

Harborough District Council

Local List of Non-Designated  
Heritage Assets



February 2022

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## **Introduction**

Creating a local heritage list is a way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area. (Historic England, 2016).

This is a list of heritage assets within the Harborough district that the Council has identified as worthy of protection because of their historic, architectural or archaeological interest. The entries currently detailed in this document are merely a snap shot in time. This is not an exhaustive list as other non-designated heritage assets are listed in individual Neighbourhood Plans or are included on the Leicestershire and Rutland Historic Environment Record. At present this list does not cover all asset types or all parishes within the district. This is an evolving list to which nominations are welcomed.

## **What is a Heritage Asset?**

Heritage assets range from World Heritage Sites of international significance to buildings and sites of local historic value. The 2012 National Policy Planning Framework defines a heritage asset as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

'Heritage interest' refers to aspects of the historic environment that are worthy of protection for current and future generations to enjoy, due to their architectural, historic or archaeological interest. Within the Harborough District there are 1281 Listed Buildings, 6 Historic Parks & Gardens and 65 Scheduled Monuments; all of which are designated and protected through national legislation. In addition to this, there are 63 designated Conservation Areas.

## **Why have a List of Local Heritage Assets?**

There are also many other heritage assets of architectural, historic or archaeological interest within the district that do not meet the strict criteria for national designation, yet they still make a significant contribution to the historic environment which can be recognised through the inclusion within a Local List.

Harborough District Council is compiling a list of buildings and structures of special local interest, also called the 'Local List'. This list identifies buildings and other

structures within the Harborough district which are considered to have some local importance, either from an architectural or historic viewpoint. Examples of buildings and structures which may merit inclusion range from domestic properties, features of infrastructure such as railway or canal bridges, historic street furniture, archaeological landscape features or historic parks.

The local list seeks to include buildings which are of merit in their own right, those which are worthy of group value in the street scene and any other feature which is considered to be worthy of conservation because it makes a positive contribution to the local environment. These are buildings and structures which enrich and enliven their area, but would not be considered of national importance so would not merit statutory listing or scheduling. However, some may, in the future, be considered worthy of national listing.

### **What protection is given to a Local Heritage Asset?**

Heritage Assets included on the local heritage asset register are considered 'non-designated heritage assets' at a national planning policy level. Inclusion on the Local List does not confer any additional statutory planning controls over and above those normally present. The value of publishing a local list is that a watching brief can be kept on these buildings or structures and they can be taken into account in the planning process. Inclusion in the list, however, does not afford any additional statutory protection or grant aid, but it is the Council's intention that every reasonable effort will be made to conserve those buildings and structures of local importance to benefit the district as a whole.

### **What are the selection criteria?**

In order to assess whether a local heritage asset is of sufficient special interest, meriting inclusion on the local heritage asset register, the Council will assess all local heritage assets against a set of selection criteria.

In order to achieve this, heritage assets have been split up into three distinct groups, reflecting the different types of heritage assets throughout the district:

- buildings and structures;
- parks and gardens;
- archaeological sites.

Clear use of selection criteria helps support the case for preserving the significance of the asset. The selection criteria for each of the groups are detailed below. As part of the selection process the Council has developed a scoring system for the selection criteria. This enables us to quantify whether a nominated heritage asset met the threshold for inclusion on the Local List. Appendix A shows the scoring system used by Harborough District Council. Where a nominated heritage asset scored at the lower end of the approval threshold the site was also presented to an independent decision panel, which had the final say on whether or not the site was of sufficient interest to merit inclusion.

- **Historic Interest**

To be of historic interest an asset must illustrate important aspects of the social, economic, cultural, religious or industrial development of the HDC area. An asset may have historic interest through its construction as part of the wider development of the area, or its development as a type of asset that changed the character of the places within the district. Alternatively, the asset may have historic interest through its association with a nationally / regionally / locally important person or event. Historic interest should be supported by a contemporary or historical written record or archival material.

- **Designed Landscape Quality**

To be of designed landscape quality an asset must demonstrate the interaction between people and places, for aesthetic or practical purposes. This can be through the development of picturesque views / vistas or the management of the space, maintaining its condition and usage. Landscape quality can be enhanced by the introduction of physical features, such as bridges and landforms, or the introduction of trees, shrubs and plants.

- **Age**

The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions. Assets less than ten years old will not be considered.

- **Rarity or Representativeness**

For an asset to have a degree of rarity, it must exemplify a design, age or other quality that is in itself uncommon, either to the locality, within the district or the wider region. For example, many assets may be of considerable age but may not necessarily be particularly rare. Alternatively, an asset may not necessarily be rare, but instead, may be a notable example of a particular asset type that is common throughout the district, as its construction was part of a particular historical / architectural trend. Where this is the case, those assets that best illustrate this particular type are worthy of inclusion on the local list.

- **Group Value**

In addition to the individual qualities of an asset, assets may also have special interest through their relationship with other buildings, structures and spaces. This is particularly important where an asset was set out to provide the setting for an imposing house / structure. This relationship can be visual or historic and can be either the result of a deliberate design or accidental, through piecemeal development of the area.

- **Social and Communal Value**

To be of social & communal value an asset must be of importance to the local community. The asset may be a source of civic pride, an important facility for the community or a place that contributes to the “collective memory” of that area.

- **Landmark Status**

To be of landmark status an asset needs to demonstrate strong communal or historical associations, or it needs to possess especially striking aesthetic value which singles it out as a landmark within the local scene.

- **Archaeological Interest**

The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

## **What is the nomination process?**

If you wish to nominate a heritage asset for consideration for inclusion on the Local List you can do so at any time.

This is an ongoing project so there is no deadline to meet. Approximately every twelve months there will be a public consultation on the entries that have been assessed in that time period.

Entries will be assessed by an independent panel of assessors chaired by the Harborough District Council Heritage Champion, currently Councillor Bateman.

## **How can I nominate an asset?**

If you think a site or building is worthy of inclusion on the Harborough District Council Local List due to its historic, architectural or archaeological interest and is not already protected, you can ask us to assess it.

Please note that listed buildings, scheduled monuments and registered parks and gardens do not need to be nominated as they are already protected. If you want to check whether an asset already has this recognised through the national system you can search the Historic England List at <https://historicengland.org.uk/listing/the-list/>

To make a nomination please email the conservation team at [planningpolicy@Harborough.gov.uk](mailto:planningpolicy@Harborough.gov.uk) and provide the following information to enable the asset to be assessed:

1. The full address of the heritage asset you wish to nominate, including the parish in which it is located – if it is a remote site you may wish to include a map.
2. Date of construction – if you don't have the precise date please provide an approximate date. Construction may have been in phases so provide as much detail as possible.
3. The original purpose for which the site was constructed and how it is used today.
4. Reasons for your nomination – not all the assessment criteria apply to all heritage assets, but please tell us how your nomination meets the criteria. If

you have an historical or contemporary written record to support your nomination, please include it or provide the reference details so that we can look at it.

5. Please attach an exterior photograph of your nomination.

6. Include your own contact details.

If you prefer to make a nomination by post then please send the information outlined above to:

The Conservation Team, Harborough District Council, The Symington Building,  
Adam & Eve Street, Market Harborough LE16 7AG



## Local List of Non-Designated Heritage Assets

Home Farm, Bakehouse Lane	Saddington
Keyham Bridge, Hungarton Lane	Keyham
Claybrooke Magna Village Hall, Main Road	Claybrooke Magna
The Yews, 29 London Road	Great Glen
Highfield Farm, Main Street	Cold Newton
Carmel Baptist Chapel, Wolsey Lane	Fleckney
Castle Inn, Main Street	Caldecott
Three Gates Farm, Melton Road	Illston on the Hill
Waller Bedingfield's House, 5 Bitteswell Road	Lutterworth
The Arrow Pub, Coventry Road	Lutterworth
Former Temperance Hotel, 149 St Mary's Road	Market Harborough
Northampton Road Cemetery, Nothampton Road	Market Harborough
The Old Rectory, Chapel Lane	Misterton
Former Toll House – Chestnut Cottage, Uppingham Road	Tugby
WWII Pillbox, Oakham Road, NE of Fox Lodge	Withcote
The White House, 375 Scraftoft Lane	Scraftoft

### Please Note

The inclusion of any building on the Local List does not mean that the building or its grounds are open to the public. Many of the buildings on the Local List are private homes or businesses, so please respect the occupiers' privacy.

## Home Farm, Bakehouse Lane, Saddington

Ref: SAD/001



**Construction Date:** Circa 1840

**Architect:** Not known

**Original Use:** Became bake house in 1890

**Current Use:** House

**Occupancy:** Occupied

**Parish:** Saddington

**Ward:** Fleckney

### **Reason for Inclusion**

#### Historic Interest

In 1890 Mr Robert Gardiner built Home Farm and the bakehouse on the site of a malt house when baking was transferred from its original site on Bake House Lane to Home Farm where the original Goodwin & Barsby oven still remains although not in its original position.

The teagle hoist which was used for lifting grain into the building is in good condition and sits in a prominent position and can be seen if walking the Leicestershire Round as the footpath runs by the house.

Historically the bakehouse would have had an important role providing food for the local community.

Robert Gardiner was born in Kibworth in 1859. By 1881 he and his wife Jane were living in Bakehouse Lane and their three children were all born in Saddington. In census returns Robert describes his occupation variously as baker, grazier and/or confectioner. His son, Thomas (1885-1969), became a grazier in Saddington and daughter, Bertha (1889-1973), was a music teacher in the village.

#### Associative interest

Home Farm, the Bakehouse and Harlain Cottage (Grade II listed) provide a structural relationship reflecting several centuries of continuity at the heart of the village. Several independent businesses operated from Bakehouse Lane, reflecting the pre-industrial period in which industries were cottage-based.

Goodwin Barsby was founded (in partnership with Samuel Bailey Goodwin and others) by Robert Pochin in 1875. Original location was the St. Margaret's Ironworks near the canal in Leicester. The partnership dissolved in 1895 when Pochin bought out his partners to become sole owner. His sons, Robert and Harry continued the business after his death in 1906. After many takeovers and management buy-outs, the firm is still operating, now based in Coalville and manufacturing heavy-duty stone-crushing equipment.

## Keyham Bridge, Hungarton Lane

Ref: KEY/001



**Construction Date:** 1832

**Architect:** Not known

**Original Use:** Bridge

**Current Use:** Bridge

**Parish:** Keyham

**Ward:** Thurnby & Houghton

**Reason for inclusion**

### Historic Interest

Road bridge over the Barkby Brook, was built in 1832 at a cost of £140. Unusually decorative for a minor route. Use of non-local materials and size of bricks suggest it post-dates the arrival of railways.

### Architectural Interest

Distinctive use of grey granite for capping of parapet walls with distinctive pyramidal copings on the piers. Rest of bridge is in red brick with a blue-brick 'skirt' beneath the capping.

A good example of a local bridge.

Associative interest

- Likely association with a historic local landowner.

## Claybrooke Magna Village Hall, Main Road, Claybrooke Magna

Ref: CLM/001



**Construction Date:** Late 19<sup>th</sup> Century

**Architect:** Not known

**Original Use:** Village Hall

**Current Use:** Village Hall

**Parish:** Claybrooke Magna

**Ward:** Ullesthorpe

### **Reason for Inclusion**

#### Historic Interest

Purpose-built village hall likely dating from the later Victorian or Edwardian era.

#### Architectural Interest

A good example of its type. Decorative gable façade with multi-pane windows. Flemish bond brickwork with decorative details throughout and stone cappings and a prominent front porch with half-timbered detailing.

## The Yews, 29 London Road, Great Glen

Ref: GG/001



**Construction Date:** 19<sup>th</sup> Century

**Architect:** Not known

**Original Use:** House (Likely)

**Current Use:** Public House

**Parish:** Great Glen

**Ward:** Glen

### **Reason for Inclusion**

#### Historic Interest

Located at the junction of the London turnpike and the road to the former Station. Likely to have had an historic economic role associated with links to national transport.

Historic maps suggest historic stabling to the west which is now converted into housing.

#### Architectural Interest

Substantial building 3 storeys high and 5 bays wide, decorative red brick with slate roof, decorative door surround and multi-pane windows. Attractive building and prominent local landmark.

#### Associative interest

- Turnpike system
- Local building materials

## Highfield Farm, Main Street, Cold Newton

Ref: COL/001



**Construction Date:** 18<sup>th</sup> Century?

**Architect:** Vernacular

**Original Use:** Farmhouse

**Current Use:** Residential

**Occupancy:** Occupied

**Parish:** Cold Newton

**Ward:** Billesdon & Tilton

### **Reason for Inclusion**

#### Historic Interest

Likely 18<sup>th</sup> Century Farmhouse with possible older core. Part of the shrunken settlement of Cold Newton. 3 storeys with Ironstone used for the lower two storeys and a later top floor added in brick.

A good example of a local farmhouse which displays traditional construction techniques and shows the evolution of settlements.

#### Architectural Interest

Attractive symmetrical façade with central door and square window layout, axial stacks. Likely an older house which was modernised in 18<sup>th</sup> century to incorporate classical influences.

#### Associative interest

- Strong historic and visual association with the adjacent and surrounding scheduled earthworks relating to the shrunken medieval settlement of Cold Newton. A good example of an agricultural building within the district.



## Carmel Baptist Chapel, Wolsey Lane, Fleckney

Ref: FLE/001



**Construction Date:** 1877-8

**Architect:** Not known

**Original Use:** Nonconformist Chapel

**Current Use:** Nonconformist Chapel

**Parish:** Fleckney

**Ward:** Fleckney

**Reason for Inclusion**

### Historic Interest

Good example of a non-conformist chapel in a village setting.

This chapel replaced an earlier Baptist Chapel of 1813 and the datestone from the older building has been incorporated in the new.

### Architectural Interest

The building has a decorated façade with polychrome brickwork, arched windows with an unusual glazing bar pattern. A decorative iron overthrow with lamp site on the wall to the front. This is an unusually decorative example for the district.

### Associative interest

- Links with wider nonconformist chapels within the district.
- History is likely tied to the industrial character of Fleckney in the late 19<sup>th</sup> Century, with three Leicester firms having factories in the village.

## Castle Inn, Main Street, Caldecott

Ref: GEA/001



**Construction Date:** c1850

**Architect:** Not known

**Original Use:** Railway Inn

**Current Use:** Pub

**Parish:** Great Easton

**Ward:** Nevill

### **Reason for Inclusion**

#### Historic Interest

Building is understood to be a railway inn dating from the opening of the Rugby & Stamford Line in 1850 and is located on the former Nottingham to Kettering turnpike.

#### Architectural Interest

Well proportioned building with Georgian proportions and symmetry although is likely early Victorian in age.

#### Associative interest

- Links to former railway economy.
- Strong link to former Rockingham Station.
- Local landmark.

## Three Gates Farm, Melton Road, Illston on the Hill

Ref: ILL/001



**Construction Date:** Late 18<sup>th</sup>/early 19<sup>th</sup> Century

**Architect:** Not known

**Original Use:** House

**Current Use:** House

**Occupancy:** Occupied

**Parish:** Illston

**Ward:** Glen

### **Reason for Inclusion**

#### Historic Interest

Traditional red-brick farmhouse from Late 18<sup>th</sup>/ Early 19<sup>th</sup> Century

#### Architectural Interest

Well proportioned and detailed. Effective use of local red brick laid in Flemish bond, windows have been changed and new porch added but property retains symmetrical design, flat arch voussoirs, and chimneys.

Is on a prominent road and junction which adds to its significance.

#### Associative interest

- Use of local materials.
- Links to farming.
- Important local landmark.

## Waller Bedingfield's House, 5 Bitteswell Road, Lutterworth

Ref: LUT/003



**Construction Date:** 1902

**Architect:** Waller Bedingfield

**Original Use:** House

**Current Use:** House

**Occupancy:** Occupied

**Parish:** Lutterworth

**Ward:** Lutterworth East

### **Reason for Inclusion**

#### Historic Interest

House, formerly St Aubin, built by and lived in by Waller Bedingfield, a prominent local and nationally recognised architect. Notable works include helping to design the Lutterworth Memorial Gardens. Primarily a commercial architect he designed many commercial properties in Leicester including the former Goddard Plate Powder factory (1932), which is grade II listed for its Art Deco design.

His father and brother were also notable architects working in Leicestershire in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Bedingfield was part of the notable practice Fosbrooke and Bedingfield, which designed many factories in Leicester, listed examples can be found at 78-80 Rutland Street and 60 Castle Street as well as the listed war memorials in Lutterworth and Claybrooke Parva

Bedingfield was also influential in the gift of Swithland Wood to the people of Leicestershire through his prominent position in the Rotary Club.

### Architectural Interest

The house is in an Arts and Crafts style with prominent asymmetrical gables fronting the main street. The house is well-detailed with a prominent porch in a rustic style, a tall chimney with decorative pots, brindle-mix bricks laid in Flemish bond, thin tile voussoirs and a clay tile roof with prominent gutter brackets.

A substantial two storey extension was added in the early 21<sup>st</sup> Century which has altered the proportions of the house, but much of the detailing has been carried through.

## The Red Arrow, Coventry Road, Lutterworth

Ref: LUT/004



**Construction Date:** 1967

**Architect:** Office of Cecil Howitt and Partners

**Original Use:** Public House

**Current Use:** Public House

**Parish:** Lutterworth

**Ward:** Lutterworth East

### **Reason for Inclusion**

#### Historic Interest

A purpose designed public house on the western edge of Lutterworth, presumably built to serve the recently constructed housing estate, but also built on the main road to the west of the town before the construction of the bypass to the south.

A house known as Ivy Cottage stood on this site, which was the junction of the Coventry turnpike and the road to the workhouse. This appears to have been demolished in the early 1960s.

An application for a petrol filling station was refused in 1960 but plans were passed for a public house by the Home Brewing Company Limited of Nottingham, in 1963 and then again in 1965 (/00267/LRDC). An advertisement application from 1967 (/A00110/LRDC) suggests this is when construction was completed.

The pub was built as the 'Flying Saucer' and the original advertisement shows a model of a flying saucer as part of the sign. The name was latterly changed to the Red Arrow.

### Architectural Interest

The design is highly unusual being symmetrical in plan with a triangular roof which slopes from two storeys at the rear down to a single storey 'point' at the front. A tall spike feature supports the front corner and rises well above the building.

Original plans show the traditional form of public house with separate lounge and bar areas, but to a very modern design inside, which is not thought to survive.

The roof and windows are thought to have been replaced, however this does not diminish from the architectural interest of the property.

Overall the property design and naming appears to have been influenced by the scientific and space technology revolution of the 1960s, something which is very rare for the district and unusual nationally.

## Former Temperance Hotel, 149 St Mary's Road, Market Harborough

Ref: MH/003



**Construction Date:** 1890

**Architect:** TBC

**Original Use:** Hotel

**Current Use:** Offices

**Ward:** TBC

### **Reason for Inclusion**

#### Historic Interest

The building has likely links to Thomas Cook and the former Temperance, which was a major societal movement in the 19<sup>th</sup> Century, Thomas Cook who lived in Harborough was a prominent national figure and with strong links to Leicester and the wider county.

Temperance hotels were established close to railway stations as a means of promoting the temperance movement.

#### Architectural Interest

Grand 2 storey building with attic rooms, prominent end chimneys and dormer wall gable windows on front elevation. Red brick with stone detailing and deeper red brick for window surrounds, welsh slate roofs with oversailing eaves with decorative gutter brackets.

An attractive landmark building on a prominent corner and a gateway feature when approaching the town from the railway and the east.



### Associative interest

- Links with Thomas cook and other buildings in the town.
- Group value with the Railway station, and nearby warehouses and workers cottages.
- Part of the 19<sup>th</sup> Century development of the town.
- Use of red brick – although possibly not local.

# Northampton Road Cemetery, Northampton Road, Market Harborough

Ref: MH/006



**Construction Date:** 1875-1878

**Architect:** Mumford and Townsend

**Original Use:** Cemetery

**Current Use:** Cemetery

**Ward:** Welland

## **Reason for Inclusion**

### Historic Interest

Municipal town cemetery, laid out to accommodate the needs of the town as it expanded in the 19<sup>th</sup> Century. The Burial Board was established in 1875 and purchased 4 acres of land for a cemetery. The cemetery opened in 1878.

The site represents the expanded role of local government in the late 19<sup>th</sup> century as rapid industrial expansion left historic infrastructure unable to cope.

### Architectural Interest

Designed by Peterborough-based architects, Mumford and Townsend, the layout has a central pathway leading to a pair of chapels in the centre of the site in a circular island. Decorative wall and gates survive

The green and open landscape retains its historic character.

### Associative interest

Forms a group with the associated surviving chapels and lodge cemetery (see entries MH/007 and MH/008).

## The Old Rectory, Chapel Lane, Misterton

Ref: MIS/001



**Construction Date:** c1840

**Architect:** TBC

**Original Use:** Rectory

**Current Use:** Vacant

**Parish:** Misterton with Walcote

**Ward:** Misterton

### **Reason for Inclusion**

#### Historic Interest

Historic Rectory associated with the adjacent Church of St Leonard and the settlement of Misterton. Historically would have been one of the most important buildings in the village.

Dates from 1840s predating the industrial revolution.

Formerly a grade II listed building, however de-listed 2017 due to scale of internal alteration.

#### Architectural Interest

Grand building built in the then fashionable 'Gothick' style rendered in stucco with use of decorative features, castellations and chamfered windows.

An attractive, well-proportioned building which is visible within the village and beyond.

### Associative interest

- Strong visual and historic links to the adjacent Church of St Leonard, which is Grade II\* listed
- Historic association with other non-designed assets within Misterton, including the Hall, lodges and parkland.

## Former Tollhouse, nr Tugby, Chestnut Cottage Uppingham Road

Ref: TUG/001



**Construction Date:** Mid 18<sup>th</sup> – early 19<sup>th</sup> Century

**Architect:** Not known

**Original Use:** Tollhouse

**Current Use:** Private dwelling

**Occupancy:** Occupied

**Parish:** Tugby and Keythorpe

**Ward:** Billesdon and Tilton

### **Reason for Inclusion**

#### Historic Interest

Turnpike roads were developed as a private network of toll-roads which expanded across the country in the early to mid 18<sup>th</sup> Century. They had a transformative effect on the local highway network and shaped the settlement pattern nationally and within the district.

The Leicester to Peterborough turnpike, which passed through Uppingham was the main road between Leicester and the Great North Road. It was enacted in 1753-4 making it one of the earliest in the county and survived into the 1870s making it one of the longest lived routes.

Chestnut Cottage is a rare surviving example of a tollhouse which would have been common along the route and were where tolls for the route were collected and access to the road was controlled.

Only 2 are known to survive in the district, the other is outside Bitteswell.

### Architectural Interest

The house has been designed in the ornee style being small in size but with decorative details in a gothick style such as the windows and surrounds, central porch and ridge tiles. The square 'hood mould' feature above the windows is a local feature in Tugby.

The building is an attractive feature, which has been extended but the historic character largely survives.

### Associative interest

- Historic association with the turnpike network

Historic association with the 7 surviving milestones on the Leicester to Peterborough turnpike 5 of which are nationally listed.

## WWII Pillbox, Oakham Road, NE of Fox Lodge

REF: WIT/001



**Construction Date:** 1940s

**Architect:** M.O.D

**Original Use:** Pillbox

**Current Use:** Unused

**Parish:** Withcote

**Ward:** Billesdon and Tilton

### **Reason for Inclusion**

#### Historic Interest

Rare surviving WWII infrastructure within the district put in place to secure key infrastructure routes in the event of an enemy invasion in WWII.

Only one in district and one of 14 within Leicestershire.

#### Architectural Interest

Type FW3/22 Pillbox, Hexagonal in shape with single door and 5 embrasures re-enforced concrete construction.

Distinctive shape typical of its typology

#### Associative interest

- Other WWII infrastructure within district – notably airfields.

## **The White House, 375 Scraptoft Lane, Scraptoft**

Ref: SCR/001



**Construction Date:** 1928

**Architect:** Not known

**Original Use:** House

**Current Use:** Public House

**Parish:** Scraptoft

**Ward:** Thurnby

### **Reason for Inclusion**

#### Historic Interest

Example of an ambitious and grand residence built by a successful businessman, TH Crumbie in the interwar period, which was characterised by local prosperity and urban expansion.

Historic links to the decline of great estates which started in the post-war era through the re-use of fabric from Normanton Park

#### Architectural Interest

An architectural curiosity which derives most interest from the use of fine Lincolnshire ashlar limestone with decorative architraves, modillion and doorcase all of which come from Normanton Park.

Building is set back from, but prominent in the street, designed to make a statement.

#### Associative interest

Tom (TH) Crumbie was an influential figure in the early development of Leicester Tigers Rugby Club.



## Appendix A - Local List – Assessment Scoring System

### Scoring Table

<b>Buildings &amp; Structures</b>	<b>Scores &gt; 14 points</b> Add to local list	<b>Scores 12 / 14 points</b> Goes to decision panel	<b>Scores &lt; 12 points</b> Not included on local list
<b>Historic Parks &amp; Gardens</b>	<b>Scores &gt; 12 points</b> Add to local list	<b>Scores 12 / 10 points</b> Goes to decision panel	<b>Scores &lt; 10 points</b> Not included on local list
<b>Archaeological Sites</b>	<b>Scores &gt; 10 points</b> Add to local list	<b>Scores 10 / 8 points</b> Goes to decision panel	<b>Scores &lt; 8 points</b> Not included on local list

### For Buildings & Structures

#### 1. Historic Interest

To be of historic interest an asset must illustrate important aspects of the social, economic, cultural, religious or industrial development of the HDC area. An asset may have historic interest through its construction as part of the wider development of the area, or its development as a type of asset that changed the character of the places within the district. Alternatively, the asset may have historic interest through its association with a nationally / regionally / locally important person or event. Historic interest should be supported by a contemporary or historical written record or archival material.

The asset has significant historic interest, integral to the development of the district AND/OR links to a nationally important person or event.	Scores 6 Points
The asset has good historic interest AND/OR direct links to a regionally important person/event.	Scores 4 Points
The asset demonstrates some historic interest AND/OR directs to a locally important person or event.	Scores 2 points
The asset has no particular historic interest.	Scores 0 points

## 2. Designed Landscape Quality

To be of designed landscape quality an asset must demonstrate the interaction between people and places, for aesthetic or practical purposes. This can be through the development of picturesque views / vistas or the management of the space, maintaining its condition and usage. Landscape quality can be enhanced by the introduction of physical features, such as bridges and landforms, or the introduction of trees, shrubs and plants.

The asset has high landscape quality.	Scores 6 points
The asset has moderate landscape quality.	Scores 4 points
The asset has low landscape quality.	Scores 2 points
The asset has no landscape quality.	Scores 0 points

## 3. Age

The age of an asset is a good indicator of its significance, as the older the asset, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest but are not absolute. Assets less than ten years old will not be considered.

The asset was built prior to 1850	Scores 6 points
The asset was built between 1850 and 1939	Scores 4 points
The asset was built post 1939	Scores 2 points
The asset was built in the last 30 years	Scores 0 points

## 4. Rarity or Representativeness

For an asset to have a degree of rarity, it must exemplify a design, age or other quality that is in itself uncommon, either to the locality, within the district or the wider region. For example, many assets may be of considerable age but may not necessarily be particularly rare. Alternatively, an asset may not necessarily be rare, but instead, may be a notable example of a particular asset type that is common throughout the district, as its construction was part of a particular historical /

architectural trend. Where this is the case, those assets that best illustrate this particular type are worthy of inclusion on the local list.

The asset is a nationally/regionally rare example of its kind.	Scores 6 points
The asset is a locally rare example of its kind OR the asset is an excellent representation of a particular asset type.	Scores 4 points
This asset is not rare but is a good representation of an asset type.	Scores 2 points
The asset is not rare OR is not representative of a particular asset type.	Scores 0 points

### 5. Group Value

In addition to the individual qualities of an asset, assets may also have special interest through their relationship with other buildings, structures and spaces. This is particularly important where an asset was set out to provide the setting for an imposing house / structure. This relationship can be visual or historic and can be either the result of a deliberate design or accidental, through piecemeal development of the area.

The asset is integral to the group value of a set of heritage assets.	Scores 6 points
The asset has an important group value.	Scores 4 points
The asset has some group value.	Scores 2 points
The asset has no group value.	Scores 0 points

### 6. Social & Communal Value

To be of social & communal value an asset must be of importance to the local community. The asset may be a source of civic pride, an important facility for the community or a place that contributes to the “collective memory” of that area.

The asset has the utmost importance to the local community.	Scores 6 points
The asset has an important role within the local community.	Scores 4 points
The asset has some importance within the local community.	Scores 2 points
The asset has little importance to the local community.	Scores 0 points

## 7. Landmark Status

To be of landmark status an asset needs to demonstrate strong communal or historical associations, or it needs to possess especially striking aesthetic value which singles it out as a landmark within the local scene.

The asset is a significant local landmark.	Scores 6 points
The asset has moderate local landmark status.	Scores 4 points
The asset has little local landmark status.	Scores 2 points
The asset has no local landmark status.	Scores 0 points

## For Archaeological Sites

### \*IMPORTANT NOTE\*

Because the powers vested in the Secretary of State to schedule monuments under the 1979 Act are discretionary, there may well be archaeological sites in the district that are demonstrably of equivalent significance to scheduled monuments, but which are not protected, so national criteria has to be considered in addition to the local criteria below.

### 1. Historic Interest

To be of historic interest an asset must have evidence of past human activity, illustrating important aspects of the district's development, and the people and cultures that made them. Alternatively, the asset may have historic interest through its association with a nationally / regionally / locally important person or event. The historic interest of an archaeological asset is not merely its physical remains, and can be enhanced by the existence of historic documentation, records of previous investigation or, in the case of more recent assets, by the supporting evidence of contemporary written or drawn records.

The asset has significant historic interest, integral to the development of the district AND/OR direct links to a nationally important person or event.	Scores 6 points
The asset has good historic interest AND/OR direct links to a regionally important person or event.	Scores 4 points
The asset demonstrates historic interest AND/OR direct links to a locally important person or event.	Scores 2 points
The asset has no particular historic interest.	Scores 0 points

### 2. Rarity

The fewer the surviving examples of its kind, the more likely an asset is to have special interest. Some varieties of archaeological assets are so scarce in a national context that all surviving examples which still retain some archaeological potential should be conserved. Other varieties of archaeological assets might not be rare on a national level, but on a regional or district level, may be the only example of their kind.

The asset is a nationally rare example of its kind.	Scores 6 points
The asset is a locally rare example of its kind.	Scores 4 points
The asset is not rare, but is a good representative of its kind.	Scores 2 points
The asset is not rare or representative.	Scores 0 points

### 3. Survival

An important aspect of an asset's special interest is its level of survival, as the greater the intactness of the site, the greater the potential for archaeological interest.

The asset survives in excellent condition.	Scores 6 points
The asset survives in good condition.	Scores 4 points
The asset survives in reasonable condition.	Scores 2 points
The asset survives in poor condition.	Scores 0 points

### 4. Potential

Sometimes the nature of an assets archaeological interest cannot be specified, but it may still be possible to assess the reasons why an asset might be expected to contain important evidence of the district's past. Where this is the case, those assets that demonstrate the greatest potential for archaeological interest are worthy of inclusion on the local list.

The asset has excellent potential for archaeological interest.	Scores 6 points
The asset has good potential for archaeological interest.	Scores 4 points
The asset has some potential for archaeological interest.	Scores 2 points
The asset has no potential for archaeological interest OR the site's archaeological interest has already been fully assessed.	Scores 0 points

### 5. Group Value

In addition to the individual qualities of an asset, a site may also have special interest through their relationship with other buildings, structures or spaces. This can include other archaeological sites, buildings / structures or even parks & gardens.

The asset is integral to the group value of a set of heritage assets.	Scores 6 points
The asset has an important group value.	Scores 4 points
The asset has some group value.	Scores 2 points
The asset has no group value.	Scores 0 points

## **Council Contact Details**

If you need to discuss this document or any of the heritage assets included on the Local List of Non-Designated Heritage Assets, please contact the Conservation Team.

By Email: [planningpolicy@Harborough.gov.uk](mailto:planningpolicy@Harborough.gov.uk)