

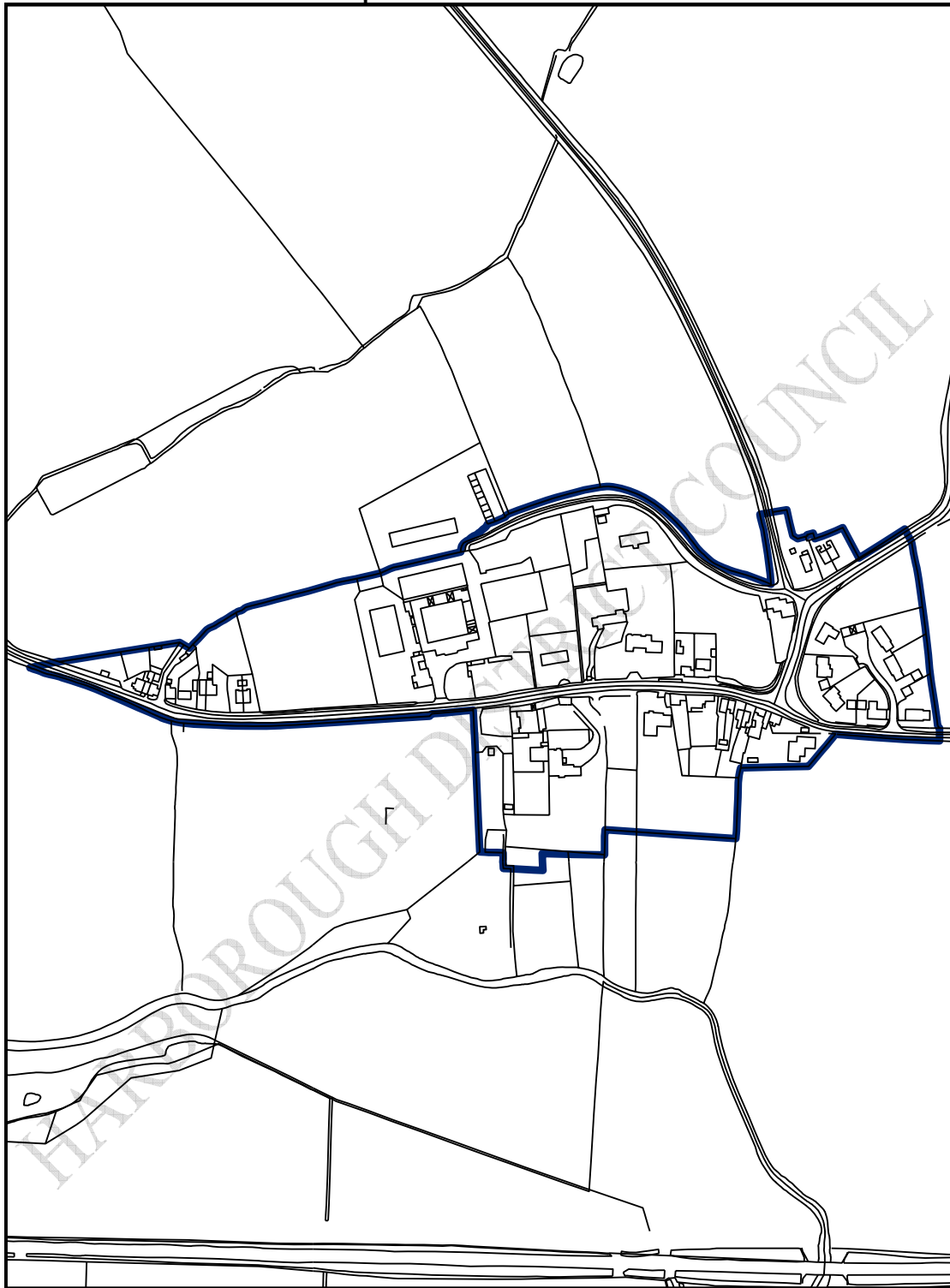
Appendix A: Conservation Area Reports

CONSERVATION AREA CHARACTER STATEMENT- **CATTHORPE**

The Catthorpe Conservation Area is an elongated area along the minor road through the village from Watling Street to Lilborne Lane in the relatively flat pastoral agricultural land in the upper Avon Valley. Red brick is the dominant building material. The Conservation Area embraces 3 distinct areas:


- (i) The central part of the village. This area this includes estate cottages, notably Knoll House, of 1861 in red brick with tiles and having cast iron lattice windows, which stands prominently at the entrance to the village from Swinford; recent and old red brick boundary walls including the lychgate and churchyard wall, a pair of 17th century gatepiers close by and the farm complex of Manor Farm with farmhouse and water tower with clock, lantern, bell and wind vane;
- (ii) At the far west of the Conservation Area, separated by open fields from Manor Farm is a group of 19th Century red brick estate cottages;
- (iii) At the far east of the Conservation Area separated by open agricultural land is the complex around Catthorpe Manor. The manor house itself is an imposing house in 18th Century style, in its own grounds and garden, turning away from the village and looking out over the Avon Valley. Within its grounds the estate buildings have been augmented by the houses and chapel of a Latvian settlement.

Catthorpe Conservation Area



— Conservation Area Boundary 0 45 90 180 270 360 Meters

Designated 1975
Boundary Revised: 10th July 2006

1:3,652 

CONSERVATION AREA CHARACTER STATEMENT- **SHAWELL**

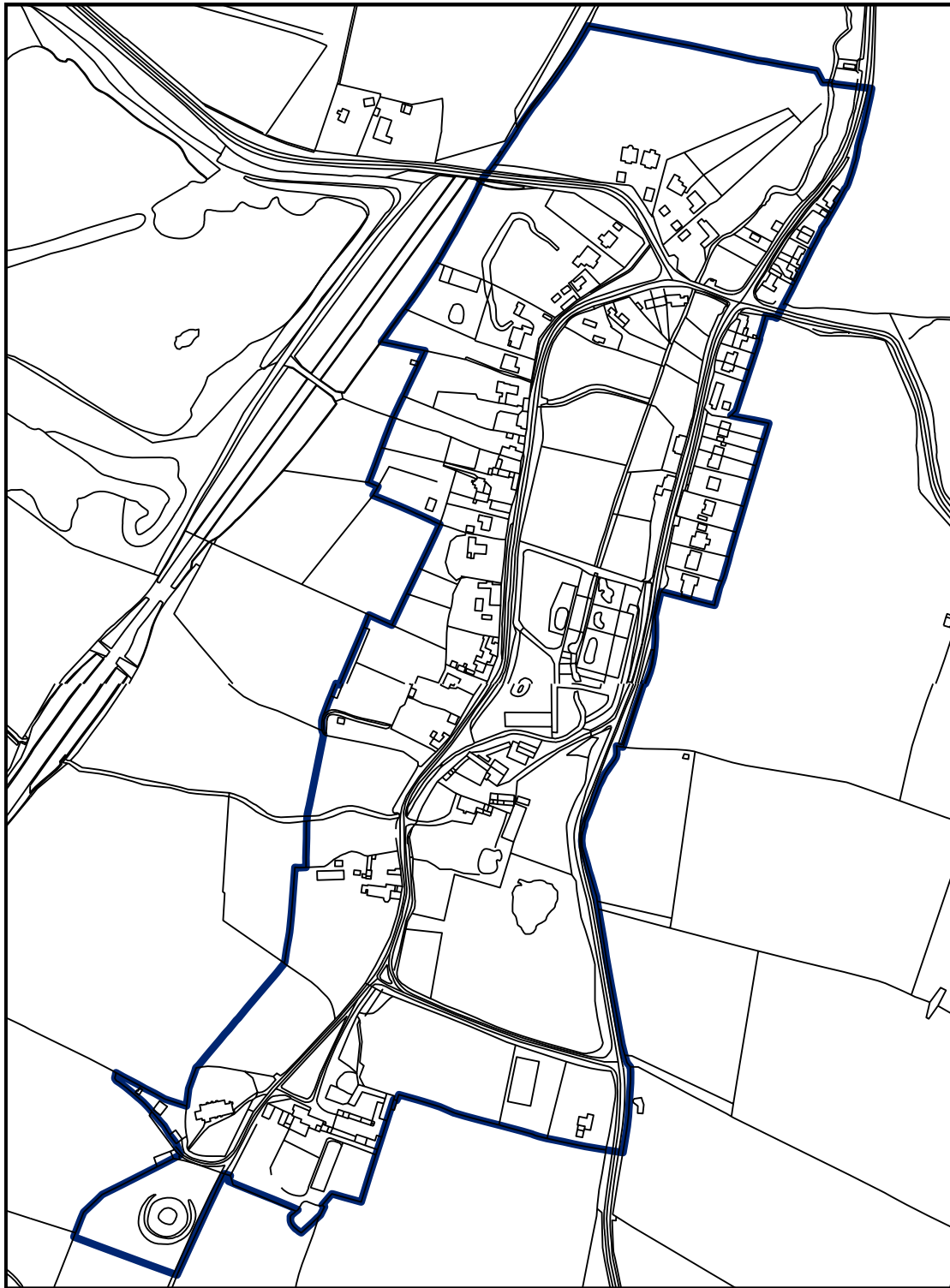
The village of Shawell lies along a long rectangle of roads at the bottom of a shallow valley. The centre of the rectangle is an important open space of pasture with a stream running through it. There are very few buildings within the rectangle, the notable exception being in the centre where the 18th century Shawell Manor and farmstead sit alongside the stream adjacent to where the stream flows out of this rectangle.

The Conservation Area includes the central rectangle north of but incorporating the Manor House; it extends southwards to incorporate all the buildings outside the rectangle including the important group of Shawell Manor and farmstead, the Church, and the well preserved motte of a former mediaeval castle.

The character of the Conservation Area is the straggling grouping of buildings around this rectangular open space, mainly along the western side. The buildings are of a variety of ages from the 17th century onwards, and include brick timber framing with mud and brick infill; both thatch and clay tile are used and remain. The buildings include houses, cottages and former farmsteads such as Rose Cottage. Notable are the walls in the area, of red brick with blue copings. This is most evident by the Manor House where the stream runs close to the road in a narrow green and is backed by such walls.

The church is hidden among trees at the southern end of the village in a historic grouping of church, manor and castle; the present settlement has developed away from this core towards Lutterworth.

Shawell Conservation Area



— Conservation Area Boundary 0 50 100 200 300 400 Meters

Designated 1975
Boundary Revised: 10th July 2006

1:4,058



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CONSERVATION AREA CHARACTER STATEMENT- SWINFORD

Swinford is a compact village whose form consists of a core of older buildings and the church within an irregular quadrilateral of roads. Roads lined with development lead into each corner of the quadrilateral and there is one loop lane linking two of these roads (from Stanford and Kilworth). This core quadrilateral and the four roads makes up the Conservation Area. Later development further out from the core and the modern housing of Chapel Fields is excluded. With the core of the village being the quadrilateral there is no central focal point. Rather the village has open nodal areas where the four roads reach the core, there being a fifth node at the junction where the roads from Lutterworth and Walcote converge. Some of the kerbs are of granite.

The Conservation Area is a mixture of former farmhouses and farmyards, cottages and more substantial houses. The building material is principally red brick with clay tiles, though there is some slate. Websters and the former Cave Arms are thatched. There are vestiges of the timber framing tradition, notably in Websters dated 1718, the former Cave Arms Public House, early parts of The Retreat, Home Farm in Rugby Road and elsewhere in farm buildings as at the Berries. There are several boundary walls of mud with corrugated iron coping. The churchyard retaining wall to the road, and parts of the church of All Saints are in river pebbles. The church itself is within the central quadrilateral, partially hidden by buildings. It is reached by three alley footways alongside and between buildings from north, west and south. The view towards the church along these footpaths, especially that from North Street, is important. The churchyard, raised above the road and bounded by red brick and pebble retaining walls, forms a significant open area to the west of High Street.

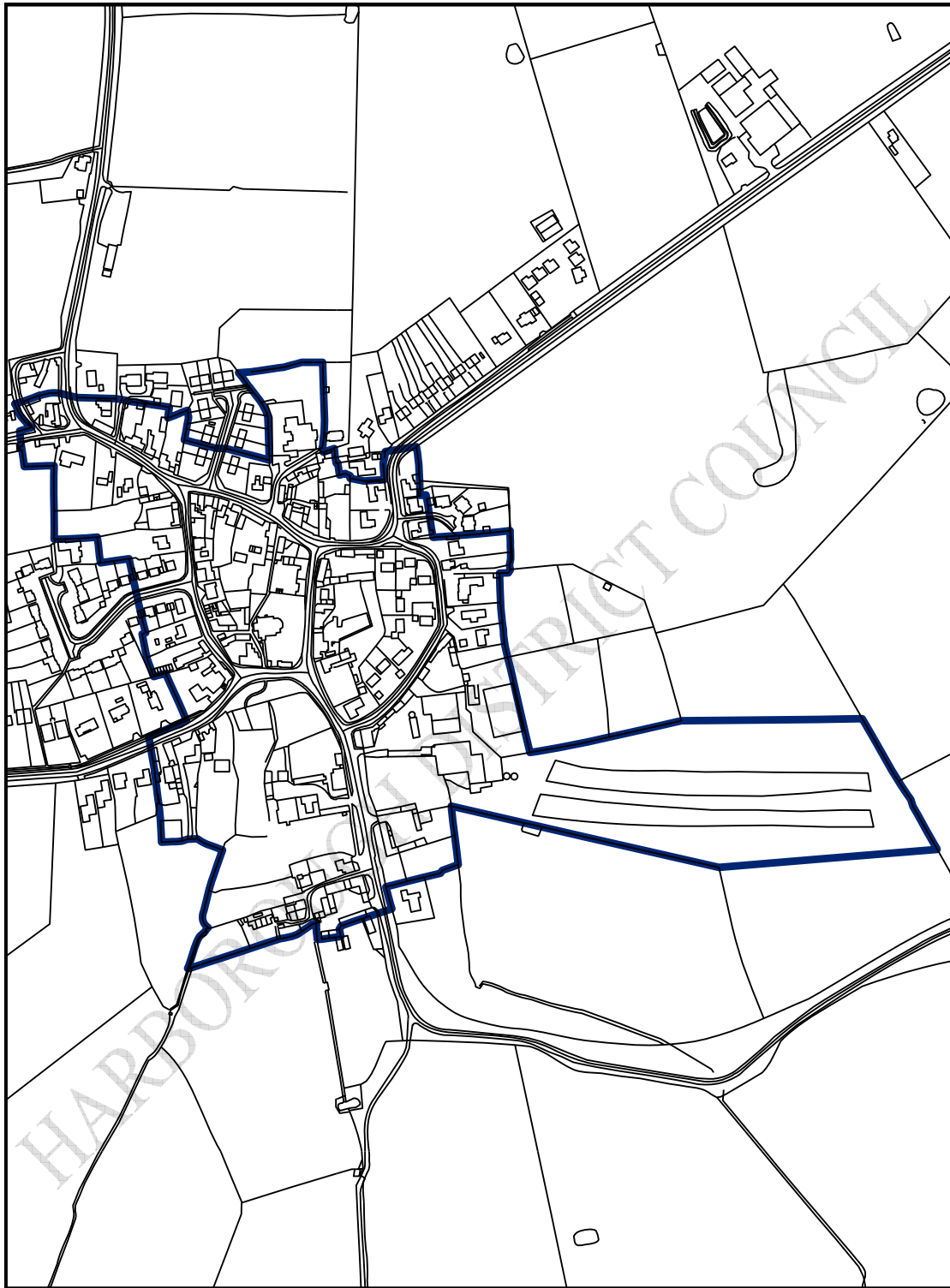
The grouping around the junction of North Street, High Street and the road to Kibworth is important, it includes Home Farm House, the two 17th century steeply gabled buildings of the Old Manor and Kibworth Road Farmhouse, a K6 red cast iron telephone kiosk and several cottages.

The southern side of the core quadrilateral between the roads to Stanford and Rugby is significant. The south side of the road has a wide grass verge with a Walnut tree; a long stretch of mud wall is behind. This space was formed by setting back the long mud boundary wall which curves between the Stanford and Rugby Road. Behind this mud wall and along the Rugby and Stanford Road the settlement is more open with orchards, paddocks with farmsteads. The open undeveloped space between the two roads is significant and makes a major contribution to the setting the more densely developed village core to the north.

To the north on one corner is The Limes, an imposing 3-storey red brick 18th century house; on the other corner is the open space of the churchyard whose surface is level with the top of its retaining wall of river cobbles. The Church itself, of sandstone or river cobbles, is in an elevated position behind; its octagonal Swithland slate clockface dated 1819 is prominent.

The approach along the Stanford Road is notable, not just for the lime trees but for the estate cottages of 1881 and the three red brick farmsteads of The Berries, Swinford House and Park Farm. The yard buildings to the rear of The Berries are complete and the yard is cobbled. On the Rugby Road at the edge of the village is Home Farm with 17th century red brick steeply roofed barn, and partly timber framed farmhouse on the Rugby Road.

Swinford Conservation Area



— Conservation Area Boundary 0 50 100 200 300 400 Meters

Designated 1975
Boundary Revised: 10th July 2006

1:4,353



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