



St Paul's Conservation Area Character Appraisal

June 2022



St Paul’s Conservation Area
Character Appraisal

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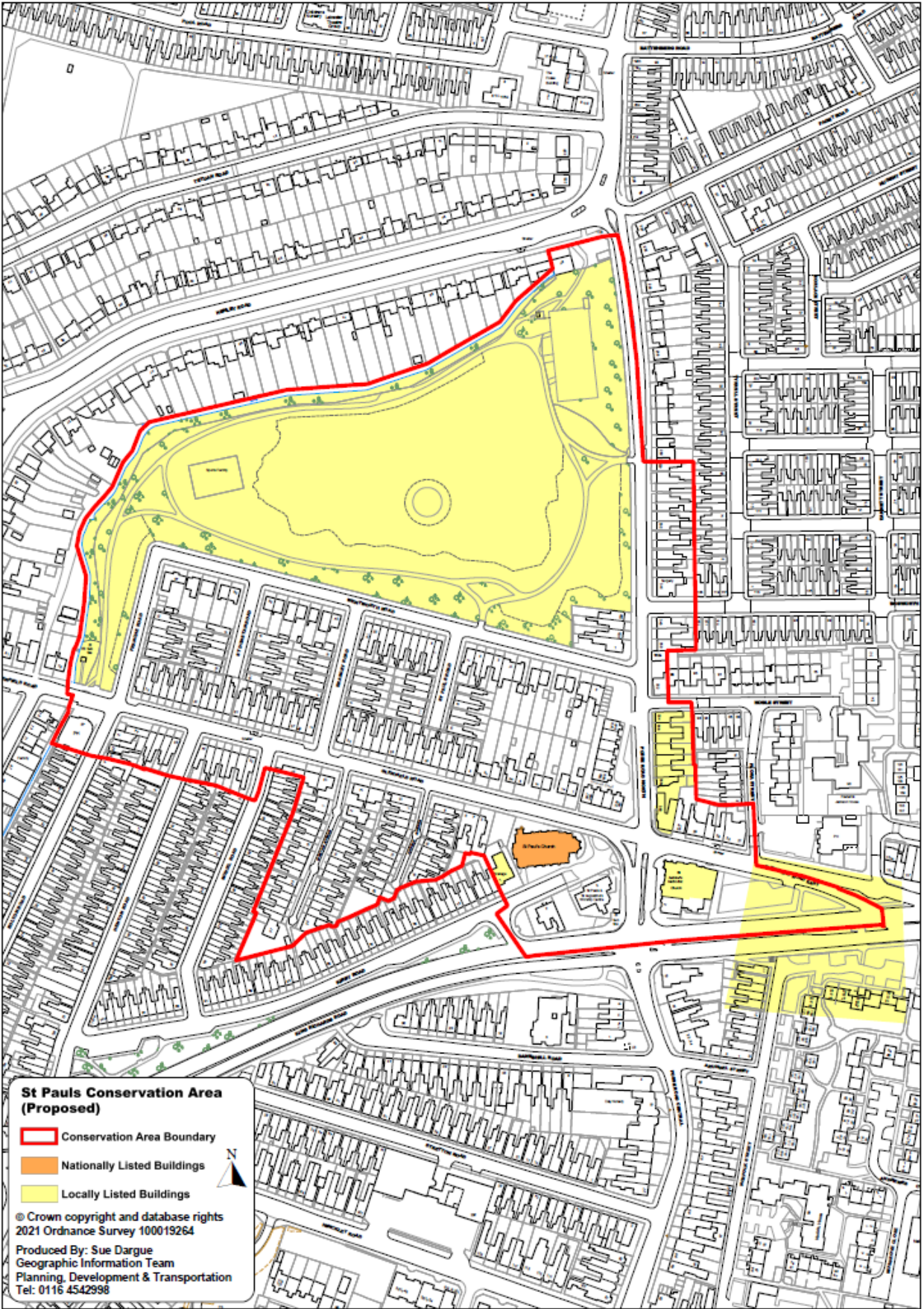


Figure 1: Map of the St Paul's Conservation Area.

1. Introduction

1.1. St Paul's Conservation Area Character Appraisal sets out the area's special character and appearance and how it can be preserved or enhanced. This appraisal will be used to help inform the design of any future development proposals so that they preserve or enhance the area and acknowledge its features. 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 currently contains twenty four conservation areas, the oldest of which were designated in 1969. This appraisal is structured to include:

- summary of designation;
- policy background;
- definition of the special interest of the area via spatial and character analysis, historical development and important features.

3. Designation

3.1. The area is proposed for designation as part of this consultation.

4. Planning Policy

4.1. The concept of 'conservation areas' was first introduced by the Civic Amenities Act (1967) which defined a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' It is not the purpose of a conservation area to prevent change but to manage change in ways that maintain and strengthen an area's special qualities.

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

5. Summary of Special Interest

- 5.1. The special interest of the area results from a combination of many factors, including archaeological, historical and architectural.
- 5.2. 'Foss Way' (also known as Fosse Way, later Fosse Road), creating the north-south spine of the area was a major Roman Road connecting Leicester with the south. Glenfield Road runs approximately along the putative course of Roman road to Mancetter. The remains of a Roman corridor villa were uncovered to the south-east of the area, while there is evidence of ridge and furrow in the grounds of the Fosse Road Recreation Ground.
- 5.3. The area's urban grain and pattern provide a well-preserved visual record of Leicester's suburban development over the last 150 years, and

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documents its rapid expansion at the turn of the 20th century. The area features a large number of finely detailed houses, many of which retain most of their original architectural features. The architectural character is dominated by attractive Victorian and Edwardian terraced buildings in variety of styles and designs, contributing to a townscape that is rich in pattern and detail, yet somewhat cohesive due to similar scale, form, building materials and date.

- 5.4. The Grade II Listed St Paul's Church (1869), St Andrew's Methodist Church (1888) and the Estonian House are the main landmarks in the area of considerable architectural and historic merit. Fosse Road Recreational Ground and the trees located throughout the area provide seasonal interest and soften the urban landscape.

6. Location and Setting

- 6.1. The St Paul's Conservation Area lies approximately 1.2km west of the city centre, in the Fosse Ward, on a fluvial sedimentary bedrock. The ground rises steeply southwards along Fosse Road North and eastwards along Glenfield Road. It includes Fosse Road Recreation Ground and land to its south-east (up to Glenfield Road), including Church Avenue and Merton Avenue to its southernmost limit bounded by King Richards Road, inclusive of St Paul's Church and the Kirby Road 'island' and St Andrew's Methodist Church. It is bounded by Fosse Road North to the east, including the terraced properties south from 320 Fosse Road North.

7. Historic Development and Archaeological Interest

- 7.1. Although there is little evidence of Roman occupation in the area, Fosse Way (now Fosse Road) was an important Roman road constructed during the first and second centuries AD. It connected Leicester with Lincoln to the north and headed south, all the way to Exeter. For the first few decades after the Roman invasion of Britain it marked the western frontier of the Roman territory. Glenfield Road runs approximately along the putative course of a former Roman road to Mancetter.
- 7.2. To the south-east corner of the area, on land now occupied by Andrew's Close development and the car park adjacent to St Andrew's Church, the remains of a Roman corridor villa were discovered. It was located approximately 0.5km from the Roman walls, west of the River Soar.
- 7.3. To the south-east of the area, was an area known as Dannett's Hall. By the 13th century it was one of the two manors in the area, named after the Dannett family who owned the estate from the 15th to the 17th century. It stood north-east of the junction of the existing Fosse Road North and King Richards Road as suggested by early 19th century maps

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(1828 Ellis & Ellis and 1832 Combe). The Hall and its lands were sold to the Leicester Freehold Society for development following the death of its last owner, Dr Joseph Noble, in 1861, and demolished the same year.

- 7.4. By the early 19th century there were two main roads in the area, Fosse Way, running south-west to Ashby de la Zouch, and one running east-west and connecting Leicester to Hinckley (now Hinckley Road). There was also a 'foot path' leading to Glenfield running east-west, extension of Watt's Causeway, most likely on the line of the putative course of Roman road to Mancetter; now Glenfield Road.
- 7.5. The land was dominated by open pastures to the west and the Dannett's Hall estate to the east of the Fosse Road. To the north of the Brook were extra-parochial lands, known as Newfoundpool. By c.1830 the lands belonged to Isaac Harrison, a member of a Leicester firm of market gardeners. He discovered and decided to exploit a spring of medicinal water on the land. He constructed a hydropathic institution north of the area, on the site of 217 Fosse Road North. This failed soon after conception and served as the residential accommodation for various members of the Harrison family until 1885, when it was converted into the Empire Hotel.¹
- 7.6. Beyond this, only a few buildings were erected in the area (along Fosse Road) by the mid-19th century, one being the infant orphanage on a site to the immediate south of St Paul's Church. This was built c.1854 to the designs of Flint and Shenton as Leicester Female Infant Orphan Asylum. This was recorded on historic maps and Kelly's Directory of 1899 as 'Leicestershire Female Infant Orphan Asylum' at 34 Fosse Road.

¹ Liberal England. (2014). The Empire Hotel and hydropathic institution, Newfoundpool, Leicester. Available at: <<http://liberalengland.blogspot.com/2014/04/the-empire-hotel-and-hydropathic.html>> [Accessed 6th Sept 2021]

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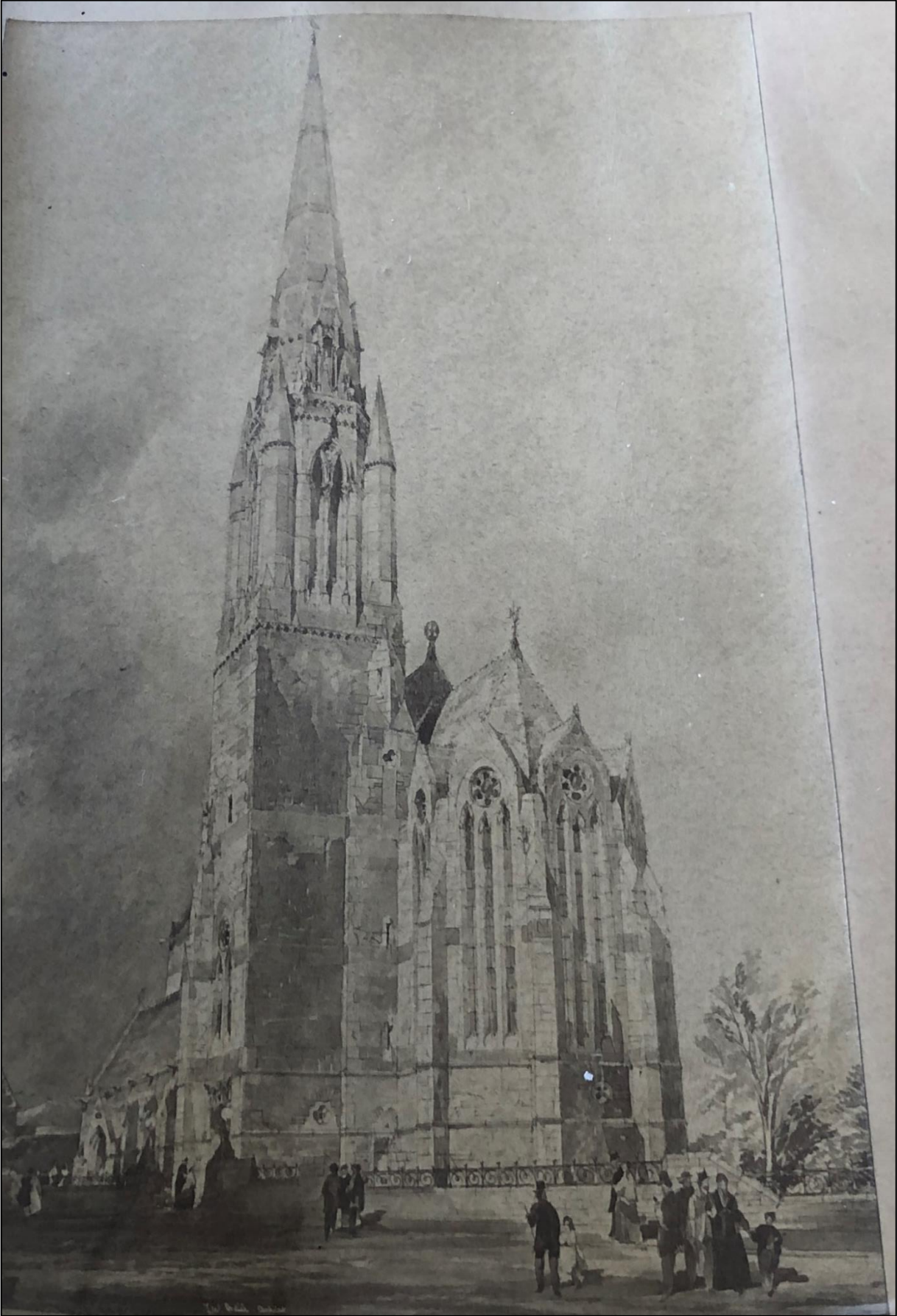


Figure 2: The Church of St Paul's as designed, 1870.

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- 7.7. The area developed more rapidly from the 1860s onwards, as Leicester's residential population expanded, and the Dannett's Hall estate was sold and demolished (1861). By the early 1860s the streets were already laid out for a new residential development on the site of Dannett's Hall (inc. Dannett Street); Glenfield Road was laid out around the same time, as was the extension to Watt's Causeway, now King Richards Road.
- 7.8. St Paul's Church was built around 1870. As originally commissioned, it should have been completed with a 190 foot spire. However previous excavations on the site made it impossible to bear such a weight and the tower was capped off at 62 feet.² By the early 1870s the area to the immediate east of the Church was developed, as the district of St Paul's, with new housing constructed on Fosse Road northwards up to its junction with the newly laid out Noble Street. By that time, the area south-west of the Fosse Road Recreation Ground was also developed. Around that time the Fosse Road Terrace at 354-364 and the Turret House were constructed.



Figure 3: The Church of St Paul's as constructed, undated.

- 7.9. St Andrew's Methodist Church was built as a Wesleyan chapel in 1880 to the designs of A E Sawday, in the high Victorian Neo-Gothic style, constructed using Mountsorrel Granite rubble with ashlar dressing. Originally known as the King Richard's Road Chapel it was one of a

² Alan D. (2021). 358 Fosse Road North: Our Family Home. The Craxford Family Genealogy Magazine. Available at: <<https://www.craxford-family.co.uk/themered/feature10fosse.php>> [Accessed 6th Sept 2021]

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number of Wesleyan Chapels built in the 19th century, later converted into a Methodist Church.

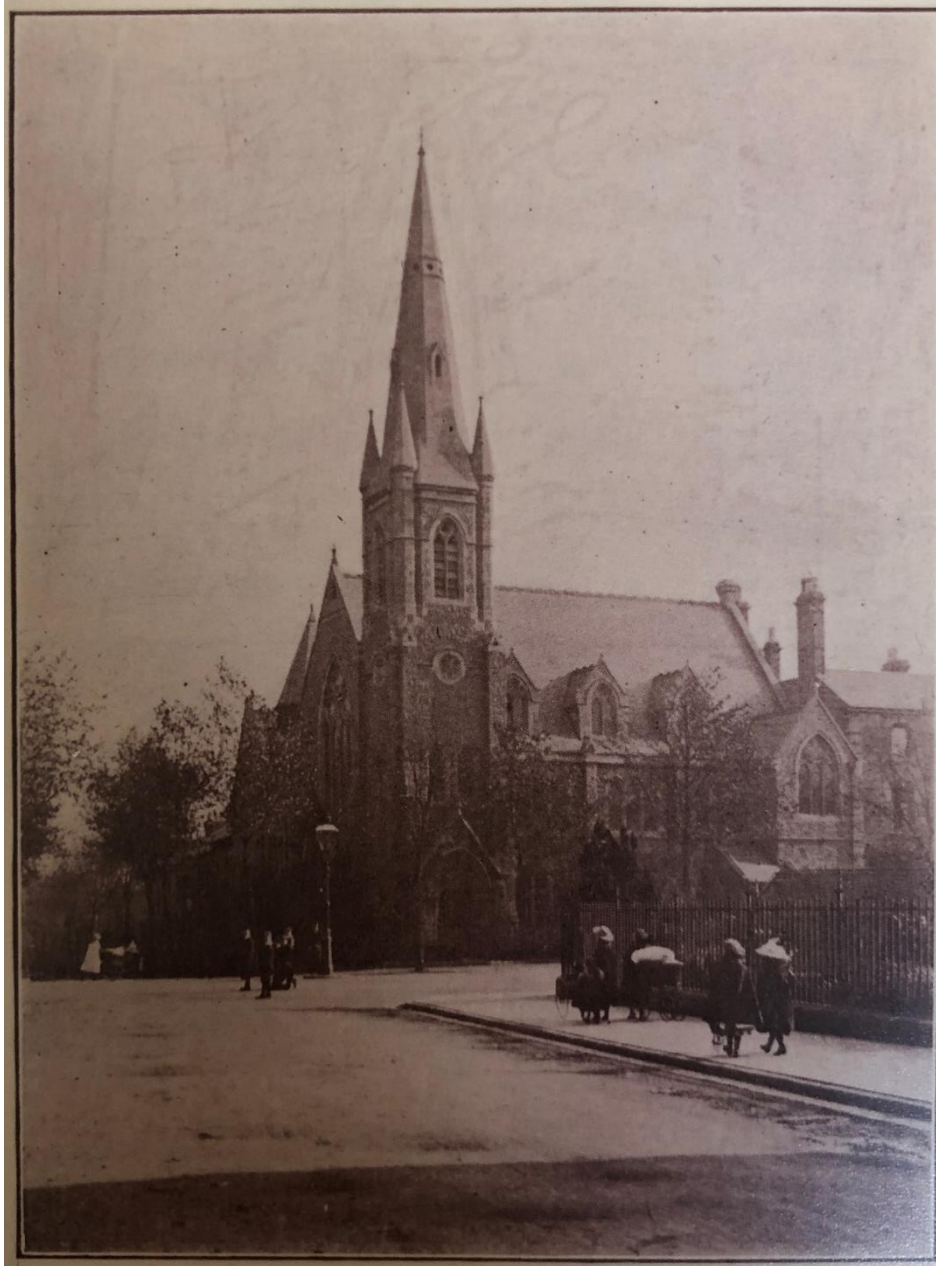


Figure 4: Wesleyan Chapel on King Richards Road, 1888.

- 7.10. The area developed more extensively from the late-1880s, following the acquisition of the land by a Leicester builder called Orson Wright in 1885. By 1891 the area's population had risen to 2,160, from just 56 in 1881.
- 7.11. By 1887 there were several villas to the immediate north of St Paul's Church, along Glenfield Road; Kirby Road was laid out, with several dwellings lining the highway. By the late 1880s, Fosse Road was lined with housing southwards up to the junction with Hinckley Road; the area

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south-east of St Paul's was by this point tightly developed by terraced housing, including the area to the east of St Andrew's Methodist Church.



Figure 5: 1866 Spencer Map.

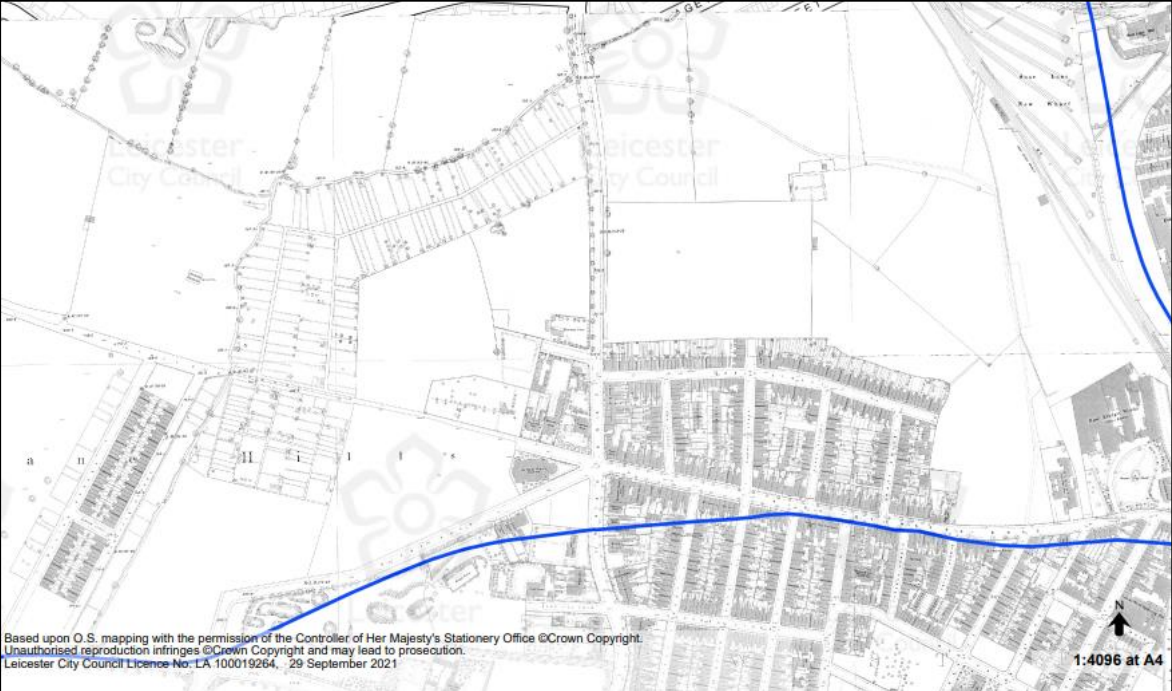


Figure 6: 1886-1887 OS Map.

7.12. In the 1890s, further development took place on Fosse Road from Noble Street northwards, and west of St Paul's Church, along Glenfield Road, Kirby Road, the newly laid out Wentworth Road and the north-south

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roads connecting to the main 'arteries' (e.g. Merton Avenue and Church Avenue). The vicarage to St Paul's Church was added c.1892 to the designs of J Goodacre. Fosse Road Recreation Ground was laid out in 1897 (Johnson & Goodwin), the year of Queen Victoria's Diamond Jubilee. The Recreation Ground provided open space for the newly developed residential area around St Paul's Church as well as the newly developed Newfound Pool to the north, which until the Leicester Extension Act of 1891 was its own borough.



Figure 7: Number 5-13 Fosse Road North, May 1981.

- 7.13. Glenfield Avenue (now Merton Avenue) and Church Avenue were laid out around 1894 to the designs of Charles Kempson for W H Winterton. The continuation of Wentworth Road was constructed circa 1895, commissioned by L Turner.
- 7.14. Around the turn of the 20th century, the southern end of the road from Hinckley Road to Narborough Road was renamed Fosse Road South and from King Richard's Road to Woodgate, Fosse Road North. In 1904 a new railway station opened north of the area, up from the junction of Fosse Road North and Tudor Road. By that time, an electric tram route which ran up Hinckley Road, along Fosse Road to Woodgate was also in use. By 1910 the area was tightly developed by terraced housing throughout, with few visual 'gaps' in the urban grain.



Figure 8: Fosse Road North, c.1900.

7.15. The west end of the Wentworth Area was developed with semi-detached dwellinghouses from the 1920s onwards. By 1938 Henley Road was laid out and had been tightly built up by the early 1950s. By the mid-1950s, 2 Kirby Road was converted into a Health Department, having previously been the St Paul's Parochial Buildings but by the 1980s it was back in use as a Church Hall/Church Rooms.

7.16. North of the area, St Augustine's Church was constructed next to The Empire Hotel in 1900-01 to the designs of R J & J Goodacre, replacing a corrugated iron mission church erected in 1889.³ It was vacated in 2000 and badly damaged in an arson attack in 2004. From 1938 it was neighboured by Fosse Cinema to the south, a luxurious Art Deco building built by Super Cinemas (Leicester) Ltd. which was headed by brothers George & Milford Cockcroft, demolished in July 1998. A garage was constructed in its place, now a petrol station. St Augustine's Church and the Empire Hotel, which closed in 2006, were demolished in the mid-2010s to make way for the newly constructed supermarket and housing. Empire Road and St Augustine's Road commemorate these lost assets.

7.17. By 1975 the villas at the corner of Glenfield Road and Fosse Road North were demolished, with the exception of 337 Fosse Road North. On the 1950s OS map it was identified as St Teresa's Convent and records indicate that in 1923 it was in the private ownership of Mrs. A Stretton.

³ The Church of England. (2001) Church Heritage Record 619036. Leicester: St Augustine. Available at: <<https://facultyonline.churchofengland.org/church-heritage-record-leicester-st-augustine-619036>> [Accessed 6th Sept 2021].

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This was demolished in the early 1970s, when Convent Court was constructed (the name echoing its former use).



Figure 9: The Fosse Cinema and St Augustine's Church looking north from the Fosse Road North / Henley Road junction, 1986.

7.18. In the early 1980s, the West Bridge Stage II road improvement scheme significantly affected the character and urban pattern of the south-east portion of the area. As a direct result, the Daneshill area to the south was separated from Kirby Road, with many buildings, including the Former Leicester Female Infant Orphan Asylum at 7 Fosse Road Central and terraced housing south and east of St Andrew's Methodist Church lost.

8. Prevailing and former uses

- 8.1. St Paul's Conservation Area developed as a residential suburb from the mid to late 19th century onwards, providing accommodation for the expanding, primarily middle class, population of the city. It remains a primarily residential area today. While many of the larger houses (e.g. along Glenfield Road) have been converted into flats, the smaller houses remain in use as single family homes. Fosse Road Recreation Ground remains the main public open green space of the area, with a small 'pocket park' adjacent to St Paul's Church.
- 8.2. The Leicester Estonian House Club & Institute now operates from 366 Fosse Road, having been converted into such a use from a single family dwellinghouse. There is also a purpose-built public house, the 'Sir Charles

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Napier', which is still in its original use at 46 Glenfield Road, having been constructed around 1938.



Figure 10: Sir Charles Napier, undated.



Figure 11: Church Avenue, 1980s.

8.3. While the original St Paul's Church has been vacant since its closure as a place of worship in 2003, when functions were transferred into the

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former church hall opposite, which is now known as the St Paul's & St Augustine's Worship Centre. St Andrew's Church immediately across the street remains in active use as a Methodist place of worship. St Paul's Vicarage at 1 Kirby Road has since been converted into a dwellinghouse.

9. Architectural character

9.1. Despite some modern infill development and considerable highway redevelopment, the original architectural character and urban pattern of the area are still apparent. The development of the area through the late 19th and early 20th centuries has produced a townscape of attractive brick terraces. Despite some unifying characteristics, the Conservation Area is not homogeneous. To reflect the differences in character across it, the Conservation Area has been split into two distinct character areas for the purposes of this character appraisal.



Figure 12: Aerial view of Westcotes to Groby Road, May 1969.

Fosse Road Central and Fosse Road North

9.2. The most prominent gateway into the area is located to the south, at the junction of Fosse Road Central, King Richards Road and Glenfield Road.

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Fosse Road North forms the primary south-north spine of the area, along which the area's most prominent buildings are located. On the left-hand side of the junction is the St Paul's and St Augustine's Worship Centre. The building was constructed around 1898 for Mrs Morgan as a private school with residential accommodation. It is a two-storey structure with multiple hips and gables, addressing the junction with a two-storey canted bay with half timbering. Its buff brick exterior with red clay and stone dressing ties in well with the adjacent St Paul's Church.



Figure 13: St Paul's Church, on the corner of Kirby Road and Glenfield Road.

- 9.3. To the west, facing onto Kirby Road is the dwellinghouse at number 4 Kirby Road constructed around 1895. This two-storey brick building presents an elegant and fairly intact frontage, with a pedimented entrance canopy, sash windows, half-timbered two-bay gable. It faces onto the former St Paul's Vicarage constructed circa 1892 to the designs of J Goodacre. In massing and materials it reflects number 4, with a red brick frontage and a tiled roof. The leaded glazing to sash windows and the intricate stone door surround. Glimpses onto its side elevations reveal more attractive original features.
- 9.4. Collectively, these 19th century buildings at number 1 and 2-4 Kirby Road, survivors of the demolitions in the early 1980s, create an attractive

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enclave of historic buildings in this relatively sheltered location. Orientated towards Kirby Road, these buildings stand in contrast with St Paul's Church, whose positioning, facing onto Fosse Road Central, reflects its earlier date, pre-dating the construction of Kirby Road. The church is constructed in Mountsorrel granite with limestone dressing, in Early French Gothic style. The east end apse has five triple lancets each surmounted by a rose window under separate stone capped gable, with tall buttressing between. To the south of the chancel is a two-stage tower with hipped roof, the tallest element of the complex. The nave and aisles are covered by Swithland slate roofs, now in poor state of repair due to long-term vacancy.



Figure 14: St Andrew's Methodist Church.

9.5. Charnwood House (c.1880) at the opposite corner of the junction with King Richard's Road is a fairly intact and attractively detailed red brick dwellinghouse, with blue brick and buff stone dressing, overhanging eaves on moulded brackets, carved bargeboards and buff brick quoins. The original sash windows survive, including to the two canted bays to front. Of interest is also the shallow canopy supported on carved brackets over an eclectic surround to side elevation. The dwellinghouse is attached to St Andrew's Church. The church was built circa 1880 in a distinctive Mountsorrel Granite stone with ashlar dressing and has a strong visual presence within the streetscene, located on a prominent

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corner plot. Built in a high Victorian Gothic style, it displays many features of interest, including expansive glazing, porches and towers.

- 9.6. To the immediate south, at the corner of Fosse Road North and Glenfield Road is the early 1970s Covent Court, set back on its plot. Directly opposite is the Fosse Road Terrace at 354-364 Fosse Road North, most likely constructed circa 1869 for C Stretton. It is a good example of a group of six late-19th century terraced properties constructed in a distinctive cream coloured brickwork, with Gothic detailing and ceramic tiled cornice. The properties are fronted by a modern but attractive front buff brick boundary with railings that runs through the whole terrace, contributing positively to the local streetscene and sweeping the eye along. To the south of the terrace is the former Turret House, now Estonian House, in 1878 recorded as being owned by Samuel George Dingley of Dingley & Sons. It is a good example of a dwellinghouse of this age & style, due to its high architectural quality prominent corner location. Similarly to the Fosse Road Terrace, it has been constructed in buff brickwork with ashlar and red brick dressing, with eclectic decorations in the form of ornate chimneystacks, diaper brickwork, stylized columns, colourful tiling and moulded brackets under overhanging eaves and polychrome pointed arched surrounds.



Figure 15: 21-33 Glenfield Road East, constructed c.1880.

- 9.7. Turning the corner is a group of attractive two storey dwellings of architectural and historic interest at 21-33 Glenfield Road East. These were once set behind front boundaries, few of which now remain, none of them original. Features of interest include the eaves supported on brackets, cornice detailing, tile banding, window surrounds and canted bays with integrated pilasters. Unfortunately, the last two properties at number 21-23 have been heavily altered and painted. The door canopies, cornice and eaves are the only remains of the architectural detailing to frontage.

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Figure 16: The vernacular revival properties at numbers 346-350 Fosse Road North, built c.1900.



Figure 17: Terrace of historic properties at 320-344 Fosse Road North.



Figure 18: The canted bays and pointed gables of the dwellings at 320-332 Fosse Road North, creating rhythm in the streetscene.

9.8. The classically detailed red brick 19th century dwellinghouse at 352 Fosse Road North, set behind a red brick boundary with railings, also contributes positively to the character of the Conservation Area. The original coach house survives to the north, now a separate dwellinghouse. The three matching properties at the corner with Bosworth Street have been constructed circa 1900 to the designs of Harding and Topott, as part of Fosse Road North expansion for Mess. Ger. Brown & Sons. Constructed in red Flemish brickwork with pitched slate roofs with red clay ridge tiles, projecting two-storey bays with four-units moulded timber surrounds, half-timbered gables with bargeboards and canopies on brackets, this group is prominent in the streetscene, adding interest to the local streetscene.

9.9. The dwellings at 329-333 and 1 Wentworth Road have been constructed around 1900 and are contemporary to the dwellings at 324-344 Fosse Road North. The latter is a red brick terrace, raised in relation to the highway, with a strong linearity, drawing the eye down the steeply sloping highway. The terrace is visually subdivided into two groups – the two storey properties at numbers 330-340, set back behind red brick boundaries, and the 2.5 storey gabled dwellings at numbers 320-332, set behind granite boundaries. Whilst both contribute to the character and

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streetscene of the Conservation Area, the latter group is more attractive and visually prominent. The half-timbered gables feature bargeboards and clay finials; some of the original sash windows and timber doors survive. The dwellinghouses at number 320 is particularly attractive, with excellent use of detailing in the form of leaded and stained glazing, elaborate timbering to porch, shallow pedimented oriel window on curved brackets and Venetian style bays. It created a strong 'end' point to this historic terrace.

- 9.10. The northern entry onto the Fosse Road recreation ground is guarded by a 1930s sub-station at 97 Henley Road. Constructed in brick, it shows clear Art Deco influences with a strong horizontal rhythm and curved corners.



Figure 19: The 1930s electric sub-station on the north-eastern edge of the Fosse Road Recreation Ground. One of several sub-stations constructed in the inter-war period to serve the inner city and rapidly expanding suburbs, providing an electricity supply as it began to supersede gas as the main means of lighting.

Residential Core

- 9.11. The area expanding south from the spine of the Fosse Road North is defined by a collection of smaller streets connecting to the main arteries of Glenfield Road and Wentworth Road. Wentworth Road overlooks the

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Fosse Road Recreation Ground, with a mix of terraced, detached and semi-detached 19th century and 20th dwellings.

9.12. The four pairs of mid-20th century semis in buff and red brick with pitched pantile roofs create a good transition between the more bland, modernist Covent Court and the attractive late 19th century vernacular revival houses at 2-6 Wentworth Road & 2 St Paul's Road. Designed by J Miles for Carr Bros these retain many of their original features, including two storey bays with Venetian style glazing and club hanging tiles, dentilled detail and dormer gables with shallow oriel windows on moulded brackets. The leaded glazing, stone surrounds and timber windows to the side elevation of 2 St Paul's Road, turning the corner, add interest to the streetscene.



Figure 20: The dwellings at 4-6 Wentworth Road, with many of their original joinery intact.

9.13. Some of these features, alongside massing, height and finishes, are echoed in the ten villas positioned between St Paul's Road and Bramley Road. Constructed around the same time to the designs of the prolific local builder Cecil Ogden, the three storey terrace creates a prominent and well-conceived addition to the local townscape. Dwellinghouses in both groups are recessed on their plots, most retaining their brick boundary walls with railings, contributing to the definition of the public and private realms.



Figure 21: The dwellings at 8-22 Wentworth Road fronting onto the Fosse Road Recreation Ground form an attractive group and dominate local views.

9.14. Beyond is a group of mid-20th century semi-detached houses pre-dating these at 3-17 Wentworth Road. To the west end of the highway there are three detached houses. The corner property at 48 Wentworth Road is of some interest. Dating to the 1920s, it is of a somewhat eclectic design, with a shallow central gabled projection over a colonnaded entrance, with banded corners, overhanging eaves and leaded glazing.

9.15. The attractive side elevation of 2 St Paul's Road was already noted. This is counterbalanced by the attractive side elevation of the dwelling at number 1, echoing its neighbour's distribution of features and use of decoration, creating a conspicuous resemblance reinforced by the brick

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and metal boundary treatments. The scale of the houses decreases towards the south of St Paul's Road, occupied by two rows of two-storey brick artisan dwellings positioned vis-à-vis, with shallow front gardens and brick boundaries to highway. These are modest in terms of detailing but create a well-integrated and satisfying townscape experience. The modest use of detailing is echoed in the two rows of six houses on Bramley Road, with two storey bays with hanging tiles and front red brick boundaries. The original sash windows only survive at number 7, whilst modern alterations had a particularly detrimental impact on the ground floor of number 10.



Figure 22: Fine detailing at the 'side' elevation of number 1 St Paul's Road.



Figure 23: The original joinery to the front of the house at number 7 St Dunstan's Road.

9.16. St Dunstan Road is occupied by two rows of two storey dwellings. In contrast to St Paul's Street and Bramley Road, these are clearly distinct, with more generous architectural detailing, including fishtail tile hanging, curved stone lintels, blue brick dentilled cornice and marginal border sashes. The row of dwellings at 3-13 Franche Road is particularly attractive. Constructed c.1897 these two storey red brick dwellings retain most of their original features to front, including timber sash windows, timber panelled doors with fanlights recessed in semi-circular arches, canted ground floor bays with dentilled cornices with segmental

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keystoned surrounds above, stone name plaques and chequered tiled pathways to front.

9.17. Glenfield Road is dominated by the large three storey terraces concentrated on the north side. Set back on their plots, the buildings at 5-33 Glenfield Road each feature canted bays and a pair of dormers, creating a strong visual rhythm in the streetscene emphasised by the gentle westward elevation; this is in stark contrast to the two storey mid-20th century semis at numbers 1-3c, with a strong horizontality. The pedimented one bay dormers are particularly interesting, most picked up in white render. Unfortunately, all original windows and doors have been lost, some replaced by more sympathetic units than others.



Figure 24: The large vernacular revival dwellinghouses along Glenfield Road dominate the local townscape.

9.18. The pattern of three storey villas continues westwards, along with the downward sloping ground. The dwellings at 35-49 Glenfield Road and 2

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Bramley Road have more of a vertical emphasis than their neighbours, with two storey bays with club and fishtail tile hanging to frontage and bulky dormers with bargeboards to top.

- 9.19. Numbers 55-73 Glenfield Road present a mix of two storey red brick properties constructed circa 1900. Most feature dormers, continuing the skyline rhythm established by their taller neighbours, similarly recessed on their plots. Features of interest include dogs-tooth and dentilled cornice detail, stone and clay banding, pedimented ashlar entrances and shallow oriel windows on brackets.
- 9.20. The western extremity of the Conservation Area is marked by the Sir Charles Napier Public House, constructed around 1938 and positioned directly opposite the entrance into the Fosse Road Recreation Ground. This moderne building is a quirky addition to the streetscene of the Conservation Area, and a historic community asset.
- 9.21. Facing onto its side elevation is a well-conceived dwellinghouse at number 2 Bolton Road, with an attached garage with an upward modern extension, fairly sympathetic to the main house. The stylised shell feature over the entrance is particularly attractive, with other features of interest including the corbelled overhanging eaves, stone name plaque and tiling. The two adjacent houses at 2 ½ and 3 Bolton Road also make for a positive addition to the Conservation Area, with carved stone dressing, dentil egg-and-dart cornice detail and pierced clay ridge tiles.
- 9.22. At 22-44 Glenfield Road there are two short terraces split into two parts. Despite being heavily altered, the dwellings at numbers 36-40 are still legible as a group, constructed c. 1905, with a clear symmetry centred on the central two-bay gable, and a clear definition between the rendered top and brick faced bottom. The original tiled roof with overhanging eaves is also of interest. The red brick houses at 22-34 all feature dormers with bargeboards to the front roof slopes, stone dressing and two storey bays with half-timbering and fishtail tile hanging. Original sash windows with elegant surrounds survive at number 34 with original tiled decoration at the recessed entryway at number 24. The reinstated boundary treatments with railings also make a positive continuation to the streetscene. The pattern of large brick villas and matching front boundaries continues east, emphasizing the consistent line of the dwellings recessed on their plots.
- 9.23. The two pairs of three storey villas at 12-18 Glenfield Road (Ashbury, Scotia, Rosedale and Ferndale) are of particular prominence and interest. Pedimented segmental arch recessed entrances, jettied dormer gables on brackets, full height canted bays and hanging tiling all add to the character of the Conservation Area. The house at number 16 retains

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most of its original features, including sliding sash windows and the panelled timber door with fanlight. Interestingly, there is a clear difference between the front and rear slopes; at numbers 16-18 the former is picked up with red clay tiles, while the latter clad in grey stone slates, adding further interest.

9.24. Merton Avenue, constructed as Glenfield Avenue and renamed in the inter-war period, comprises of matching, simply detailed, two-storey brick dwellings with single storey canted bays under tiled canopies and arched recessed entrances. These dwellings were constructed around 1894 for J H Weston to the design of C Rempson. Few properties retain their original sliding timber sash windows and glazed, panelled timber doors. The chimneys animate the skyline, amplifying the uniformity of the streetscene.



Figure 25: Merton Avenue, showing its cohesive terrace of two storey red brick artisan houses and the stylised iron lanterns.

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9.25. Similarly to Merton Avenue, the gateway onto Church Avenue is flanked by matching properties. These two storey properties with a three storey corner feature continue up the paved cul-de-sac. The group is characterised by single storey canted bays, rendered quoined 'panels' at first storey level and a complete set of staggered chimneys with clay chimneypots to top. There is a short gap between these and the two rows of vernacular revival dwellings beyond. The dwellings were constructed around 1894 and built to the designs of Bown & Kempson for W H Winterton. These feature full height bays with mock-timbering, alternating between gables and hipped roofed 'towers'. The rebuilt frontage at number 18, with off-set windows to bay, disrupts the otherwise regular and well-balanced pattern.



Figure 26: Formal entry onto Merton Avenue, with a decorative wrought iron overthrow on modern columns.

9.26. The terraced dwellings along Church Avenue and Merton Avenue are all recessed on their plots. Many retain their front boundaries, matching these present along Glenfield Road, reinstated in the 1990s, when the streets were resurfaced.

9.27. The four-bay Glenfield Lodge at 4-6 Glenfield Road has been heavily altered since it was first constructed around 1895, with synthetic modern slates, panelled dormers, external cladding, heavy altered bays and

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uPVC casements to front. The overhanging eaves supported on stone brackets and central brick chimney survive, indicative of the building's historic interest. Its neighbour, the Danesbury House, survives fairly intact, with a two storey canted bay with mock-timbering and dentilled cornice detailing and a central dormer with a matching mock-timbering and a moulded bargeboard. A number of timber sash windows survive to the side elevation, as does the entrance porch and original fanlight above the modern timber door, with a stone name plaque above.

9.28. While most historic buildings along Glenfield Road have been heavily altered, they nonetheless make a valuable contribution to the local distinctiveness and character of the area. Many original features do survive, animating the streetscene.

10. Townscape

10.1. The visual quality of St Paul's Conservation Area stems from diverse factors. The changes in elevation and lack of a straight alignment between its integral streets diverts the observer's eye at various points along the route. Most buildings are set back on their plots creating an open feeling to the area. The form, massing and scale of the original buildings also tend to be similar, thus adding to the prevailing feeling of cohesion and orderliness. The trees soften the area's urban landscape, adding seasonal interest and animating the local townscape. The green expanse of the Fosse Road Recreation Ground at the core of the area and the green pockets / islands elsewhere add further interest.

Views and vistas

10.2. As approached from the east along Glenfield Road, the elevation of the St Andrew's Church is juxtaposed against St Paul's apse in the distance, creating an attractive view into the Conservation Area. The aesthetically pleasing commercial properties along the north side of the road add to the interest.



Figure 27: Views along one of a number of winding tarmacked pathways of the Fosse Road Recreation Ground.

10.3. The view westwards along Glenfield Road is dominated by a consecutive row of gables and dormers of the three-story dwellings leading the eye up and down the slope of the street. In contrast, the smaller scale the terraces along the cul-de-sacs of Merton Avenue, Church Avenue, St Paul's Road and St Dunstan Road create a sense of enclosure without being oppressive.

10.4. The views within, in and out of the expansive open space of Fosse Road Recreation Ground are particularly vibrant, dependant on the season. The vista across highlights the northwards slope of the grounds, which secures appealing views along Fosse Road North, where the gabled three storey villas visually dominate. Along Fosse Road North, Wentworth Road and Franche Road the tree lined edges of the park create a juxtaposition with the tightly built terraces across the highway.

10.5. The enclave of historic building on Kirby Road offers an attractive visual experience, where St Paul's Church Mountsorrel granite elevations contrast with the brick elevations of the surrounding dwellings, with the deciduous trees adding further interest.

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10.6. Few views are 'stopped' by other buildings, with the only notable one being the view onto the attractive frontage of 16-18 Glenfield Road. Views onto the green edge of the park are numerous.

Landmarks and corners

10.7. The junction of Fosse Road, King Richards Road and Glenfield Road is occupied by a number of landmark buildings. St Paul's dominates the west side, St Andrew's Church dominates the east side. Both structures are prominent assets rising above the surrounding building stock.



Figure 28: St Andrew's Methodist Church as viewed from the St Paul's Pocket Park.

10.8. The tower of St Paul's is prominent in views from the adjacent West End Conservation Area, from Fosse Road South in particular; the tower of St Andrew's can be spotted from the junction of Narborough Road and King Richards Road. Yet, both emerge as most prominent from the core of the junction, which is otherwise overlooked by the visually outstanding Estonian House. The attractive corner dwellings at 2 Kirby Road and 2 Fosse Road Central close the composition. The varied use of materials as represented by these buildings adds to the appreciation and merit of the space.

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Figure 29: The Former St Paul's Church still visually dominates the area.

10.9. The corner buildings at the gateways into the cul-de-sac of St Paul's Road, Merton Avenue and Church Avenue add to the cohesion and regularity of the local townscape, besides being aesthetically pleasing structures. The moderne electricity sub-station standing at the corner of the northern extremity of the park is a positive and unique addition to the streetscene. Another important corner building is the 1930s Charles Napier public house at number 46 Glenfield Road, with a curved frontage.

Activity

10.10. The Conservation Area has varying levels of activity across it due to its differential access arrangements and land uses. Glenfield Road and Fosse Road are important commuter routes with high levels of traffic. The junction of Fosse Road, King Richards Road and Glenfield Road is the single busiest space in the area. Fosse Road Recreation Centre is a local destination in its own right. Usually busy with people, it is a popular space for walking, running, playing and exercising.

10.11. Elsewhere, Wentworth Road and Bramley Road feature moderate levels of pedestrian or vehicular movements, while the cul-de-sacs of the area are much quieter.

11. Materials

Facing Materials

11.1. Nearly all the buildings in the area are either built from brick or employ it in some form of decoration. Brick was the most commonly available building material in the City until the development of modern materials from the 1960s. The bricks are used to great effect for their decorative abilities which include decorative bonding, arching, fluting and corbelling. The clay shell motif at Glen View House is a distinctive addition to the streetscene.

11.2. The majority of properties in the area are made from local red brick. However, several buildings in the area are constructed primarily in cream gault brickwork, such as at Estonian House and Fosse Road Terrace, used to denote status. Blue brickwork makes a common appearance as a dressing material. The contrasting use of dark hue and the orange hue red brickwork at 320 Fosse Road is particularly attractive.

11.3. Stone is used within the area predominantly as a dressing material, for windows and surrounds, eaves detailing, name plaques or porches. Decorative stonework can be found on a large number of buildings, with the Estonian House and the Former St Paul's Vicarage being notable examples. Former St Paul's Church and St Andrew's Church are the only buildings in the area constructed comprehensively from stone, that is Mountsorrel granite with limestone dressing.



Figure 30: The buff brickwork is a somewhat unusual core building material in the area and highlights the status of the Estonian House.

11.4. Render is used to pick up architectural features and upper storeys of a number of terraces. In some cases it has been applied more recently, such as at 30-32 Glenfield Road and Sir Charles Napier, which has been detrimental to the visual character and cohesion of the area, and the respective buildings. External painting of facades has had a similar

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adverse effect on the local townscape, as demonstrated by the dwellinghouse at number 252a Fosse Road North.

- 11.5. Glazed coloured tiles have been used for additional decorative effect at eaves level, such as at 21-33 Glenfield Road East., and in porches, such as at 24 Glenfield Road. The use of tile hanging is also common, present to the frontage of many three storey villas, two storey brick artisan terraces and mid-20th century semis. External cladding to elevations, dormers and bays is also common. Timber is used on small scale for decoration throughout the area, in the form of sham half-timbering to vernacular revival properties, bargeboards, ornate porches and corbels.



Figure 31: The hanging clay tiles and red brick elevations of the Rosedale villa make an attractive addition to the streetscene of the area.

Roofs

- 11.6. The majority of buildings in the area are roofed with Welsh Slate, reflecting the national prevalence of this material in the late 19th century and its qualities as a hard-wearing long-lasting roofing material. This slate is an attractive natural material and provides a uniformity which adds to the character of the area. Swithland slate clad roofs of the former St Paul's Church make an important contribution to the local townscape. Clay tile roofs are also common, comprising a prominent feature of several historic buildings of the area, such as the former St Paul's Vicarage and the terraces along Merton Avenue. Concrete pantiles and synthetic tiles also make an appearance, predominantly to modern buildings.
- 11.7. Original chimney stacks and chimney pots of various designs can also be found and remain important to the townscape and character of the area. Of particular interest are eminent and ornate chimneystacks of the Estonian House or the yellow terracotta crown chimney pots at 2 Glenfield Road. Metal, clay and timber finials that punctuate the skyline of the area are also of interest, accentuating the towers of the former St Paul's Church and St Andrew's Church. Alongside dormers, gables and chimneystacks, finials animate the local townscape and establish rhythm throughout the area.

Boundaries

- 11.8. In addition to its use on buildings, brickwork was used to construct most front garden walls throughout the area. The red and blue brick front walls topped with steel railings along the south side of Glenfield Road, Merton Avenue and Church Avenue, constructed in the 1990s, add to the cohesion of the streetscene, and improve the definition of the public vs private realms. Other red brick walls are topped by stone, concrete capping or blue brick capping. The contemporary buff and red brick fronting the Fosse Road Terrace reflects the elevation treatment of the dwellings.
- 11.9. Mountsorrel granite wall defines a portion the eastern edge of the Fosse Road Recreation Ground, sweeping around onto Wentworth Road; the wall is complemented by the front garden boundaries of the dwellings opposite. Iron and steel railings are common, with steel hoop-top railings enclosing most of the Fosse Rod Recreation Ground, alongside the iron gates. Throughout the area, while few original boundary features survive, many of the stylised railings and gates, such as the arrow top railings along Wentworth Road, echo the original features and compliment the character of the area. Close-boarded fencing, timber panels and concrete bloc also make an appearance in the area as boundary treatments.



Figure 32: The Mountsorrel granite rubble walls enclose the east side of the Fosse Road Recreation Ground.

Other materials

- 10.10 The original joinery of most properties has unfortunately been lost, in many cases replaced in plastic. Synthetic uPVC windows and doors have not, and cannot, reproduce the fine mouldings that are a feature of Victorian and Edwardian timber windows; as a consequence the appearance of the properties affected has been damaged. Nevertheless, a considerable number of timber windows and doors survive in the area.
- 10.11 The timber bay windows with moulded keystoned frame and shallow oriel window with leaded glazing at number 320 Fosse Road North are particularly spectacular. A complete set of timber sash windows at number 2 Fosse Road Central (Charnwood House) and at the Former St Paul's Vicarage also contribute to the character and special significance of the area. The original panelled timber doorways at 4-6 Wentworth Road, with original ironmongery, and 7-9 Franche Road, fronted by well-conceived tiled pathways are also of particular interest. The original timber joinery at 1 and 2 St Paul's Road is of unique

quality, contributing to the visual appeal of the gateway into this cul-de-sac.



Figure 33: The original timber doorways at numbers 322 and 324 Fosse Road North contribute to the special interest of the area.

10.12 There are large glass and aluminium shopfronts to the ground floors of buildings at number 25-27 Glenfield Road East, with substantial fascia signage above. The well-proportioned projecting timber shopfront with timber fascia at number 31 is of superior quality, fitting with the buff brick dwelling.

10.13 Few decorative fanlights survive, including the radial fanlights fitted with leaded glazing on Franche Road. Crittal windows survive to the frontage of the eclectic dwellinghouse at 48 Wentworth Road, as do

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most of the metal framed and leaded windows at St Andrew's Church and Former St Paul's. Timber gates remain at the side of 2 Bolton Street, Estonian House and 352a Fosse Road North. A few solid shutters have also been installed in the area.



Figure 34: The original joinery at number 320 Fosse Road North is a rare and complete insight into the historic features that once decorated the frontage of a number of Victorian and Edwardian properties in the area.

12. Open spaces and trees

12.1. Trees and green open spaces are important features of the area. Their presence adds visual texture and seasonal colour and helps to soften the urban environment. They provide habitats for wildlife to thrive and contribute to the local biodiversity.

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- 12.2. There are many fine trees of interest. There is only one tree protected by a TPO, that is the lime between number 2 Kirby Road and St Paul’s Church. With a lush foliage, it contributes to local views and the setting of the former church. St Paul’s Pocket Park is a small area of grassland and a play area with a small group of trees including yew, linden and a tulip tree. The maples screening the St Paul’s Worship Centre make valuable contributions to the townscape. The ash trees at the corner of Kirby Street are also of interest, as are the maples surrounding the surface level car park adjacent St Andrew’s Church.

- 12.3. The highway edge of Fosse Road North is lined with mature lime trees, with the lush background of the green edge of the park. Fosse Road Recreation Ground covers approximately 11 acres of grassland, surrounded by trees and footpaths. Braunstone Brook passes along its northern boundary. The tree cover is particularly attractive and diverse. There is a group of limes at the centre, an area that once featured a band stand. Otherwise, the trees comprise a mix of native deciduous and coniferous species, inclusive of ask, oak, holy, beech and pine. Beech and pine are commonplace alongside lime trees on the north side of Wentworth Road.



Figure 35: The expansive grounds of the Fosse Road Recreation Ground make a great contribution to the townscape and biodiversity of the area.

13. Lighting and street furniture

13.1. There are a number of traditional cast iron light columns located on Merton Avenue and Church Avenue; not original, these were added in the 1990s. These are original features of the streetscene, which sit alongside the decorative iron archway on modern steel pillars, and the elegant cast iron bollards at the entry to Merton Avenue. The cast iron litter bin with styled lettering is also of interest.

13.2. In the wider Conservation Area, lamp columns are generally more utilitarian, dominated by standard Council steel lamp columns. There are several sets of traffic lights on Fosse Road and Glenfield Road, with standard steel pedestrian barriers and traffic bollards. The red finish of the furniture in St Paul's Pocket Park jars with the rest of the modern standard black finish furniture elsewhere. Electricity bollards also lack co-ordination, with examples in green, black and silver finish present throughout the area.

13.3. Some cast iron street sign plaques survive, including at the entry to Merton Avenue, corner with Muriel Street and Henton Road.

14. The Extent of Intrusion or Damage (Negative Factors)

Buildings and materials

14.1. The greatest erosion of character in the Conservation Area has been the replacement of original features, such as windows and doors. In most cases, the fine detail, proportions and quality of the originals have not been adequately replicated. Plastic windows and doors have had the most adverse effect on the streetscene and architectural interest of the area. Otherwise, the adverse long term impact of the mock non-structural glazing bars is exemplified by the failing joinery at 352a Fosse Road North.



Figure 36: The painted elevations, poorly proportioned uPVC windows and satellite antennas at 21-23 Glenfield Road East have negatively impacted on the character of the area.

14.2. The painting, rendering and cladding of frontages has also had an accumulative negative impact on the character of the area. External treatment can hide decorative brick patterns and finishes and result in on-going maintenance requirements. The application of non-breathable paint and cementitious render can also cause damage to the brickwork where it traps moisture.

14.3. Although not widespread, some properties have been re-roofed in non-original materials, such as concrete tiles or artificial slates. The appearance of these roofs generally fails to match the profile and definition of a natural slate roof and is detrimental both to the appearance and character of the individual building and to the streetscene more generally. The Installation of front dormers (16 St Dunstan Road) and the removal of chimneystacks, and finials also had a negative impact on the local skyline and cohesion of the townscape.

14.4. The unauthorised installation of satellite dishes is a notable problem in the area, particularly where they have been located in visually intrusive positions on the front elevations of properties.

Boundary Treatments

14.5. The loss of front boundary walls to provide forecourt parking harmed the historic character of the area and the quality of the townscape. The streetscene of Glenfield Road is particularly disjoined as a result of the removal of front boundaries, in places dominated by tarmacked or paved hard landscaping. The installation of poor quality timber fencing, particularly as a replacement for traditional brick and metal boundary treatments, also led to the erosion of the area's special character.



Figure 37: The damaged front brick wall at the corner of Henton Road and Glenfield Road.

14.6. The partial removal of boundary treatment to accommodate forecourt parking and installation fencing at numbers 14-16 Glenfield Road has significantly eroded the cohesion and quality of the streetscene.

14.7. Some boundary walls have been rendered or painted, to the detriment of the local streetscene; examples include 47 Glenfield Road and 1 Franche Road. Others are in poor condition, including the railings and gates that enclose the Fosse Road Recreation Ground.

Condition of public realm and buildings

14.8. The condition of the public realm overall throughout the area is somewhat poor. This is on account of the high number of unkempt front gardens and forecourts, damaged front walls and disrepair of some of

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the elevations. Poor bin storage facilities to a number of residential properties, with a proliferation of wheelie bins in some areas, exacerbate the 'neglected' impression. Peeling of paintwork and failing render are further problems on some properties.

14.9. The condition of St Paul's Church is of particular concern. The building has been vacant since its closure as a place of worship in the early-2000s. Despite new ownership and an approved scheme for the conversion of the building to offices granted in April 2015, these works have failed to materialise, and the building remains vacant and at immediate risk of further decay. Its boarded up windows and scaffolding have a negative impact on the local streetscene and character of the area.

14.10. There is a cluttered impression in some of the area, with a significant lack of coordination between the furniture and proliferation of 'to let' boards.

Uses

14.11. Historically, and similarly to the adjacent West End Conservation Area, the area has suffered from inappropriate residential conversions. In many cases, the excessive subdivisions of dwellings have resulted in the loss of original features, lack of maintenance of the historic building stock and poor-quality accommodation. The increased refuse demand has contributed further to the deterioration of the local townscape and loss of garden spaces and planting to the front of houses. Thus, inappropriate uses and overt subdivision do contribute to the problem of poor condition of the public realm, as set out in the previous section of this document.

Infill development

14.12. There are few developments the area that detract from its character. These include the Convent Court, located on the prominent corner of a busy junction adjacent the Grade II Listed Former St Paul's Church. Recessed from the pavement, with poor boundary definition and a row of utilitarian garages to north, it does detract from the otherwise attractive townscape of the area. The building at 46 Wentworth Road makes some concessions to the neighbouring properties but has a poorly articulated, overtly bland frontage and clashing proportions.



Figure 38: The Convent Court is a modernist development built with little reference to the area's historic building stock.

15. Neutral Areas

15.1. There are some areas of more modern development that have a broadly neutral impact on the historic form of the area. These include the infill development at the side of 2 Bolton Street and the inter-war semis at Glenfield Road and Wentworth Road.

16. Capacity for Change

16.1. As an area of the town that was developed in the 19th and 20th centuries, with few obvious sites with potential for substantial new development, the capacity for change within the area is relatively modest. The designation of a conservation area does not however provide a block on any development within its boundaries. The area has changed considerably since it was first built and the sensitive renovation and reuse of properties by new owners and businesses is welcomed as a means for ensuring the continued vitality of the area. Change must not come at the expense of degrading the character and qualities that makes the area special. This includes new development and alterations to existing buildings, which must be sympathetic to their appearance and heritage interest.

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16.2. Few sites with potential for improvement and redevelopment have been identified in the previous sections of the documents. Guidance for development is provided in the management plan.



Figure 39: The surface level car park adjacent the St Andrew's Methodist Church, with potential for enhancement or redevelopment.

17. Additional planning controls

17.1. An Article 4 Direction has been made for the St Paul's Conservation Area which limits the scope of permitted development rights in the area so that planning permission is required for certain works to the external aspects of properties.

17.2. A Conservation Area Management Plan for the West End Conservation Area and the St Paul's Conservation Area has been produced. This sets out proposals and actions to preserve and enhance the special character of these conservation areas. It is available to view at: www.leicester.gov.uk/planning-and-building/conservation/

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18. Conservation area boundary

18.1. The Council is required to review the boundaries of conservation areas and to consider changing them as appropriate. This requirement may be applicable in the future.

19. Local Consultation

19.1. An earlier draft of this Character Appraisal document was published for public consultation from 8 October 2021 to 22 November 2021. This final version has been produced with the benefit of the comments received during that consultation.

20. Management Proposals

20.1. A separate Conservation Areas Management Plan for the West End Conservation Area and the potential St Paul's Conservation Area has been produced. This sets out proposals and actions to preserve and enhance the special character of these conservation areas.

21. 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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E: planning@leicester.gov.uk

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

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Glossary of Architectural Terms

ashlar	smooth faced masonry blocks laid horizontally
bargeboard	a timber board fixed at projecting gable ends of roof, usually carved
bracket	an architectural, decorative or structural, member, projecting from the wall
canted	having splayed 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
eaves	the part of a roof that projects horizontally beyond the side of the structure it covers
fanlight	a window over a door
finial	a formal ornament at the apex of a gable or spire
fishscale	a pattern created by overlapping the semi-circular edges of decorative tiles or slates
hood mold	projecting molding over an arch or lintel
keystone	capstone; a wedge-shaped stone at the apex of an arch
lancet	a slender, pointed window
mock half-timbering	timber applied externally to suggest a timber framed building
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
polychrome	decoration created by the use of coloured bricks or stone
portico	a structure consisting of a roof supported by columns at regular intervals
segmental arch	a very shallow arch
stringcourse	a continuous decorative horizontal band projecting from a wall and usually moulded
tile-hanging	a covering of overlapping rows of tiles on a vertical surface
Venetian window	a window comprised of three parts - a central window with semi-circular arch with pilasters on each side and two side windows with flat arches