

Goadby Marwood Conservation Area

Designated: October 1994

Designating Authority: Melton Borough Council

Area: 10.44 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

Goadby Marwood is a secluded and isolated settlement in the Leicestershire Wolds approximately 6 miles north of Melton Mowbray and close to Waltham on the Wolds. It is largely an agricultural community with only one road into, and out and limited village facilities. Its isolated location makes this a particularly peaceful and tranquil settlement.

The name derives from Gautis Farm or settlement which was held by Gaufridus Maureward in 1247.

The Conservation Area Boundary

The conservation area was designated in 1994 and is centred on the historic core of the village, including St Denys Church and churchyard, The Old Rectory and The Hall and part of its extensive grounds enclosed behind a high ironstone boundary wall.

Special Character and Townscape Quality

The village form is essentially linear with limited development interspersed by open spaces and paddocks on either side of Main Street, giving the village a very rural and open textured feel. However there are also extensive tracts of land around the Church and Hall and some dispersed properties, including the isolated Methodist Church, to the north.

Natural ironstone walling, enclosing boundaries and linking properties is a prominent characteristic of the village, which is otherwise very dispersed and open textured.

Main Street

Main Street marks the southern boundary of the conservation area. Approaching downhill from Waltham on the Wolds the entrance to the village at the east end of the street is well treed giving an enclosed feel to the area. The properties on either side demonstrate a variety of ages, styles and materials providing visual interest. The Manor on the north side of the street is a particularly fine building, set back from the highway behind a stone boundary wall with two sets of gate piers topped by ball finials.

Beyond the Manor, the stone cottage at the junction with Kemps Lane (No 26) has a sundial on the front elevation between the two upper floor windows. The now disused village K6 telephone kiosk is on the other side of Main Street. The remainder of the north side is dominated by the tall stone boundary wall to The Hall, which continues along the length of the street between Towns Lane and the churchyard.

There is a gap in the street scene on the south side as the countryside enters the village reinforcing its rural nature. Beyond this point almost all the properties at the west end of Main Street are of local interest and include Beech Cottage, Ivy House Farm, The Old Post Office, the cottage opposite and The Laurels, which sits on the sharp bend in the street leading in turn to the grade II listed former village school, which is a rubble stone building under a tiled roof which dates from the mid nineteenth century and now serves as the village hall. The views towards are framed by the canopies of the mature roadside trees which forms a 'tunnel' effect.

On the opposite side of the bend and set back from the entrance to the Church is the Old Rectory and associated outbuildings, now a private house this building dates from circa 1750 but altered extensively in 1810. This is a very fine building that was once the home of Edmund Cartwright (1743 – 1823) who invented the power loom in 1785 and was once Rector.

Set back to the north is the magnificent Church of St Denys, a grade I listed building of early fourteenth century origins in local ironstone with limestone dressings under lead roofs. It sits within a well treed elevated churchyard which is enclosed behind a stone boundary wall.

The roofscape of Main Street has a particularly strong visual presence especially when supplemented by a backdrop of mature trees. Likewise the Church Tower when glimpsed over the boundary wall to The Hall is a focal point. Granite kerbstones also feature extensively along the length of Main Street.

Towns Lane

Located immediately behind the parish church is the grade II* Goadby Marwood Hall. This is a magnificent country house dating from the seventeenth century but remodelled mid eighteenth century as witnessed by the rainwater heads which are dated 1750. It is constructed in coursed ironstone with Collyweston stone slate roofs in Palladian style. There are a number of grade II listed outbuildings associated with the Hall and the boundary wall to the Hall is in fact the dominant feature of Towns Lane running along almost its entire length before reaching the entrance gates.

On the eastern side of Towns Lane opposite the grounds of the Hall is an extensive undulating open area, set behind a low stone boundary wall, which forms an attractive setting to the properties situated on Kemps Lane. Continuing north beyond the entrance to the Hall the canopies of the mature trees on either side of the lane give a sense of tranquillity and an enclosed feel to the area supplemented by the fishponds and more formal garden areas of the Hall.

Beyond this point the lane narrows with a mixture of historic and more modern properties to both sides reinforcing the intimate character. The Old Methodist Chapel is a particular feature of the street scene, it is a simple stone building under a tiled roof.

Kemps Lane

A narrow lane leading off Main Street with a small cluster of well maintained dwellings at the top end. There is also a footpath linking through to the rear of The Hollies.

Quality and Character of Buildings

The dominant building material in the village is natural ironstone, generally under brown clay pantile or natural slate roofs. The village displays a fine mix of buildings from the polite architecture of The Hall down to the vernacular cottages. In general terms the built environment of the village is largely unspoilt and the majority of buildings are maintained to a high standard.

There are four listed buildings within the village, all of which have been mentioned previously and eight other listed structures associated with The Hall including outbuildings, boundary walls, gates and gate posts. Buildings that are notified as being of special interest abound in Goadby Marwood with a total of seven, five of which form a group at the western end of Main Street. In fact all buildings in the western half of the conservation area are designated heritage assets.

Natural Elements

This is an open textured settlement with extensive open areas of meadow land and countryside separating the small cluster of cottages around Manor Farm from the linear development along Main

Street. The extensive and well treed grounds surrounding St Denys Church and The Hall add to the dispersed nature of the settlement together with the well landscaped fishponds area adjacent The Hall.

Large tracts of open countryside abut the south side of Main Street which contributes further to the open feel along this street.

Negative Factors

The use of inappropriate materials such as upvc double glazed window units and plastic rainwater goods is evident within Goadby Marwood although it has been kept to a minimum. Overhead cables also mar the street scene in some parts of the village.

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 Goadby Marwood 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 imply that it is of no interest.