

**Redmile Conservation Area**  
**Designated: October 1994**  
**Designating Authority: Melton Borough**  
**Area: 9.67 hectares**

**Introduction**

Conservation Areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Designation of a conservation area ensures the safeguarding of the best of our local heritage as represented by both buildings and the ambient environment, ie: the spaces between and around buildings when viewed as a whole. Local Planning Authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.

Conservation Area status is not just about the attractive areas of settlements. In some instances, areas, which either contribute little, or are even detrimental to the character of the Conservation Area, are included within the boundary because of their potential for enhancement. Conservation Area status does not mean that new development may not take place but must reflect the local architectural vernacular in scale, siting, massing, details and materials. Special attention should be paid to not only building form but also fenestration and materials.

A Character Appraisal is seen as the best method of defining the key elements that contribute to that special historic and architectural character of an area. It is important that all interested parties are aware of those elements that must be preserved or enhanced. It is intended that the character appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement schemes. It will be a material consideration when considering applications for development within the conservation area.

**The Location and Context**

Redmile is a compact village situated adjacent to the Grantham Canal some thirteen miles north of Melton Mowbray. It is set within the open landscape of the Vale of Belvoir. It forms part of the parish along with the villages of Plungar and Barkestone le Vale.

The village was formerly called Redmild and derives its name from the redness of the soil, owing to its high ironstone content.

The village was once serviced by The Nottingham and Grantham canal which still passes to the north west side of the village. There was once a wharf, which now forms the car park to The Peacock Inn. The Newark and Melton joint branch line of the Great Northern and London and North Western railway also served the village and enabled delivery of goods to and from the village and Belvoir Castle. The main enterprise was agriculture, although there is now only one working farm remaining in the village.

**The Conservation Area Boundary**

Redmile Conservation Area is centred upon the historic core of the village and includes the area surrounding St Peter's Church and the majority of properties within the village. To the west a section of the canal also falls within the boundary. There are several open areas and areas of tree cover which contribute to the character of the Conservation Area providing breaks in the built form.

## **Spatial Character and Townscape Quality**

Entering the village from the east the Church is immediately visible above the roofscape. The bend where Belvoir Road widens into Main Street, is characterised by properties generally set back from the principal road frontage on both sides. Visual interest is added by the boundary hedges and grass verges that front some of these properties. A sense of enclosure is evident further along Main Street as buildings are sited closer to the highway. The juxtaposition of property layouts is clearly defined with some properties built with their principal elevation fronting onto the highway whilst others are gable end on.

There is a noticeable lack of trees and greenery along the main street which results in a somewhat bleak appearance. Only one open space is visible from Belvoir Road, a tract of land that is adjacent to the school, serving fields to the rear and the working farm, and this provides views into open countryside.

The western entrance is via a 'hump backed' bridge over the canal. Beyond the Peacock Inn the street scene broadens to a more open nature, enhanced by the well treed St. Peter's Church yard and adjacent recreation area together with the mature gardens of Grangewood House.

Several narrow lanes lead off from the main street offering a variation in street pattern and character.

## **Quality and Character of Buildings**

There are eleven Listed Buildings within Redmile, which predominately date from the 17<sup>th</sup> and 18<sup>th</sup> Centuries.

The grade II\* Listed Church of St Peter dates from the 12<sup>th</sup> century. Built of ironstone with limestone dressings, it has an octagonal crocketed spire built to a height of approximately 46 metres. It occupies an elevated position towards the western edge of the village and is surrounded by a small stone wall. The Church forms a distinct focal point within the Conservation Area, as the crocketed spire is visible from almost every point within the village. Within the churchyard lie three grade II Swithland slate Listed headstones.

Several of the Listed buildings are located around the Church. The overriding construction material is ironstone giving an appearance of unity and identity to this part of Main Street. To the west of the Church is the grade II listed Peacock Inn Public House which forms a visual stop on Main Street giving the impression that the road narrows at this point. The property is in ironstone with Bottesford Blue glazed pantiles, the plaque above the door dates it to 1702 with the initials SRE. To the rear lies Jasmine Cottage, another grade II listed building of 17<sup>th</sup> century origin in ironstone with a Bottesford Blue pantile roof.

Set back from the road in its own grounds is the grade II listed Redmile House which was built during the 17<sup>th</sup> Century. It is an impressive three storey red brick house with a mixture of roofing materials.

The Old Rectory is situated on Baker's Lane. It is of late 17<sup>th</sup> Century origins in coursed ironstone. Probably once thatched, the roof has unfortunately been replaced with concrete tiles.

Chimneys, on Post Office Lane was once a small 18<sup>th</sup> Century ironstone cottage but has been extended and remodelled in the 20<sup>th</sup> Century.

Overfields, on Belvoir Road, is a substantial two storey brick and stone property with a Bottesford Blue pantile half-hipped roof adding to its visual interest. Opposite stands a listed K6 telephone kiosk designed in 1935 by Sir Giles Gilbert Scott, one of few remaining in the Borough.

There are several unlisted buildings within the village which contribute to the character of the Conservation Area. A fine example is the property situated on the corner of Post Office Lane which is an attractive building of red brick with a slate roof. The diaper (diamond patterned) brickwork above the main entrance is a particularly pleasing feature achieved by using bricks of different colours.

Immediately opposite, on Main Street, is the Old Methodist Chapel dated 1869, another attractive building in red brick with yellow brick dressings in the classical tradition, now converted for residential use.

Adjacent to the Chapel, No. 3 Main Street, is particularly attractive. It has a date stone inscribed RB 1838. Built in brick with small pane Georgian style windows with arched decorative tracery in stone surrounds, the design includes highly decorative barge boards and Tudor style chimney pots which, although not indicative to the local vernacular, adds to the distinctive appearance of the building.

The Villa, the Windmill Inn and the Chestnuts are buildings identified as being of local interest, as is the Primary School, dated 1871.

The mix of architectural features and styling within the village has a pleasing effect, likewise, in terms of materials, brick predominates and patterned brickwork is used to great effect at Greenacres and the Old Post Office. Many of the older cottages within the village display a mixture of stone and brick, the brick element generally at upper level, in their construction. Roofing materials include clay pantiles, slate and some examples of Bottesford Blue pantiles generally found on half-hipped roofs. The colour variation in materials, particularly the contrast in roofing, adds further to the visual interest.

### **Natural Elements**

There are extensive views out of the village, over open fields to the southeast towards Belvoir Castle and the Vale escarpment. There are many open spaces within the village that provide important breaks in the built form and provide intimate views. There are also important areas of tree cover most notably at the western end of Main Street and along Baker's Lane.

### **Negative factors**

The use of inappropriate materials, such as upvc double glazed window units, plastic rainwater goods and modern brickwork has had a negative effect on the character of the Conservation Area in some instances. A considerable amount of suburban type development has taken place over recent years on sites abutting the Conservation Area, most notably extending the village to the south west along Church Lane and in the north eastern area of the village along Post Office Lane and Easthorpe Lane which have a detrimental effect on its setting.

### ***For further help and advice please contact:***

The Physical Environment Section  
Melton Borough Council  
Council Offices  
Nottingham Road  
Melton Mowbray  
Leicestershire LE13 0UL  
Telephone; 01664 502502

The Council has also prepared a leaflet entitled 'A Guide to Conservation Areas' which gives general advice. Copies are available from the Physical Environment Section as detailed above.

The above is an appraisal of the Redmile Conservation Area which highlights the most significant factors which make it worthy of Conservation status. The omission of any particular building, feature or space should not be taken to apply that it is of no interest.