

## **KIRBY MUXLOE PARISH COUNCIL**

### **PROPOSED ADDITIONAL CONSERVATION AREAS IN KIRBY MUXLOE**

Information can be obtained at  
DROP IN SESSIONS IN THE LIBRARY ON THE  
AFTERNOONS OF 1 and 8 NOVEMBER 2-5pm

or at a PUBLIC MEETING in the  
BOWLS CLUB next to the village hall  
on 8 NOVEMBER 2023 AT 7.00 pm

The meeting at the Bowls Club will outline plans  
for the proposed additional conservation areas and  
there will be an opportunity to ask questions.

The sessions at the Library will be informal and  
afford an opportunity to look through the proposals

*A survey will be available at both venues for  
parishioners to complete to give their views*

The documents will be on display in  
Kirby Muxloe Library from 23 October 2023

Information about the proposals are also available on  
<https://www.kirbymuxloeparishcouncil.org.uk>



**DRAFT**

**KIRBY MUXLOE CONSERVATION AREA  
DESIGNATION AND CHARACTER STATEMENT**



**Prepared for Kirby Muxloe Parish Council**

## INDEX

	PAGE
1 INTRODUCTION	3
2 MAP OF CONSERVATION AREA	4
3 PLANNING POLICY CONTEXT	5
4 LOCATION AND CONTEXT	6
5 GENERAL CHARACTER AND PLAN FORM	7-8
6 LANDSCAPE SETTING	9
7 HISTORIC DEVELOPMENT OF AREA	10-11
8 ARCHAEOLOGY	12-13
9 ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS	14-17
10 CHARACTER INTERRELATIONSHIP OF SPACES WITHIN THE CONSERVATION AREA	18
11 KEY VIEWS AND VISTAS	19
12 ACTIVITY AND PREVAILING USES	20
13 ANALYSIS OF CHARACTER ZONES	21-24
14 CONTRIBUTIONS MADE BY GREEN SPACES AND TREES	25
15 ISSUES PRESSURES AND THREATS	26-27
16 AREAS OF SPECIAL INTEREST NOT INCLUDED IN THE PROPOSED CONSERVATION AREA.	29-30
APPENDIX: Statutory Listed Buildings & Key Unlisted buildings	30-31



## 1 INTRODUCTION

- 1.1 At Kirby Muxloe Parish Council meeting on 13th January 2022 item COU/158/21-22viii it was agreed that an informal meeting be arranged with the Local History Group to discuss the possibility of a conservation area. The Kirby Muxloe Local History Group prepared an 'Overview draft Heritage Survey' which the parish council considered on 24th March COU/201/21-22.
- 1.2 This character statement is being made to bring listed and heritage buildings of character into Conservation Areas within the village of Kirby Muxloe which will, in addition, complement the listed building and already established buildings in the Conservation Area of Kirby Fields which was designated a Conservation Area within Blaby District on 2nd October 1990.
- 1.3 Kirby Muxloe Local History Group, in response to a request from Kirby Muxloe Parish Council, has developed a Heritage Survey for possible Conservation areas within Kirby Muxloe. As Kirby Fields already has a conservation area the current survey is intended to cover defined areas of the Parish of Kirby Muxloe with the exclusion of Kirby Fields. The Heritage Survey information has been included in this proposal.
- 1.4 This Character Appraisal which is now submitted by Kirby Muxloe Parish Council will be used to inform the design of any future development proposals so that they preserve or enhance the areas and acknowledge their distinctiveness. Conservation character appraisals are the first step in getting an area designated. It is not the purpose of a conservation area to prevent change but to manage change in ways that maintain and strengthen an area's special qualities.
- 1.5 The scope and arrangement of this document is based on the guidance contained in Historic England's Advice Note *No1 Conservation Area Designation, Appraisal and Management*, published in February 2016.

## 2 MAP SHOWING PROPOSED CONSERVATION AREA IN KIRBY MUXLOE



Map ©OpenStreetMap.org contributor Data available under Open Database Licence  
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### 3 PLANNING POLICY AND CONTEXT

- 3.1 The scope and arrangement of this document is based on the guidance issued by English Heritage: Understanding Place: Conservation Area Designation, Appraisal and Management, published in March 2011. This appraisal is therefore intended to inform the consideration of development proposals within the Conservation Area to ensure that future changes can be accommodated in an informed and sympathetic way, without adversely affecting the Area's special qualities.
- 3.2 Kirby Muxloe Castle is the jewel in the crown of the village and is a Grade 1 Listed Building regularly visited by tourists who take the Richard III tours around the area. Kirby Muxloe Parish Council wishes to preserve this particular monument and has noted that there are another ten grade II listed buildings in the village which need to be preserved, seven of which are located on Main Street.
- 3.3 Conservation areas are defined by section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In making decisions on potential development within a conservation area, Section 72 of the Act requires Councils to pay special attention '*to the desirability of preserving or enhancing the character or appearance of the area*'. Kirby Muxloe is an historic village and because of this it is in need of conservation.
- 3.4 The designation, if approved by Blaby District Council, will support the special interest of the area via spatial and heritage analysis, important features and historical development which will prevent the visual impact of the village from being destroyed. The Civic Amenities Act (1967) introduced the concept of conservation areas after several cases nationwide of historic buildings and locations were replaced by new roads and house/office buildings, causing local vociferous objection.
- 3.5 The current legislation maintains and improves the 1967 Act as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act places duties on local planning authorities:
- To identify those parts of their area that are of special architectural or historic interest and to designate them as conservation areas;
  - To review past designations from time to time
  - To prepare proposals for the preservation and enhancement of conservation areas;
  - To pay special attention to the desirability of preserving and enhancing the character and appearance of conservations areas when determining planning applications for sites within such areas
- 3.6 Government policy is provided in Section 192 of the 20 July 2021 revision of the National Planning Policy Framework (NPPF). It requires the significance of heritage assets - both its historic buildings and historic areas - to be understood by local authorities and by those who propose change. Changes that cause harm to such assets will only be permitted where the harm is outweighed by public benefits.

#### 4. LOCATION AND CONTEXT

- 4.1 Kirby Muxloe is situated to the west of Leicester, approximately 5 miles from the city centre. The village sits in the northern part of Blaby District. The historic core of the village forms part of a nucleated settlement where the houses are grouped closely together around a central feature like a church. The oldest building is the Grade II Listed Parish Church of Saint Bartholomew, dating back to the fourteenth century. The Grade I listed Kirby Muxloe Castle dates to 1481 and The Old White House, Grade II listed, is reputedly dating from 1487.
- 4.2 There is an overall linear form and layout of the historic core of the village along Main Street close to Kirby Muxloe Castle with Kirby Muxloe Castle sitting in a dip just off Main Street and accessed by Oakcroft Avenue. Fox Lane (unadopted) and Woodlands Lane adjoin Main Street and provide a link with Desford Road. Fox Lane is intentionally left as a narrow road which is rough with many potholes. This is to deter motorists from using it as a cut through to Desford Road. Gullet Lane ("Le Golet") dates back to at least the 1300's.
- 4.3 The village sits about 300 feet above sea level and the topography of the Conservation Area is generally flat with the northern most boundary of the proposed conservation area dropping away towards the village of Ratby. The southern boundary drops away down Station Road and eventually reaches the Hinckley Road.
- 4.4 The boundary between Ratby (Hinckley and Bosworth) and Kirby Muxloe was revised in 1904. Previously, Kirby Muxloe extended to the north of Mill Drive in Ratby. The two Kirby brooks unite beyond the Parish boundary to form Rothley brook and must have had some bearing on the choice of site for the first settlers in the area over 1000 years ago.
- 4.5 Although open space is limited on and around Main Street, the land that surrounds Kirby Muxloe Castle, is used as a pleasant walking area for villagers and visitors to the Castle.
- 4.6 The Conservation Area contains many fine buildings dating from the 14<sup>th</sup> century until the 20<sup>th</sup> century. The area contains many buildings of differing age and styles including Georgian, Victorian and Edwardian, which reflect the chronological, social and economic development of the village.



## 5 GENERAL CHARACTER AND PLAN FORM

- 5.1 Kirby Muxloe lies in a well-watered situation around 300 feet above sea level and has attracted settlers for many thousands of years
- 5.2 The layout of the historic core of the village is linear stretching along Main Street to include Fox Lane, Woodlands Lane and encompassing the Castle. The chronological, social and economic development of the village shows a variety of architectural styles, especially along Main Street. Development along Gullet Lane stretches from around 1895 or before until 1930 and within the area there are a small number of 20/21<sup>st</sup> century buildings. Links Road is home to constructions post 1950, however, it still greatly contributes to the overall picture which is worth conserving and protecting against unnecessary infilling.
- 5.3 Kirby Muxloe is quite different to the surrounding villages. Whereas other village communities progressed to commercial activities e.g., framework knitting, Kirby Muxloe recorded a very small number of framework knitters throughout the 19<sup>th</sup> century. The most remembered family of framework knitters were the Hardy family. They resided in a typical framework knitter's cottage on the side of Blood's Hill. The cottage was demolished in the 1930's by a runaway lorry. A colour picture painted by an itinerant artist still exists today.
- 5.4 In 1849, the railway came to Kirby Muxloe, the passenger line opening in 1859. This then prompted a large number of substantial houses to be built for the professional families of Stoneygate, wishing to leave behind the smog which hung over Victoria Park in Leicester. The area in question is Kirby Fields (Conservation Area 1990),
- 5.5 The expansion of the village in the 1880's onwards was driven by the building of the many large houses in Kirby Fields (Conservation Area 1990). Worker's cottages were then constructed on Barwell Road, Church Road and Castle Road. Initially built for railway workers they were soon occupied by chauffeurs, gardeners and domestic staff working at the big houses.
- 5.6 The Conservation Area (Main Street) is approached from the west via Station Road and Hedgerow Lane. The entrance to Main Street is flanked on one side by Carey Gardens (built in 2000) which is a group of flats for Christian people over the age of 60. Adjacent to the flats we find the relatively modern Kirby Muxloe Free Church which was opened in 1953. The original church built in 1880, was razed to the ground by two Luftwaffe bombs in November 1940. On the opposite side of the road, we find a set of semi-detached houses built around 1948, which replaced older constructions again demolished by the bombs of 1940. At this time Kirby Muxloe had the unenviable reputation as being "the most bombed village in England".
- 5.7 Entering Main Street from the eastern entrance the approach borders Glenfield Lane, Blood's Hill and Ratby Lane. On Ratby Lane opposite the entrance to the Conservation Area is the Old School House (Grade II listed) built in 1858. It is an imposing structure and designed by William Butterworth in the "Swiss Style". The building was planned to be part National School and part Schoolmasters residence.

By 1910, the school had become too small and a newer school was built in Barwell Road. The building subsequently became a parsonage, a vicarage and a then later a private house. The actual entrance to Main Street is flanked by Faith Cottage, built in 1876 and the first building to host Non-Conformist Church services in the village. Next to the cottage is a group of farm workers cottages built in 1888. The cottages bear a plaque confirming the date. On the opposite side of the road, we find farmland. However, plans have recently been submitted for the construction of 6 dwellings with car parking in the foreground. The plans show that the high hedge fronting Main Street is to be retained. As yet the plans are not passed and awaiting final approval.

- 5.8 Main Street in general, hosts many Grade II listed buildings. Notably St. Bartholomew's Parish Church built in the 14<sup>th</sup> century, The Poplars, late 18<sup>th</sup> century, The Old White House 15<sup>th</sup> century, Winstanley Cottages, 1859, and the cottages at numbers 30 and 32 Main Street, built in 1850.
- 5.9 The entrance to Gullet Lane (part unadopted) is flanked by a white stuccoed house (1912) and a large red brick house (1912). On the opposite side of the road there is a large imposing house, set well back from the road built around 1925. Other houses follow which were built in 1903 and 1914 onwards. On the right side of the road there is a relatively new development of large detached houses. These houses were built after the sad demolition of two imposing Arts and Crafts houses in 2000.
- 5.10 The entrance to the unadopted part of the Lane is reached by bearing right after crossing the narrow railway bridge. Houses built in the Edwardian period (Hedgerows 1903, The Lindens 1905), give way to houses built from 1912 onwards. At the top of Gullet Lane, there is a large Victorian house built back from the road named The Homestead (1895). After an area of open fields, we reach the farm cottages attached to Elms Farm, these are thought to be possibly medieval.



## 6 LANDSCAPE SETTING

- 6.1 As the layout of the Conservation area is linear and relatively flat it is more difficult to distinguish any area which is more prominent than others. The Parish Church of St, Bartholomew stands behind a narrow walkway off Main Street. The path is fronted by a Victorian metal arch with a central light; however, the church is hardly visible from Main Street. The Poplars, a Georgian three-storey house stands to the side of the pathway to the church and is arguably the most imposing structure on the road. Kirby Muxloe Castle sits in a hollow and at present is fronted by a field used for horse grazing. The field is bordered by a row of trees which obscure the castle building. At the rear of the castle the land rises steeply. Part of the land is owned and farmed by Wathes' Farm the other part belongs to Messrs Jelson the builders.
- 6.2 There are a number of buildings mainly constructed in the 1950's and 60's and 70's, including the Royal Oak Public House. This was of a popular design in the 70's but is not in keeping with the rest of the buildings. The white low- level building, which is still in use by Universal Products, sadly detracts from the overall ambience of the area. The building with a pitched roof at the end of the low building is the former brick- built wheelwright's premises. When the last wheelwright died his tools were set into the concrete floor. The building has been completely stuccoed but is not maintained very well detracting from the general feel of the area.
- 6.3 Parts of Main Street contains various species of trees which contribute to the overall semi-rural setting of the village.
- 6.4 Gullet Lane dates back to 1300 and documents dating from 1364 refer to a wood called " Le Golet" which eventually became Gullet Lane. The Lane is complimented by many trees, some with Preservation Orders. The wide grass verges on the adopted part of Gullet Lane and on Links Road give a feel of open space. The verge on the south side of Gullet Lane including the ditch is kept in a semi - rural state by the house holders. Although there are many stinging nettles in the summer months, they are a haven for wildlife. The nettles are the food plant for red admiral, small tortoiseshell peacock and comma butterflies. Ladybirds also feast on the aphids which shelter among the plants.

## 7 HISTORIC DEVELOPMENT OF THE AREA

- 7.1 Evidence shows the presence of prehistoric settlements. The Roman army created the road from Leicester to Mancetter through the village, in the early part of the Roman occupation of Britain and there is evidence that Romano-British families settled here.
- 7.2 The Medieval core of the village centres around the Castle and the Church on Main Street, with written evidence from the Domesday Book in 1086 CE, showing that early Anglo-Saxon people were living here and in fact gave the name "Carbi" to the village. The settlement at the time was situated in the middle of Leicester Forest which at the time stretched from Bagworth to Enderby. The discovery of a medieval gold coin – a Portuguese 'crusado' - was found in a garden near the Castle.
- 7.3 A church was established in the 13<sup>th</sup> century, however, the earliest reference to the church is in 1168 and it is quite possible that a church may have existed in earlier times. Throughout the medieval period, families of both local and national importance decided to build grand homes and create hunting parks here.
- 7.4 Throughout the Middle Ages, while Britain was enduring many plagues, battles and turmoil, Kirby Muxloe remained relatively unscathed, more concerned with the production of food on the many farms around the village. The area was prosperous, with land owned by several of the best families in England. Outbreaks of plague affected some households during the period, but the population slowly recovered by 1503.
- 7.5 The village of Kirby Muxloe has a unique place in the history of Leicestershire with settlements by the Anglo-Saxons, followed by the building of an important fortified Castle by one of the most important men in England at the time of Edward IV. The village developed and became one of the county's most favoured places to live during the last 120 years.
- 7.6 Enclosure of the three medieval fields took place from 1603 and woodland was cleared and gave way to cattle and sheep pasture.
- 7.7 Historical development of the village is centred firstly along Main Street (originally known as Village Street) and the two short lanes of Woodlands Lane and Fox Lane, which connect with Desford Road (known as Back Lane to the more senior members of the community). The area which surrounds Kirby Muxloe Castle, built in 1483, but never completed is situated just off Main Street and for the purpose of conservation should be included in the Main Street plan. A further area of Gullet Lane and Links Road, which are to the west of Main Street is also included in the proposed Conservation Area.
- 7.8 Gullet Lane dates back to the 1300's and this is where sand and brambles were collected for the building of the Castle from 1480 onwards.



- 7.9 Kirby Muxloe became a pleasant rustic village with a good ambience that, unlike many of the surrounding villages, was unaffected by industrialisation. The popularity gradually rose and the building of the Swannington to Leicester railway line in 1883 with a station in the village, brought many changes. Wealthy businessmen were attracted to the village and Kelly's directory of 1899 states that "There are many villa residences, occupied by professional gentlemen and tradesmen of Leicester and in summer this is a favourable resort of townspeople generally". In 1901, the Kirby Muxloe Land Society developed Barwell and Church and Castle roads to provide housing for many rail workers and domestic staff working in Kirby Fields
- 7.10 During the past 150 years the village has expanded greatly. Main Street demonstrates the importance of the agricultural economy within the Conservation Area as there were several small farms along the street. Along Main Street we find several interesting Edwardian houses both detached and semi-detached and a great number of cottages built around the turn of the century. The oldest surviving buildings on Main Street are the Old White House (1487), Kirby Muxloe Castle (1481-83) and the Church of St Bartholomew (mid-14<sup>th</sup> century). The Old White House was originally a single storey ale-house which has been enlarged in more recent times. In the early 20<sup>th</sup> century visitors to the Castle often visited The Old White House to take tea in the garden. Kirby Muxloe Castle was sadly never completed as Lord Hastings who commissioned the building fell out of favour with his King (Richard III) and was beheaded in 1483.

## 8     **ARCHAEOLOGY**

- 8.1     The Leicestershire and Rutland Historic Environment Record (HE) indicates that Kirby Muxloe has much archaeological interest with local finds denoting human activity as long ago as the Neolithic period.
- 8.2     Prehistoric (100BC To 43CE) Much evidence from local finds of Neolithic flint tools and grooved Beaker ware in the fields around the village show that people were clearing the land to create settlements during the Neolithic and Bronze age. A large site excavated near the village adjacent to Blood's hill revealed extensive and nationally significant Iron Age and Romano-British farms created prior to the Roman invasion of 43CE.
- 8.3     Roman (44CE to 409 CE) In fields near Oaks Farm there is evidence, both from archaeological finds and from aerial photographs, of the Mancetter road running from Leicester to Mancetter near Nuneaton, built by the Roman army. This road passes through the village in the Stamford/Forest Drive (Kirby Fields) area, through Kirby Golf course and across the fields near Oaks Farm.
- 8.4     Anglo Saxon (410CE to 1066CE) The founding of a settlement by the Danes, probably in the 9<sup>th</sup>/10<sup>th</sup> century gave the village its initial name of Carbi as mentioned in the Domesday book of 1066. The present church of St Bartholomew's stands on the site of a much earlier church, built before 1168.
- 8.5     Medieval (1067 to 1539)  
During the reign of Edward I much of the land in Kirby Muxloe was owned by the de Herles family. Some land was sold to the Pakeman family. By the early 14<sup>th</sup> century, they had built a substantial moated stone manor house, remains of which still exist within the castle grounds. Lord William Hastings was an important man during the reign of Edward IV rising to the position of Chancellor of England and this land came into the possession of the Hastings family in 1480. William Hastings began work on a fortified castle. He was ambitious and his plan was to build one of the earliest brick-built houses in England and fortify it with embrasures to fire cannons. It is almost unique in that the complete original building records still survive. However, the castle was never finished as William Hastings was executed in 1485. The buildings were habitable until after 1630, when a Parliamentary garrison was supposed to be stationed here at the time of the siege of Leicester. For many years the castle was owned privately however, the "Ministry of Works" took possession of the site in 1912 and set about draining the moat and restoring the castle. It is now in the keeping of "Historic England". Many artefacts were found in the moat and are an important part of the medieval heritage of the county and remain in safe keeping at County Hall.
- 8.6     A farm at the top of Gullet Lane (recorded in 1300) belonged to the Pakeman family and the present-day Elms Farm cottages have part of an original cruck frame within their structure, possibly dating from this period. Documents dating from 1364 refer to a wood called 'Le Golet' which eventually became Gullet Lane. The Lane itself dates from 1367 and there is a need to conserve this in order to retain its semi-rural features and the ancient trees and hedgerows.



- 8.7 Further evidence of antiquity is the deep ditch which runs approximately 300 yards along the southern edge of the upper part of the Lane. It is thought a sand pit on the lane was used to make the bricks for the castle. To the north of Gullet Lane runs an ancient trackway the Portam de Deresforda which formed an important line of communication between Leicester Castle, Desford and Barn Park, through the village and up Blood's Hill. It is thought this route was used to transport the body of Richard III after his death at the Battle of Bosworth in 1485. It is also the route along which coal from the Swannington Colliery was taken to Leicester from medieval times until the railway line through Kirby Muxloe was built in the 1830's.
- 8.8 A medieval deer park - Barons Park - adjoins the Lane and still retains a deer leap near Barns Close.
- 8.9 The early church was a chapelry attached to the 'Mother' church at Glenfield. Recent building work at St Bartholomew's Church has revealed 13/14th century stonework and the church has a 14/15th century bell tower. The church originally had a turret clock made in the late 17<sup>th</sup> century by William Davies of Croft. The clock is still attached to its original oak frame and is an early important example of the anchor escapement invented in 1670. No evidence exists that it ever had a dial and the hours were struck by a bell. It is now housed in a Leicester Museum.
- 8.10 Post Medieval (1540-1800) Describes properties which are of special interest, namely the Castle Hotel formerly the Castle Farmhouse, The Old White House and The Poplars which are all in Main Street. (All of these are Grade II listed buildings). Woodlands Cottage at the end of Woodlands Lane/corner of Desford Road has a cobbled courtyard and originally belonged to the main house called 'The Woodlands'. The Woodlands has a concrete porch made by a local firm which was displayed at the Ideal Home Exhibition in 1936. The Woodlands (off Main Street) is also a Grade II listed building.
- 8.11 The amount of archaeological remains and finds indicate that any further development of Main Street, the Castle surrounds and Gullet Lane/Links Road, should be subject to excavation work being carried out before any further building proceeds. A list of the archaeological finds can be seen in a separate document accompanying this draft.

## **9 ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS**

### **Essential Characteristics**

9.1 Kirby Muxloe's built environment presents a diversity of architectural styles. The features and forms underline the major phases in its historic development.

The typical architectural forms and characteristics are:

- A mix of detached, semi-detached buildings with a small number of terraced properties;
- A uniformity of scale, mostly 2-storey construction with a small number of 3-storey properties;
- Almost continuous building lines with several buildings fronting directly onto the pavement with most of the remainder set back with shallow front gardens. Several properties are set well back from the road with deep front gardens;
- Typical red brick construction with some of the older properties either rendered or with painted brickwork.
- Traditional pitched roofs with main elevations to the street providing a strong horizontal emphasis, occasionally broken up by gables.
- Simple details to the main elevations with decorative detailing to the eaves.
- Low to medium chimney stacks with a variety of clay pots.

### **Building Materials**

#### **Walls in Main Street**

9.2 There is a range of building materials used in the Conservation Area.

9.3 Although it is thought that there are at least two timber framed structures in the Conservation Area, neither are visible. One timber frame is in a wall which belongs to The Old White House, the other timber frame is thought to be at the Old House at the top of the unadopted part of Gullet Lane.

9.4 Kirby Muxloe Castle is one of the first major buildings to be built of red brickwork in Leicestershire. The bricks were made in the village, using sand from Gullet Lane. There is a diaper patterning on the walls picked out in dark brickwork, as well as iconic pictures in the brickwork. The dark blue bricks were made by leaving the bricks in the fire for a longer length of time.

9.5 Red brick is the most common material used for building. However, it is known that old bricks were plundered from the castle when one of the towers fell down in the 18<sup>th</sup> century, therefore some variants in the size of bricks can be seen on some buildings along Main Street. These bricks which are narrower than the more modern bricks.

9.6 A.A. Moore florist (No 60) was originally a farmhouse with just a few acres, it was converted into a shop selling provisions in the early years of the 20<sup>th</sup> century. During renovations in 1996, old beams were found and subjected to dendrological testing at Nottingham University. The beams dated back to 1396 and are thought to have come



from the castle or from its predecessor Pakeman Place. Examples of the bricks from the castle can be seen around Main Street. The rear wing of no.60, has now been stripped of rendering and paintwork and has exposed the ancient stone work.

- 9.7 Woodlands Cottage on Woodlands Lane, is another Grade II listed building built between 1760-1770. The rear wing incorporates a 17<sup>th</sup> century structure. The house is built of brick with a slate roof. It has finely moulded brick eaves with modillions.
- 9.8 Returning to Main Street, on the north side of the road we reach a number of semi-detached houses with slightly deeper front gardens and a pair of three storey Victorian semi-detached houses. Adjacent to the Victorian houses are a pair of detached three storey houses of modern design, built to compliment the older houses.
- 9.9 Many properties in the Conservation Area have retained their original chimney pots. For example, the cottages at 30-32 Main Street has brick chimneys. The central chimney has a pair of diagonal chimney shafts and also single chimney shafts to the gables of the small end bays.
- 9.10 Render is occasionally used but is not a prominent feature. Modern render can be seen at A.A, Moore florist's shop. The shop was originally one of the many farms on Main Street (originally called Village Street) and was converted in to a shop just after the turn of the century (1905-1910). The Parish Church Hall which is opposite is rendered; however, this is typical Edwardian render using pebbledash or roughcast rendering. Other examples of this type of render can be seen in the upper part of Victorian and Edwardian houses on Main Street.
- 9.11 Red brick covered with a white wash is evident in a small number of buildings, e.g. The Old Forge 29, Main Street and the farm cottages at the end of Main Street which were built in 1888.
- 9.12 Diaper patterning picked out in blue brick is evident in the cottages at 75-85 Main Street, Grade II listed. A similar but smaller diaper patterning can be seen on Hereford House (1893). The diaper patterning picked out in blue brick is thought to be reminiscent of the Castle.
- 9.13 **Walls in Gullet Lane and Links Road**

Gullet Lane contains a number of Edwardian houses and properties built just after the Edwardian era. Uplands (1913) The Croft (1912), Ash Tree Cottage 1914. Lane House is the oldest house on this part of the Lane dating to Edwardian times (1903). On the unadopted part of the Lane we see Hedgerows built in 1903, which has been greatly extended and modernised.

- 9.14 Old fashioned render can also be seen on Gullet Lane. Generally, this type of render is found on Edwardian houses where the upper levels were rendered and the lower levels left with exposed brickwork. With reference to the houses on Gullet Lane most

of these houses e.g. The Headlands, The Elms and The Lindens have extended the render work to cover the whole building.

- 9.15 The Old House and Lawn Cottage at the top of the Lane are farmworkers cottages of an undetermined age. It is thought that there is a concealed cruck frame to the side of the house.

### **Windows and Doorways Main Street**

- 9.16 Window styles vary in the Conservation Area. Traditional sash windows can be seen at The Poplars and some small paned sliding windows are visible at the cottages sitting close to the road. The Old Forge (29 Main Street), has modern replacement sash windows which are fashioned from a material which resembles wood.
- 9.17 The Poplars retains a 6 panelled door with a semi-circular fanlight in a rendered arch with a key block. The house also supports sash windows.
- 9.18 Traditional doorways still exist in some properties within the Conservation Area e.g., the doorways at 41 and 43 Main Street, however, many have been replaced by replacement uPVC windows and doors.
- 9.19 The ornate shop window at 45-47 Main Street is worth preserving at all cost. This is a beautiful shop window sadly, at present painted in inappropriate colours of pink and yellow.
- 9.20 Vernon House, number 90a, (1895), Wisteria Cottage and Hawthorn Cottage, numbers 90b and 90c (1875) follow on. Again, there are fine examples of Victorian decorative woodwork.

### **9.21 Windows and Doorways in Gullet Lane and Links Road**

Old stained glass, unfortunately, only exists in a few properties. The Lindens (1905) on Gullet Lane, has stained glass to the upper windows on the ground floor and also a sizeable stained- glass window in the porch. The house retains its original hard wood window frames. The Headlands retains its original 1913 front door containing the original glass bull's eye window and glass panes.

- 9.22 The Elms (1912) has hardwood sash windows installed by the present owner, who removed the 1980's plastic windows and the house has been sympathetically restored.
- 9.23 The Homestead at the top of the Lane is Victorian and was built in 1885. The house were built in the 1920's with a further number around 1950. There are a few properties built in the 21<sup>st</sup> century, replacing older buildings which were demolished.



### **Paving and Ground surfaces on Main Street and Gullet Lane**

- 9.24 Most of the public footpaths and road surfaces within the Conservation Area have been resurfaced with tarmac and concrete curb stones. The exception is Fox Lane which is full of potholes due to a determined effort by the inhabitants of the houses to deter the public from using the road as a cut-through to Desford Road. The unadopted part of Gullet Lane is tarmacked however, there is no path or roadside curb. The road surface is retained by the house holders at considerable expense. Unfortunately, due to an increase in traffic it can be a dangerous place to walk. Village walkers and ramblers from further afield, often walk in the middle of the road oblivious to the fact that vehicles do travel along the road to either reach houses or deliver goods.
- 9.25 The adopted part of Gullet Lane and also Links Road (unadopted) both have wide verges mainly grass which give a countryside feel to the surrounding area.

### **Boundary treatments on Main Street and Gullet Lane**

- 9.26 Typical boundary treatments are of low brick walls. Originally many houses had metal railings but these were removed for the War Effort on WWII. The railings were replaced by brick- built walls.
- 9.27 The exceptions again, tend to be where we can see wide grass verges on Gullet Lane and Links Road. The unadopted part of Gullet Lane retains a narrow grass or stone covered verge to the south side of the houses and a grass verge and deep ditch to the north side of the road.

## **10 CHARACTER AND INTERRELATIONSHIP OF SPACES WITHIN THE CONSERVATION AREA**

- 10.1 As the Conservation Area on Main St has been built up over the last 600 years there remains very little open space. However, the land surrounding Kirby Muxloe Castle provides a large area suitable for walking or taking a stroll. The walk around the moat is especially interesting as the Castle remains can be viewed from the area and the abundance of wildlife, ducks and the ubiquitous Canada Geese especially, are present in ever increasing numbers. The interior grounds of the Castle are open in the summer months at the weekend and offer a very pleasant area for picnics and relaxation. Fishermen are frequently seen in the outer surrounding moat and grounds of the Castle and add to the general ambience of the area.
- 10.2 Gullet Lane is seen as the country walk of choice for many residents of the village. The roads are tree lined and present many individual houses set in extensive grounds. Gullet Lane is a very popular walk for ramblers and dog walkers who use the Lane on a daily basis. The walk up to Elms Farm, through the farmyard and out into the fields beyond is very popular. There are well sign posted, designated walks across the fields, eventually reaching Desford. The views are magnificent and must be the most scenic views in the village.
- 10.3 A further walk very popular with village residents, especially people living in the Barns Close area, is to come along Gullet Lane and take the sign posted pathway at the bottom of the garden of The Lindens, which leads across the fields to Desford Road, then a further footpath leads to Ratby.
- 10.4 One further footpath leads from behind the gardens of Links Road, skirting the Golf Course and eventually joining up with the footpath in the fields beyond Elms Farm.
- 10.5 The footpaths are not only used by village walkers but also by walking groups and ramblers coming from a large area of Leicestershire.



## 11 KEY VIEWS AND VISTAS

- 11.1 Views and vistas along Main Street are limited. Due to the curve in the road, views are restricted together with the fact that the land is predominantly flat. The Church is set above Desford Road and so is clearly visible from that area but not from Main Street as it is set back and surrounded by trees. However, the views from the north of the church on Desford Road give expansive views of the wetlands and then the village of Ratby. The views are stunning, especially as Ratby sits in a hollow but their church is on raised ground and so is a dominant feature.
- 11.2 Kirby Muxloe Castle is set in a hollow and at present can hardly be viewed from Main Street. However, if the tall trees and hedge fronting the field in front of the castle were to be lowered the Castle would be in full view of Main Street. The fields behind the Castle afford an excellent view of the Castle in its entirety, however, the fields are in private hands and there is not a designated footpath allowing access to the top of the hill (Big Hill) to enjoy the view. Some views are visible from the V77/2 Public Right of Way.
- The fields to the front and the rear of the Castle have particular significance in relation to the Castle and should be conserved under the National Planning Policy Framework Section 192 (a) and (b) which says there is a requirement to:
- a) Assess the significance of heritage assets and the contribution they make to the environment.  
(The view of the Castle from Blood's Hill overlooking the site of the oldest part of the village is something that should be preserved).
  - b) Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- 11.3 On entering the adopted part of Gullet Lane, which is a straight road, the whole length of the road is visible including a part of Links Road. Travelling further along to the unadopted part of Gullet Lane, the road curves and so the view of the full length of the lane is restricted. The view from the footpath skirting The Lindens takes in a full view over the fields to Ratby. Further afield Bradgate Park and Beacon Hill can be seen in the distance. As Gullet Lane almost sits on a ridge and Ratby sits in a hollow the view is quite outstanding.
- 11.4 Towards the end of Gullet Lane, before reaching Elms Farm the views over the fields and Kirby Muxloe Golf Course are extensive. On passing through the farmyard and up into the open fields the views are again excellent and provide an attractive rural setting to the edge of the Conservation Area.
- 11.5 It is not surprising that Gullet Lane is the chosen recreational walk, especially for families during the week and weekend. The Lane gives a feeling of the countryside with many trees and gardens full of flowers, especially in the summer months.

## 12 ACTIVITY AND PREVAILING USES

- 12.1 The present activities and land uses within the Conservation Area reflect the village's historical development. Evidence from historical mapping suggests that the area of Main Street, Fox Lane and Woodlands Lane have always been primarily residential. However, evidence from the 1871 census shows 5 small to medium sized farms situated along the length of Main Street. Looking back to 70-100 years ago Main Street was home to several small independent shops. The Street supported a cobbler, a baker a butcher, a wheelwright and a blacksmith and several small shops selling provisions, often in the front room of residential properties. There was little industry, unlike the neighbouring villages.
- 12.2 The village now supports a small commercial centre on the middle of Main Street providing a small supermarket, a Post Office, hairdresser, estate agents and a pharmacy. Of the two public houses one is now a hotel and restaurant (Castle Hotel) and the other houses a delicatessen and a restaurant providing mainly breakfasts, midmorning snacks, lunches and early evening meals. Kirby Muxloe does not have a fish and chip shop or any other type of "take away" establishment.
- 12.3 The remainder of the Conservation Area is primarily residential.



## 13 ANALYSIS OF CHARACTER ZONES

13.1 There are three-character zones in the Conservation Area.

- Main Street, Fox Lane and Woodlands Lane
- The area surrounding Kirby Muxloe Castle including the green spaces in front and behind the Castle,
- Gullet Lane and Links Road.

### 13.2 Main Street, Fox Lane and Woodlands Lane

- 13.3 The Conservation Area has a distinctive feel of bygone days. Approaching Main Street from the eastern entrance typifies the junction of four or more roads. Many years ago, the area was named Kirby Corner, however, as traffic grew it became necessary to control the flow of traffic, either by installing traffic lights or a large roundabout. Fortunately, the roundabout was the answer and as it is full of greenery it is a more fitting as an entrance to a Conservation Area.
- 13.4 Directly opposite the entrance to Main Street is the Grade II listed Old School House. An imposing building built in 1857 in the "Swiss Style" by the architect William Butterfield of London. The house continued to be used as a school and Headmaster's house until 1910, when due to lack of space, it was necessary to build a new school on Barwell Road. The house is built of brick with bonded stone window jambs. The upper floor is whitewashed with a half-timbered tiled roof, hipped to the left with ornamental ridge and battered brick chimneys with pilasters.
- 13.5 The entrance to the road is approached by passing Faith Cottage a brick built, whitewashed cottage built in 1876 and then a group of farm worker's cottages built in 1888. Slightly further on we find the Zion Chapel, which was the first purpose built non-Conformist church in the village, it was built in 1881. The building has also been used as a Technical School and is now a Scout Hut. On the other side of the road at present we see a high hedge with farm works beyond. However, plans are ongoing for 6 houses with parking areas to the front. It is understood that the high hedge will be retained, therefore shielding the buildings from Main Street. The plans have not yet been passed.
- 13.6 Following on from the potential site of the new builds is the relatively new Castle Farmhouse, set well back from the road. The farmhouse was built when the original farmhouse was sold and converted into a hotel and restaurant in the 1970's. Following on the same side of the road is the Grade II listed Castle Hotel and restaurant. The original farmhouse was rebuilt in the 1660's and many bricks thought to have come from the castle can be seen in the original part of the building. The building has recently been refurbished and the outer appearance fits with the traditional view of old buildings. Paintwork is a soft green and signage complimentary to the age of the property.

- 13.7 Passing the field which sits in front of Kirby Muxloe Castle and crossing Oakcroft Avenue, there are a number of modern houses with fairly shallow front gardens. These houses are part of an estate, built by Messrs Jelson in the 1960's. There is an abundance of greenery which adds to the character of the area. Following on at 75-85 Main Street are a group of six terraced cottages built in 1859, named Winstanley Cottages and are Grade II listed. These were farm cottages originally belonging to Castle Farm. It is said that workers could live rent free if they agreed to work on Sundays. The cottages are fronted by deep gardens and are built in red brickwork with irregular diaper patterning in blue headers, reminiscent of the Castle brickwork. The Church Hall and car park follows and further on a group of 1950's semi-detached houses with shallow front gardens, however they are set well back from the road with a wide pavement set with trees.
- 13.8 Immediately following on is a group of older properties sitting very close to the road with just a very narrow footpath in front of the buildings. These buildings were part of the original core of the village. Firstly Ivy Cottage, a detached cottage built in 1895 or earlier. There are decorative barge boards and the original small paned windows. The woodwork is painted in a sympathetic colour of soft green. The brickwork at the front of the property is thought to have been plundered from the Castle when parts of it fell down in the 18<sup>th</sup> century. The rear part of the house is Victorian. Following on the same side of the road are two relatively new similar developments. They have replaced earlier farm type buildings which were demolished for safety reasons. The developments are fronted by detached houses and other properties are accessed through large arches which lead into central courtyards. The houses are built in a sympathetic design to blend in with the surrounding properties. They have low metal railings fronting Main Street.
- 13.9 A group of 3 cottages follow on, again with a very narrow frontage built around 1895. Although the roofing is now slate it is said that in previous times the cottages were thatched. Two of the buildings are named as Clover Cottage and the Old Post Office. Buses were often caught up in the thatch and removed it from the roof. The first building was originally a cobbler's shop and a butcher's shop. The cobbler's shop still retains the wooden panelling on which the cobbler used to attach his ever-growing collection of cards from cigarette packets. The building is now used for two separate businesses. The shops support a beautiful and original shop window which harks back to a bygone era. Sadly, however, the colour of the paintwork is not at all fitting with the building as half of the paintwork is pink and the other half yellow. Clover Cottage and the Old Post Office retain soft green paintwork, more fitting to the age of the properties.
- 13.10 The Royal Oak public house and restaurant sits well back from the road with a large car park to the front and to the side. The original Royal Oak was a "spit and sawdust" pub sitting on the roadside, with again, a narrow path fronting the building. This was the first licenced public house in the village in 1810. The building was demolished in 1970 and replaced with a modern building named the "Spanish Blade". The new name did not sit well with the villagers and in 1981 the name reverted to the Royal Oak. Unfortunately, the 1970's design does not compliment the other buildings on Main Street.



- 13.11 Passing over The Keep sit a few small council owned retirement bungalows followed by The Old Forge (1890), red brick but painted white and Ivy House a large square building (c1900) where once there was a petrol pump in the front garden. There are pair of cottages built at the turn of the century before reaching Westbourne cottages which were built in 1893. Then follows Hereford house which was built in 1893 and features the diaper patterning in the brick work, again reminiscent of the Castle.
- 13.12 A number of houses circa 1950 are evident in this area of Main Street. When Kirby Muxloe was bombed in 1940, some houses were so badly damaged that they were demolished and replaced by several new buildings. The original Kirby Muxloe Free Church, which was a beautiful building constructed in 1897. The Church was razed to the ground during the bombing was rebuilt and opened in 1953. The building is in a more modern design than the original church, although part of the old school rooms still exist on Church Road. At the end of Main Street sits Carey Gardens, a group of retirement flats for people aged over 60 built in 2000 after much fundraising by the two churches in the village.
- 13.13 Travelling down the opposite side of the road and in a slightly elevated position are no's 10 and 12 Main Street which are a pair of grand Edwardian semi-detached houses. Although they were badly damaged during the bombing they were repaired and managed to retain their large bay windows. One of the houses was a Dairy in the early 20<sup>th</sup> century. Following on are some more Edwardian houses and a single detached house built in around 1920. Originally, the site of wooden garages on the adjacent plot now holds two later houses of similar appearance. The designs compliment the older house and add to the overall feel of the area.
- 13.14 Fox Lane is an unadopted road with a roadway full of deep potholes. Two of the houses on the lane date back to Edwardian times, the remaining properties built from 1920 onwards.
- 13.15 Enterprise House is a group of shops built in 1960, the buildings are flat fronted and not particularly attractive. There is a low - pitched tiled roof.
- 13.16 The Grade II listed semi-detached farmworker's cottages (numbers 30 and 32) were built in 1850. They were constructed in pale red brick with coggled brick eaves and ornamental slate roofs. They support beautiful Victorian chimneys.
- 13.17 The Old White House (Grade II), stands back from the road. The garden is surrounded with trees and only the garage is visible from Main Street. The house was built circa 1487 and was originally a single storey ale house. The lower story is built of granite rubble with the upper storey rendered and white washed. There is a Swithland slate roof and concealed timber framing in the left bays.
- 13.18 Further down the road we find The Poplars situated in an imposing position. Built between 1705-1710 and Grade II listed. The Poplars is brick built with wooden eaves and cornice with modillions and a hipped slate roof. The house has sash windows and a Victorian porch. Numbers 84-86, were built in the late 1800's, and were possibly a grain store and a cottage attached to the Poplars.

- 13.19 The Parish Church of St Bartholomew (Grade II) stands next to the Poplars and dates back to the 14<sup>th</sup> century. It was restored in 1848-1850. It is thought that there was a church on the site before 1168. The Church is built of stone. The church is set back and is difficult to see from Main Street, although easily observed from Desford Road. The entrance to the pathway leading to the church has a metal arch with central light thought to be Victorian.

### **Kirby Muxloe Castle**

- 13.20 The Conservation Area surrounding Kirby Muxloe Castle is at present surrounded on three sides with a variety of trees and with a pathway around the moat. This can be accessed at all times. It is a secluded calm and relaxing environment.

### **Gullet Lane and Links Road**

- 13.21 The adopted part of Gullet Lane is a quiet haven after leaving the very busy junction of Main Street, Station Road and Hedgerow Lane. The houses are fairly close together however, many have extensive gardens to the rear of the properties. The relatively new development of large houses with small gardens to the north side of the road does detract from the general feel of the area as the road to the newer properties is very narrow. Most of the houses have one or two cars and often the excess vehicles are parked on Gullet Lane.
- 13.22 Links Road has a more manicured appearance but is equally quiet. Walkers tend to avoid Links Road as it is a cul-de-sac however, they use the footpath behind the houses which is accessed by the entrance just over the bridge.
- 13.23 The unadopted part of Gullet Lane is the most popular area for walkers. The road is flanked by natural grass verge on the south side and more manicured verges or stones on the north side. The Lane gives a feeling of the countryside and as such is very popular. The houses are well spaced with large gardens.



## 14 CONTRIBUTIONS MADE BY GREEN SPACES AND TREES

- 14.1 Evidence of footpath use is shown on the 2.5" Ordnance Survey map (1952-1965 revision) and the current Google Map shows many footpaths on "Big Hill" to the rear of the castle which have been used since the village doubled in size in the 1950's when the Castle Estate was built. The "Big Hill" Green Space and the footpaths around and across it form part of our heritage and should be recognised as such and become part of the proposed Conservation Area.
- 14.2 Kirby Muxloe Castle is a prime example of green space in the Conservation Area. The grounds surrounding the Castle moat are well visited and lined with trees and hedgerow. A loss of any of the trees in this area would greatly affect the ambience of the area. It has been noted that there are TPO's on trees to the north, east and south of the Castle. There is further green space within the castle grounds. However, this can only be accessed when the Castle is open between May and October on Saturdays and Sundays.
- 14.3 The proposed Conservation Area contains many trees covered by a Tree Preservation Order (TPO). Main Street is covered by an order at 1, Main Street, 32 Main Street and between 94 and 94a Main Street. On Gullet Lane there are TPO's at number 1, number 5 and number 7 and 9. The unadopted part of Gullet Lane has TPO's on trees at Duaig and also Chestnut Cottage.
- 14.4 Main Street, Kirby Muxloe is quite unlike many other villages in the area as it has a proliferation of trees along its borders. This adds to the semi-rural feeling of the village. Woodlands Lane has a TPO at The Woodlands and there are many trees on Fox Lane, although none have TPO's.
- 14.5 There are no Tree Preservation Orders on the land leading up to the fields on the unadopted part of Gullet Lane, but the abundance of trees and hedgerow adds to the countryside feeling and explains why for many people it is their walk of choice.

## 15 ISSUES, PRESSURES AND THREATS

- 15.1. Kirby Muxloe Castle Environs. In 1916 the HM Office of Works Department of Ancient Monuments and Historic Buildings published a guide book to the Castle. The Castle was accessed by an unmade track leading directly to the castle from Main Street to the bridge over the moat. Subsequently a large housing estate was built in the 1960's running parallel to the track and up to the castle grounds. The access to the Castle is now off Oakcroft Avenue and the Castle is signed from Main Street.
- 15.2 The field that is adjacent to the Castle Farmhouse (now Castle Hotel) is in need of a Conservation Order to prevent unnecessary building work there. If the field was subject to a planning application and was passed, the Castle would be completely invisible from Main Street. Originally, a track which led to the Castle ran through this field giving not only a view of the Castle but also enabling easy access.
- 15.3 Similarly, the field at the rear of the Castle which is a part of Blood's Hill and is known locally as Big Hill is also in need of protection. If this was built on the Castle would again be surrounded by modern building work. As there is a steep incline on the field at the rear of the Castle, it would become overshadowed by modern buildings. There are also several historic footpaths across the field and these are well used and need preserving.
- 15.4 Kirby Muxloe Castle is the jewel in the crown of the village. It must be remembered that this building is Grade I listed and is a scheduled monument. There is a need to preserve not just the castle, but the surrounding areas from becoming engulfed in modern day building works.
- 15.5 There may be implications for dwellings which fall within a Conservation Area as owners who submit planning applications may experience restrictions such as extra information required from County Specialists in Archaeology, Ecology, Heritage, Historic Buildings and County Forestry with the District Council Conservation Office adding comments and regulations within the Article 4 Definitions. The applicants may also be tasked with providing to the Planning Authority an Heritage Statement together with a Design and Access Statement for further information.
- 15.6 There may be an impact for residents in non-historic areas where none would be expected, particularly where a Conservation Area is adjacent to a modern estate for instance.
- 15.7 There are elements in a Conservation Area which can detract from the special character such as well- intentioned but unsympathetic home improvements.
- 15.8 The low white building which is believed to be still in use at number 46, Main Street, is not only very unsightly, but is surrounded by rough grass which detracts from the general good feel of Main Street.
- 15.9 It would be of extreme value if any new build in the Conservation Area was to conform to an architectural design which compliments the surrounding buildings.



- 15.10 Every effort should be made to arrest the decline in historic buildings in the Conservation Area. The loss of any historic buildings would seriously erode the character and appearance of the Conservation Area and its overall significance.
- 15.11 Change should not come at the expense of degrading the character and scale that makes the area unique and alterations to properties needs to be sympathetic to their surroundings.
- 15.12 Any new development should aim to preserve or enhance the character and street scene of the locality and be compatible with the existing building stock as well as the village as a whole and provide opportunities for further archaeological exploration.
- 15.13 As highlighted in the Blaby District Council Local Plan Kirby Muxloe is constrained by floodplain and Green Wedge to the north and east and existing built development to the south and east. Kirby Muxloe Castle (a grade 1 listed building and Scheduled Monument) is a constraint to growth to the north east of the village.

## 16 AREAS AND BUILDINGS OF SPECIAL INTEREST NOT INCLUDED IN THE PROPOSED CONSERVATION AREA

### 1.0 Kirby Muxloe Recreation Ground

- 1.1 Kirby Muxloe Recreation Ground was 'gifted' to the village by Henry Swain Bennett in 1920. Henry Swain Bennett was a prosperous Corn and Seed merchant as well as a non-executive director of Freeman Hardy and Willis. He lived at Holmwood in Kirby Fields with his wife Amy Eleanor Greensleeves, until his death in 1927. In a paper written by Professor Patrick Boylan of Leicester University, Mr Bennett was described as being 'one of the most generous benefactors in the Leicester Literary and Philosophical Society', although he was never an actual member.
- 1.2 The village recreation ground has had a fundamental effect on the way that Kirby Muxloe has developed since 1920. If this piece of ground of approximately 7-8 acres had not been given to the village, it would have undoubtedly been swallowed up by the building of several hundred houses. Housing development then would have been continuous from Barwell road until the Memorial Gardens. This area of green space has been a contributing factor in determining the shape of the village.
- 1.3 A plaque recording this very important gift to the village of Kirby Muxloe by Henry Swain Bennett was unveiled in November 2022.
- 1.4 The Memorial Gardens and Memorial Gates are adjacent to the Recreation ground. The area surrounding Kirby Muxloe Memorial Gardens and Memorial Gates is a very important area. The Memorial Gates were erected in 1923 to commemorate the men from the village who fell in WWI. The gates were created by Joseph Herbert Morcom and John Russell and the unveiling took place on 10 June 1923 by Colonel R.E. Martin CH G TD DL. The Memorial Gates are Grade II listed.
- 1.5 The Stone of Remembrance was engraved by Joseph Morcom and first dedicated in 1933. The unveiling took place on 15 October 1933 by Colonel John Brown CB CBE DSO TD JP DL. Joseph Morcom lived on Gullet Lane in the village.
- 1.4 Trees remembering the fallen soldiers from WWI have been planted along the pathway through the Recreation Ground.

### 2 Masters and Titmus estate

- 2.1 This iconic housing estate was developed in the 1960's. The estate is unique as it consists of a large variety of individually designed dwellings. This was possible as Mr Masters who owned the land, sold off individual building plots where a purchaser could employ their own architect and builder if they wished to do so. Alternatively, Masters and Titmus were on hand to develop and build a house/bungalow for the purchaser of the plot if that was more to the owners wishes.



### **3 The Links**

- 3.1 The Links is an individual three storey house built at the turn of the century. The house stands at the edge of Kirby Muxloe Golf course and is accessed by crossing the level crossing at the top of Station Drive and following the track up to the house. This house contains many of the traditional features found in a building of this era and has been sympathetically restored.

### **4 Forest Rise**

- 4.1 Forest Rise is an unadopted road linking the turn to Barry Drive to the top of Hinckley Road. It has many potholes thought to be left as such to deter motorists using the road as a cut-through to Hinckley Road. Originally, this was a cinder track leading to a large house at the top of the track named Forest Edge. The house which at one time belonged to Joseph Johnson was demolished in the 1960's.
- 4.2 It is believed that the land was once used as a rubbish tip and consequently at least one house has needed underpinning to stabilise the building.

### **5 Redwood trees and ornate brick wall bordering Towers Drive**

- 5.1 The redwood trees standing on the grass verge bordering Station Road and adjacent to the rear of one of the houses on Towers Drive are a significant addition to the tree lined roads within Kirby Muxloe. The trees were originally planted by the owners of The Towers, which was a very large ornate Victorian house. It is very surprising that these important trees are not subject to a Preservation Order. Sadly, the house was demolished in the 1960's to make way for the development of a number of 'executive' houses on Towers Drive and Towers Close. The remainder of an ornate brick wall originally bordering the grounds of The Towers, can be seen from Station Road where it now borders the rear garden of one of the houses on Towers Drive. There is also thought to be the remainder of one of the turrets and wall in a garden on Towers Drive.

## APPENDIX 1: DESIGNATED HERITAGE ASSETS AND KEY UNLISTED BUILDINGS WITHIN THE CONSERVATION AREA

### SCHEDULED MONUMENTS

Kirby Muxloe Castle has been a Grade I listed building since 1987. However Historic England lists the acquisition of listed status as 1916. The part- built construction and the large moat surrounding the castle are of national importance.

Kirby Muxloe is fortunate in having, within its boundary, 12 listed buildings: 9 of those are along or off Main Street which is the main focus of the Conservation Area.

### DATES OF BUILDINGS LISTED IN KIRBY MUXLOE

Building	Listed	Grade
Kirby Muxloe Castle	1987 (listed by Historic England in 1916)	Grade I
St Bartholomew's Church	1957	Grade II
The Old White House	1974	Grade II
The Spinneys, Kirby Fields	1979	Grade II
30-32 Main Street	1981	Grade II
Winstanley Cottages, 75-85 Main Street	1987	Grade II
The Poplars, Main Street	1983	Grade II
Kirby Muxloe Castle	1987	Grade II
The Old School House	1987	Grade II
The Woodlands	1987	Grade II
Castle Farmhouse	1987	Grade II
Oaks Farmhouse	1987	Grade II
Stone of Remembrance, Memorial Gates and Memorial Gardens	2017	Grade II

### CONTRIBUTION OF UNLISTED BUILDINGS

Many of the unlisted buildings within the Conservation Area make an important contribution to its character and appearance. These can include, for example, landmark buildings , buildings reflecting former uses, or buildings that hold significance to the local community. Those unlisted buildings that make a particularly significant contribution to the Conservation Area of Main Street in Kirby Muxloe are considered to be:

#### Main Street

Faith Cottage- corner of Main Street and Ratby Lane.

The Scout Hut formerly the Zion Chapel- the first purpose built non-conformist Church in the village

A.A. Moore florist shop- 60 Main Street

The window fronting 46, Main Street

The Free Church and Church rooms

Edwardian houses nos. 10 & 12 Main Street



Wisteria Cottage 90b and Hawthorn Cottage 90c were built in 1875 and have decorative woodwork. Veron House 90a (1875) might also be considered.

Clover cottage and The Old Post office at 41, and 43 Main Street (examples of cottage built very close to the road)

Ivy Cottage, 51 Main Street (Old brickwork, possibly from the Castle at the front of the house)

### **Gullet Lane**

The Homestead – at the top of the unadopted part of Gullet Lane built in 1885

Lawn House and The Old House at the top of the unadopted part of Gullet Lane.

### **Trees with Tree Preservation Orders in the Conservation Area**

Address	date
Chestnut Cottage, Gullet Lane	2011
Chestnut Cottage, Gullet Lane	2009
32, Main Street	1986
Between 94 and 94a Main Street	1997
1, Gullet Lane	1985
5, Gullet Lane	1989
7 & 9 Gullet Lane	2008
7 & 9 Gullet Lane	2007





# Kirby Muxloe Heritage Survey – Overview



Initial draft version 15 Mar 2022, Kirby Muxloe Local History Group.

This version is provided for the purpose of illustrating the KMLHG approach to a Heritage Survey.

## Table of Contents

	page
1. Overview of Kirby Muxloe.....	1
2. Prehistoric (to 43 CE).....	1
3. Roman (44 AD to 409 CE).....	2
4. Anglo Saxon (410 to 1066).....	2
5. Medieval (1067 to 1539).....	2
6. Post Medieval (1540 to 1800).....	2
7. 19 <sup>th</sup> century (1800 to 1901).....	3
8. 20 <sup>th</sup> Century (1901 to 2000).....	6
Sources.....	7

Note: CE is Common Era and is equivalent to AD (Anno Domini)

## 1. Overview of Kirby Muxloe

Kirby Muxloe lies in a well-watered situation, around 300 feet above sea-level and has attracted settlers for many thousands of years. Archaeological evidence shows the presence of prehistoric settlement. The Roman army created the road from Leicester to Mancetter through the village in the early part of the Roman occupation of Britain and there is evidence that Romano-British families settled here. Written evidence from Domesday Book in 1086 CE shows that early Anglo-Saxon people were living here and in fact gave their name to the village. A church was established in the 13th century and throughout the medieval period, families of both local and national importance decided to build grand homes and created hunting parks here.

Throughout the Middle Ages, while Britain was enduring many plagues, battles and turmoil, Kirby remained relatively unscathed, more concerned with the production of food on the many farms around the village. The land was prosperous, with land owned by several of the best families in England. Outbreaks of plague affected the number of households during this period but this slowly recovered to 27 households in 1503. Enclosure of the three medieval fields took place from 1603 and woodland was cleared and gave way to cattle and sheep pasture.

Kirby became a pleasant rustic village with a good atmosphere and unlike many of the surrounding villages was unaffected by industrialization. Population gradually rose and the building of the Swannington to Leicester railway line in 1883 brought many changes to the village. Wealthy businessmen were attracted to the village and Kelly's Directory of 1899 states that "There are many villa residences, occupied by professional gentlemen and tradesmen of Leicester and in summer this is a favourable resort of townspeople generally". In 1901, the Kirby Muxloe Land Society developed Barwell and Church Roads to provide housing for many railway workers and domestic staff working in Kirby Fields. The village of Kirby Muxloe has a unique place in the history of Leicestershire, with settlement by the Anglo-Saxons, followed by the building of an important fortified castle by one of the most important men in England at the time of Edward IV and the development of the village to become one of the county's most favourable places to live during the last 120 years.

## 2. Prehistoric (to 43 CE)

Much evidence from local finds of Neolithic flint tools and grooved Beaker ware<sup>1</sup> in the fields around the village show that people were clearing the land to create settlements during the Neolithic and Bronze Age<sup>2</sup>. A large site excavated near the village adjacent to Bloods Hill revealed extensive and nationally significant Iron Age and Romano-British farms created prior to the Roman invasion of 43CE.



### 3. Roman (44 AD to 409 CE)

In fields near Oaks Farm, there is evidence, both from archaeological finds and from aerial photographs of the Mancetter Road running from Leicester to Mancetter near Nuneaton, built by the Roman army. This road passes through the village in the Stamford / Forest Drive area, through Kirby Golf Course and across the fields near Oaks Farm<sup>3</sup>.

### 4. Anglo Saxon (410 to 1066)

The founding of a settlement by the Danes, probably around the late ninth or tenth century, gave the village its initial name. In the Domesday Book of 1086, it is entered as *Carbi* from *Kaerir* (Old Scandinavian male personal name) + *Oscan by* (farmstead, village)<sup>4</sup>. The present church of St. Bartholomew's stands on the site of a much earlier church built before 1168.

### 5. Medieval (1067 to 1539)

During the reign of Edward I, much of the land in Kirby was owned by the Herles, but some of this was sold to the Pakeman family and by the early 14<sup>th</sup> century they had built a substantial moated manor house on the site in the village where the castle now stands. Simon Pakeman, who was baptized in the church in 1306, became an MP in 1334 and established himself as an important lawyer to many of the rich families of Leicestershire. In 1340, Henry, Earl of Lancaster, appointed him steward of Leicester Honor and he subsequently was appointed to many peace commissions throughout England.

It is thought that a farm – “*Bryhtmondeshille*” at the top of Gullet Lane belonged to the Pakeman family and is first recorded in 1300. The present-day farm – “*Elms Farm*” – has part of an original cruck-framed cottage, possibly dating from the medieval period (1087 – 1539 CE), within its present structure. In documents from 1364, there is the first mention of a wood called “*Le Golet*”, taken from Old French ‘*goulet*’ meaning throat, and this eventually became Gullet Lane. Further evidence of the antiquity of Gullet Lane is a deep ditch which runs approx. 300 yards along the southern edge of the upper part of the lane. It is possible that this dates from the medieval period. It is thought that a sand-pit on the lane was the site of the sand used to make the bricks for Kirby Castle. A medieval deer park – *Barons Park* - adjoins part of the lane which still retains a ‘deer leap’ near Barns Close. To the north of Gullet Lane runs an ancient trackway “*Portam de Deresforda*”, which was an important line of communication between Leicester Castle, Desford and Barn Park, through the village and up Bloods Hill, throughout the medieval period. It is thought that this was the route used to transport the body of Richard III after his death at the Battle of Bosworth in 1485. This also provided the route along which coal from Swannington colliery was taken to Leicester.

The land where Simon Pakeman's manor house stood came into the possession of the Hastings family and in 1480, William Hastings began work on a substantial fortified “castle”. Hastings was an important man during the reign of Edward IV, rising to be Chancellor of England and became a favourite of the king, holding many important positions in the land. He was granted permission to impark 2,000 acres of land and to build a fortified house. His was an ambitious plan to build one of the earliest brick-built houses in the country and to fortify it with embrasures to fire canons incorporated into its structure although these were never functional. It is almost unique that the complete original building records for the castle still survive among the Hastings' manuscripts. However, because of the untimely execution of William in 1485, the castle was never finished and was eventually abandoned. Parts of the castle were demolished in the 18<sup>th</sup> century but much of the brickwork was restored by English Heritage when they took possession of the site. Many artefacts recovered when the moat was drained are an important part of the medieval heritage of the county and are in the safe keeping of Leicestershire Archaeological Services at County Hall.

The medieval core of the village is situated around the Castle, Church, Main Street and Desford Road.

Recent rebuilding work at St. Bartholomew's has revealed 13<sup>th</sup> / 14<sup>th</sup> century stonework. The church has a 14<sup>th</sup> / 15<sup>th</sup> century bell chamber.

### 6. Post Medieval (1540 to 1800)


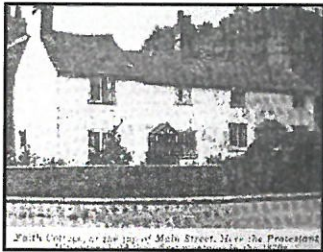



The early church was a chapelry attached to the mother church at Glenfield<sup>5</sup>. The church originally had a dialless tower clock made in 1720 by William Davis of Croft which is now housed in a Leicester Museum. It was housed in the earlier bell chamber. During the civil war, the church remained “open” and was used by many from outside the parish<sup>6</sup>.










Several listed buildings in the centre of Kirby survive from the post-medieval period (after 1540). "Castle Farmhouse", now a hotel and restaurant, was built c1760 – 1770 and was altered and extended in the 19<sup>th</sup> and 20<sup>th</sup> centuries. "The Woodlands", on Woodlands Lane, dates from c1760 – 1770, incorporating part of a 17<sup>th</sup> century structure. It has a central porch, made by a local concrete firm, which was on show at the Ideal Home Exhibition in 1936.

"The White House" on Main Street is thought to date from the 16<sup>th</sup> century and has concealed timber-framing and a Swithland slate roof. At one time, it was an inn and had a right of way through it, documented in a sketch plan of c1789<sup>7</sup>. It later became a tea room, serving refreshments to visitors to the castle. "The Poplars" on Main Street is a three-storey building dating from the late 18<sup>th</sup> century, incorporating Georgian features.








## 7. 19<sup>th</sup> century (1800 to 1901)



<p><i>Main Street, Kirby Muxloe features many houses built during this period.</i></p> <p><b>"The Old School"</b> This Grade II listed building was built in 1858 as a purpose-built National School and adjoining school master's house. The building remained as a school until, due to the need for larger premises, the Barwell Road school was built in 1910. After this date, the house became a private residence for some time and then in 1922 a parsonage. By 1930, the house had been converted into the vicarage. It remained as a vicarage until 1947, when it once again became a private house.</p>	
<p><b>"Faith Cottage"</b> In the early months of 1876, this was the first building to house Sunday Services for the non-conformist Church in Kirby Muxloe. Later, the cottage was owned by the very religious Boden family and for many years a shed in the front garden bore a large sign saying "Prepare to meet thy God".</p>	
<p><b>"Tail Cottage, Jasmine Cottage, Step Cottage and Stable Cottage"</b></p> <p>This is a group of four cottages built in 1888. The building bears a plaque confirming the date. They are typical farm workers' cottages.</p>	
<p><b>"The Zion Chapel"</b> This building, built in 1881, was the first purpose-built premises of the Non-Conformist Church in Kirby Muxloe. As the church grew, it needed larger premises and within a few years, the original Free Church on Church Road was built. During WWII and beyond, the building functioned as a Technical School, teaching cooking for girls and woodwork for boys. Today it is home to the Scout Troup of Kirby Muxloe.</p>	
<p><b>106-108 Main Street</b></p> <p>Semi-detached Victorian houses built in around 1885. Number 106 was built for the builder's own occupation.</p>	




<p><i>"Vernon House" 90a, Main Street.</i> Vernon House was built in 1875. It was another building used for a short time for services for the Non-Conformist Church before the Zion Chapel was built</p>	
<p><i>"Wisteria Cottage" and "Hawthorne Cottage" 90b and 90c</i> The cottages were built in 1875, and sit next to Vernon House. Note the beautiful barge boards and also the porch, a fine example of Victorian architecture.</p>	
<p><i>"Winstanley Cottages" 77-83 Main Street Grade II listed building built in 1859</i> Originally six farm cottages, built for the price of £233 each. They were designed by London architect William Butterfield, who designed Cressida Place in Braunstone and the National School in Kirby Muxloe. Built of red brick, they have irregular diaper patterning in blue headers, a tiled roof and battered brick chimneys. It is said that the Farm labourers were able to live rent free as long as they worked on Sundays.</p>	
<p><i>Numbers 84 and 86 Main Street</i> Built in the late 1800's, it is thought that this building was once a grain store and a cottage, most likely owned by the Poplars.</p>	
<p><i>60, Main Street A.A. Moore Florist</i> The building was originally a farm house and it thought that parts date back to the 18<sup>th</sup> century. When renovations were taking place in 1996, several very old wooden beams were found. They were sent to Nottingham University for dendrochronological testing. The beams date back to 1396 and the brickwork is identical to materials used for building the castle. It is thought that when the building was erected, many of the materials came from the decaying castle. The original old brickwork can be seen at the rear of the building.</p>	
<p><i>Wheelwright's Shop no. 46, Main Street</i> This building was in use before 1881. The first mention of a wheelwright's shop in the village was in the 1841 census. The last wheelwright was Tom Moore who closed down in the 1950's. The building was then extended to form a long low building used as a factory. If you look closely, the original building is visible on the left.</p>	
<p><i>45-47 Main Street</i> Now an Optician's shop, the building has a very interesting window frame. Built in the late 1800's, the property has retained the wooden panelling to the interior walls. George Barkby, the last shoe mender in the village, collected cigarette cards which were pinned to the wooden panelling. Customers brought in their own cards to add to the collection. Number 47 was originally a butcher's shop.</p>	



<p>Number 43 Main Street "Ivy Cottage" Believed to have been built before 1885, Another nice example of Victorian architecture, the barge boards on the side of the building are a particular feature.</p>	
<p>Number 41 "The Old Post Office" Another cottage built in the late 1800's,</p>	
<p>Number 39, "Clover Cottage" the end of the row and attached to the Old Post Office.</p>	
<p>Number 30-32 Main Street Grade II listed buildings. The two semi-detached cottages were built in 1850. Originally, they were thought to have housed farm workers. Note the tall chimney pots.</p>	
<p>"The Old Forge" Built in 1890, originally in red brick but now painted off-white.</p>	
<p>Number 29 "Ivy House" This house was built in 18..... Originally home to the Forman family who had fleet of buses.</p>	
<p>23 and 25 Main Street. A pair of Victorian semi-detached villas, built in 1893.</p>	
<p>Number 21 "Westbourne Cottages" and number 19 "Hereford House" The houses both bare a decorative date plaque on the upper walls. They were built in 1893.</p>	
<p>Number 15 and 13 Main Street These houses were built in 1900. They have both been subject to large extensions.</p>	
<p><b>Church Road, Castle Road and Barwell Road</b> The houses were built from 1885 onwards. Originally many houses were occupied by chauffeurs, gardeners and handymen employed by the occupants of the grand new houses on Kirby Fields.</p>	

On Church Road, the Free Church School rooms are the only part of the original Free Church (built in 1883) to remain after the bombing of November 1940. This building still retains much of its Victorian character.	
<b>Gullet Lane /Links Road</b> The lane is a mixture of houses of various dates. The oldest house on Gullet Lane, discounting the Farm cottages mentioned in the Post Medieval section, is The Homestead, at the top of the unadopted part of the lane. The house was built in around 1885 and has many Victorian features.	
<b>Station Road</b> <i>Lyndhurst and Lyndene</i> Two Victorian semi-detached villas, retaining some of the original features.	
"Ashleigh" and "Fernleigh" a pair of substantial Victorian villas built in 1881. These houses may be included in the conservation area of Kirby Fields.	
"Inglewood" and "Heatherleigh" Also built in 1881, another pair of substantial Victorian villa that may be included in the Kirby Fields Conservation area.	

## 8. 20<sup>th</sup> Century (1901 to 2000)

<b>Main Street continued</b> Numbers 10 and 12 Main Street. A substantial pair of Edwardian, three storey, semi-detached houses. The houses were built in 1905 and retain many of the original Edwardian features.	
14-16 Main Street Edwardian Villas built in 1905	
18-24 Main Street houses thought to have been built around 1905	
"The Free Church" was built in 1953. It replaced the original Free Church which was razed to the ground in the bombing of Kirby Muxloe in November 1940.	
"Robinswood" Built by Albert Davey for his own occupation in 1925.	



<b>The Croft</b> A collection of houses built in around.....	
<b>Gullet Lane / Links Road</b> The majority of the houses were built in this period. To name a few of the older ones - "Highlands" 1912, The 1924," Ash Tree Cottage" 1914, "Lane House" 1903. Most of the other houses were built in the 1920's or '30's.	
The houses on the unadopted part of the lane - Hedgerows 1903, The Elms 1912, The Lindens 1905, Silver Edge 1920's, The Woodlands 1930's This part of Gullet Lane is in need of conservation in order to retain its semi-rural features. The lane itself dates back to 1367. Many people take walks along the lane with their families and dogs. There is a need to preserve trees and ancient hedgerow.	
The houses on Links Road are in general large and imposing. They were mainly built around the 1920's to 1940's with some newer builds.	
<b>Station Road</b> Trees bordering Towers Close and Towers Drive are native spruce tree, thought to have been planted by the first owner of The Towers. Also, in this area are decorative walls with small turrets originally bordering The Towers (now demolished). The trees and the decorative walls add to the distinct character of the area.	
Number 4, Station Road " <i>Familee House</i> " a building with distinct Edwardian features. However, this house is not all that it seems, as the original housed was demolished after the bombing of 1940 and the owners had it rebuilt in the late 1940's as a replica of the original building.	
<b>Station Drive</b> <i>The Links</i>	
<b>Masters and Titmus development</b> incorporating Cherry Tree Avenue, Barry Drive, etc. The buildings in this area were erected to form an "upmarket" development of first-class housing. There is a mixture of houses and bungalows of different design. Originally developed with its own group of shops, including a small supermarket and newsagent. It is now home to hairdressers, high class women's clothing, nail bar, physiotherapist and gift shop.	

## Sources

<sup>1</sup> An Archaeological Resource Assessment of the Neolithic and Bronze Age in Leicestershire and Rutland: Dr. Patrick Clay, ULAS, 1999.

<sup>2</sup> Leicestershire Historic Environment Record.

<sup>3</sup> "The Roman Road from Leicester to Mancetter": A.D. McWhirr. "The Transactions of the Leicestershire Archaeological and Historical Society, 1966-7"

<sup>4</sup> "Understanding Leicestershire and Rutland Place Names": J. Bourne.

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<sup>5</sup> Old Kirby Muxloe": Jonathan Wilshire, 1985

<sup>6</sup> Old Kirby Muxloe": Jonathan Wilshire, 1985

<sup>7</sup> Old Kirby Muxloe": Jonathan Wilshire, 1985



# **ARCHAEOLOGICAL ASSESSMENT of KIRBY MUXLOE VILLAGE**

*Part of the Manor of Kirby Muxloe*  
1727 updated 1769



*Plan of 'Part of the Manor of Kirby Muxloe' c 1727*

## ARCHAEOLOGY of KIRBY MUXLOE

Kirby Muxloe lies in a well-watered situation around 300 feet above sea level and has attracted settlers for many thousands of years. Archaeological evidence of settlement in the village has been unearthed, including finds from the Neolithic, Bronze Age, Iron Age, Roman, Anglo-Saxon and Medieval periods, dating from 3,000 BCE, up to 1539CE.

### Prehistoric (to 43CE)

Much evidence from local finds of Neolithic flint tools show the land was being cleared for agriculture and excavation on Blood's Hill revealed extensive and nationally significant Iron Age and Romano-British farms prior to and after the Roman invasion of 43CE. A Bronze Age copper alloy spearhead dating from 2500 to 801BCE was found in 2005.



*Flint tools found whilst field walking in Kirby Muxloe approx. 3500BCE*

*Courtesy of Archaeology Warden*

### Late Iron Age/Early Roman 100 BCE to 249CE.

Prior to the redevelopment of "Carmel", Hastings Road there was an excavation which found evidence of two thirds of a late Iron Age/Early Roman roundhouse and associated finds, dating from 100BCE to 249CE.



*Picture of a piece of "Samian ware" found in the village - this was high-class domestic Roman pottery*

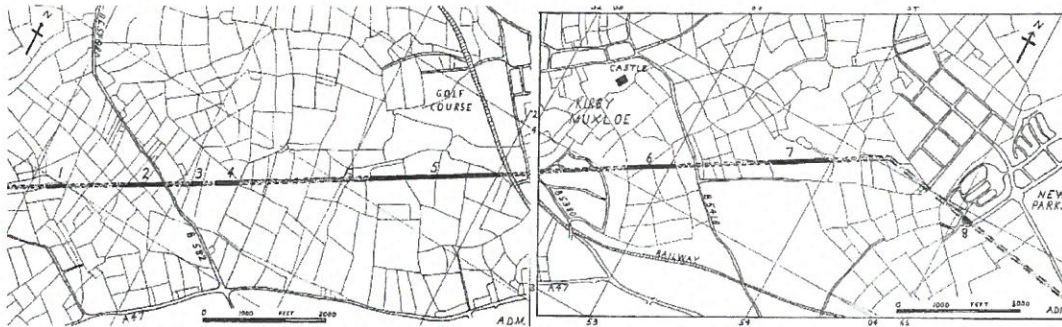
*Courtesy of Archaeology Warden*

### Roman (44AD to 409C)

Evidence near Oaks Farm of the Mancetter Road running from Leicester to Mancetter near Nuneaton. The road passes through the Kirby Fields area and then through Kirby Muxloe Golf Course. During WWII the R.A.F. took photos of the area. An email was sent to the Senior Planning archaeologist at County Hall by the village archaeology warden in 2017 and the response was that **'that they would have concerns about the setting of the Castle and potential impacts to buried archaeological remains and that they would be looking for a much reduced scheme retaining the route of the Mancetter Road'**.

RAF vertical photographs show a rectangular earthwork site near Oaks Farm. In the 1940's this still stood in relief, but it now ploughed nearly flat. It is possible that this is a moated site, perhaps the Forest Lodge of Heathley (RAF 541/212 4013).





Ref: LAHS Transaction Vol. 42 1966-67 'The Roman Road from Leicester to Mancetter'

A. D. McWhirr

The line of the Roman Road in Kirby Muxloe is marked by current day roads and cropmarks.

Possible HER Map of Kirby Muxloe and appendix with significant archaeological finds to be included later.

The Medieval core of the village centres around the Castle, the Church, Main Street and Desford Road with written evidence from the Domesday Book in 1086 CE showing that early Anglo-Saxon people were living here and in fact gave their name to the village. Many finds have been recorded near the Castle including prehistoric flint tools, Roman coins and brooches. Early medieval coins have been found as well as medieval Papal Bullas which were lead seals attached to documents to guarantee their authenticity. Further information on these finds can be found on the Portable Antiquities Scheme website. The discovery of a medieval gold coin – a Portuguese 'crusado' - was found in a garden near the Castle. Also found in the village was a silver half-groat of Edward III, dated to 1367-77.

In 2017 a medieval brooch was found in the area around the castle belonging to Wathes' farm, by a metal detectorist. There was much speculation in the press in view of the fact that the composition of the brooch was of gold with high-quality enamelling. The British Museum dated it to the 15<sup>th</sup> century and it is thought it could have been owned by Lady Katherine Hastings, wife of William who was executed by Richard III. The brooch was auctioned by Charles Hanson and was expected to fetch £6,000 to £8,000. There were, in fact numerous bidders, including seven from overseas. The English bidder, who was not identified paid £20,000 to secure the brooch.

Picture courtesy of the Leicester Mercury





The founding of a settlement by the Danes probably in late ninth/tenth century gave the village its initial name of "Carbi" as mentioned in the Domesday Book in 1086.

#### Medieval (1067 to 1539)

During the reign of Edward I, much of the land in Kirby Muxloe was owned by the de Herles family. Some land was sold to the Pakeman family and by the early 14th century they had built a substantial moated manor house where the castle now stands. Lord William Hastings was an important man during the reign of Edward IV rising to the position of Chancellor of England and this land came into the possession of the Hastings family in 1480. William Hastings began work on a fortified castle. He was ambitious and his plan was to build one of the earliest brick-built houses in England and fortify it with embrasures to fire cannons. It is almost unique in that the complete original buildings records still survive. However, the castle was never finished as William Hastings was executed in 1485. The buildings were habitable until after 1630, when a Parliamentary garrison was supposed to be stationed here at the time of the siege of Leicester. For many years the castle was owned privately however, the "Ministry of Works" took possession of the site in 1912 and set about draining the moat and restoring the castle. It is now in the keeping of "Historic England". Many artefacts were found in the moat and are an important part of the medieval heritage of the county and are cared for by Leicestershire County Council Museum Collections.



"Cistercian Ware" drinking vessels found in the moat.



'High status' Candlestick found in moat



Part of a floor tile from Kirby Muxloe Castle



Photographs: Courtesy of Leicestershire County Council Museum



### Anglo Saxon (410CE to 1066CE)

A farm at the top of Gullet Lane (recorded in 1300) belonged to the Pakeman family and the present-day Elms Farm cottages have part of an original cruck-framed within their structure, possibly dating from this period. Documents dating from 1364 refer to a wood called 'Le **Golet**' which eventually became Gullet Lane. The lane itself dates from 1367 and there is a need to conserve this in order to retain its semi-rural features and the ancient trees and hedgerows.



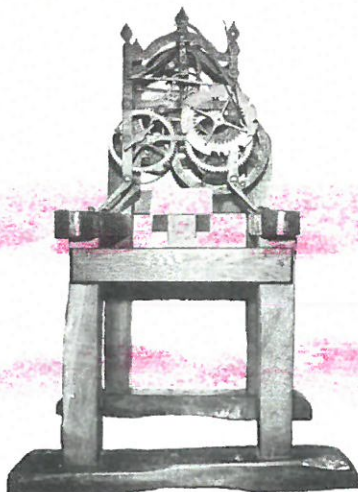
Picture of Clay pipe – typically used by farm workers found near Oaks Farm Kirby Muxloe

Courtesy of archaeology warden

Further evidence of antiquity is the deep ditch which runs approx. 300 yards along the southern edge of the upper part of the lane. It is thought a sand pit on the lane was used to make the bricks for the castle. To the north of Gullet Lane runs an ancient trackway - Portam de Deresforda which formed an important line of communication between Leicester Castle, Desford and Barn Park, through the village and up Blood's Hill. It is thought this route was used to transport the body of Richard III after his death at the Battle of Bosworth in 1485. It is also the route along which coal from the Swannington Colliery was taken to Leicester from medieval times until the railway line through Kirby was built in the 1830's.

A medieval deer park - Barons Park - adjoins the lane and still retains a deer leap near Barns Close.

The early church was a chapelry attached to the 'Mother' church at Glenfield. Recent building work at St Bartholomew's Church has revealed 13/14th century stonework and the church has a 14/15th century bell tower.



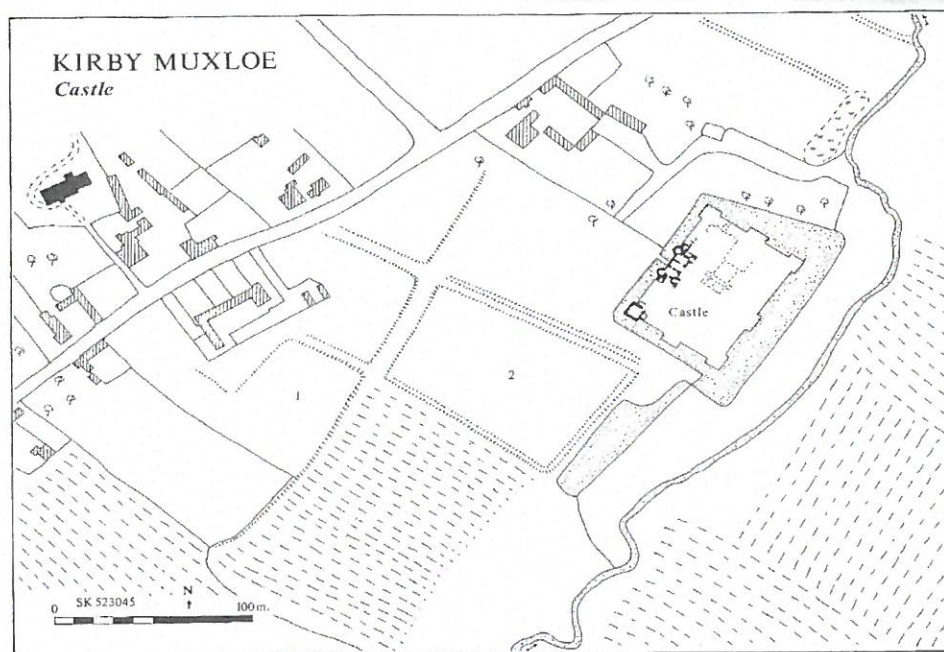
The church originally had a turret clock made in the late 17<sup>th</sup> century by William Davies of Croft. The clock is still attached to its original oak frame and is early important example of the anchor escapement invented in 1670. No evidence exists that it ever had a dial and the hours were struck by a bell. It is now housed in a Leicester Museum.

Photograph of Turret clock originally situated in St Bartholomew's Church Kirby Muxloe.

Ref: Article on "The Making of Clocks and Watches in Leicestershire and Rutland" by J. A. Daniel. Courtesy of LAHS Transactions 1951

In many of the fields bordering the village of Kirby Muxloe there remain earthworks known as "Ridge and Furrow" which are evidence of early farming methods before enclosure of the fields took place in the Post Medieval period. These show the medieval practice of "strip farming" where the villagers were given strips of land to cultivate crops in order to pay tithe to the church and food for their families.

The map below shows remaining "ridge and furrow" in the fields near Kirby Muxloe Castle taken from "Ridge & Furrow" survey.



#### Acknowledgments:

Heritage Gateway - Leicestershire and Rutland Heritage Environment Record.

Archaeologists at Leicestershire County Council Museum Service.

"Old Kirby Muxloe" by Jonathon Wilshire.

Kirby Muxloe Archaeology warden.



# **KIRBY MUXLOE PARISH COUNCIL**

## **Proposed Additional Conservation Areas within the Parish**

On January 13th 2022 it was agreed that an informal meeting be arranged with the Local History Group to discuss the possibility of further conservation areas within the parish in order to preserve the unique heritage of our village particularly as the castle is listed as the No.1 tourist attraction by Blaby District Council. The Heritage Survey was prepared by the group and considered by the Parish Council at their meeting on 24th March 2022.

As Kirby Fields already has a Conservation Area, the Heritage Survey covered defined areas of the Parish with the exclusion of Kirby Fields.

As a result the Parish Council is proposing that the areas of the Castle and fields, Main Street and Gullet Lane/Links Road be considered for designation as Conservation Areas.

In order to designate a Conservation Area the special interest/character has to be defined. As previously stated The Local History Group has produced an Heritage Survey and the Parish Council has drafted a Character Appraisal.

Before we proceed, the Parish Council would like to hear your views on the principle, proposed areas and draft Character Appraisal. Information for the public is to be shared at two venues:

Drop-in sessions at The Library on 1st and 8th November 2023 from 2-5pm

A Public Presentation at The Bowls Club on the evening of 8th November 2023 at 7.00pm

Prior to the meetings, the information will be available to view online via <https://www.kirbymuxloeparishcouncil.org.uk> and will also be available to view in the Library from 23rd October.

A public survey form will be available to complete and return to the Parish Office.

We would welcome your views to help preserve our unique heritage for future generations

Chair of the Parish Council





### **What is a Conservation Area?**

Local Planning Authorities can designate any part of their area that is of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance, as a Conservation Area.

Special character of conservation areas relates to the appearance of the area and is not limited to its buildings. Therefore it can include many other features, e.g The War Memorial and Remembrance Garden which is listed as Grade II.

### **What is the impact of Designating an area as a Conservation Area?**

Conservation Area designation introduces a general control over the demolition of unlisted buildings and provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, which define the conservation area's special interest.

Designation of a conservation area also gives broader protection than the listing of individual buildings. All features listed or otherwise within the area, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all these factors and of ensuring the planning decisions address the quality of the landscape in its broadest sense. Under the National Planning Policy Framework conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions

Changes to the external appearance of a building in a conservation area may require planning permission from the local planning authority that is not required elsewhere as some permitted development rights are curtailed. Demolition or substantial demolition of a building within a conservation area will require planning permission from the local planning authority.

Any work planned to a tree or ancient hedge in a conservation area must be notified to the local planning authority six weeks in advance so that the local planning authority may determine whether or how the work to the tree should take place.

### **Stages for Kirby Muxloe Village Proposed Additional Conservation Areas**

If, after the Public Consultations and completion of the survey responses, there is support for the proposals, Kirby Muxloe Parish Council will consider any modifications to the Character Appraisal at their December meeting.

The amended Character Appraisal will then be reviewed at the January 2024 Kirby Muxloe Council meeting and a decision made whether to submit a request to Blaby District Council to consider the proposals.





## Residents' Survey

Map of Kirby Muxloe

Proposed Conservation Area (edged in Black) in Kirby Muxloe to complement the existing Kirby Fields Conservation Area

(©OpenStreetMap.org contributors Data available under Open Database Licence (opendatacommons.org))

Do you agree that the following areas be designated as Conservation Area:areas

- |                           | Yes | No |
|---------------------------|-----|----|
| a) Castle and fields      |     |    |
| b) Main Street            |     |    |
| c) Gullet Lane/Links Road |     |    |

- 
- 2 If the answer in 1 above is yes: do you agree with the proposed boundaries for the additional Conservation Area edged in black

- |                           | Yes | No |
|---------------------------|-----|----|
| a) Castle and fields      |     |    |
| b) Main Street            |     |    |
| c) Gullet Lane/Links Road |     |    |

If no, please comment where any changes would be made

- 
- 3 If the answer in 1 above is yes; do you consider the Draft Heritage Survey fully and accurately describes the special architectural, historic interest, character and appearance of Kirby Muxloe village?

- |                           | Yes | No |
|---------------------------|-----|----|
| a) Castle and fields      |     |    |
| b) Main Street            |     |    |
| c) Gullet Lane/Links Road |     |    |

If no, would you add, amend, or remove any parts of the Heritage Statement?  
Please explain your answer.

- 
- 4 Do you live in one of the proposed conservation

- |                           | Yes | No |
|---------------------------|-----|----|
| a) Castle and fields      |     |    |
| b) Main Street            |     |    |
| c) Gullet Lane/Links Road |     |    |

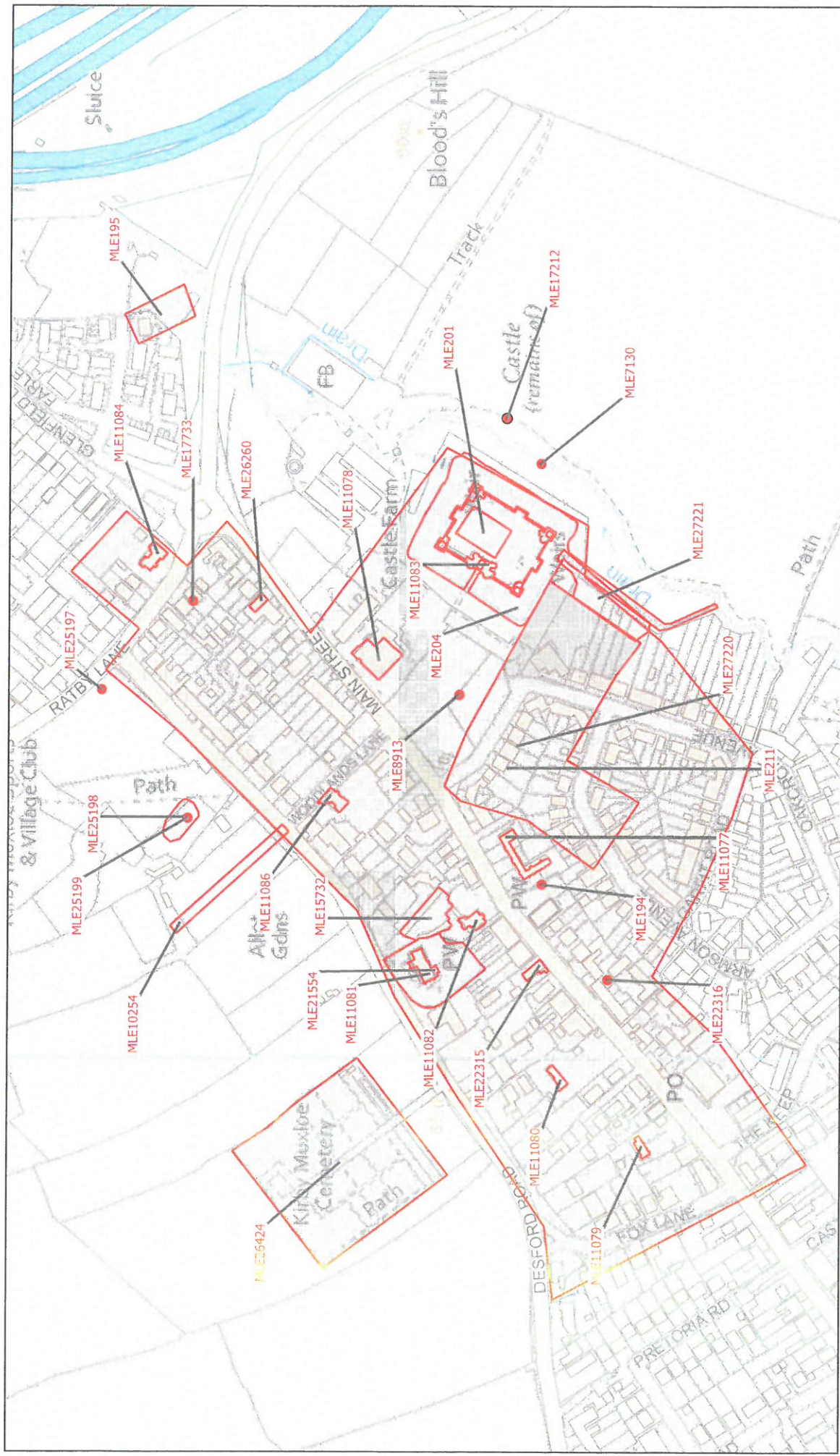
**Please return the survey to The Parish Council Office or the Library Letterbox or box in the Library by Monday 20th November 2023**





Historic & Natural Environment Team  
Leicestershire County Council  
Room 200, County Hall  
Glenfield  
Leicester LE3 8RA

1:4000



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