

Scalford Conservation Area

Designated: April 1973

Designating Authority: Leicestershire County Council

Area: 10.32 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 recognises the character of an area worthy of preservation and enhancement and ensures the safeguarding of the best of our local heritage as represented by both the 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 not only to building form but also to fenestration and materials.

A Character Appraisal is seen as the best method of defining the key elements that contribute to the 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.

Location and Context

Scalford is situated on a prominent slope on an important 'C' road which connects Melton Mowbray, 5 miles to the south, with villages in the Vale of Belvoir. The name of the village is derived from Old English and originally meant shallow ford. It has retained its current spelling for over 430 years, being shown as 'Scalford' on the map of Warwickshire and Leicestershire produced (in Latin) in 1576 by Christopher Saxton as part of his *Atlas of England and Wales*.

The Conservation Area Boundary

The conservation area boundary encompasses the entire built up area of the village and is centred on the elevated Church of St Egelwin which is a prominent landmark and visible from several vantage points on the approach roads to the village.

Special Character and Townscape Quality

The Southern part of the village is generally older and the narrow streets around the Church contain many buildings constructed in local ironstone which are situated close to the road giving the village an intimate and contained feel and hence the built form is typified by buildings clustered around the Church. In general terms the village overall displays a wide mixture of building styles, ages and materials giving visual variety throughout. The varied roofscapes and chimneys are a strong feature as are boundary walls which are widespread throughout Scalford. Granite kerbs are also evident on many streets although there is extensive use of pre cast concrete kerbs.

King Street

King Street is the principal traffic route through the village and the approach from Melton Mowbray (Melton Road) is dominated by the tower of the Church which together with the mature trees and adjacent roofscape forms a visual stop on the bend, the view framed by the mature boundary hedgerows to either side of the street. Turning sharp left there are a fine row of traditional buildings, built close up to the back edge giving an intimate feel, and displaying a mixture of materials and styles but united by the stepped roofline which follows the topography of the street. Opposite the tall stone boundary wall enclosing the garden area of The Grange is a fine feature which follows the back edge of the street, then changes to a formal brick wall where it fronts the property.

The Kings Arms (PH) and Old Chapel are two important buildings within the village scene. The Old Chapel is a fine building in polychromatic brickwork. The street frontage has a central arched doorway divided by a central column with a roundel window above and traditional arched windows to either side, topped by a decorative pediment with date plaque. On the opposite side the Bakehouse is a reminder of the village's past, recently restored but retaining its original features including a first floor loading door.

Beyond the junction with Church Street on the east side are a row of traditional stone and slate cottages, whilst on the west side are a row of generally unspoilt stone cottages, set back, of which Glenfield Farm and its associated group of outbuildings is a particularly fine example.

The road continues up the incline towards Hope Cottage and its neighbouring cottage, which together with associated mature trees form a visual stop at the bend before the road continues to meander up hill and out of the village.

King's Close

A narrow lane leading downhill off King Street which predominantly comprises a group of newer build properties. Those to the northern side are elevated and dominate the street scene. As none of the buildings are of any particular architectural merit this is considered to be a neutral area within the conservation area.

Sandy Lane

Another narrow lane running south towards the Church. The majority of the properties on the lane are relatively modern. There are however some older and more traditional properties including No.8 a stone cottage set back behind a garden frontage, Corona House – recently restored and refurbished, its adjacent stone cottage and No.7 a fine unspoilt stone house with a slate roof that sits within its own extensive grounds.

Further south mature trees overhang the highway and frame intimate views of the Church, which in turn provides a visual stop.

Church Street

Church Street loops around the Church from north to south, linking to King Street at each end. The top section is characterised by a collection of fine and unspoilt stone buildings which include Marsden House, Roberts Farm and several smaller cottages. The Old Post Office which is a building of local interest bears a datestone WW 1879, it is also in stone and has its original nineteenth century shop front together with post box. The building protrudes forward of the other properties forming a pinch point in the street.

The street continues to meander downhill with No. 15 forming a visual stop at the bottom. Intimate views of the Church tower can be glimpsed through gaps in the buildings on the south side reinforcing its presence and dominance within this part of the village. As the street continues there are groups of generally unspoilt stone properties to both sides, their rooflines stepping down in tandem with the incline in the road. Church Cottage is a particularly fine example. There is also an immaculate K6 telephone kiosk on the northern side.

At the junction with Thorpe Side, the former dairy development forms a visual stop before the road exits the village. These are a group of new dwellings closely following the road layout and topography, displaying a variety of styles and materials which captures the essence of Scafold.

At this point Church Street loops back on itself and continues back uphill past the elevated churchyard and its stone retaining wall. Opposite are Church View and the adjacent Quorn House, both of which are eighteenth century buildings of local interest. The Scafold Spout is also to be found here in a niche in the wall.

Further uphill past the junction with School Lane and directly opposite the Church is the Old Manor Bakery, a totally unspoilt grade II listed building. On the north side, as the Churchyard wall ends so the Old Rectory wall starts, built in stone with a Bottesford Blue pantile capping adding to the character of the street. The Old Rectory is a listed building that stands adjacent the Church and retains its gated link through the boundary wall that the buildings share. The remains of the village cross which is a Scheduled Monument is within the churchyard.

This part of Church Street is particularly well treed with the overhanging canopies creating a particularly tranquil feel.

School Lane

Another narrow lane displaying a mixture of old and new properties, styles and materials. The Cottage (No 1) is an eighteenth century stone building of local interest and opposite is the primary school dating from 1902. It is a typical school building in red brick and slate with a stone bell cote on the gable apex overlooking the street and retaining the original arched entrance. Boundary walls are a strong feature here as elsewhere in the village.

At the southern end of the lane there is a grass triangle in the centre of a three way road junction. On each corner there are prominent historic buildings and associated boundary walls and hedges which form a distinctive group within the conservation area. There are fine intimate views of the Church from here.

On either side of the junction with New Street are two of these buildings - The Scafold Methodist Church, formerly the Wesleyan Chapel dated 1874, with its associated outbuilding range is as built apart from a replacement principal roof and dominates the area. Ravenholt stands on the western corner within its own grounds behind a fine boundary wall – both are listed grade II.

On the southern side, at the South Street junction, Nether Hall Farm sits discretely back behind a boundary wall and belt of trees

New Street

Again this street is typified by the mixture of old and newer properties. The majority are built with their gable ends onto the street resulting in a different perspective to most streets within the village. Wardine is one example, it is an eighteenth century stone house with a steeply pitched roof which is a building of local interest. By contrast on the west side of the street, Queens Close is a Council development of 12 dwellings around a courtyard.

South Street

The majority of properties in South Street are of more recent construction although there are some historic buildings, notably Stoneleigh and Yew Tree House, both of which are listed buildings. No 6 is a fine, well maintained building in brick and stone under a slate roof with a fine Victorian timber porch which adds interest to the street scene. In contrast South Close is a Council development of 8 properties.

In general terms buildings tend to be set back from the highway giving the street a more open feel. Mature trees are a strong feature at the southern end, whilst roofscape is a strong visual feature at the top end.

On the pavement outside Fairfield, is the remnants of a fluted cast iron lamp standard (dated 1909). It has a decorated bulbous base but the top section is missing, however this is a fine reminder of days gone by which would benefit from refurbishment.

Quality and Character of Buildings

The village comprises a variety of building styles and ages, the majority constructed in local ironstone or traditional red brick. Slate or clay pantiles are the dominant roofing material – other materials are however evident adding to the variety.

There are seven listed buildings within the conservation area, supplemented by two listed boundary walls, chest tombs and the base of the Medieval cross in the churchyard.

The listed buildings within Scaford, many of which will have been mentioned before, are in two clusters. The Parish Church of St Egelwin the Martyr, is grade II* listed and dominates the centre of the village. It has thirteenth century origins and fifteenth century elements and is in coursed ironstone rubble with limestone dressings under a lead and slate roof. Within the churchyard there are four listed chest tombs as well as the base of the Medieval cross, which is also a scheduled Monument.

Immediately adjacent is the Old Rectory, a grade II building dating from 1842 but altered in the twentieth century. It is constructed in a 'T' plan with the main frontage facing the Church. Built of coursed squared ironstone, it has limestone dressings and a slate roof.

In the southern part of the village there are five more listed buildings in a relatively close knit group. Three are on South Street, namely Stoneleigh (No 10) – a stone cottage probably dating from the late seventeenth century. Yew Tree House (No 12) another stone cottage with eighteenth century origins and Nether Hall Farm (No 24) – a mid seventeenth century ironstone farmhouse with a Swithland slate roof. A stretch of the stone boundary wall to the farmhouse is also grade II listed.

At the junction of South Street and New Street stands Ravenholt, which is grade II listed together with its boundary wall, gates and gate piers. The Old Manor Bakery on Church Street, a stone cottage with Swithland slate roof, is also listed.

There are also five buildings notified as being buildings of local interest, four of which are in the southern half of the village.

Natural Elements

There are few open spaces of significance within the village, however the grounds of the Church and vicarage, together with the paddock to the rear of the Kings Arms being the exceptions. There are some significant tree groups however which include those within the churchyard and those fronting South Street.

Negative Factors

The use of inappropriate materials such as upvc double glazed windows, plastic rainwater goods and unfortunate building materials is evident within Scaford.

Likewise telegraph poles and the associated overhead cables are widespread although the impact of some is lessened as they merge into the background set against a backdrop of trees.

For further help and advice please contact:

The Regulatory Services Section
Melton Borough Council
Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH
Telephone: 01664 502502

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

The above is an appraisal for the Scaford 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.