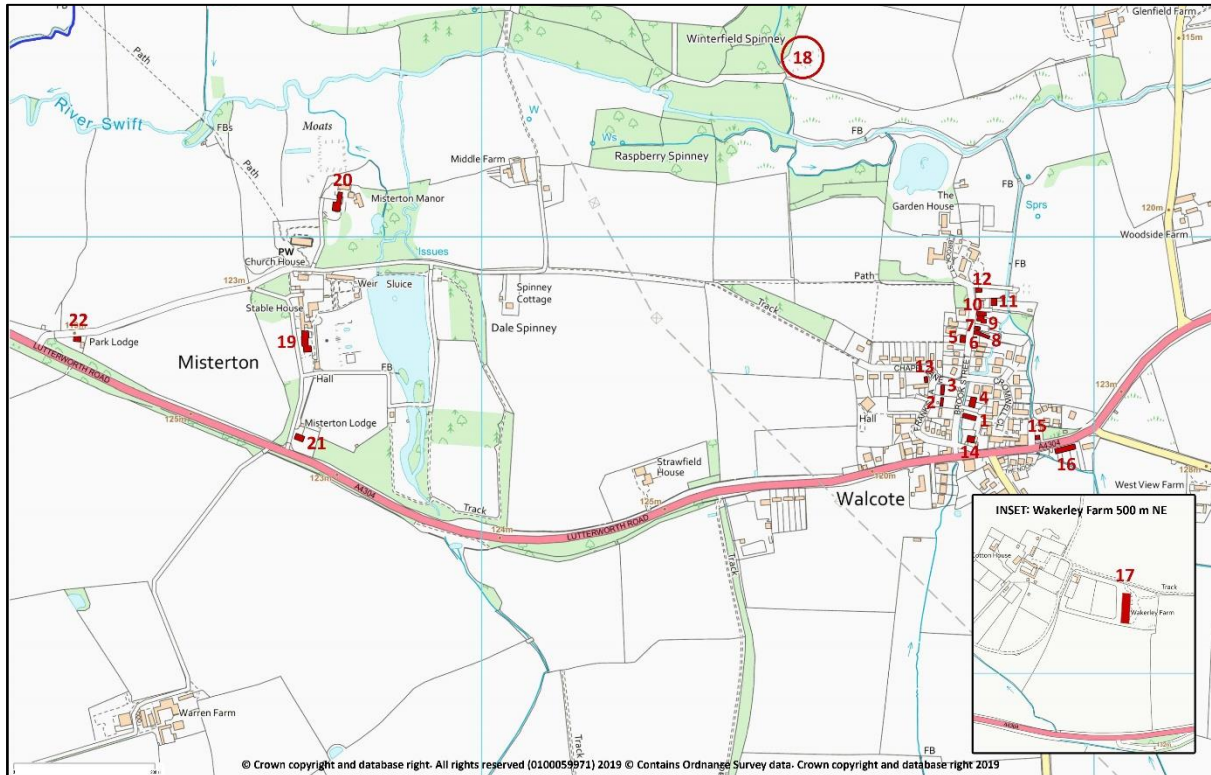


APPENDIX X: NON-DESIGNATED HERITAGE ASSETS – EVIDENCE BASE



1. No. 2 Brook Street

Brook House. Mid-19th century double-fronted house, brick and slate. Arched alcove above front door at 1st floor level.



Criterion	Evidence / description
Age	c.1860
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate-high, retains sash windows and stone headers to windows
Group Value	Part of the group forming the historic street scene at the south end of Brook Street
Historical Association	Built over culverted stream in mid 19 th century
Social & Communal Value	Part of attractive street scene at southern end of Brook Street

2. Nos. 5 – 11 Brook Street

Two semi-detached pairs of cottages. Distinctive decorative brick construction (see also 13 Brook Street) is similar to that on Gable Cottage and the row on Lutterworth Road, dated 1855. These are all believed to be estate workers' cottages associated with Misterton Hall.



Criterion	Evidence / description
Age	Mid-19 th century
Rarity	One of three examples of this distinctive style for Walcote, as evidenced by the group seen by passers-by on Lutterworth Road Rare in parish where many historic buildings have been lost
Aesthetic Value	High – decorative brickwork, attractive high pitched roofs and tall distinctive chimneys
Group Value	Part of the group forming the historic street scene at the south end of Brook Street
Historical Association	Similar to other properties within village probably constructed to accommodate workforce from Misterton Hall
Social & Communal Value	High quality housing probably for employees of Misterton Hall. Part of an attractive group at southern end of Brook Street reminiscent of 'model housing' for Victorian workers.

3. No. 13 Brook Street

As nos. 5-11 Brook Street, a pair of semi-detached cottages but in this case now reconfigured into a single dwelling.
Attractive decorative brick construction, ornate chimney stacks



Criterion	Evidence / description
Age	Mid 19 th century
Rarity	One of three examples of this distinctive style for Walcote, as evidenced by the group seen by passers-by on Lutterworth Road Rare in parish where many historic buildings have been lost
Aesthetic Value	High - decorative brickwork, attractive high pitched roofs and tall distinctive chimneys

Group Value	Part of the group forming the historic street scene at the south end of Brook Street
Historical Association	Similar to other properties within village probably constructed to accommodate workforce from Misterton Hall
Social & Communal Value	Part of an attractive group at southern end of Brook Street reminiscent of 'model housing' for Victorian workers.

4. Brook Cottages, nos. 4 – 10 Brook Street

Group of four cottages in a terrace bordering the brook.
Rendered brick under slate roofs.



Criterion	Evidence / description
Age	1912
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate – brickwork now rendered and windows replaced

Group Value Part of the group forming the historic street scene at the south end of Brook Street

5. Yew Tree House, Brook Street

Yew Tree Farm until mid-20th century. Late Georgian (c.1820) double-fronted 3-storey farmhouse. Believed locally to have been a rebuild/extension (new frontage) of a late 16th century yeoman's house set at right-angles to the road. Former residence of John Staniland, who is commemorated in the Memorial Hall.



Criterion	Evidence / description
Age	Early 19 th C rebuild on ?17 th C original
Rarity	One of c. 6 Georgian farmhouses representing increased wealth of local farmers after Enclosures. Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate-high. Although brick construction is hidden under white render the effect is tasteful and impressive.

Group Value Important component of the street scene at southern end of Brook Street

Historical Association 18th-century Enclosure and agricultural revolution, WW1

Archival Interest n/a

Archaeological interest Internal timbers in older rear section

Designed Landscape interest n/a

Landmark Status yes

Social & Communal Value Former residence of one of WW1 casualties mentioned in Walcote Memorial Hall.

6. Rowan Cottage, No. 20 Brook Street

Late 18th or early 19th century cottage, previously a shop



Criterion Evidence / description

Age Late 18th or early 19th century

Rarity Rare in parish where many historic buildings have been lost

Aesthetic Value Moderate-high. Although brick construction is hidden under white render the effect is tasteful.

Group Value Part of group of historic properties at southern end of Brook Street

Historical Association Previously used as a shop

7. Rose Cottage, No. 24 Brook Street

Late 18th or early 19th century cottage, associated with an orchard reached by an alleyway across the brook



Criterion	Evidence / description
Age	Late 18 th or early 19 th century
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate. Brick construction is hidden under cream render. Slate roof.
Group Value	Important in street scene. Part of group of historic properties at southern end of Brook Street
Historical Association	Orchard associated with property is accessed via alleyway across the brook to the rear of the property.

8. No. 22 Brook Street

Originally a terrace of three workers' cottages, accessed only via a small alleyway from Brook Street



Criterion	Evidence / description
Age	19 th century, various dates
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate – original brickwork now painted
Group Value	Part of group of historic properties at southern end of Brook Street

9. No.26 Brook Street

Late Victorian/Edwardian double-fronted house, set back from the road with a narrow garden and decorative front fence/wall. Believed to have replaced an earlier cottage on this site



Criterion	Evidence / description
Age	c.1900
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	High – original brickwork and window openings retained. Stone headers to windows.
Group Value	Part of group of historic properties at southern end of Brook Street

10. No. 28 Brook Street



Criterion	Evidence / description
Age	Late 18 th – early 19 th century
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate – original brickwork now rendered
Group Value	Part of group of historic properties at southern end of Brook Street

11. Fairview, no. 32 Brook Street

Originally a pair of tall 2-storey cottages of c.1850



Criterion	Evidence / description
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Age	C1850
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Rarity	Rare in parish where many historic buildings have been lost
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Aesthetic Value	Moderate. Original brickwork now rendered.
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Group Value	Part of a group of attractive properties at the northern end of Brook Street
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Social & Communal Value	Originally two separate cottages Part of a group of attractive properties at the northern end of Brook Street
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12. Hall Cottage, Brook Street



Criterion	Evidence / description
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Age	Mid 19 th century
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Rarity	Rare in parish where many historic buildings have been lost
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Aesthetic Value	Moderate – original brick, now rendered, under a slate roof
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Group Value	Part of attractive group of properties at the northern end of Brook Street
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13. No. 1 Chapel Lane



Criterion	Evidence / description
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Age	1889
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Rarity	Rare in parish where many historic buildings have been lost
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Aesthetic Value	Striking building dominating the junction of Chapel Lane with Brook Street and Franks Road. Decorative brickwork and tall chimneys
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Group Value	N/A
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Historical Association	Possibly associated with adjacent decommissioned and much altered chapel.
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14. Walcote Farmhouse, No 23. Lutterworth Road



Criterion	Evidence / description
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Age	Late 18 th or early 19 th century
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Rarity	Rare in parish where many historic buildings have been lost
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Aesthetic Value	Much altered – roof probably raised when tiles/slates added, windows replaced
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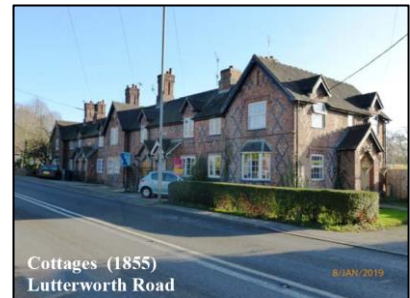
Group Value	Now isolated from surrounding agricultural buildings
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15. Gable Cottage, Lutterworth Road



Criterion	Evidence / description
Age	Mid 19 th century
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate – similar in appearance to estate cottages on opposite side of road
Group Value	Similar design to properties opposite

16. Estate cottages, Lutterworth Road



Criterion	Evidence / description
Age	1855
Rarity	One of three examples (with 3 and 4) of this distinctive style for Walcote, this is the group seen by passers-by on Lutterworth Road Rare in parish where many historic buildings have been lost
Aesthetic Value	Decorative brickwork and interesting external details. The group retains its traditional joinery and external appearance
Group Value	Unusual continuity retained within group
Historical Association	Mid 19 th century cottages for estate workers
Social & Communal Value	Striking continuity rare in privately owned non-listed buildings Part of an attractive group reminiscent of 'model housing' for Victorian workers.

17 Wakeley Farm

Leicestershire & Rutland HER record MLE 15772
19th century farmhouse with associated outbuildings including a threshing barn and milking parlour.



Criterion	Evidence / description
Age	1801-- modern
Rarity	One of a number of 19 th century agricultural buildings in Leicestershire Rare in parish where many historic buildings have been lost
Aesthetic Value	Moderate
Group Value	Within countryside, but agricultural buildings form interesting group
Historical Association	Leicestershire & Rutland HER record MLE 15772

18. WW2 bomb craters

1940s

Criterion	Evidence / description
Age	Created by the jettisoning of surplus bombs on return from air raids during WW2
Rarity	Rare in parish but not nationally
Aesthetic Value	Grass and scrubby bushes
Group Value	N/A
Historical Association	Local folk memory confirms their creation during WW2
Social & Communal Value	Only physical reminder of WW2 within parish

19. Misterton Hall

Leicestershire & Rutland HER record MLE 2132

On the site of a late medieval manor house associated with the Pulteney family (1550), also mentioned in a document dated 1685. Illustrated in Nichols (1795-1811). Still basically the C16th/C17th and C18th house that Nichols shows. The west side was refaced in Jacobethan style with red brick c.1880. Drawing-room wing of 1900. C19th garden facade and stables made neo-Georgian in the 1960s. Some moulded beams at the north end. Plain C18th stair in the centre of the east front. Brick-vaulted cellars throughout. Image from old postcard, about 1930



Criterion	Evidence / description
Age	1501 - modern
Rarity	An important 16 th -20 th century grand house on the site of the medieval manor house of Misterton
Aesthetic Value	High
Group Value	N/A
Historical Association	On the site of a late medieval manor house associated with the Pulteney family (1550), also mentioned in a document dated 1685. Illustrated in Nichols (1795-1811). Still basically the C16th/C17th and C18th house that Nichols shows. The west side was refaced in Jacobethan style with red brick c.1880. Drawing-room wing of 1900. C19th garden facade and stables made neo-Georgian in the 1960s. Some moulded beams at the north end. Plain C18th stair in the centre of the east front. Brick-vaulted cellars throughout
Archival Interest	Much documented evidence of development of house through time
Archaeological interest	Surrounding parkland identified as significant
Designed Landscape interest	Set in parkland landscaped and planted early 19 th century, incorporating the Grade II* St Leonard's Church and several lodges, gatehouses etc. of mainly 19 th century 'gothic' style.
Landmark Status	
Social & Communal Value	Many owners of Misterton Hall have influenced the development of the village of Walcote both through the construction of workers housing or in their philanthropic work supporting village activities

20. The Old Rectory, Misterton

Leicestershire & Rutland HER record MLE 12011

[photo to follow]

Former Rectory for St Leonard's Church, built as part of the landscaping of Misterton Hall grounds about 1840. Brick, stuccoed, some stone, slate roof, ornamental stack. Subdivided into flats 1966, converted to office 1990; only the exterior survives in approximately original form. De-Listed 2016.

Criterion	Evidence / description
Age	C1840

Rarity Rare in parish where many historic buildings have been lost

Aesthetic Value Attractive building but not visible from adjacent road

Group Value N/A

Historical Association Rectory for St Leonard's church for most of 19th and early 20th centuries

Designed Landscape interest Set in parkland landscaped and planted early 19th century, incorporating Misterton Hall, the Grade II* St Leonard's Church and several lodges, gatehouses etc. of mainly 19th century 'gothic' style.

21. Misterton Lodge, Lutterworth Road, Misterton

Leicestershire & Rutland HER record MLE 23168

Lodge building for Misterton Hall, constructed 1891. Red brick with stone dressings, with tall stone chimneys, stone finials and mullioned windows. The roof is covered with alternating plain and fishtail slates. The west side has a rather grand decorative arched feature over the first floor window that is over the ground floor bay window. The house was extended to the east at some time in the 1970s/80s



Criterion Evidence / description

Age 1891

Rarity Rare in parish where many historic buildings have been lost

Aesthetic Value High.
Red brick with stone dressings, with tall stone chimneys, stone finials and mullioned windows. The roof is covered with alternating plain and fishtail slates. The west side has a rather grand decorative arched feature over the first floor window that is over the ground floor bay window.

Group Value Companion to Park Lodge but more visible than its neighbour

Historical Association Built as gatehouse for adjacent hall

Designed Landscape interest Set in parkland landscaped and planted early 19th century, incorporating Misterton Hall, the Grade II* St Leonard's Church and several lodges, gatehouses etc. of mainly 19th century 'gothic' style.

Landmark Status Prominent and highly visible on A4303 from M1 motorway towards Market Harborough

22. Park Lodge, Lutterworth Road, Misterton

Leicestershire & Rutland HER record MLE 23169

Lodge building for Misterton Hall, constructed 1891. Red brick with stone dressings, with tall stone chimneys, stone finials and mullioned windows. The roof is covered with alternating plain and fishtail slates. The west side has an unusual balcony, column detailing and a gothic double-arched window.



Criterion	Evidence / description
Age	1891
Rarity	Rare in parish where many historic buildings have been lost
Aesthetic Value	Red brick with stone dressings, with tall stone chimneys, stone finials and mullioned windows. The roof is covered with alternating plain and fishtail slates. The west side has an unusual balcony, column detailing and a gothic double-arched window.
Group Value	Companion to Misterton Lodge but orientated towards north rather than towards A4303
Historical Association	Built as gatehouse for adjacent hall
Designed Landscape interest	Set in parkland landscaped and planted early 19 th century, incorporating Misterton Hall, the Grade II* St Leonard's Church and several lodges, gatehouses etc. of mainly 19 th century 'gothic' style.