard to St Denys, including some examples of Swithland slate dating back to the early 18th century. Later headstones tend to be in Welsh slate.



Former farm building in Evington Park with an attractive Welsh Slate Roof

14.14 Clay Tiles

Clay tiles are present as a roofing material throughout the area with simple tiles being used on 18-24 Church Road and King George V Hall. Claremont has clay pantiles to its main roof, which is a less common feature. The most distinctive use of clay tiles is on the former Co-op store on Main Street, where the glazed green pantiles make a striking feature.

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- 14.15 An unusual use of clay pantiles can be found as copings for the brick wall which surrounds the rear of the Cedar's car park. This may be designed to reflect the traditional finish of a Leicestershire mud wall.

14.16 Thatch

No. s 5, 7 and part of 3 Main Street 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.

14.17 Synthetic materials

Synthetic materials do not have the same intrinsic aesthetic qualities as natural ones and can look flat and dull in comparison. Synthetic materials tend not to weather or age in the same way natural materials do, and don't have the same local connection to place.

14.18 Building Features

14.19 Windows

Traditional windows are timber framed with single panes of glass, which allows for great flexibility in both opening method and level of decoration. Older cottages likely had simple multi-pane casements such as at 205 Evington Lane. 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.

- 14.20 Double-hung sash windows are a characteristic of many 19th century properties which add great character as well as improving ventilation. Historically these were reserved for grander buildings, such as The Cedars an Evington House.

- 14.21 uPVC windows have been used to replace traditional windows on many properties within the Conservation Area. These are more successful where they replicate existing designs and opening methods. These windows can rarely match the slenderness of traditional windows, especially where stormproof profiles are used.

- 14.22 Aluminium windows have been used to decorative effect on the Evington Library extensions and pediment adding to its distinctive form and design.

14.23 Doors

Like windows, traditional doors were made of timber. Simple form plank doors are more traditional while later and grander doors have greater levels of carved detail and glazing. Traditional timber doors were often made bespoke to the property and can contain decorative carved and moulded details which add greatly to the character of a property and the wider Conservation Area.

14.24 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 end stacks of Claremont with distinctive clay chimney pots.

14.25 Boundary Treatments

Whether to private gardens or public open space, there is a variety of boundary treatments within the Conservation Area. The brick wall at 2a Church Road and stone walls of the churchyard are notable historic examples.

15. Green Spaces and Trees

15.01 Green and open spaces are one of the defining characteristics of the Conservation Area both in its large green open spaces and the trees, hedges and shrubs located throughout the area which allow it to retain a semi-rural character.

15.02 There are three major open spaces within the Conservation Area, located to the north, south and centre respectively. They do help define the special character of the area and contribute to its historic and natural value.

15.03 Shady Lane & Piggy's Hollow

Shady Lane Arboretum extends south from the village core and its northern portion falls within the Conservation Area. The arboretum was created by Leicester City Council in the early 1970s the site of a WWII Prisoner-of-War Camp. Shady Lane skirts the eastern edge of the arboretum where the southern entrance to the Conservation Area is located at the bridge over Evington Brook. The Arboretum includes a heavily wooded area defined by a core pathway to its north-western extremity. Accessed from Evington Lane and near Evington Brook, the arboretum connects to an open area of the scheduled earthworks of Piggy's Hollow situated immediately west of the Church of St Denys. To the east of Shady Lane, open pasture still retains its 19th century function and character.



Piggys Hollow is a rare surviving Medieval moated site in Leicester.

15.04 Evington Park

To the North, Evington Park consists of 44 acres of parkland, locally designated as a Biodiversity Enhancement Site. Broadly, it has a landscape character, with a quiet park to the north and relatively busy leisure hub to the south. Apart from the woodland areas along Cordery Road and the woodland garden close to Evington House, the park generally has open aspects. The formal gardens to the immediate north of Evington Park House are most likely contemporary with the property, and remain a significant local asset, defining the immediate setting of the house.

- 15.05 Evington Park has a generally healthy tree density, with a diverse range of species and age groups. The tree survey conducted in February 2006 on Evington Park, identified 1,204 individual specimens. The mature trees are one of the main features of Evington Park with many of them being in excess of 100 years of age. There are many large individual specimens such as Hornbeam, Beech, Sycamore, Oak, Ash, Chestnut, Cedar and Pine, also many less-familiar trees such as Maidenhair tree (Ginkgo), Tulip tree, Giant Sequoia, Turkish Hazel, Mulberry and Kiwi. The Black Mulberry Tree sited in the herb garden behind the house is believed to be an original planting and possibly dates to the mid-1800s. Several tree groups within the area are also covered by a Local Wildlife Site status. The three notable bodies of water within the park are the Cordery Road pond, natural rill and the wildlife ponds located below the Fruit Garden, where wildlife is thriving.

15.06 The Village Green

The core of Evington Village is defined by the village green, formally known as the Recreation Ground. Elevated above the surrounding streets and characterised by mown grass surrounded by a mature hedge and intermittent trees, it offers a visually distinct refuge from the urbanised core of Evington. It continues to host diverse activity and provide a fine backdrop for the abutting memorial and the Baptist Chapel, both set within their own enclosures. The mature trees to the southern corner of the plot is designated as a Local Wildlife Site. The informal fringes of the village green give an informal semi-rural character to all surrounding streets adding to the character of the area.

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15.07 Footpaths

A number of footpaths and public rights of way are present in the southern part of the Conservation Area connecting the church to the village core as well as routes through the adjacent golf course and arboretum. These routes are both historically interesting and allow for a different appreciation of the historic built form and open spaces in the Conservation Area.

15.08 Trees

Mature trees are one of the defining features of the Conservation Area and as well as being visible within the identified green spaces form a backdrop to many longer views. These include many tall conifers, originally planted in the grounds of larger houses which are now at maturity and broadleaf trees at all stages of their lives. The sight of tall trees towering over the rooftops is a particularly attractive quality of the Conservation Area.

- 15.09 The avenues of mature trees along Shady Lane and The Common create characterful and attractive streetscapes which help define these two approaches to the Conservation Area.



The undulating and green character of The Common hints at a rural past

16. Street Furniture

- 16.01 Street furniture such as lamp standards and litter bins are a feature of the Conservation Area but are largely to standard municipal designs and do not have a significant impact on the character of the Conservation Area.

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- 16.02 A number of black metal benches are provided throughout Evington Park, the Recreational Grounds and Shady Lane Arboretum. Otherwise, standardised bins, public seats and information panels punctuate these areas. Evington Park contains a good selection of public furniture, such as ornate benches - the standard Leicester City Council Park Benches, and Picnic tables of matching design. In the Fruit Garden to the rear of Evington House there are two arbours situated at each end of the garden, adding to the visual quality of the site.
- 16.03 Evington Park and the Recreation Grounds contain a variety of sport and play facilities. The outdoor exercise equipment in Evington Park was installed in 2009 as part of a Changing Spaces project, supported by local groups.
- 16.04 More unique features include a commemorative timber bench located in the immediate setting of the Church of St Denys and the moulded timber sculptures created from felled trees that punctuate the centre of Evington Park adding visual interest to its locality. Also, worth highlighting are the planters along Evington Lane and Main Street, an excellent example of community-led soft landscaping.
- 16.05 Interpretation panels that highlight the architectural and natural assets of the Conservation Area are present throughout, as are the green plaques indicating the designated status of the locality. Together with the banners installed at the entry points to the area, they improve the legibility of the history and significance of the Conservation Area.

17. Intrusive or Harmful Factors

17.01 Alterations

The greatest erosion of character in the Conservation Area has been the loss of original features and inappropriate alterations to the area's historic building stock. A case in point is the Edwardian terraced row at Nos. 8-24 Main Street, where all windows and most of the front door have been replaced by inappropriate modern examples to differing designs. This has led to the loss of architectural merit and historic legibility of the terrace.

- 17.02 The unauthorised installation of satellite dishes and antennas is another issue within the Conservation Area. Its impact is most detrimental where these are located in visually intrusive positions on the front elevations of properties (e.g. 54 The Common) or to chimneystacks (e.g. the Cedars, 52-54 Main Street).

17.03 Commercial Signage

The area also suffers from an accumulation of commercial signage. Mostly found along Main Street / Evington Lane, corresponding to the commercial properties found here, signage is present beyond the village core.

17.04 Surface level car parks

There are a few surface level car parks in the area, diluting the relatively tight urban grain of the village core.

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- 17.05 The Church Car Park on Church Road is a large space which detracts from the setting of Evington Village Hall and the Grade II* Listed St Denys Church. The visual harm is exacerbated by the presence of the adjacent Youth Centre, although the poor visual condition is partially mitigated by mature vegetation along much of its boundary.
- 17.06 The open plot immediately to the west of 51-53 High Street is also used for car parking. Its gravelled surface and poorly maintained garages to the west do depreciate the architectural merit of the cottage, but due to the location of a boundary treatment, the parking area has a limited impact on the public realm of High Street.
- 17.07 Screening is limited to the surface level car park on The Common. Not only is the planting on site insufficient to diminish the detrimental impact on the wider street scene, the area provides a visually poor entry point to the otherwise attractive Evington Park.
- 17.08 The large car parks to the front side and rear of the Cedars have limited landscaping and provide a harsh setting for an otherwise grand building, particularly at the front of the building, where there is the biggest impact on the village core.
- 17.09 **Vehicular traffic**
Some areas are dominated by traffic and parked cars, to the detriment of the pedestrian environment. Shady Lane, Church Road, Main Street and Evington Lane carry significant traffic levels, which despite some traffic calming measures often exceeds speed limits.
- 17.10 The locality lacks pedestrian crossings and thus an easily accessible connection to Stoughton Lane. This exacerbates the dominance of the vehicle over pedestrians along these routes which is detrimental to the historic setting of the locality.
- 17.11 Parked cars dominate sections of the High Street. These harm the setting of the Grade II Listed cottages and dilute the historic character of the street scene.
- 17.12 **Boundary Treatments**
Despite some noteworthy boundary treatments within Evington, many boundaries to pavements lack high quality, comprehensive boundary definition. The dwellings at 18-24 Church Road only have minor sections of boundary treatments surviving, with most plots open to the pavement, or defined by fragmented fencing and vegetation. The fragmentary nature of boundary treatments is even more pronounced to the front of number 19, where the meagre section is comprised of three different sections of brick walls amalgamated together.
- The lack of cohesive boundary treatments erodes the clear legibility of the transition between the public and private realm and fragments the visual unity of the streetscene.

18. Capacity for Change

- 18.01 There has been much change in the local built fabric in the last 70 years, not all of which has been complimentary to the character of the historic village. There are no large-scale building plots to develop however selective infill sites may come forward.

- 18.02 There is great capacity for restoration of historic character of lost building features such as windows and doors or decorative schemes and landscaping which would enhance the character and appearance of the Conservation Area.

19. Conservation Area Boundary

- 19.01 The City Council is required to review the boundaries of conservation areas and to consider changing them as appropriate. Upon reviewing the boundary in 2025 the following changes are recommended.

19.02 Additions

- It is proposed to Add 199 Evington Lane to the Conservation Area as an example of interesting contemporary architecture in a prominent site within the village.
- 27 The Common is proposed to be added, for its historic site and character and visual relationship with surrounding properties and to fix the anomaly of only its garden having been within the Conservation Area.
- The public highway along the common is proposed to be added up to the western boundary of Evington Park. This undulating historic route retains great character consistent with the historic village.

19.03 Removals

- It is proposed to remove 2-16 Evington Mews from the conservation area. This development took place after the designation when it was still part of the former garage. The houses are pleasant but have no historic value and are visually detached from the village core.
- It is proposed to remove 12-16 Rectory Gardens from the Conservation Area. These houses were developed after the initial designation of the Conservation Area and are not consistent with the historic character of the village.
- The front garden of 222 Spencefield Lane is proposed to be removed from the Conservation Area. This area of hardstanding does not have historic or aesthetic importance and is not consistent with the character of the Conservation Area.

20. Local Consultation

- 20.01 This draft Character Appraisal document is published for public consultation. The final version will be produced with the benefit of the comments received during that consultation.

21. Management Proposals

- 21.01 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.

22. Additional Planning Controls

- 22.01 Aside from the nationally listed buildings within the Conservation Area, most building stock is not granted additional protection beyond the locality's status as a Conservation Area.
- 22.02 It is considered that the buildings within the Conservation Area that are not protected by nationally listed status would benefit from additional protection in the form of an Article 4 Direction. An Article 4 direction would help prevent further erosion of the character and architectural merit of these properties. The Council will therefore seek to declare an Article 4 Direction to preserve the special character and appearance of all non-designated buildings in the Evington Village Conservation Area. When introduced, planning permission will need to be obtained for alterations to all properties in the Conservation Area.
- 22.03 More information on the proposed Article 4 Direction will be provided in the Management Plan y.

23. Contacts

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:

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

Appendix 1: Character Map



Appendix 2: 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
frieze	a decorative band or panel in the middle of a classical entablature
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
pulvinated frieze	A frieze with a bold convex profile, 'pillow like'
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 and traditional roofing material in Leicestershire
tracery	Ornamental stone or metal openwork in a window opening
trefoil	An ornamental design of three rounded lobes, used typically in architectural tracery