

Hose Conservation Area
Designated: November 1977
Designating Authority: Melton Borough Council
Area: 6.32 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 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.

Location and Context

Hose is a substantial and compact settlement located on the west side of Harby Lane, a busy rural road which traverses the heart of the Vale of Belvoir midway between Long Clawson and Harby. Its name derives from the Old English „hohas“ (hills) and refers to the prominent escarpment of the Leicestershire Wolds to the south. Other names for the village include Howes and Hoche. The currently disused Grantham to Nottingham canal (1793) passes close by the village and there was formerly a wharf nearby. The village has existed for almost 2000 years. Extensive Medieval earthworks to the north indicate that it was once a much larger settlement. There were also once Roman farms, a manor house, monastic grange, watermills and an Elizabethan vicarage.

Conservation Area Boundary

Hose village is roughly rectangular in shape. The Conservation Area boundary is confined to the southern half of the village. This area includes the historic core and older parts of the village centred on the beautiful St. Michael and All Angels Church and the three nearby listed buildings.

Spatial Character and Townscape Quality

The village form was once characterised by a collection of dispersed agricultural dwellings clustered around a network of minor roads and rural lanes, situated to the west of Harby Lane. Later development, particularly concentrated to the north east of the original village core and subsequent infill has resulted in a more compact form to the village.

Bolton Lane

The lane virtually encloses the southern half of the village from its junction with Chapel Lane in the north to Harby Lane in the East. It is the longest street in the village demonstrating various styles and ages of buildings. Most of the buildings are constructed in traditional red brick with either slate or concrete tiled roofs. A wonderful panelled red brick wall with blue brick dressings and copings enclosing the garden of Holly Tree Farmhouse marks the start of the lane. It meanders in a southerly direction passing a series of terraced cottages, the Rose and Crown Public House and The Cottage on the right where the lane narrows to a „pinch-point“. Views down the lane are terminated by the gable end of a single storey brick building and Rose Cottage at the right angled bend.

The road then sweeps around and uphill to the south east where „Holmleigh“, a very attractive and substantial brick-built farm can be viewed on the right. The Church of St. Michael and All Angels is on the left together with two listed buildings, The Farm and the Old Farmhouse opposite. Adjacent is the other traditional village public house, The Black Horse, forming a visual stop when viewed from the west and giving the impression that the road narrows at this point. The Church of England school marks the end of the Conservation Area boundary on

the north side whilst it continues to the south of the road to encompass an area where the imposing Mayfield House once stood. The old house has been replaced with several modern houses supplemented by the conversion of some of the original farm outbuildings. Another survival is the substantial brick boundary wall which encloses the site.

Gable ends of buildings as well as the varied roofscape are a strong visual feature in the lane. The Church tower is also a focal point in the street scene, glimpsed above the rooftops and between the trees.

Dairy Lane

Dairy Lane provides a link between Harby Lane to the east and The Green to the west. As the name suggests the village dairy once occupied a site to the south of the lane, since infilled with a group of small houses which although demonstrating some vernacular features, in truth, do little to enhance the character of the Conservation Area. Fortunately three imposing dwellings occupy corner plots, all set within their own grounds, namely Rutland House, Woodlands and Martindale, (on the corner of Harby Lane) formerly the Vicarage.

Village Green Area

Hose is fortunate to have a very large village green area situated in the heart of the village. This area is adjacent to St. Michael and All Saints Church and churchyard, and contains a play area for children. A large horse chestnut tree with circular seating surrounding the trunk, and plaque dated 1994 commemorating Michael Baxter, is situated to the north. The Green is overlooked by the dominant Church and is surrounded by buildings of various styles and materials – some historic and some more modern in-fill properties. Unfortunately, 1960's houses tend to dominate the eastern side, however the Old Vicarage to the northwest is an attractive stone and brick building gable end-on to Church Walk which adds distinction and character to the locality. The grade II listed Lion House on Church Walk is situated adjacent to the Church entrance overlooking the churchyard. The Church and churchyard are in a raised position within the village enclosed, for the most part, by black painted iron railings in two different designs. The railings are generally in a fair condition and are reflected elsewhere within the village. The roofscape adds to the visual interest of the Green area, with a variation of materials, colours and textures.

Middle Street

Middle Street falls away from its junction with Church Close towards Bolton Lane. At the corner where the street meets The Green is the Old Forge, now disused. Whilst not the most attractive building, it is important to the social history of the village. The majority of houses are built of red brick with concrete or clay pantiled roofs. On the northern side are an attractive pair of red chequer-board patterned brick semi-detached cottages. The cottages bear a plaque with the initials IB and the date 1855 and number 11 has four original sash windows, however number 9 has unfortunate replacement windows. Number 2, occupying a corner plot, has stone foundations but is principally red brick with small pane sash windows under a pantiled roof. The gable end is half-rendered with an exposed timber beam adding interest to the building.

Quality And Character Of Buildings

The village as a whole demonstrates a wide variety of building styles and materials of various colours and textures but red brick dominates. Roofing materials are predominately clay pantiles, concrete tiles and slate.

The grade II* listed St. Michael and All Angels Church occupies an elevated position within the village and Bolton Lane street scene. The tower can be viewed from all directions within the village creating a focal point. It is built of ironstone with a limestone clerestory. There have been 18th and 19th Century alterations to the chancel windows and porches. Within, is a large rustic octagonal font with angels on the lower part of the bowl.

Opposite, on Church Walk, is situated the beautiful Lion House, a late 18th Century/early 19th Century semi-detached Grade II listed cottage built in red brick in English garden wall bond with a red pantile roof. It has a stone plinth to part and patterned brickwork to part. There is evidence that it has been raised to two-stories. The adjacent properties form a pleasing group opposite the Church on the approach to the village green.

Situated on the south-west side of Bolton Lane there are two grade II listed farmhouses. The Old Farmhouse (No. 23) is an early 18th Century building in hand made red-brick, mostly stretcher bond, based on an ironstone plinth and has a steeply pitched pantile roof with two lead cheeked box dormers. The building incorporates a former single storey service building now raised to full height. Other features include a Georgian doorcase and square ornate chimney pots.

The Farmhouse (No. 25) is a much smaller building. Once part of the Duke of Rutland's Estate it is of late 18th Century origins in red brick in English garden wall bond on an ironstone plinth and has a concrete tiled roof. It

has a central door and symmetrical façade. Adjacent its right side elevation is an ornate pump with lead cistern and nozzle inscribed MH/1813. There is also a single storey red brick building which projects onto the street, with a Bottesford blue pantile half-hipped roof.

Other buildings of interest in the village are The Cedars fronting Harby Lane, an unspoilt Edwardian brick built villa with an attractive dog tooth dentil course below the eaves and situated within a large garden.

Substantial buildings occupy three corners of Dairy Lane. Rutland House is in red brick with yellow brick dressings and stone window heads. It has a slate roof and grey brick stacks and decorative barge boards. The building was extended very sympathetically in 1995. The Woodlands, also on Dairy Lane, is another fine red brick villa with stone and red brick arched, large pane sash windows. Martindale on the northern entrance to Dairy Lane from Harby Lane is another substantial example of an Edwardian villa, however the windows are not original.

There are several other dwellings worthy of recognition within the village. Homeleigh, a traditional red-brick farmhouse on Bolton Lane, is a substantial building with date stone TDH 1841. It also has a series of traditional brick outbuildings associated with it, some in need of attention. The house has several traditional crown chimney pots which add to its attraction and a very fine brick built original stable block, perpendicular to the road.

There are two public houses in Hose: the Black Horse is a traditional building with two hand painted advertising signs on the end walls. The car-park area is a little untidy and would benefit from attention to the floorscape and external buildings. The Rose and Crown is a white rendered building under terracotta pantiles and both public houses are situated on Bolton Lane.

Natural Elements

There are a number of significant hedges within Hose that should be retained. Several on Harby Lane mark the beginning of the Conservation Area and, in particular, those encompassing Rutland House on Dairy Lane, Ferndale and The Laurels on Bolton Lane should be retained.

There are few open areas in the village; exceptions being the Churchyard and village green areas and those adjacent to Lion House and Homeleigh. The village green is unusually large and supplements the rural feel at the heart of the village.

There are few significant areas of tree cover within the village. Several trees to the south of the Hollies located within an area of pines to the east of Martindale on Harby Lane are notable exceptions. The horse chestnut tree at the entrance to the village green is a magnificent specimen and worthy of its Preservation Order.

There are magnificent views in a westerly direction towards Nottingham from the side of the Rose and Crown public house and in a north-easterly direction towards Belvoir from Harby Lane.

Negative factors

The use of inappropriate materials, such as upvc double-glazed window units, plastic rainwater goods and modern brickwork and render, although minimal, still have a negative effect on the character of the Conservation Area in part.

There are some disused and derelict farm buildings on the periphery of the Conservation Area that would benefit from restoration and repair.

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 Hose Conservation Area, which highlights the most significant factors that 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.