



# Continuing a Legacy

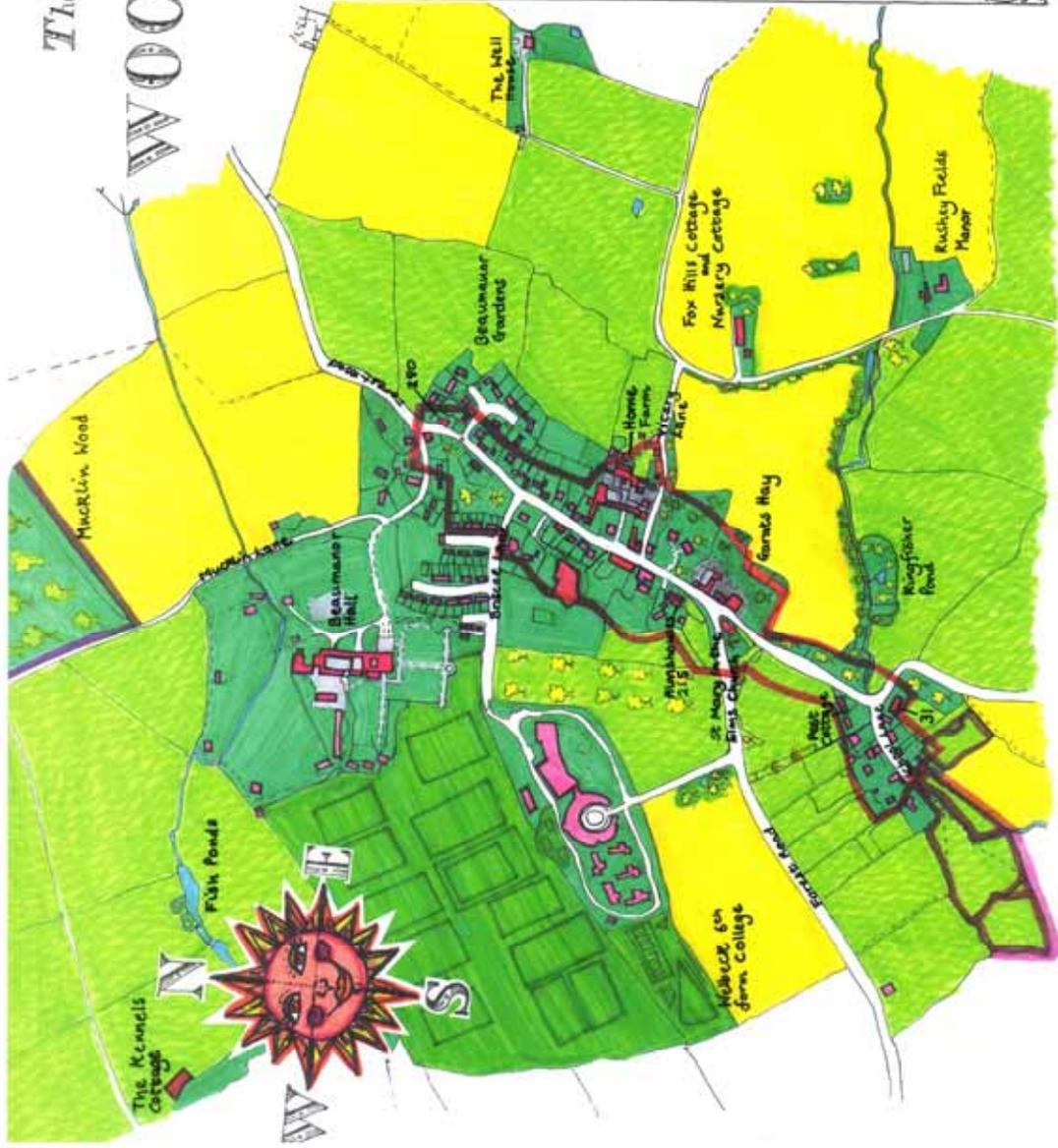


**The design statement for Woodhouse**

# The village of WOODHOUSE

**Key**

	arable land
	pasture
	buildings
	listed buildings
	woodlands
	footpaths
	roads
	gardens
	streams
	ponds
	archaeological alert area
	SINCS sites of importance to nature conservation
	playing fields



# Woodhouse Village Design Statement

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**Woodhouse Village Design Statement**

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**Cover design by David Langton**

**Map by Hilary Fairbairn**

## INTRODUCTION

### The Planning Framework

- It is expected that developers will submit plans that conform to Charnwood Borough Council's planning policies. These are *based on a proper assessment of the character of the surrounding built environment and landscape, and should take account of the defining characteristics of each local area, for example, local or regional building traditions and materials*. ODPM [2004] Consultation Paper on Planning Policy 1: Creating sustainable communities.
- The Planning Authority *pays special attention to preserving or enhancing the character or appearance of the area when making decisions and expects a high standard of design*. Thus *retaining and repairing original features* is seen as more cost-effective than replacing with new, and *original materials should be re-used where possible*. Charnwood Borough Council's supplementary planning document *Leading in Design* provides particularly helpful guidance, which we refer to throughout this document.

### Our Village

The appearance of Woodhouse is that of a high quality rural settlement. The last census identified 130 homes and approximately 430 residents. The Parish of Woodhouse includes Woodhouse Eaves, its younger and bigger neighbour. The villages are in distinctive rural settings, surrounded by agricultural and pastureland and are popular with tourists.

Woodhouse has a historic legacy but is a thriving, sustainable community. Major centres of employment such as Loughborough, Nottingham and Leicester, are easily accessible by car. Nearby villages with shops and services that residents need, lie to the east and west within walking distances of around one mile, and there is an hourly bus service. Beaumanor Hall is an education and conference centre run by Leicestershire County Council. An adjacent Ministry of Defence sixth form college for 350 students opened in September 2005. The only community amenity is the church of St Mary in the Elms.

### Why produce a Village Design Statement?

The purpose of our Village Design Statement is to influence the character of development in Woodhouse and support Charnwood Borough Council to make suitable planning decisions for the village. Good design matters to villagers.



**Rural Woodhouse**

The Parish Plan survey carried out in the summer of 2004 demonstrated a keen interest in planning issues [see Page 19] and stimulated the development of these guidelines.

The guidelines cover the environment of the village as well as its buildings and boundaries.

### **Woodhouse – A Special Place and Conservation Area**

As almost all homes in Woodhouse are within the conservation area, this means that plans are scrutinised in detail rather than in outline.

- Even permitted developments may need approval under the building regulations, whether or not buildings are listed, as many are [see the list on Page 18].
- Much of Woodhouse contains sites of ecological and geological interest, some hosting protected species. Hedgerows, grassland, streams, roadside verges, woodland and lakes fall into one or other of these categories.
- Woodhouse is also an Archaeological Alert Area [AAA] likely to contain important archaeological remains.
- Trees occupy a special place - permission is required for any tree work, and many individual specimens enjoy the special protection of Tree Preservation Orders [TPOs].

### **How Woodhouse Developed**

Woodhouse is a medieval village, although there is evidence of ancient settlements to the west in Beaumanor Park and a roman road to the east. Garats Hay is a manor house from the period 1067-1539 AD. On adjacent land there is a fishpond from the same period and in nearby School Lane there is a medieval barn. The village developed to the Beaumanor Estate, which dates back to the 13<sup>th</sup> century. St Mary in the Elms Church was built in 1338. A few houses from the 16<sup>th</sup> century remain.

Construction of the current Beaumanor Hall started in 1842 and began a period of building cottages and lodges in a distinct style that characterises the village today. The main road through Woodhouse looks similar to early photographs – it is still a tree-lined street.



**Forest Road then and now**

Relics of the village history remain around the village and are some of the attractions for visitors, many of whom stop to take photographs. The Bull's Head fountain stands at the side of Forest Road. The bell once rung to summon farm workers now resides alongside a private home. There is a listed red telephone box.



## **THE ENVIRONMENT OF WOODHOUSE**

### **Geology**

The ancient geology of the area has had a major influence on the appearance of the village, with most buildings constructed from local materials. The rocks of Charnwood Forest to the west of Woodhouse are some of the oldest in England and Wales at between 600 and 400 million years old. They consist of a mixture of pre-Cambrian volcanic and sedimentary rocks, folded by later earth movements. Younger intrusive igneous rocks occur around the edges of Charnwood Forest and have been quarried extensively for road stone. To the east of Woodhouse is sandstone and boulder clay. The Swithland slate 'industry' goes back to Roman times. Limited supplies of this material remain, often through recycling, although quarrying ceased just over 100 years ago.

### **Trees, flora and fauna**

Trees, hedges, streams and ditches are integral features of the landscape. Ancient hedgerow is present in the approaches from Quorn. Streams run under School Lane, to the side of Rushey Lane, along Forest Road past the Defence Sixth Form College and behind and beside Beaumanor Hall.

Mucklin wood to the north of the village has existed since at least 1600 A.D and is defined as ancient woodland. Bluebells are a feature of the surrounding area and can be found here. Other exceptional mature trees include walnut, cherry, apple, and yew.



**Mucklin Wood**



**Ancient oaks exist in many areas of the village**



The abundance of ancient and modern trees and the other natural features support a diverse range of wildlife. Bats, owls, foxes and squirrels are common; dragonflies and newts appear near ponds and streams. There are two ancient fishponds and evidence of several weirs. The Kingfisher Pond is still used by a fishing club.



**Kingfisher Pond**

There are shrews, field mice, moles, several communities of badgers, and some colonies of water voles. Local birds include greater spotted and green woodpeckers, finches, wild geese, robins, blackbirds, coal and blue tits, jays, jackdaws, rooks, crows, starlings, house martins, song thrushes, wrens, sparrows, sparrow hawks, wood pigeons, collared doves and pheasants - most are frequent feeders in domestic gardens - and there are areas where kingfishers reside. A number of these species are protected.

### **Landscape**

Much of the area consists of gently rolling landforms with few major contrasts in relief. The prevailing wind is from the southwest, and like the rest of the County, rainfall makes the area relatively dry in comparison with the country as a whole. Land surrounding the village is a mixture of woodland, farmland, heathland and parkland.

### **Land forms and use**

The settlement pattern of the Charnwood Forest area is generally one of scattered farms and other dwellings, with villages mainly around the edges. Along the eastern edge is the Great Central Railway and Swithland reservoir, forming a natural boundary. The northern edge contains Beaumanor Park, still largely used either for grazing or retained as parkland. There is a distinct green space between Woodhouse and all neighbouring settlements. Particularly important to villagers is the open space between Woodhouse and Woodhouse Eaves to the west.



**Views looking south from Woodhouse**

The land between the two villages is shared between livery stables, farming, and the most recent college development on land formerly occupied by the Army. To the south is land mainly in private ownership that lies either fallow or purposely uncultivated e.g. as meadowland. Some of the fields retain the relics of their medieval ridge and furrow systems and some others are Sites of Importance for Nature Conservation [SINCs] and are shown on the map.

### **Village Setting - Visibility**

Woodhouse nestles in the landscape. The village is barely visible to travellers from nearby Quorn and Loughborough until the final sharp bend. From Loughborough it cannot be seen, although it is relatively close 'as the crow flies', because of the ridge of slightly higher ground that culminates in Beacon Hill [248m]. From the top of Beacon Hill it is possible to discern some evidence of a settlement at Woodhouse but the abundance of trees masks most of this so that only a few roofs, the church spire, and the tips of the gables at Beaumanor Hall are visible. Because the Hall is lower than the rest of the village, it is not visible from the main road once inside the village speed limit signs. No other settlement is visible from dwellings in the village apart from the more isolated, former farms in the direction of Quorn. It feels firmly rural.



**Beaumanor**

### **Settlement Pattern**

The village itself is fairly level but its roads drop away to the north and south. It is a linear village with small, short avenues or closes on both sides of Forest Road, each with a few dwellings. The map shows that its development limits have been minimally extended. All but a few dwellings reside within the conservation area. New development has been slight.

### **Movement**

Forest Road is the main thoroughfare. It has a straight stretch that connects the two villages and then kinks by the church before running through the village. This is an accident spot.



**Church bend**



**School Lane bend**

There is a relatively high volume of vehicle traffic, much of it travelling at excessive speeds [see *survey results on Page 19*]. The road is also narrow, has been reduced from a B to a C classification, and is prohibited to heavy goods vehicles over 7.5 tons. There is an exception for vehicles belonging to local hauliers in Woodhouse Eaves. Moving along the village on foot is possible for most of its length. The pavement is narrow and difficult for wheelchair users to negotiate. Drivers entering Forest Road from Home Farm Close, Vicary Lane, School Lane and Briscoe Lane report sight-line difficulties. The roads in both directions out of the village have several significant bends that have a history of vehicle accidents, some serious. Some villagers living closest to the bends report dangers when leaving their properties.

Travel directly to the east of the village is possible only along rural tracks. Footpaths and bridleways appear like veins on the landscape and are routes for many walkers. Tracks and official bridleways are used for horse riding in common with much of the wider Parish area, which has a particularly high ratio of horses to households [1:2]. A cycle track runs from the back of Beaumanor to Loughborough.



**To Mucklin Wood**



**Footpath School Lane  
to Woodhouse Eaves**

**GUIDELINES**

Design should emerge from an understanding of the context of Woodhouse. Good practice would be for potential developers or applicants to be aware of archaeological, ecological and heritage interests within the village, and would be recommended to contact the Archaeology and Heritage Wardens in the Parish.

There is an expectation that developers will follow the guidance in Charnwood's *Leading in Design* Supplementary Planning Document, the Local Development Framework and Planning Policy Guidelines relevant to rural areas.

In particular:

**Trees**  
 There should be a strong presumption that trees that provide significant amenity value will be retained to maintain the appearance and character of the village and to preserve the existing diversity in wildlife. Trees are a dominant feature of the street scene, especially on

Forest Road, but also throughout the village. Where trees have to be removed an appropriate quantity and selection of native trees should replace them. Where the trees that have to be cut down are protected by Tree Preservation Orders, appropriate replacement tree planting will be a requirement.

### **Historic legacy**

It is expected that all development should be sympathetic to archaeological, ecological and heritage interests in the village. All parties should be aware of the presence of ancient ridge and furrow fields, which are part of the village's heritage. Some fields and hedges are SINCs and are shown on the map.

### **Wildlife**

Every care must be taken to preserve the protected species and their habitats in accordance with the Local Biodiversity Plan. The Charnwood *Leading in Design* SPD requires a Design Statement for any development in a sensitive area such as a conservation village. The SPD emphasises that good design arises from an understanding of context, which includes consideration of existing trees and natural/ecological features.

### **Footpaths**

The network of footpaths and bridleways should be sensitively managed and added to where possible, as residents and visitors regularly use these. School Lane to Woodhouse Eaves, Vicary Lane, and Beaumanor Drive to Woodthorpe are valuable arteries.

### **Landscape Setting**

Open spaces of Special Character [OSSC] are distinctive features of the village setting and these green areas should be protected. Examples are the agricultural and meadowland between Woodhouse and Woodhouse Eaves, Quorn, Woodthorpe and Swithland.

Residents consider these to be the most important features of village surroundings and they are of importance to the County as a whole.

New development should incorporate a soft-approach landscaping scheme that is in keeping with the majority of existing development. Creeping urbanisation should be avoided to preserve the rural character. For example, Forest Road exhibits a balance between buildings and soft edge boundaries and planting.

## Roads

Bends at either end of Forest Road and on School Lane are accident spots. They are also visual assets that define the extent of the village. Whilst their safety should be monitored and improved, they should be retained as historic features of rural England.

New developments that increase the amount of traffic in the village should contribute to sensitive road safety solutions that encourage drivers to respect the village environment.

Roadside verges, highway footpaths and hedgerows in open countryside should reflect the character of their surroundings and be maintained in a way that retains or enhances local wildlife as well as safety.

## BUILDINGS AND BOUNDARIES

The buildings and boundaries of the village are derived from and fit well into the local environment as the majority are built from local materials, including those within the churchyard. The distinctive geology of the area has had a major influence on the appearance of the village, as described below. The map shows how the buildings are positioned relative to each other and the overall housing density pattern.

The village is far from uniform – the softer, tree lined setting of the houses of Forest Road, contrasts with the dominant hard landscape of the church and Garats Hay. The newer development of Beaumanor Gardens [on the back cover] with its mainly low-rise well spaced buildings is distinct from the houses built by the Ministry of Defence starting at Briscoe Lane which, although more utilitarian, have a rural setting with lots of trees and an attractive play area. School Lane has a rustic atmosphere with many mature trees; a small brook edging the road and houses of varying sizes and styles including some of the most picturesque in the village.



School Lane



M.O.D. homes



Thatched

## Building Materials and Boundaries

The predominant building materials in Woodhouse are locally quarried granite for walling and Swithland slate for walling and roofs. The slate is blue-grey, tinged with reddish-purple from King's Hill, near Hanging Stone Rock. The typical cottage has a diminishing course Swithland slate roof. Some of the oldest cottages are thatched. The majority of buildings are constructed of granite and slate rubble stone. A number of the oldest properties in the village are rendered. Brick is largely used decoratively, and large expanses of brick are untypical. Where brick is used it is soft-hued red and buff. These materials link present day Woodhouse to its landscape and history.



**Sorting roof slates**



**Slate, stone & brick**



**Rendered**

The churchyard of St Mary in the Elms is one example. The fine collection of slate gravestones still in situ gives a sense of heritage.



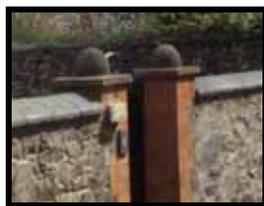
**Churchyard**



**Herrick Family tomb**

## The Influence of Beaumanor on Design

Elements of design of some buildings reflect the *big house*. There were many properties built in the mid 19<sup>th</sup> century by the Beaumanor Estate. These reflect the ornate Victorian Gothic style of Beaumanor Hall. Dwelling boundaries are a mixture of mainly hedging and granite stone walls well below 2m in height. Iron railings are another local feature, recently replaced at Golden Cottage, one of the oldest dwellings in the village. Stone walls have either slate or brick caps. These photographs and drawings show typical design features.



**Granite walls with brick posts**



**and slate tops**



**Boundaries of wood**

**hedging**

**and iron railings**



**Beaumanor Lodge, the old almshouses and other period details based on Beaumanor**

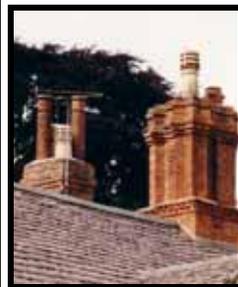
These distinctive, picturesque design features include roofed arched porches, deeply overhanging eaves adding shadow and character, decorative chimneys, diminishing course slate roofs, window styles e.g. Yorkshire sliding and double hung casements.



**Roofed porches**

**and a front gate**

**Deep eaves and dormers**



**Decorative chimneys**



**Diminishing course roof**

**Stone and brick mullions**

**Diamond lights**

The cottages and farms built for the Beaumanor estate workers are still dominant features of the village today. Even some of these originally modest dwellings are listed or registered by Charnwood Borough Council as Buildings of Local Historic/Architectural Value [see *the list on Page 18*].



**Home Farm - listed**



**Estate workers' cottages**



### **Renovation, Extensions and Conversions**

Most village development has been in-fill, extensions, conversions and renovation. School Lane has many examples of this and by and large, these changes have not been over intensive or detrimental and have used local materials.



**School Lane cottages**

This lane is regarded by many as typifying the essential characteristics of the village. The landscape is soft with mature trees and hedges. There is a mix of what were simple cottages, farmhouses and grander buildings including the original school. There are a few modern houses tucked between the older properties. Pest Cottage, with its timber frame, thatched roof and traditional cottage garden is a much photographed village landmark. It has been extended and converted from two cottages into one. The other cottages shown above are also examples where extensions are in the same style as the original dwellings.

The conversion of farm buildings to residential use started post war with the conversion of Home Farm. One of a number of attractive examples is seen in the photographs.



### **New development**

This has been relatively slow and, with a few recent exceptions, has been sympathetic to village character. Beaumanor Gardens is the only sizeable new residential development, built on the former market garden of Beaumanor in 1970. The development comprises low-density houses and bungalows of various designs. With the soft landscaping, use of roofing slates, granite facing and relatively low height; they do not obtrude on the village skyline and fit well within an attractive rural setting. That it is a no through road is also in keeping with village settlement patterns - other examples are Home Farm Close and School Lane.



Judges in the Charnwood Design Awards Scheme commended the newest house in the village at the corner of Forest Road and Beaumanor Drive in 2004. The house design and materials used are in sympathy with the established traditional properties on Forest Road. Mature trees surround the house, which blends into the landscape.

The Sixth Form College is the most recent and the largest development since the sixties. The planning application was extensively researched to protect the landscape, archaeology, trees and wildlife. Although modern, the buildings include local materials such as granite and timber. The tree-planting scheme will enable the site to better complement the village character in due course. As it is set in a hollow it is apparent only to travellers entering the village from Woodhouse Eaves, and at night when lights are on.

### **GUIDELINES**

These guidelines refer to changes to existing buildings, boundaries and new developments. They complement and reinforce *Leading in Design*. Planning applications should demonstrate an appreciation of the village context and an appraisal of the site.

#### **Buildings and boundaries**

The village character identified in the preceding text and illustrations should be recognised and sympathetically applied in the design of new development or extensions to existing buildings.

Particular attention should be paid to the following details:

- **Materials and colour:** The use of sympathetic natural/replica roofing slate [blue-grey and tinged with purple]; granite and slate rubble stone as walling materials; timber; soft-hued red and buff brick; thatch and render.
- **Scale and house size:** - Cottage-scale buildings e.g. semi-detached and detached cottages.
- **Density:** - the overall pattern is of low density building, but some variation is acceptable as there are spacious plots e.g. Beaumanor Gardens and irregular building patterns e.g. Vicary Lane and School Lane.
- **Height and roof level:** - Typically one and half and two storey buildings below the height of most mature trees.
- **Silhouette:** - Irregular and small scale e.g. different height roofs, porches of adjacent houses at right angles - not all existing dwellings face onto the road.

### **Materials and design**

To be in keeping with the majority of village building and boundaries; the materials and design features illustrated in this document should be used e.g. mellow coloured brick is acceptable as trimming but large expanses of brick work are inappropriate.

### **Height**

Roof heights, chimneys, aerials and loft conversions should be in line with the majority of properties and within the existing overall village skyline. This includes the erection of communication masts or towers and tall chimneys. If a mast is considered to be essential it should be erected well outside the village boundary and fully screened with natural native planting.

### **Street patterns**

New developments and changes to existing buildings should respect existing street patterns, land contours and building lines.

### **Space**

The spacing of properties should maintain the overall characteristic of low-density building. Plot shapes, sizes and building placement should reflect existing patterns and layouts e.g. Beaumanor Gardens, Vicary Lane and Home Farm Close are 'no through roads' off Forest Road.

**Garages and car parking**

Garages should be unobtrusive and set back from the building line. Car parking areas should be soft-landscaped and integrated, and allow for good visibility.

**Historic legacy**

Developers should incorporate the best of historical features within the design of new developments, for example, the influence of Beaumanor on chimney styles and porches. Many of the older semi-detached homes have front doors at right angles to each other - a legacy of the Herrick matriarch's views on neighbours talking instead of getting on with their work.

**Planning applications**

In accordance with *Leading in Design* plans for new developments should include an appropriate drawing or artist's impression. This is to show the relationship of the proposed development to surrounding buildings and countryside. It should help to demonstrate whether the proposed development would be in keeping with the rest of the village.

For permitted developments, developers should consider the VDS advice before they make a decision about how to proceed in this conservation area.

## **CONSULTATION**

This document began with the Woodhouse Parish Plan. A survey of all households in the Parish during the summer of 2004 asked residents what they felt contributed most to the Parish landscape - their sense of place. At the top of the list were open spaces, followed by stone walls, trees, farmland and hedges. Residents were also asked about development: what kind they felt was appropriate and the building materials they valued.

Households were also asked if they were interested in producing a design statement. From those who said yes, a steering group was formed. They met regularly from spring to autumn 2005. One of the group is a parish councillor, another is the Borough and County Councillor. The steering group organised two open meetings to gather residents' views on their village. One of these included a walkabout. A flyer was delivered to every household in the village. All residents were encouraged to submit pictures and drawings that they felt represented the character of where they live.

Surveys of features including wildlife, archaeology and history were undertaken from local documents and the Holly Hayes Resource Centre.

An exhibition of the photographs and drawings was mounted at the village garden party so that residents could vote for the images that they felt were the most significant and representative of what made their village special. The event also included paintings and drawings produced by local schoolchildren who had worked to a similar brief. These can be seen on the community website at <http://www.woodhouse-eaves.co.uk/vds/>

In addition, there has been publicity in local church and community magazines, the local *Loughborough Echo* newspaper, and in regular reports to monthly Parish Council meetings, which are open to members of the public.

A team then put the document together and invited comments from the Parish Council and all households in the village. Advice was obtained from the Leicestershire and Rutland Rural Community Council, from neighbouring villages that had already produced their design statements, and from Charnwood Borough Council. The Parish Wardens for Archaeology, Heritage and Trees were also consulted. Comments were requested from the Countryside Agency, English Heritage, English Nature and the Environment Agency.

## LISTED BUILDINGS IN WOODHOUSE

- Grade I** Buildings of exceptional interest, representing about 2% of all listed buildings.
- Grade II\*** Particularly important buildings of more than special interest representing about 4% of listed buildings.
- Grade II** Buildings of special interest, which warrant every effort being made to preserve them. Listing covers all parts of the property and its curtilage, i.e. all internal and external elements whether described or not.

Descriptive details are at [www.charnwood.gov.uk/environment/woodhouse.html](http://www.charnwood.gov.uk/environment/woodhouse.html)  
 Conservation and Design Team [built.heritage@charnwood.gov.uk](mailto:built.heritage@charnwood.gov.uk)  
 Telephone (01509) 634767 & 634748

		GRADE
Beaumanor Hall	Beaumanor Park	II*
Beaumanor Hall, stables, clock tower and outhouses	Beaumanor Park	II*
Beaumanor Hall, terrace walls, urns, fountains, seats	Beaumanor Park	II*
Beaumanor Hall, bridge before stables	Beaumanor Park	II
Beaumanor Hall, fountain in stable yard	Beaumanor Park	II
Beaumanor Hall Lodge	Forest Road (west side)	II
Beaumanor Hall Lodge, gates, piers & walls	Forest Road (west side)	II
Kennels Cottage (now Beaumanor House)	Beaumanor Park	II
St Mary's Churchyard, Herrick family tomb,	Forest Road (east side)	II
St Mary in the Elms Church	Forest Road (east side)	II
St Mary's Churchyard, Heanes family headstones	Forest Road (east side)	II
St Mary's Churchyard, War Memorial in wall	Forest Road (east side)	II
Garat's Hay	Forest Road (east side)	II
Village well house	Forest Road (east side)	II
Village telephone kiosk K6	Forest Road (west side)	II
230 (Home Farm)	Forest Road (east side)	II
240	Forest Road (east side)	II
242 (Pear Tree Cottage)	Forest Road (east side)	II
244	Forest Road (east side)	II
258 (Thatched Cottage)	Forest Road (east side)	II
264	Forest Road (east side)	II
274 (Little Thatch)	Forest Road (east side)	II
280 (Golden Cottage)	Forest Road (east side)	II
209 (Almshouse)	Forest Road (west side)	II
211 (Almshouse)	Forest Road (west side)	II
213 (Almshouse)	Forest Road (west side)	II
215 (Almshouse)	Forest Road (west side)	II
227 (The Holt)	Forest Road (west side)	II
229	Forest Road (west side)	II
241	Forest Road (west side)	II
243	Forest Road (west side)	II
271 (Bishops Cottage)	Forest Road (west side)	II
273	Forest Road (west side)	II
Rushall Field Farm	Rushey Lane (south side)	II
26 & 28 (Pest Cottage)	School Lane (north side)	II
31 (Valley Cottage)	School Lane (south side)	II
41 (Brook Cottage)	School Lane (south side)	II
43 Barn	School Lane (south side)	II
45 (Lane End Cottage)	School Lane (south side)	II
Foxhills & Nursery Cottage	Vicary Lane (east side)	II

## EXTRACTS FROM THE WOODHOUSE PARISH PLAN SURVEY

### Most important problems in the parish environment [Tick 3]

	No.	%
Traffic	349	68.4
Litter	203	39.8
Dog mess	177	34.7
Aircraft noise	100	19.6
Other	64	12.6
Fly-tipping	48	9.4
None	42	8.2
Street lighting	28	5.5
Graffiti	27	5.3
Number of households	510	

### Features contributing most to the landscape [Tick 3]

	No.	%
Open spaces around the two villages	425	83.7
Dry stone walls	271	53.4
Individual & groups of trees	250	49.2
Farmland	242	47.6
Hedgerows	184	36.2
Other	14	2.8
None	3	0.6
Number of households	508	

### Most serious traffic problems [Tick 3]

	No.	%
Speed	339	69.8
Parking	233	47.9
Volume	94	19.3
Number of light/heavy goods vehicles	59	12.1
Noise	55	11.3
Congestion	42	8.6
None	48	9.9
Number of respondents	486	

### New housing blending in [e.g. local stone / slate] [Tick one]

	No.	%
Very important	383	76.8
Fairly important	91	18.2
Not very important	18	3.6
Don't know	7	1.4
Number of households	499	100.0

### Most liked about living here [443 free text responses]

1. Countryside, surroundings, views, scenery, setting, situation, landscape, nature, wildlife, trees, walks, bridleways (261)
2. Inhabitants, residents, people, neighbours, friendly, community, helpful, welcoming, sense of belonging, supportive, caring (174)
3. Tranquil, quiet, peace, unspoilt, peaceful, serene, relaxed, lack of stress, no hustle & bustle, no rat-race (110)
4. Convenience/access to towns, cities, motorways, airports, trains, buses, public transport (66)
5. Environment, healthy, clean, air, quality of life (40)
6. Village, small, size, no new housing estates (16)

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**Woodhouse from the air**



**Developing the legacy in the future**