



Hinckley & Bosworth
Borough Council

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GROBY CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

**PHOTOGRAPHIC SURVEY OF
GROBY CONSERVATION AREA**

November 2010



1 Markfield Road sited at the junction with Ratby Road is a pleasant stone property. Unfortunately, the two dormer windows and fixed plastic shop canopies are not traditional features within the conservation area. The chimney stacks and pots are imposing features in this area of the conservation area.



The terrace of four dwellings 3 – 9 Markfield Road are stone properties with slate roofs and dominant chimney stacks. Unfortunately, the gable end to no. 9 has been rendered.



11 Markfield Road is a large rendered dwelling, painted white, with a stone plinth, slate roof and stone boundary walls. The property still has chimney stacks and pots and a front bay window has been added.



13 Markfield Road is a large imposing dwelling with two front bay windows and a fine privet hedge. The property is rendered, painted white with a slate roof and interesting diaper brickwork.



This charming thatched cottage, 15 Markfield Road, has one half of its front elevation built in stone and the other rendered.



This bungalow is one of three modern dwellings that run up Markfield Road numbering 17 – 21. Unfortunately, these dwellings do not respect the traditional character of the conservation area by way of their design or use of modern materials.



The brick garage fronting 19 Markfield Road does not respect traditional character of the conservation area in its form or siting.



The modern bungalow, 21 Markfield Road, does not reflect the character of the conservation area.



View looking westwards along Markfield Road showing a traditional stone wall running up the carriageway and planting on the left where a mineral railway line once crossed under the road. The planting helps to screen views into the Fir Tree Lane Industrial Estate from the footpath opposite.



The stone property, 33 Markfield Road, showing its roof has been raised in brick and re-roofed with clay tiles.



Both 35 & 39 occupy an elevated position on Markfield Road. Number 35 has a slate roof and has been modernised with a brick extension built on its front elevation painted white with plastic windows installed. The property, 39 Markfield Road, is sited to the rear with a large stone gable and roof tiles.



This pre-cast concrete sectional garage fronting 35 Markfield Road is a particularly unattractive building in the conservation area.



43 Markfield Road has been considerably enlarged to its rear. The side dormer window, solar panels and plastic windows are not traditional features; fortunately, they are not too prominent from the highway.



The modern garage and steps fronting 43 Markfield are particularly incongruent features in terms of its design, railings and surface treatment.



45 Markfield Road is an attractive little C16 cottage that has kept its traditional character. The thatched timber framed property underbuilt in brick is a Grade II listed building painted in a pastel colour. The cottage has kept its original window openings and chimney stack and its C19 rustic porch is in proportion to the property.



The side extension to 47 Markfield Road to provide an integral sunken garage detracts from the street scene.



49 Markfield Road is a modern dwelling. Stone has been used as one of the building materials, unfortunately, the stone and pointing do not match the traditional style of granite walls in the conservation area.



This former motor vehicle repair garage on Markfield Road is a particularly unattractive building in the conservation area. The site has potential for redevelopment.



This attractive recessed pathway accesses 53a Markfield Road.



53a is a modern bungalow that unfortunately does not reflect the character of the conservation area do to its modern design and materials of construction.



57 Markfield Road is a traditional thatched cottage that has its main elevation facing away from Markfield Road.



The excellent stone retaining wall runs up the north side of Markfield Road flanking one of the village's allotment gardens. It is a key feature in the conservation area.



This wall sited in the allotment gardens on Markfield Road is believed to be part of the Old Hall's gardens. However, it should be retained and needs repairing.



30 Markfield Road is a Grade II listed C16 timber framed property that has been overbuilt in Mountsorrel granite and colour washed. Unfortunately, the adjoining building has been re-roofed with concrete tiles. These should be replaced with natural slate in the long term.



The Grade II listed parish church of St Philip & James built in 1840 in random coursed Mountsorrel granite with sandstone ashlar dressings and Swithland slate roofs. The tower has an embattled parapet which is visible from a number of vantage points throughout the settlement.



The churchyard wall has recently been re-built and is a good example of new stone construction.



The Grade II* listed Groby Old Hall is a late C15 manor house built with red brick in English bond with some diaper work in black brick. The dwelling was originally the home of the Grey family with associations with the nine day queen, Lady Jane Grey. The Manor courts were formerly held in the room called the Old Hall. The property was altered C17, restored 1858 with some later C20 alterations.



The imposing four storey Tudor tower abutting Groby Old Hall with its hipped roof is a landmark feature on Markfield Road.



North-west view of Groby Old Hall and tower showing the right hand gable has been raised with brickwork.



Stone pier fronting the Old Hall. The other pier on the western side of the access has been considerably reduced in height.

The slate coping on the adjacent wall is an interesting heritage feature.



Channel 4's Time Team excavation in the grounds of the Old Hall carried out over 3 days in April 2010. Evidence of a previous manor house was found when its foundations were unearthed during the dig.



Tony Robinson at the Time Team dig. It is understood that a posh and very impressive find was unearthed at the site which will not be revealed until the programme is shown early next year, 2011.



These fine stone outbuildings sited to the east of the Old Hall have potential for conversion to residential use.



This attractive butchers shop and outbuildings situated at the junction of Ratby Road, Markfield Road and Leicester Road provide an excellent visual stop when approaching the junction from Ratby Road.



The design of this modern Co-op village store and use of materials successfully reflects the traditional character of the conservation area.



The commercial premises on Leicester Road is a particularly unattractive property in the conservation area due to its modern design, siting and poor surface treatment.



This inappropriate shop front added to 1 Newtown Linford Lane has a detrimental impact on the street scene by way of the over dominant signage, colour scheme, balcony and extractor flue.



Groby Library is a modern property sited in a prominent position at the junction of Leicester Road and Newtown Linford Lane. The design of the building does not reflect the traditional character of the conservation area although the recently built stone wall helps to clearly define the library's boundary.



The former village school built in stone with ashlar dressings and slate roof is now used as Groby's village hall and parish council offices.



This horse trough sited in front of the car park of the village hall, now being used as a planter, is an excellent heritage feature fronting Leicester Road.



The former village school, 53 Leicester Road, is a Grade II listed building built in 1873. Built in random coursed rubble with ashlar dressings, slate roof and Gothic style cresting.



55 Leicester Road is a large detached modern dwelling that would have been better sited outside the conservation area due to its design and choice of materials.



57 Leicester Road is an attractive timber framed cottage that has been modernised by having its roof raised and thatched roof replaced with slate. A new garage is to be constructed in the garden.



View looking eastwards down Leicester Road showing a high skyline and pleasant landscaped setting.



This stone wall and planting provide an attractive entry into the conservation area.



The large rendered property, 56 Leicester Road, has now been converted into two flats.



View looking westwards along Leicester Road showing the tower of the parish church flanked by trees.



The unity of Victoria Stone Terrace has been lost due to modern improvements. The terrace, however, has retained its impressive chimney stacks.



This particular wall treatment on Leicester Road is unacceptable clashing with the character of traditional stone walls in the conservation area.



The bay window and over dominant shop fascia sign fronting the post office have a detrimental visual impact on the character of Victoria Terrace.



The unity of this terrace of stone properties on Leicester Road has been compromised by the inappropriate modernisation of its windows, doors and loss of some chimney pots.



The flat roof front extension to the Ex-Sevicemens' Club sited opposite Newtown Linford Lane has an unfortunate detrimental effect on this part of the conservation area. The traditional stone walls, however, help delineate the Club's car park boundary.



View looking westwards towards the Markfield Road and Ratby Road junction showing the pleasant effect that the row of chimneys can have on the street scene.



The Grade II listed C17 cottage, 12 Leicester Road, built in randomly coursed Mountsorrel granite with two eyebrow dormers, a front bay window and a slate roof.



The half rendered split level bungalow, 12a Leicester Road, with its integral garage does not reflect the traditional character of the conservation area.



The four modern semi detached dwellings 4 –10 Leicester Road are out of character with the conservation area due to their design, use of modern materials and open frontage. The street scene would benefit if short garden stone walls were to be constructed to help reduce the length of open frontage.



The Grade II listed late C18 Earl Stamford Arms Pub is built in red brick. It has a slate roof and 2 brick gable stacks. The roof was raised in C20 and 3 flat roof casement dormers were added.



View looking up the Rookery from Leicester Road showing its rustic character with no footways and traditional granite walls flanking the narrow carriageway.



This new dwelling on the Rookery generally follows the traditional character of the conservation area in terms of its design and materials of construction.



The former outbuildings on the Rookery are currently being converted into a dwelling. The existing granite wall has been retained as a condition of the planning permission.



The large haulage garage located on the Rookery is out of character with the narrow side road in terms of its design, materials and use.



26 Rookery Lane is a late C18 Grade II property that has rubble stone walling with brick dressings, a Swithland slate roof and two brick painted gable stacks. The building is now a doctors' surgery.



This cottage on Rookery Lane has lost its traditional character with the use of concrete roof tiles and installation of bow windows.



The APT factory, which is sited at the top of a steep gradient, is a particularly unattractive building that has a detrimental visual impact on Rookery Lane due to its poor design and modern materials.



This modern housing development on Rookery Lane does not reflect the traditional character of the conservation area in terms of design, materials and open frontage.



A pleasant view from Rookery Lane of the parish church set in the midst of foliage.



The Grade II listed Blacksmith's Cottage on Rookery Lane. The late C17 timber framed property with brick noggin and thatched roof has a single gable stack. This attractive little thatched cottage, that was once the site of the village blacksmith, was restored around 1980.



The attractive granite wall sited at the junction of Rookery Lane and Ratby Road helps to restrict views into the Stamford Arms pub car park.



The stone premises on Ratby Road are charming due to their simplicity. The slate roof and chimney stack adds character to the conservation although the prominent position of the satellite dish is unfortunate.



This large modern property and the external treatment of the shop front are far too brash and prominent in the centre of the conservation area. Consideration needs to be given to reduce its visual impact in the street scene.



18 & 18a Ratby Road is a vernacular building that has been rendered and painted.



The large shopping development, 24 – 28 Ratby Road, does not respect the traditional character of the conservation area due to its design, use of modern materials and open frontage.



The crazy paving fronting the 24 – 28 Ratby Road is unsightly and needs replacing with some form of landscaping that will help to soften the area and define the boundary.



The cottages, 11 & 15 Ratby Road, are simplistic in their design and choice of natural materials although the street doors are out of character.



This large impressive property built in 1928 was once the local Co-operative Society store.



The stone outbuilding abutting the carriageway on Ratby Road has recently been converted to a dwelling.



The new housing development fronting Ratby Road generally respects the character of the conservation area. The stone wall flanking the carriageway has been retained.



The modern dwellings on Crane Ley Road don't contribute to the character of the conservation area due to their design and materials of construction.



The new housing development, Chapel View, sited at the junction of Crane Leys Road and Ratby Road. The development comprises new build and the conversion of an outbuilding.



20 Chapel Hill is an early C19 Grade II listed building with a slate roof and two brick stacks. The gable fronting the carriageway has some fine cast iron glazing bar windows. Unfortunately, the property has lost its chimney pots.



24 Chapel Hill is a modern house built with natural materials, unfortunately, the integral garage is not a traditional feature in the conservation area.



28 Chapel Hill is a modern white rendered dwelling which unfortunately has plastic windows, a front canopy and a shallow roof pitch.



23 – 27 Chapel Hill are three C17 Grade II listed picturesque properties, originally timber framed, under-built in brick and rendered. The thatched cottages have eyebrow dormers both to the front and rear. Two of the front porches have thatched roofs and one, slate.



23 – 27 Chapel Hill looking north eastwards.



This end of Chapel Lane is a small picturesque pocket of development in the conservation area. The carriageway and footpaths have been re-surfaced with granite setts and four heritage street lights have been installed. Both these schemes were implemented under the Borough Council's Environmental Improvement Programme.



30 Chapel Hill was once a framework knitter's cottage. This is evident from its large rectangular window openings, several of which have now been reduced in size.



31 Chapel Hill was once a Grade II listed property built in red brick with slate roof with a south side façade jettied out with rough cast 1st floor. However, the dwelling was de-listed due to its modernisation with concrete roof tiles and plastic windows.



35 Chapel Hill is a circa 1800 Grade II listed house. The three storey property is built in red brick, slate roof and has two gable stacks. The central planked door has been fitted into a late C19 gabled porch with terracotta lintels.



35 Chapel Hill has suffered from the installation of a modern door and construction of an over dominant front porch.



The three properties, 31 – 35 Chapel Hill, are attractive as a group.



This picturesque footpath surfaced and flanked with stone, links Chapel Hill to Ferrers Rise.



The unity of the terrace 3 – 9 Newtown Linford Lane has been lost due to modern improvements.



11 Newtown Linford Lane is a classic detached dwelling built in the early 20th century that has had a recent side extension added.



2 Newtown Linford Lane and the adjacent modern housing development do not reflect the character of the conservation area.



Looking northwards down Newtown Linford Lane towards the Groby Bypass bridge which marks the northern boundary of the conservation area.



These impressive stone dwellings occupy a commanding location sited at the junction of Newtown Linford Lane and Bailey View. This recently constructed development features characteristics of the conservation area in terms of design and natural materials.



Looking down Bailey View showing how differing roof heights add to the interest of the street scene. The planting along the embankment on the Groby By-pass provides a pleasant soft edge to the conservation area.



Groby's Motte and Bailey Castle from the end of Bailey View which is a scheduled ancient monument. The motte has been built round a substantial stone building standing up to 2m high which was recently excavated by Channel 4's Time Team.



Gables of several outbuildings associated with the Old Hall viewed from the end of Bailey View.



Large barn and outbuildings viewed from the top end of Bailey View.