

Character Appraisal



Evington Footpath Conservation Area



Planning Policy and Design
Adopted January 2008



Leicester
City Council

Cover images, from the top:

- *Detail of stone Gothic style window at 204 London Road.*
- *Number 24 St James Road.*
- *View south along Evington Footpath.*
- *View towards London Road from Victoria Park.*

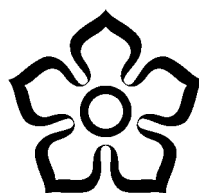
Evington Footpath Conservation Area

character appraisal

(Adopted: January 2008)



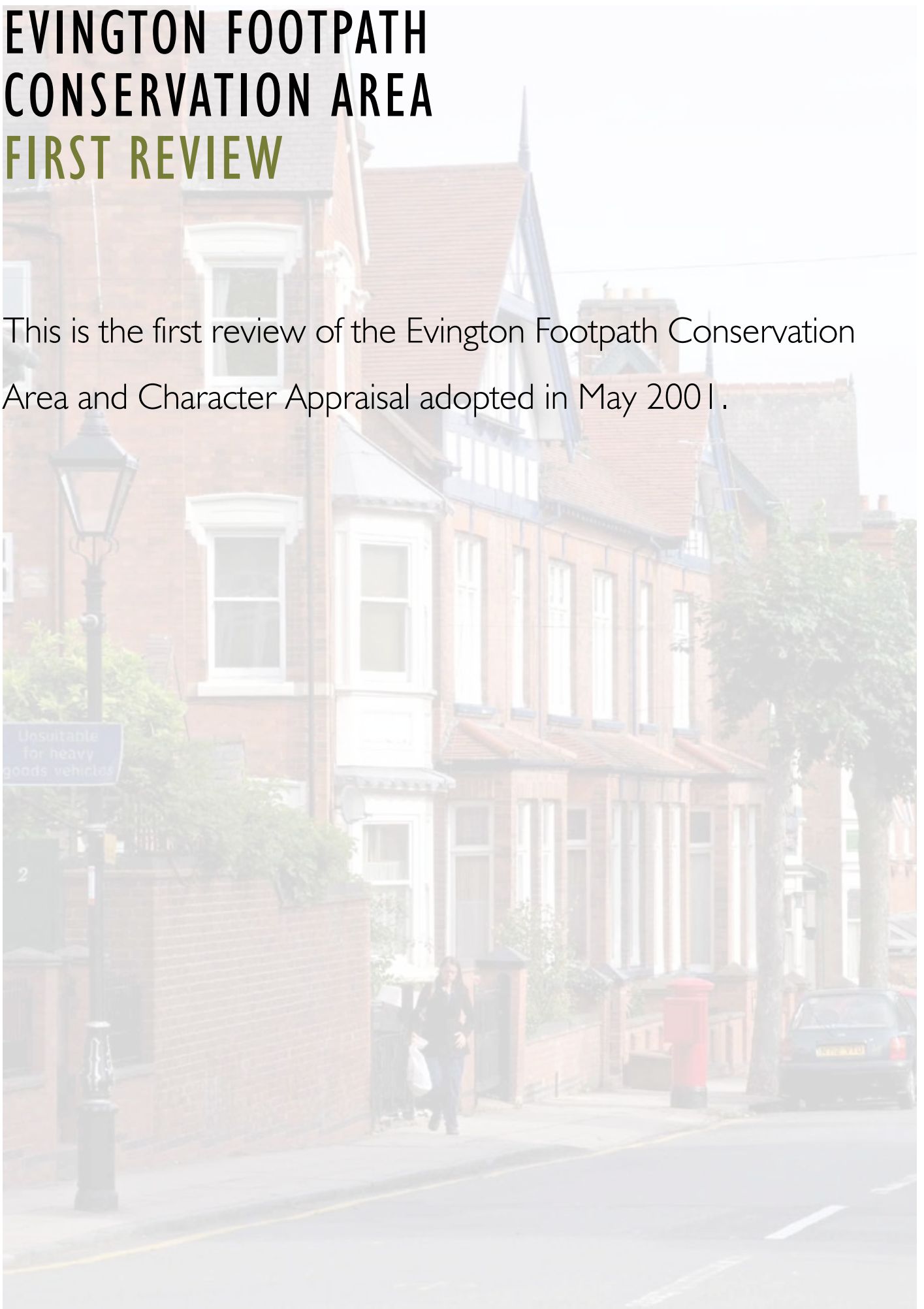
London Road



Leicester
City Council

EVINGTON FOOTPATH CONSERVATION AREA FIRST REVIEW

This is the first review of the Evington Footpath Conservation Area and Character Appraisal adopted in May 2001.



contents

	page
1.0 Introduction	7
2.0 Planning Policy Framework	7
3.0 Summary of special interest	9
4.0 Assessment of special interest	10
4.1 Location and setting	10
4.3 Historic development and archaeology	10
4.9 Influence of activity or former uses on the plan form	12
<u>Character and key buildings</u>	
4.11 Character zones	13
4.12 Townscape	13
4.22 Architectural character and key buildings	16
<u>Buildings materials and the public realm</u>	
4.36 Building materials	21
4.39 The public realm	22
4.41 Green spaces and biodiversity	22
4.53 Negative factors	25
4.56 General condition of the area and its buildings	25
4.58 Problems, pressures and capacity for change	25
5.0 Community involvement	27
6.0 Boundary changes	27
7.0 Management and enhancement proposals	28
8.0 Contacts, acknowledgements and appendices	28

list of maps

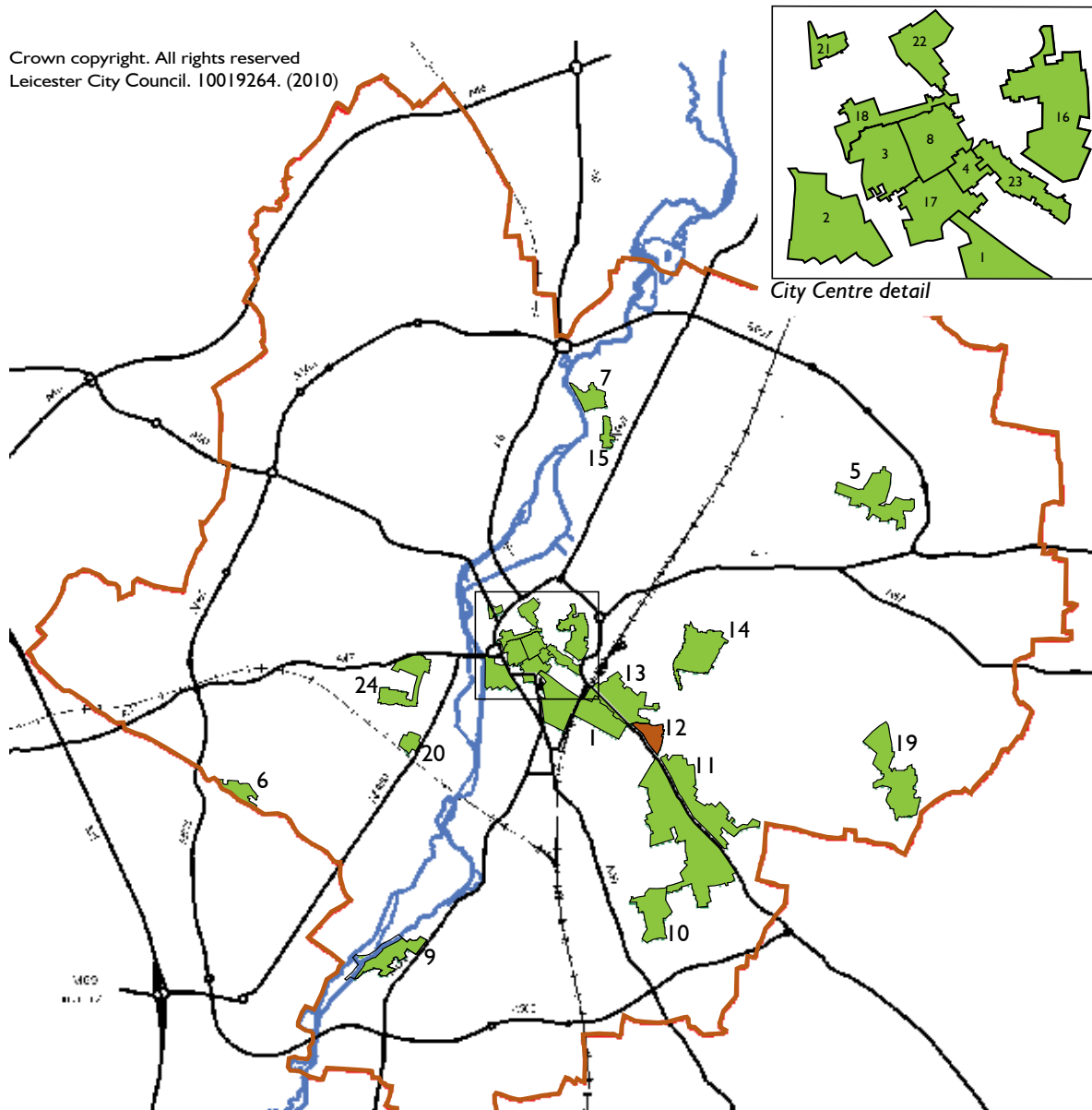
Map 1	City of Leicester Conservation Areas	6
Map 1a	Character Appraisal	32
Map 2	Boundary of Evington Footpath Conservation Area	8
Map 3	Fowlers' Map of 1828	10
Map 4	Map of 1879	10
Map 5	Ordnance Survey Map of 1902	11

appendices

Appendix 1	List of buildings in the Evington Footpath Conservation Area	28
Appendix 2	List of listed buildings, Article 4 Directions and Tree Preservation Orders in the Conservation Area	29
Appendix 3	Management Strategy	30
Appendix 4	Consultation responses	31
Appendix 5	Glossary of architectural terms	32

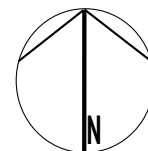
map 1. City of Leicester Conservation Areas

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

Listed chronologically



Not to scale



Cast metal plaques help to advertise the conservation area and provide added interest.



Houses in Oxford Avenue.

1.0 Introduction

1.1 A Conservation Area is defined as *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. There are 24 conservation areas in Leicester, containing the best of the older parts of the city. Each conservation area is distinctive and contains qualities that help to give Leicester its own character whilst also serving the needs of the city today. The City Council designates conservation areas, after consulting local people, under powers contained in national planning legislation and in accordance with advice from central government.

1.2 The Council has a duty to preserve and enhance the character and appearance of conservation areas and the purpose of this statement is to identify the factors which make Evington Footpath an area of special architectural and historic interest. The statement will enable the Council, when dealing with planning applications, to ensure that new development will preserve or enhance the character or appearance of the area. It is not the purpose of a conservation area to prevent change but to manage change in the light of its existing character.

1.3 Looking after and improving the qualities of conservation areas can bring real benefits to the people who live and work there. An attractive environment also helps to maintain property values. However, for a conservation area to be successful, both residents and property owners must play their part. The Council will continue to strive to improve the environment of conservation areas whenever the opportunity presents itself and when resources are available and will encourage others to do likewise.

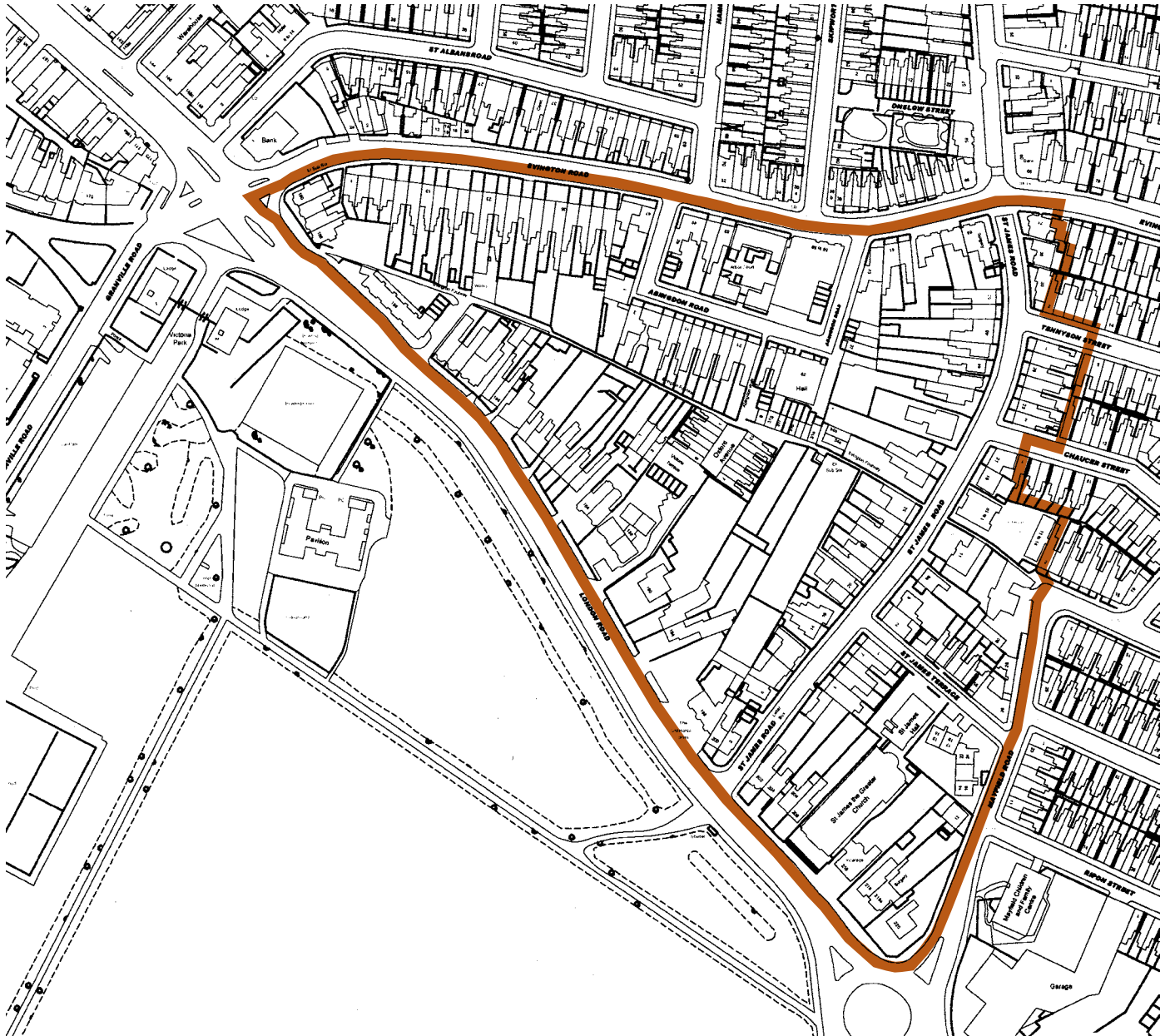
1.4 Evington Footpath Conservation Area was designated in January 1981 and its boundaries are shown on Map 2 overleaf.

2.0 Planning Policy Framework

2.1 The main change to planning legislation since the Evington Footpath Conservation Area Character Appraisal was adopted in 2001 is the Planning and Compulsory Purchase Act 2004 which instituted major reforms to the planning system, replacing local plans with a Local Development Framework (LDF) and a portfolio of Local Development Documents (LDDs). The Supplementary Planning Guidance documents that set out the detailed interpretation of the Local Plan (and of which the Evington Footpath appraisal of 2001 is one) have therefore been superseded.

2.2 At the time of writing this Conservation Area Review the Council is preparing the first of its LDDs, the Core Strategy that will, amongst other matters, include an over-arching policy for the preservation and enhancement of the city's built heritage. A further LDD, a Conservation Area Supplementary Planning Document, may follow in the future and would set out in more detail the way in which the city's conservation areas would be managed. In the meantime Planning Policy Guidance Note 15 *Planning and the Historic Environment* (PPG 15) recognises and reinforces the importance of conservation area appraisals as material considerations in the determination of planning applications and appeals.

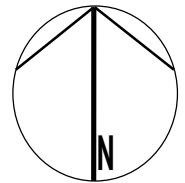
map 2. Boundary of Evington Footpath Conservation Area



Evington Footpath Conservation Area



Boundary of conservation area



Not to scale

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Aerial view of the conservation area from the 2008 survey

1.3 New guidance on how to undertake conservation area appraisals was also published by English Heritage in 2006 and is now used as a basic format for all the Council's appraisals. Where appropriate, therefore, additional sections have been included in this review to bring the appraisal into line with the 2006 format.

1.4 Another legislative change that has implications for the character and appearance of the conservation area is the 2008 Building Regulations relating to replacement of windows. While there are exemptions for historic buildings (Regulation F paragraphs 3.21 and 3.22), these are not always adequately explained to property owners with the result that original windows could be lost when they could be repaired and refurbished. It is important that this information is added to the Council's leaflets on conservation area and the historic environment.

3.0 Summary of special interest

3.1 The development of the Evington Footpath Conservation Area began in the 1820s when Leicester saw the first spurt of growth that would change it from a small market town to an important industrial centre. The compact size of all the conservation area means that, within a relatively small area, the visitor can find examples of the architectural styles that became popular in Leicester during the following 70 years, from the simple stucco façades of the Italianate style of the 1820s to the exuberant Domestic Revival and Arts and Crafts styles of the 1870s to 1890s. There is therefore a richness of architecture and detailing within a relatively small space that makes the area stand out from its surroundings and, while some buildings have been lost, the changes that have occurred in the area have not been so extensive that the special architectural character and appearance of the area has been lost.

3.2 The triangular shape of the conservation area also contributes to its special character and appearance. A townscape of considerable visual interest is created by the way in which the two roads that form the long sides of the triangle dip and curve along the contours of the ridge on which the conservation area stands. Views are alternately opened and closed by subtle changes of direction so that no street can be seen in its entirety from any one point. Building lines closely follow the road lines, enclosing spaces and emphasising vertical and horizontal patterns, an effect particularly notable in St James Road where street trees add a further dimension to the visitor's experience of 'place'. The apex of the conservation

area 'triangle' stands at the highest point of a steep ridge, offering an extensive vista northwards across the city centre in the valley below to Bradgate Park; the Evington Footpath itself, rather than being reduced to a mere boundary line, remains an active pedestrian route, providing a direct link with the past.

4.0 Assessment of special interest

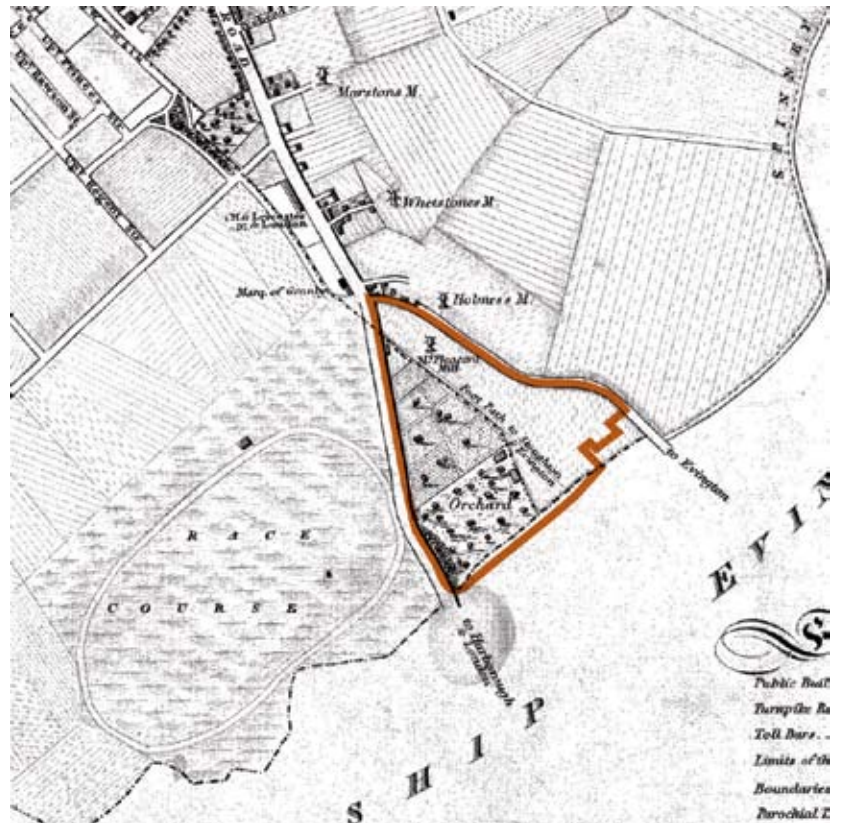
Location and setting

4.1 The Evington Footpath Conservation Area lies on the south side of the city, 1.4 kilometres south-east of the Clock Tower, at the top of a low ridge of boulder clay and gravel which falls gently away to the south. The conservation area covers approximately 6.7 hectares.

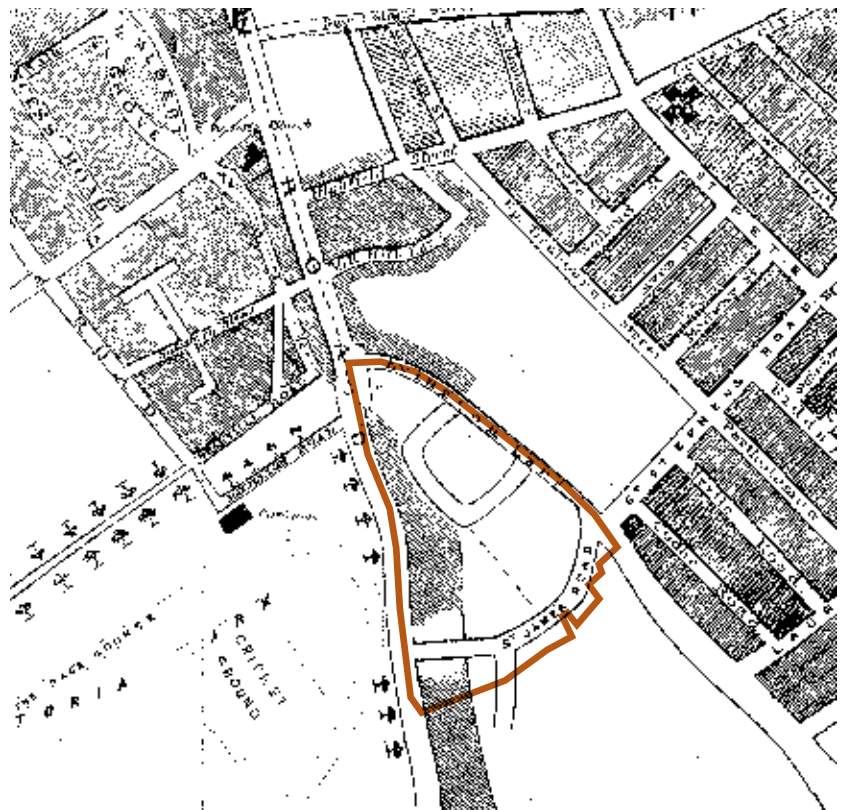
4.2 It is roughly triangular in shape with the sides formed by London Road, Evington Road and Mayfield Road. The triangle lies along a north-west to south-east axis with its apex at the north-west end. It is bisected by the Evington Footpath (or Evington Footway, to give its proper name). St James Road further breaks up the area by crossing the wider end of the triangle.

Historic development and archaeology

4.3 The Evington Footway is an ancient path that is thought to follow roughly the line of a Roman road that linked Leicester with Huntingdon and Colchester. Immediately outside the city, its route is visible as the line of Gartree Road. Within the conservation area, recent work indicates that the road may survive, at least in patches, as buried archaeological remains. It is also likely that associated occupation and industrial remains survive. At the junction of Evington Road and London Road, antiquarian records report the discovery of a substantial Roman and/or Anglo-Saxon cemetery and it is possible that this may continue into the north west corner of the conservation area.



map 3 Fowlers' map of 1828: the approximate boundary of Evington Footpath Conservation Area is shown edged in brown.



map 4 Map of 1879: the approximate boundary of Evington Footpath Conservation Area is shown edged in brown.



map 5 Ordnance Survey map of 1902: the location of Evington Footpath Conservation Area is shown edged in brown. ©Crown copyright. All rights reserved.



Post windmills at the top of London Road from an etching on Roberts' map of 1741.

4.4 The post-medieval Mount Pleasant windmill is recorded as standing between Evington Road and Evington Footpath (the site is shown on Fowler's 1828 map - see Map 3). This map also shows that at this time the conservation area was still very rural in character with orchards, windmills and a plant nursery. The Footway itself is clearly shown, sign-posted as the pedestrian route to Stoughton and Evington Village, some 3kms away. It was preserved as a right of way when the city began to expand in the 19th century.

4.5 Development began in the 1820s with the construction of the houses at 170 London Road and 172-174 London Road. The Leicester racecourse was then sited on what is now Victoria Park and the houses had the advantage of open views to the west. The 1844 map shows further development with the construction of a large house at the junction of London Road and the north-west end of the Footway (Granby House) together with terraced houses at 164 - 168 and 176-182 London Road. By 1870, most of the houses on London Road had been

built and the 1879 map (Map 4) shows that St James Road had been laid out and that the racecourse had been replaced by Victoria Park. Development elsewhere remained somewhat sporadic with small groups of houses being built in piecemeal fashion in various locations as and when builders' funds became available. For example, 34-36 and 11 St James Road were built in 1871, 33-39, 49-53 and 61 Evington Road in 1872, 150-156 London Road and 21-23 Abingdon Road in 1878. However, by 1900 development was effectively completed (as shown on the 1902 Ordnance Survey - see Map 5), including the construction of two groups of small houses (Victoria Terrace and Oxford Avenue) in the large rear gardens of 188 and 190 London Road. The large parish church of St James the Greater, construction of which began in 1895, was completed with the addition of its ornate west front in 1914.

4.6 During the last 60 years, three large houses on London Road have been demolished - 'Granby House' (No. 158), 'Italian Villa' (No. 188) - both replaced by flats (158 London Road and The Park respectively) and a detached villa at 196 London Road, now the car park of the Old Horse public house. Two houses on the north side of Abingdon Road, nos. 4 and 6, have been replaced with the Arbor Court flats. The church hall at the rear of St James the Greater was built in the late 1960s. The local authority flats on the corner of St James Terrace and Mayfield Road were built in the late 1970s replacing some very small terraced cottages which had been included in the Council's slum clearance programme.

EVINGTON FOOTPATH CONSERVATION AREA: character appraisal

4.7 One of the biggest threats to the area before the conservation area was declared was the proposed Eastern Relief Road. This would have cut through the base of the conservation area 'triangle' in a wide arc ranging between 35m and 80m wide from Abingdon Road, bisecting St James Road to join London Road at a large new junction. That much of the best parts of the conservation area environment remain today is due to the abandonment of this urban motorway reservation in the mid-70s.



4.8 However, by the 1980s, the quality and attractiveness of the footpath had deteriorated and it had become a litter-strewn back alley. The council obtained funding for conservation area improvements in 1995 and carried out improvements to lighting and unused and dark corners. The boundaries of two car parks were also improved and the footpath resurfaced and re-lit.



Above: Two historic views of London Road c 1904 showing the ornate cast iron supporting columns and structure of the newly installed tramway system. The building to the far left of the lower picture was known as Granby House (158 London Road), it was demolished during the 1970s

Influence of activity or former uses on the plan form

4.9 The position of the conservation area between two of Leicester's main routes to the south (the turnpike to London and the established road to Evington and the villages of south-east Leicestershire) determined the form and layout of its buildings. With limited space between these roads and the long established 'Foot Path to Stoughton & Evington' that neatly divided the area in half, new housing was laid out on long plots running back from the road frontages to the Footpath. Plot widths would have been kept to the minimum appropriate for each type of development while maximising the amount of development that could be accommodated. Thus, plots are somewhat wider along the main London Road where the houses were built for some of Leicester's wealthier citizens, but narrower on St James Road and Evington Road where the houses were made for the middle classes. Where there was any spare land the tiny 'backland' terraces of Oxford Avenue and Victoria Terrace were built, a form of development common in this area (most notably in the adjoining South Highfields Conservation Area).



The Old Horse Public House, London Road: a view taken during the early years of the 20th century.

4.10 Generally, the areas away from the main traffic routes of London Road and Evington Road remain primarily in residential use, although, where the properties are very large, this includes a mixture of flats, residential homes and student residences. This has resulted in greater demand for car parking (usually on-street as there is little land available off-street) as well as bin storage. Where buildings are smaller, they tend to have remained in single family



A view of London Road/Mayfield Road roundabout taken April 1970.



London Road - the mix of architectural styles, details, materials and rooflines makes for an interesting townscape.

use. Non-residential uses such as offices, shops, dental/veterinary surgeries as well as education establishments have become established on London Road and Evington Road and there are some small industrial type uses on Abingdon Road and Mayfield Road.

Character and key buildings

Character zones

4.11 Despite its small size, the conservation area is not homogeneous in character and can be divided into six quite distinct areas. Although the scale of the buildings tends to be large, each of the streets within the area is visually different and displays different urban styles and qualities. The buildings along London Road are of diverse design and occupy the largest plots, which set them apart as one group; the almost continuous brick terrace layout of those on Evington Road forms another and the small, secluded group tucked away on Abingdon Road is a third. The Evington Footway itself creates its own enclave whilst the large decorated houses on St James Road are a quite distinctive group. Mayfield Road is again different in style and layout and can therefore be viewed as the sixth sub-area.

Townscape

4.12 Townscape refers to the way in which views open and close through an area, to changes in level, visual contrasts and linkages, to texture, rhythm and pattern in the street scene: elements which give the environment of an area individuality and character.

4.13 **Evington Footway** acts as a spine running north-west to south-east through the middle of the area, knitting it together. On either side of the footpath are large back gardens screened by high brick walls or fences, some of which offer occasional glimpses into private gardens. The footpath takes the pedestrian through different sorts of environments - from the noise of London Road to the quiet of Oxford Avenue, then out into the brighter crossing at St James Road and back through a shaded narrow passageway to the busier Mayfield

EVINGTON FOOTPATH CONSERVATION AREA: character appraisal

Road. The contrast between the busy, 'public' domain of the streets and the quiet, leafy 'private' domain of the Footway gives the area it's most important characteristic.

4.14 The entrance to the footpath at the apex of the conservation area 'triangle' is somewhat formless. Boundary definition on the north side is poor because of the loss of a boundary wall to create a large car park. The path widens on the south side to reveal another large expanse of tarmac (the car park for the flats at 158 London Road) and, for the first 100m of its length, it is effectively an access route to car parks and workshops. This causes much conflict between pedestrians and vehicles and affects the character of the footpath. Once past the entrance to the last parking area (now enclosed by a new brick wall with decorative railings), the path suddenly narrows to a 1.6m passageway enclosed on both sides by buildings or high brick walls overhung by trees.

4.15 Along the whole of its length, views down the footpath are alternately constrained or opened up; for example, at the meeting point of **Oxford Avenue** and Abingdon Walk where a slight widening and a bend to the left reveals unexpected views. Subtle changes in direction mean that at no point can the whole of the path be seen in either direction. The crossing point at St James Road, where the shaded route from Mayfield Road suddenly delivers the pedestrian into sunlight, is particularly unexpected. This narrowing and enclosure establishes the special 'secret' character of the footpath.

4.16 **London Road** offers an entirely different type of townscape. Its value lies in the variety and scale of its two and three-storey buildings and their staggered relationship with the wide street and the open vistas across Victoria Park. Views are deflected along the gentle curves of the road and seen through and behind trees. Differing building heights and roof styles create interest along the skyline, which is punctuated by chimneys. Approaching the conservation area from the north, the street is hidden by the trees forming the edge of Victoria Park. Moving south, however, views open up to reveal the curve of the street and the twin towers and cupolas of the area's landmark building, St James the Greater Church, towering over the rooftops. At the south end, views are 'closed' by the densely planted Mayfield Road roundabout, the high cost and elaborate construction of which caused much controversy when it was first installed in the 1950s; more recently



The Footpath at the northern end showing the parking area opposite the flats at 158 London Road.



Oxford Avenue is one of a number of surprise views that open up along Evington Footpath



The loss of front boundary walls and gardens to provide space for car parking along Evington Road has caused a major loss of character to this part of the conservation area.



The Footpath close to its crossing with St. James Road.

a similar controversy arose when a proposal was put forward to replace it with a traffic light junction! Beyond the roundabout, the mature trees of north Stoneygate can be glimpsed. These features serve to create a much less urban 'feel' along this boundary, although this is tempered by the heavy traffic flows.

4.17 By contrast, **Evington Road** is much more 'urban' in quality with a series of terraced properties creating an almost continuous built edge. Visual interest is enhanced by the gentle curves, rises and falls of the street and the break in the building line at No.45, where the houses step forward closer to the road. The almost continuous wall on the other side of the street helps to create a feeling of enclosure. Again, however, heavy traffic is evident and this has a distinct effect on the character of the street. The almost complete loss of front gardens to car parking creates a considerable weakness in the townscape, which is only partly alleviated by four trees.

4.18 **St James Road, Abingdon Road and St James Terrace** are quiet residential enclaves comprising tight groups of terraced two and three-storey dwellings, built to individual designs or in small matching groups facing each other across relatively narrow streets. There are also a few detached houses or semi-detached villas. The quiet character of St James Road is firmly established by an avenue of sycamores and one lime. This, together with the rhythmic vertical pattern of bay windows, the dip in levels to a low point half way along its length, and proximity of the buildings to the back of the footway, and the strong line formed by front boundary walls and railings, enhances the sense of enclosure. A feeling of secrecy is also apparent, particularly in the summer when foliage hides upper storeys. The visual interest is further enhanced by the gentle curve at the lowest point of the road which prevents the whole of the street being seen from either end. This curve also deflects views and intensifies the contrasts between the view out from the area onto the inner city environment at the Evington Road end with the open views across the trees and spaces of Victoria Park at the other end.



St. James Road near to its junction with London Road.

4.19 **Abingdon Road**, a quiet back street, is lined on its western side by a neat two storey terrace, terminated at either end by larger, more finely detailed semi-detached houses of individual design. The 'book-end' effect thus created emphasises the quality of the end houses and highlights their different designs and use of materials. The retention of front gardens, boundary walls, railings and trees contribute to the townscape, and the recently built flats on the north side of the street maintains the built edge. Views into and out of the street are 'closed' by right-

angled bends at each end. The townscape suffers at the eastern end, where commercial uses intrude and weaken the space - the off-street loading area to a shop breaks the line of high back garden walls and is a particularly unfortunate feature in the street scene.

4.20 **St James Terrace** comprises a small group of attractive two storey houses in local red brick, whose modern garden railings serve effectively to mark the private/public boundary. Again, however, the townscape becomes very weak on the south side where the continuous built edge has been lost following the construction of flats on the corner with Mayfield Road and the church hall to St James the Greater. Both these developments are set back from the footway with little in the way of boundary definition. The church hall is a very dominant feature in the townscape but adds little to the townscape quality.

4.21 **Mayfield Road** slopes down towards a sharp right-hand bend at the foot of the hill and is the area where the conservation area's townscape suffers most. Although largely hidden from London Road by the leftward curve in the road, the lack of definite boundaries at the St James Terrace corner and in front of the garage at the foot of the hill create particular weak points. The townscape is, however, improved by trees in front of the flats, in the garden of number 12 and in back gardens, which show above the roofs of the houses on St James Road. The eastern end of Evington Footway is at the foot of the hill and offers interesting views into the conservation area. The sequence of views offered by the bend in the road to the left and the slope down the north side of the ridge to the houses of Kimberley Road is visually interesting. Glimpses deeper into the conservation area are possible along St James Terrace.



Abingdon Road - a quiet suburban street. Many of the houses have fine decorative timber detailing.



A view towards the twin towers and cupolas of St. James the Greater church.

Architectural character and key buildings

The inclusion of buildings in this section is selective and is intended to illustrate the range of building types, styles and materials in the conservation area. If a building is not included this should not be taken to indicate that it does not make a significant contribution to the character of the conservation area.

4.22 The architectural character of the conservation area varies from the grand, wide frontage villas on London Road to the plainer terraces on Evington Road and the more ornate buildings along St James Road.

4.23 On **London Road** the predominant materials are buff brick, complemented by painted stucco, and the local orange-red brick. Carved stone detailing, especially around windows and doors, is much in evidence. The buildings display a wide variety of fashionable



Fine architectural detailing at 31 Evington Road



Rich ornamentation on London Road. The deeply carved window arches are as fine as those on the best medieval churches.

architectural styles and designs and the differing heights, rooflines, windows and detailing create an interesting, rhythmic edge to the conservation area. This edge is

dramatically punctuated by the square brick towers and carved stone cupolas of the large, turn-of-the-century parish church of St James the Greater.



At 162 London Road the highly decorative front bay window was designed to make a

4.24 Built over a period of about 70 years from the 1820s, the buildings range from the restrained design typical of the early 19th century 'classical' style (at nos. **172-4, London Road** for example) to more exuberant Italianate and Gothic styles popular in the 1870s and 1880s, with their carved stonework, polychrome brickwork and windows with pointed arches (as can best be seen at **204 London Road**). Bay windows are much in evidence and a few buildings have small timber balconies at second floor level.

4.25 Three buildings were demolished during the 20th century - Granby House at 158 London Road, 'Italian Villa' at number 188 and another detached villa at 196 London Road. The site of the latter now forms part of the car park of the 'Old Horse' public house, while the others were redeveloped in the 1970s with the construction of three storey flats. These brick faced buildings, whilst being fairly sympathetic in terms of materials, add little to the architectural qualities of the street and, indeed, their flat roofs are quite out of character. Number 158 is a particularly brash statement at the northern approach to the conservation area, although it makes concessions to the area's character in its use of buff bricks and a bayed façade.

4.26 The properties along Evington Road were constructed by a variety of individuals and developers over a period of about 30 years from the 1870s onwards and tend to be modestly designed and proportioned. A few, however, express their greater importance by being larger and more highly decorated, such as nos. 45 to 47 and 61 to 63. They are divided roughly into two basic groups - a homogeneous terrace from no. 1 to 43 and more varied and individual houses from 45 to 71.



The principal elevation of 2 Chaucer Street faces on to St. James Road.



Gables to 1 Tennyson Road and 31 St James Road.



Gable detail to the Old Vicarage, at 11 St. James Road.

4.27 Building materials generally are orange-red brick, with stone detailing used with varying degrees of decoration around windows, doors and on dormer copings. The gabled three-storey terrace between no.1 to 15 exhibits modest Gothic detailing which contrasts well with the more sober architectural styles of the two and three storey terraces further on. Along the whole of the conservation area boundary there is a common use of single or double height bay windows. Rooflines vary in height and design and include dormers, dormer gables with timber or stone copings and finials, some richly bracketed eaves and, in one prominent case, a bold Dutch-style gable. Windows and doors display a variety of stone heads, sills and mullions, with evidence of decorative ironwork on some bay roofs. Two fine polished granite and sandstone pillars support a portico at the side of **49 Evington Road**. Despite the almost wholesale conversion of houses to multiple-occupancy or business use, most buildings retain their original window proportions and panelled front doors. A small infill flat development between nos.53 and 55 picks up visual cues from the street in its use of bays and gabled roofline.



The houses on St. James Road are some of the best villa properties in the city. Many are richly ornamented with much of their original timber still intact.

4.28 Some of the properties have been converted into shops. The largest, formed from a group of 4 terraced houses, makes no concessions to its setting with its large modern plate glass windows, a deep continuous fascia and painted upper storey. By contrast, two other shops nearby, are much more appropriate, although the condition of the shopfront roofs gives some cause for concern. The new simple design, with its pitch roofed double bayed shopfronts, curved headed windows, rationalised signage and harmonising colours and materials has done much to improve the appearance and architectural integrity of this small group of buildings.



St. James Road: differing building heights and a variety of architectural styles gives the Conservation Area a unique atmosphere.



At 24 St. James Road the elaborate stone carved broken top pediment was designed to impress visitors.



Detail of entrance to 2 Chaucer Street.

4.29 By contrast, the buildings on **St James Road** are the most ornate to be found in the conservation area. There are examples of most of the decorative domestic architectural styles popular in the Victorian era such as Tudor Revival, Gothic and Queen Anne. The unifying feature is *ornament*. It takes the form of carved and fretted bargeboards, mock half-timbering, ornate timber porches, carved door canopies, tile-hung bays, moulded brick panels and stained glass windows.

4.30 One site has, however, been redeveloped by the construction of a four-storey block of flats, which contrasts sharply with the designs and styles its surroundings. Whilst some effort has been made to complement the character of the street through the choice of construction materials, the scale, mass, sloping mansard roof, window proportions and lack of detail mean that the building stands out as an alien feature in an otherwise cohesive whole.

4.31 The small loop which forms **Abingdon Road** serves both residential and commercial uses as well as a 1930s **St Anne's Catholic Church**. Houses are of mixed sizes ranging from a group of 6 small, two storey, bay-fronted dwellings to a pair of large stone-fronted three storey semi-detached villas. Orange-red brick is again the common feature and visual interest is created by the varying rooflines (with chimneys much in evidence) and different window types - dormer, oriel and bays in 'Queen Anne' style. The church, whilst being completely different in size and design, nevertheless adds to the quality of the street in its polite use of brick, ornamental window design and front railings. The retention of front gardens, boundary walls, railings and trees along the street also contribute much to the townscape and the recently constructed flats on the north side of the street fit in well.



St Anne's Roman Catholic Church Abingdon Road incorporates elements of the Art Deco style into the overall design.

4.32 The north side of **St James Terrace** is an attractive group of 8 two storey houses which are laid out with the houses at either end stepped forward to the back of pavement to give an interesting edge to the street. Bay windows, decorative blue brick banding and patterning, as well as moulded and bracketed brick eaves, cornices and tall chimney stacks, create visual interest. By contrast, the church hall opposite is constructed in a hard reflective engineering brick and is set much further back from the road, revealing the normally hidden backs of some of the houses on St James Road. Although some effort has been made to lighten the design by articulating the ground floor with recessed bays between the structural



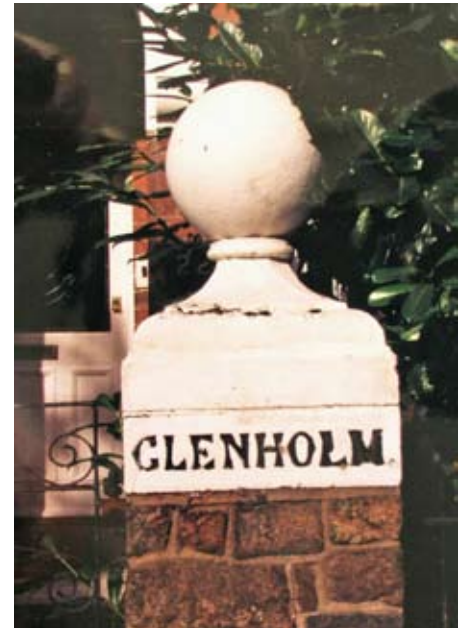
Evington Footpath allows views into some of the rear gardens so that partially hidden structures such as this late 19th century/ early 20th century glasshouse can be enjoyed by passers-by.

piers, its general scale, deep overhanging eaves and shallow roof pitch tend to set it apart from the otherwise cohesive whole which is the St James' area. The modern two storey flats adjoining are also quite alien in design using small square windows, half dormers and roughcast rendering on the facades, although they do reflect a style typical of the 1970s.

4.33 There are very few buildings on **Mayfield Road** and none of those facing onto the street offer much in the way of architectural value. The main characteristic here is one of mixed styles, designs and materials - the new flats at the St James Terrace junction contrast strongly with the red bricks of the buildings on the opposite corner. However, the new extension at the rear of 218 London Road sets up a dramatic contrast of post-modern style with the mass and scale of the side view of the nave of St James the Greater.

4.34 Garden walls and hedges make important contributions to the character of a conservation area. They are not only important features in themselves but also help to create a sense of enclosure and provide a pleasant setting for the buildings behind.

4.35 Boundary walls are particularly important to the character of Evington Footway, where their height and proximity to the pedestrian define the character of the path. Generally, the walls are between 2m and 3m high and built of brick with a large recessed central panel. Where they form garden walls the brick is usually good quality commons; where the boundary is formed by buildings the brickwork tends to be smooth red local facings. Grey clay coping tiles are common and occasional gable ends rise higher to create additional visual interest. The glazed double-height roof of a Victorian greenhouse at the rear of 170 London Road is an attractive feature visible from Evington Footpath. A new boundary wall with railings has been built at the entrance to Oxford Avenue to define that space and a picturesque pedimented archway in the wall at its west-end adds to the visual interest of this small residential enclave. Not all walls are in good condition, however - the need for repointing is a common feature and back gates tend also to be neglected and unused (concern for security may well be the reason for this). Where walls or outbuildings have been removed to provide space for cars,



Original gatepier, St. James Road.



Many of the fine houses on St James Road survive with all their features, including highly decorative stained glass door panels



First floor oriel window to the St James Road elevation of 202 London Road.



Detail of the broken pediment to the west front of St. James the Greater. The figure is of St. James.



Number 4 St. James Terrace: blue brick diaper work, set around a small stone plaque

the loss of a defining edge weakens the physical and visual space. This is especially so at the north end of the footway, where all that remains of the boundary is an ornate cast iron gate post. Diagonal hit-and-miss fencing at the south end of the footpath, however, adds visual interest.

Building materials and the public realm

Building materials

4.36 The predominant building materials in the conservation area are brick and stone. Bricks are generally the typical Leicester orange-reds, now somewhat darkened by age, but with occasional examples of more expensive 'white' bricks along London Road. Stucco is unusual and restricted to the earliest building at 172-174 London Road. The use of limestone for architectural decoration is also quite common and appears in window and door surrounds, door canopies and garden wall copings as well as on roofs in the form of slates (both dark Welsh slate and local stone slates). St James the Greater Church uses stone to particular effect as do 202-204 London Road. Red clay roof tiles are also quite common.

4.37 Timber is used extensively across the conservation area, being the original material of choice for the windows and doors of the area's Victorian houses. These timber features therefore contribute significantly to the character and appearance of the conservation area. Some notable examples can be seen along St James Road where it is used not only for many finely detailed and moulded windows but for bargeboards and sham timber framing. Particularly good examples of these its use in such cases can be seen at 1-7 and 23-31 St James Road.

4.38 Other materials also add to the visual interest of the area. Coloured window glass is very common and adds considerably to the character of buildings and townscape generally. Granite setts are used for the footway crossing and car park behind 69 Evington Road and the forecourt of The Old Horse pub. Glazed tiles are used to great effect in decorative bands at 202 and 204 London Road and metal railings have been restored around many of the properties on St James Road and London Road. The whole of the frontage to St James the Greater is paved in York stone. Car parks are surfaced in tarmac and many front gardens on London Road have been paved in concrete paving slabs, red and grey pavers or tarmac.

The public realm

4.39 Adopted highways in the area are surfaced in tarmac with concrete slabs the most common material used for pavements although the footpaths on Evington Road have recently been re-laid with small concrete pavers. New bollards along this part of the street have, unfortunately, added some new visual 'clutter' but their installation has been necessary to control unauthorised pavement parking by drivers trying to evade Evington Road's double yellow line restrictions. Evington Footpath, however, is surfaced in red tarmac to create an individual identity but is now becoming uneven in places with areas of 'ponding' during wet weather. Square granite sets are used to define the central drainage channel at the north end. Kerbstones on the streets are mainly granite but St James Road has long runs of diorite. The forecourt of the Old Horse is laid out with square granite setts and the remains of a black square clay sett driveway is visible in the rear yard to 69 Evington Road, which also has a square granite sett footway crossing.

4.40 Most of the street lighting is on modern steel columns but on St James Road, Abingdon Road and Evington Footpath, 'Victorian' style lanterns and columns have been installed. There is also an attractive pair of lamps to either side of the St James the Greater forecourt.



Trees along Evington Footpath help to soften the urban built form and provide a much needed habitat for local wildlife.

Green spaces and biodiversity

4.41 Because the area is so heavily built up, trees are highly important in defining and enhancing the quality of this conservation area. They soften the hard built form and create areas of contrasting colour and shape; older trees can also complement the established character of the conservation area. However, the density of the area is such that there is little room available for large size trees to develop and grow to maturity. With this in mind, it is perhaps surprising that there are a significant number of large mature trees, which are mainly beech, lime and sycamore.

4.42 The Town & Country Planning Act 1990 makes special provision for trees in conservation areas. Under Section 211. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the local planning authority six weeks' prior notice of their intentions. The purpose of this requirement is to give the Authority an opportunity to consider whether a Tree Preservation Order should be made to give specific protection to the tree.

4.43 There are two trees in the Conservation Area protected by Tree Preservation Order. These are the copper beech at the rear of 1 Abingdon Road and a pear tree at the rear of 23 Evington Road, visible from the footpath. It is an offence to cut down, top, lop, uproot or wilfully destroy a protected tree without the City Council's permission.



One of the pair of ornamental lamps set either side of the forecourt to St. James the Greater Church.



The view from the Footpath into the surprisingly leafy green oasis of Oxford Avenue is totally unexpected and gives an interesting view to the picturesque archway to the wall at the western side.



The line of tall trees bordering Victoria Park helps to provide another dimension to the London Road properties in the Conservation Area.

4.44 There are four important beech trees in the conservation area, all in private gardens. The protected beech in the rear garden of 1 Abingdon Road is a large mature tree that stands close to the boundary wall with Evington Footpath; its canopy spreads out over the footpath and adjacent properties. Another copper beech stands at the rear of 188 London Road is also visible from the footpath; it is a mature specimen with a very high crown. There are also two beech trees on Evington Road, a middle age tree in front of 33 Evington Road and a mature tree in front of no.23. Both these trees stand in tarmac car parks and are highly valuable to the visual amenity of the area. The older tree, in particular, is a magnificent specimen with a high, spreading crown.

4.45 Although the beech trees make an important contribution to the street scene, the limes and sycamores are far more numerous. There are thirty-five street trees in St James Road, thirty-four sycamores and one lime. The front gardens of the properties on St James Road are too small to accommodate trees, so the street trees are very valuable. They form an avenue on both sides of the street which, although containing sizeable gaps, maintains its unity because of the similar age, size and form of the trees. All the trees have been pollarded to facilitate their retention close to buildings and it is intended to continue this form of management in the long term to keep them at a manageable size. The trees have responded well to this form of management and almost all of them remain in good condition.

4.46 Responsibility for street trees lies with the City Council and future management and replacement programmes

are essential elements in conserving the character of the area. Strategies and management plans are being developed for street trees throughout the city and this will help to maintain the distinctive character of the area by ensuring that street trees are kept in good condition and any diseased or dying trees are replaced at the earliest opportunity.

4.47 Sycamore trees in private gardens include a number of apparently self-set trees. Some trees have been cut back at various times in attempts to control their size while others have been allowed to grow. Noteworthy sycamores include the large mature tree at the front of the Old Vicarage on St James Road and two trees, one on either side of the footpath, between Oxford Avenue and St James Road. There are many smaller self-set sycamores close to the footpath, as well as other, older ones that have been crudely topped in the past.



Some of the 35 street trees along St. James Road.

4.48 Many lime trees in the conservation area have also been topped and lopped in the past, but lime trees can be quite resilient and for the most part they have recovered to produce trees of reasonably good size and form. Notable lime trees include those in the front garden of nos. 5 and 17 Evington Road, at the side of 49 Evington Road and a group of three young limes that have been planted outside the flats at 20-24 Mayfield Road.

4.49 Other trees of some value in the conservation area. These include a middle age oak at the corner of London Road and Mayfield Road, a mature yew at the rear of the garage on Mayfield Road and a small multi-stemmed sorbus Rowan next to the modern building at the western end of the footpath, which helps to soften the appearance of the building.



The use of "angel-wing" style railings at 218 London Road.

4.50 Although there are no public parks within the conservation area, the expanse of Victoria Park along the south-west boundary has a particular impact on the character of the area. The general pattern of private gardens in the conservation area is that of small and shallow front yards, some better cared for than others, with larger back gardens. At a few locations gaps between houses offer glimpses into these back gardens, such as between 34 to 38 St James Road and 190 London Road. Where rear gardens are large, such as on London Road, there is space for large trees which add to skyline interest and punctuate views.



A colourful species of Pyracantha, (an evergreen thorny shrub), planted in one of the front gardens within the conservation area.

4.51 Most of the front gardens along London Road have been paved over either for ease of maintenance by the non-residential occupiers (at numbers 176-180 for example) or are tarmac surfaced for car parking (as at 190-194). The modern planting in front of no. 170 is visually interesting and the formal tree planting at 218 contrasts with the more ornate railings.



Insensitive replacement with uPVC windows, doors, fascias and rainwater goods, has resulted in the loss of much of the architectural character of this property.



The overall design and excessive scale of 13-17 St James Road does nothing to complement the rest of the residential properties nearby.

4.52 The presence of private back and front gardens in the area has biodiversity value, albeit on a small scale. The variations in vegetation type and cover attract many of the typical (and popular) garden animal species (hedgehog, fox, woodpeckers, owls, bats etc), all of which can add to people's quality of life. The large trees in the area provide habitats for other species and even the several overgrown plots off St James Road have value for wildlife. Gardens are also important for some of the UK's declining species (house sparrow, bullfinch, starling and song thrush) and loss of garden space could accelerate this decline, both nationally and locally.

Negative factors

4.53 The loss of front gardens for car parking is the most significant change that has altered the character of the area and reflects the conversion of properties into flats and increasing levels of traffic and car ownership. Traffic levels are high on the three roads forming the edges of the conservation area and this introduces noise and pollution as well as making the roads difficult to cross. The particular effect is to isolate the area from Victoria Park. The conversion of properties to multiple occupation has, in some instances, resulted in neglect of gardens and poorer building maintenance, as well as a clutter of 'wheelie bins'.

4.54 There has been only a small amount of redevelopment in the area and the new flats at 57 Evington Road complement their surroundings quite well. The redevelopment of 13-17 St James Road is less sympathetic, however, with its 'mansard style' upper storeys and square windows. Whilst the four storeys of 158 London Road make a bold statement at the north end the high plot ratio and lack of boundary definition leaves the site somewhat barren.

4.55 There have been some alterations to buildings over the years but not the wholesale rush towards substitutes such as uPVC evident in other areas. There are some exceptions, such as 170 and 208 London Road and 11 St James Road. Elsewhere, timber windows have generally been retained, although some properties have replaced multi-pane upper sashes with single glazed panes. Many stained glass leaded lights to doors and windows also survive to the great benefit of the visual environment.

General condition of the area and its buildings

4.56 The buildings in the area are generally fully occupied and in good condition overall. However, the subdivision of the large store at 55-59 Evington Road into four small shops has been poorly done, with unco-ordinated and poor quality signage. Some service yards and private car parks are unsightly and some the condition/amount of street furniture detracts from the appearance of certain parts of the area.

4.57 Front boundary walls have been rebuilt along St James Road and parts of London Road (including the re-use of 'angel-wing' design churchyard railings at number 218) and has helped to restore the public-private boundary.

Problems, pressures and capacity for change

4.58 The conservation area is under little pressure for change through redevelopment. However it suffers from the usual pressures common in densely built-up areas in mixed use - wheeled bins left on pavements, on-street commuter car parking, neglected gardens, gardens given over to parking, poor building maintenance etc. These pressures, other than street parking, can rarely be addressed directly by the Council other than through encouragement and education.

4.59 However, the changes that have occurred have not been of such a scale as to damage irrevocably the character or appearance of the conservation area. This is largely due to the efforts of property owners to maintain the original features of their buildings, such as timber sashes, original roofing materials etc. Photographs taken between 2003 and 2008 show that there has been very little change in the area.

4.60 Where unauthorised developments, such as satellite dishes and plastic windows, have occurred these are investigated and pursued to enforcement where necessary. The subdivision of the large furniture store at 55-59 Evington Road into smaller units included the demolition of part of a storage area at the rear and the installation of poor quality signage



The four-storey block of apartments at 158 London Road suffers from the loss of the rear boundary wall to Evington Footpath to allow access for car parking. The lack of any boundary treatment to the London Road frontage is also unfortunate and has resulted in a sterile feel to the immediate surroundings this block.



Numbers 55-59 Evington Road was originally a single retail showroom and has since been subdivided into three small shops. The signage and shopfronts are of poor design and lack any sense of coordination.

to the front. The former has had a detrimental effect on Evington Road while the latter has opened up an unsightly rear yard to view, to the detriment of the appearance of the south end of Abingdon Road.

4.61 There is some capacity for change in the area. The issues mentioned in the paragraphs above could, if addressed, help to improve the appearance of the area but there is little capacity for major change, there being no significant developable plots in the area. However, a new use should be found for the vacant site at the rear of 38-40 St James Road. This land has been vacant for many years and is becoming increasingly overgrown and unsightly. There have been no proposals put forward for its redevelopment or re-use and local people consider it detrimental to the area and the waste of an asset. It is not large enough to develop for housing and other uses, such as commercial or small industrial uses, would be inappropriate. A suitable use needs to be found.

5.0 Community involvement

5.1 Local residents and other interested people were invited by letter for their opinions about the conservation area – what the problems are, what could be done to improve the area, whether the boundaries are appropriate etc. They were also invited to an evening meeting at St James the Greater church rooms in September 2008 to discuss the proposed Management Strategy. Ten persons attended.

5.2 The views and comments received following the consultation period are set out in Appendix 4, together with the Council's responses to the issues raised. Where suggestions for improvements are made these have been incorporated in the Management Strategy.

6.0 Boundary changes

6.1 The Council has considered the existing boundaries of the conservation area to see if any extensions or exclusions are appropriate.

6.2 The following boundary changes have been considered :

- Exclude the buildings along Evington Road
- While the design of the buildings on Evington Road is more restrained than those in St James Road (the most architecturally distinguished part of the conservation area) and although the majority have lost their front gardens to car parking, they are nevertheless of architectural merit and contribute significantly to the character of the area. They present a unified terrace front to the south side of Evington Road, serving to define and create the particular character and identity of the street. The plots of these buildings also form the north boundary of Evington Footpath.

They are therefore important parts of the conservation area and should remain part of the conservation area.

CONCLUSION : retain boundary along Evington Road

- Extend the boundary across Evington Road and Mayfield Road

Mayfield Road and Evington Road are very busy local distributor roads and form visual barriers as well as physical barriers to movement to the north and east. Beyond them lie the smaller and more modest artisan houses of Tennyson Street, Ripon Street etc. The architectural character and historic interest of the streets beyond the present boundaries are not of sufficient merit to justify conservation area status.

CONCLUSION : extension of conservation area north and east not justified.

7.0 Management and enhancement proposals

7.1 The Council is under a duty to prepare proposals for the preservation or enhancement of each conservation area in Leicester. Such proposals can be described as a 'Management Strategy' and highlight the important issues in each area, how these should be addressed or resolved and give an indication of the timescale over which it would be hoped to deliver each proposal.

7.2 The management and enhancement proposals set out in Appendix 5 have to be subject to consideration at a public meeting. An evening consultation meeting was held in the large hall at St James the Greater Church on September 25th 2008. An exhibition, advertised to all occupiers in the area, was also be placed in the Council's Customer Services Centre as such facilities are not available in the conservation area.

8.0 Contacts and acknowledgements

8.1 For further information on this, or any other, conservation area or listed building you can contact the Conservation Team at any of the following:

- Conservation & Nature Team, Planning Policy & Design, Regeneration and Culture, Leicester City Council, New Walk Centre, Welford Place, Leicester LE1 6ZG
- E-mail conservation@leicester.gov.uk
- Fax 0116 2471149
- On the Council's website [www.leicester.gov.uk/conservation areas](http://www.leicester.gov.uk/conservation%20areas)

APPENDIX I List of buildings in the conservation area

Abingdon Road	1-27, St Anne's Catholic Church,
39 Chaucer Street	2
Evington Road	1-53, 55, 57 (Arbor Court), 59-71
London Road	150 -186, 1-3 Victoria Terrace (r/o 182-186), 188 (The Park), 190-194, 198 (the Old Horse pub), 200-208, St James the Greater Church, 216-220
Mayfield Road	12, 14-24 (flats), 26-30, Tyres Galore Garage
Oxford Avenue	1-13 (inc.)
St James Road	2-52, 1-9a, 11 ('The Vicarage' flats), 13-17 (Mayfield Court flats 1-14), 19-35
St James Terrace	2-16, 1, St James Hall, 13-19 (flats)
Tennyson Street	1 (Tennyson House)

APPENDIX 2

List of listed buildings, Article 4 Directions and Tree Preservation Orders in the conservation area

Listed buildings

London Road 168, 172-174, St James the Greater Church

Article 4 Directions

Evington Footpath Article 4(1) Direction (details available on request)

Tree Preservation Orders

TPO No. 252 r/o 23 Evington Road
TPO Ref No. 255 1 Abingdon Road
TPO Ref No. 459 Mayfield Road/St James Terrace



St James the Greater Church is listed Grade II and was designed by local architect Henry Langton Goddard in a style derived from the Italian Renaissance. Building commenced in 1899 and was finally completed in 1914.*

APPENDIX 3

Management Strategy

Location	Management Proposal
Conservation Area generally	1. Ensure that all development proposals preserve or enhance the conservation area; Timescale: on-going 2. Publish on a regular basis, and distribute to all properties in the area, an explanatory leaflet about conservation areas and Article 4 Directions including Council and owners' responsibilities; Timescale: short term 3. Maintain an up-to-date photographic record of all buildings for comparison purposes; Timescale: medium term 4. Include in future conservation area leaflets a reminder to occupiers of the need to return wheeled bins to gardens and forecourts. Design appropriate bin storage areas where wheeled bins are a pavement problem and seek funding to undertake the improvements identified; Timescale: long term 5. Seek resouces for grants for repairs to important features of historic properties, subject to agreed eligibility criteria Timescale: On-going
Side & rear of 55-59 Evington Road	Seek improvements to garages and rear service yard Timescale: short to medium term
r/o 9 Evington Road	1. Secure, in cooperation with the owner, the clearance of rubbish from the Footpath end of the garden and provision of a secure screen fence or wall; Timescale: short term
The public realm	1. Repaint bollards and lampposts within 6 months Timescale: short term 2. Investigate design solutions to minimise clutter and improve the entrance to the Footway from London Road and seek funding for same Timescale: short to medium term
1-43 Evington Road	Improve appearance of off street parking areas by introducing more attractive surfaces Timescale: long term
14-24 Mayfield Road/13-19 St James Terrace	Investigate potential for improving front courtyards to create private front gardens Timescale: medium to long term
150-186 London Road (various)	Investigate potential for front boundary wall replacement scheme Timescale: long term
r/o 38 & 40 St James Road	Encourage the re-use of this abandoned plot for a community garden or other use Timescale: short term
Abingdon Walk	1. Seek funding to improve surface of walkway to match any new surface on Evington Footpath; Timescale: medium to long term 2. Remove graffiti regularly Timescale: on-going
	Short term - up to 3 years, Medium term -3-5 years, Long term - 5 years+

Location	Management Proposal
Evington Footpath	<p>1. Consider resurfacing path in a lighter coloured material to reflect more light to improve pedestrians' feelings of safety and seek funding for same; Timescale: medium to long term</p> <p>2. Include regular pruning back of overhanging branches in Footpath management regime Timescale: short term</p> <p>3. Remove graffiti regularly from gates and walls along the footpath Timescale: ongoing</p> <p>4. Repaint railings and gates at Oxford Avenue Timescale: short term</p>
	Short term - up to 3 years, Medium term -3-5 years, Long term - 5 years+

APPENDIX 4 Consultation Responses

Comments received	Council response
1. An overflow pipe at 32 St James Road is consistently leaking, causing puddles on the Footpath which is particularly dangerous in winter when it freezes over	This is an issue for the property owner. The Council will contact the owner to ask that the necessary repairs are made
2. Trees overhanging Footpath from the rear gardens of the Housing Association properties on Abingdon Road obscuring street lights and getting in the way of pedestrians.	The issue has been passed to the City Wardens for the area who have been asked to monitor and address this issue as necessary
3. Graffiti along Footpath not being removed	The City Wardens and Graffiti Manager have been asked to address it with owners etc as necessary
4. Dead branch of tree at rear of 2 Victoria Avenue overhanging Footpath - potential danger. Also tree being killed by wisteria	The Council will write to the owner asking that the dead branch is removed. The wisteria growth is a result of natural processes and the care of privately owned trees is not the responsibility of the Council unless there is imminent danger to the public
5. Fence at the east end of Oxford Avenue needs repainting	The fence was installed by the Council under a Conservation Area Partnership scheme in 1996. Ownership however is uncertain but if it lies with the Council the repainting will be arranged
6. Standard of the refurbishment of 2 St. James Terrace is causing concern	The Council is aware of this work and will monitor it to ensure that works are carried out in accordance with the planning permission and in the best interests of the conservation area
7. Re-use the vacant, derelict Council-owned plot of land at rear of 38 and 40 St James Road as community garden	This site has been derelict for many years. The suggestion has been passed to Council's property managers so that they can discuss the proposal with local people. Residents have been advised to contact Property Services direct and/or to take up with Ward Committee for funding. Re-use of site has been added to Management Strategy
8. The area should not be a conservation area	This is not a view held by those other local residents who attended the evening meeting. The area remains worthy of its special status
9. There is a lack of litter bins on Evington Road and London Road	Street Cleansing Services have been notified of this issue



















Comments received	Council response
10. Install a plaque on the Footpath to describe its associations with the Roman road	There is no real archaeological evidence to support the existence of a Roman road on the line of the Footpath. However, the council will consider the proposal
11. Wheeled bins are left out on the pavements for too long	It is not council policy for refuse collectors to put bins back on private forecourts unless special arrangements have been made for elderly/infirm occupiers. The responsibility for returning bins lies with owners and occupiers. However, a reminder to property owners and occupiers of the need to remove bins can be added into future conservation area leaflets. The City Wardens have also been asked to address this issue direct with owners and occupiers.
12. Japanese Knotweed is spreading from the derelict site on Abingdon Road into private gardens. The Council should take action urgently	The property manager has been asked to deal with this pernicious weed as quickly as possible

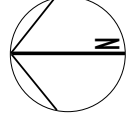
APPENDIX 5

Glossary of architectural terms

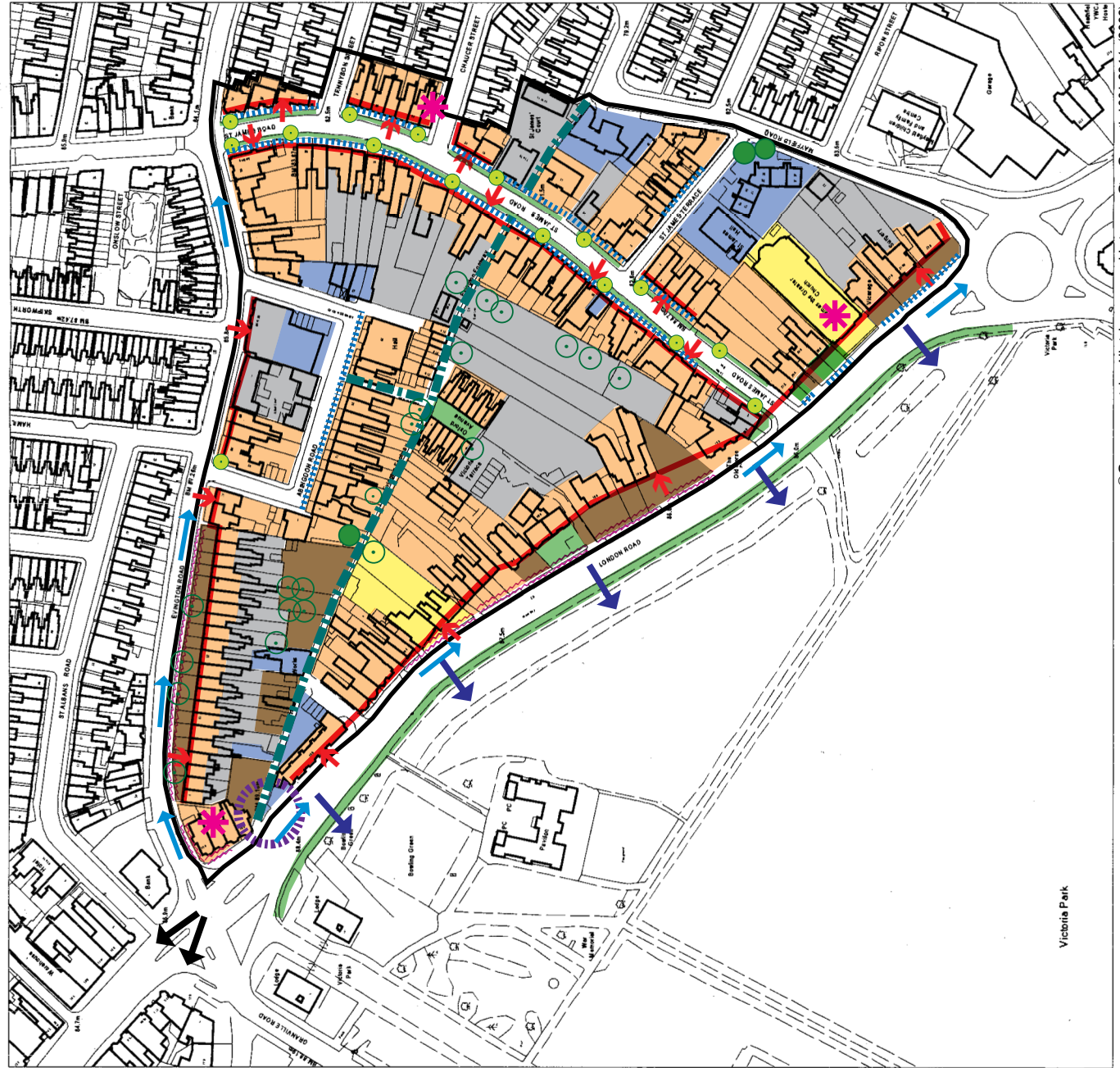
bargeboard	projecting board placed against the outside incline of the roof of a building, often used decoratively
cupola	a dome on a turret or roof
finial	a formal ornament at the apex of a gable or spire
half-timbering	the external visible timbers of a timber-framed building (or mock half-timbering where timbers are applied externally to create the impression of half-timbering)
mansard	a double-sloped roof, the lower part being more steeply pitched than the upper
mullion	the vertical post between the panes of a window
oriel	a curved bay window projecting out from an upper floor
polychrome	decoration created by the use of coloured bricks, stone or tiles
stucco	a cement-type render used for facing external walls
tile-hanging	a covering of overlapping rows of tiles on a vertical surface

Map 1a Evington Footpath Conservation Area Character Appraisal

-  Existing boundary of conservation area
-  Listed buildings
-  Buildings that make a positive contribution to the character of the conservation area
-  Buildings and sites that detract from the character of area
-  Buildings and sites that have a neutral effect
-  Important boundary walls
-  Boundary walls missing
-  Important public and private green spaces and trees
-  Important street trees
-  Trees covered by TPO
-  Important landmarks
-  Enclosed/secret pedestrian route
-  Former garden land given over to parking
-  Views over park to Leicester University towers
-  Vista beyond hilltop
-  Interesting sequential views
-  Strong built edge
-  Unsatisfactory entrance to footpath



Not to scale



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