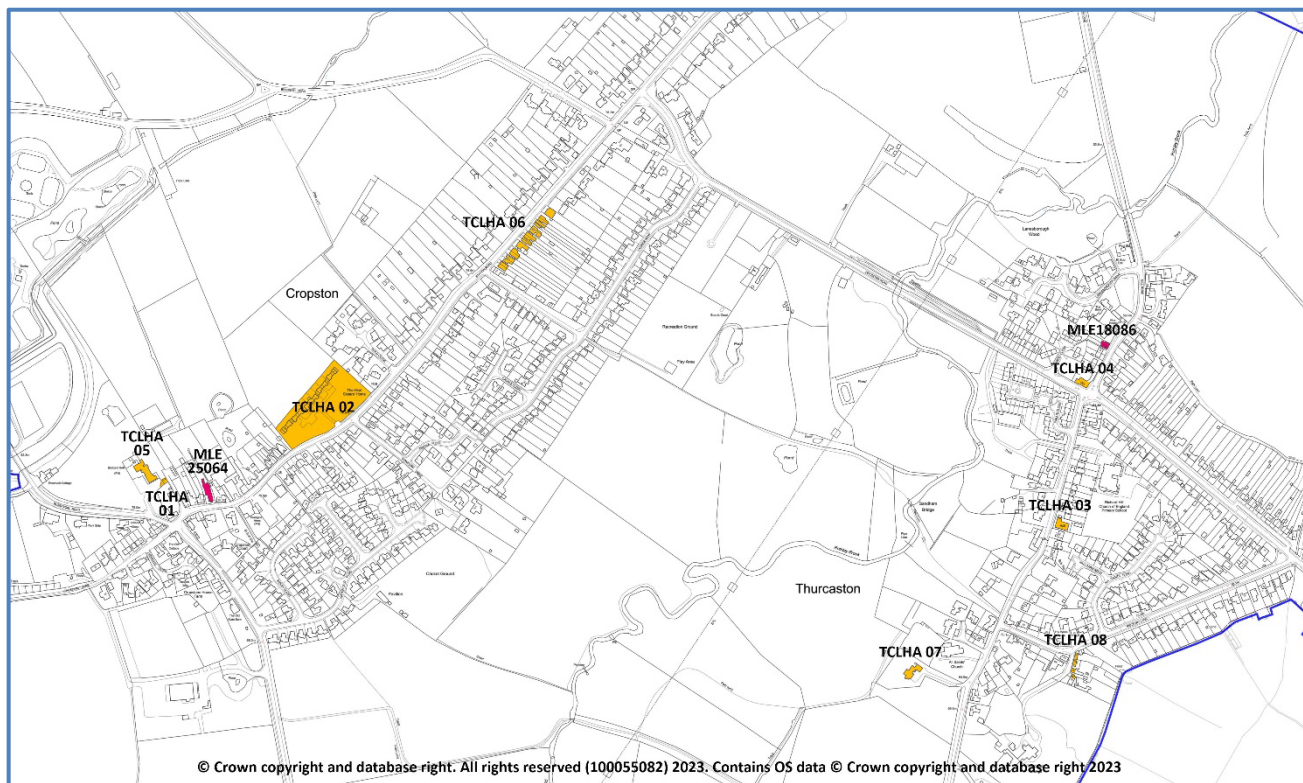


APPENDIX 5

Non-designated Heritage Assets in Thurstaston & Cropston Neighbourhood Plan Area

LOCATIONS



EVIDENCE BASE

1. MLE 18086 Methodist Chapel, Mill Road, Thurstaston

Already recognised as a NDHA in the Leicestershire Historic Environment Record (HER). Included here for completeness (no further evidence necessary)



2. MLE 26064 Nonconformist Union Chapel, (Free Church), Station Road, Cropston

Already recognised as a NDHA in the Leicestershire Historic Environment Record (HER). Included here for completeness (no further evidence necessary)



3. TCLHA 01: Cropston pinfold

Late medieval (?) location of the village pinfold (Old English/Saxon *pundfald*), a secure enclosure where stray livestock were held until claimed by their owner. Cropston's is located next to the surviving section of the old 'way' into the open fields towards Swithland; the road was diverted when Cropston reservoir and pumping station were constructed.

Renovation of the overgrown and semi-derelict pinfold was undertaken by the parish council and volunteers in [date].

Age: Location and function probably 16th century; structure reinstated recently

Architectural/aesthetic interest: high (local materials and style; attractive feature/open space)

Rarity: Only example in the Plan Area. A few other villages in Charnwood Borough have a pinfold but the drystone wall boundaries are unusual

Group value: n/a

Archaeological value: high

Local landmark: yes

Community value: high generally and as a community project

In Conservation Area: yes



4. TCLHA 02: Hind Sisters Homes, Cropston

Ten attractive red brick cottages and bungalows with a warden's cottage around a crescent drive and central lawns and flower beds. The homes were built at the bequest of Miss Sarah Jane Hind. Her will stated that the estate should set up a charity to be called "The Hind Sisters Homes" and almshouses built in Cropston for "deserving gentlewomen in reduced circumstances who shall be of the age of 60 years and upwards and be members of the Church of England".

Age: 1926

Architectural/aesthetic interest: The Homes were designed by the architect Owen Lancashire in a loosely 'arts and crafts' architectural style of the 1920s period

Rarity: unique in the Borough

Group value: n/a

Archaeological value: n/a

Local landmark: yes

Community value: High. The Hind Sisters Homes continue to operate as an almshouse charity, providing retirement accommodation to widows and spinsters over 60 years of age

In Conservation Area: yes



5. TCLHA 03: Memorial Hall, Thurstaston

The original part, now toward the rear, was built c.1928 to commemorate villagers who died in the first World War. Brick and slate,; the gable end to the street has 'tudorbethan' half-timbering and a poppy design in the glazing of the end window. Later extension at the front is rather utilitarian but essential for functionality and access.

Age: 1920s/1970s

Architectural/aesthetic interest: moderate

Rarity: n/a

Group value: n/a

Archaeological value: n/a

Local landmark: yes

Community value: high. Very well-used community asset. In 1924, Lord Lanesborough (of Swithland Hall) conveyed by deed of gift a parcel of land to the west of Anstey Lane 'for the purpose of the erection of a Village Institute as a permanent memorial to the inhabitants of the said village and Parish who fell in the Great War'. The conditions included that the use must be of a 'non-sectarian and non-political nature'. In 1950 the two remaining trustees, Charles Stibbe and W. B. Frearson, relinquished their Trusteeship and the Parish Council were appointed as Trustees of the Memorial Hall. In 1950, a Management Committee was formed to take on the responsibility for hiring out the Hall (Mrs. Gladys Wright) and cleaning the Hall (Mrs. Lily Wright). The Committee, consisting of representatives from each group who hired the Hall on a regular basis, organised Jumble Sales, Bring and Buy sales and Coffee and cake mornings to raise funds to purchase furniture and fittings for the Hall.

In Conservation Area: yes. Added to Thurstaston Conservation Area (boundary redrawn) as part of the 2019 update.



TCLHA 04: The Wheatsheaf public house, Thurcaston

Originally built as an inn and two attached cottages on the ideal location at the village crossroads, on high ground above the flood-prone surrounding areas. Walter Alin is recorded as the alehouse keeper in 1603. Thatched until in 1920s, now slate roofs and rendered/painted walls. The name was painted on the roof in 1957, and although the county council ordered it to be removed it remains a prominent local landmark (almost an advertisement for Thurcaston) it has been repainted ever since

Age: c.1600

Architectural/aesthetic interest: very high

Rarity: unique in the Plan Area

Group value: high, intrinsically and as part of a group of characterful 17th-20th century buildings clustered around the crossroads; it is the second historical centre of Thurcaston (the group around the church being the older)

Archaeological value: potential (internal timbers)

Local landmark: yes

Community value: high

In Conservation Area: yes



The Wheatsheaf Inn, c.1900



c.2015

TCLHA 05: The Badger's Sett

Now a country pub and restaurant attracting visitors to Cropston. An important component of local history.

When Cropston Reservoir was being constructed (completed 1870) local farmer Richard Shipley opened a shed ('the Shant') on one of his fields to sell beer to the navvies. The reservoir and pumping station became a tourist attraction, so Shipley built the Reservoir Hotel (presumed by local historians to be on the same site as the Shant). This flourished and became the Reservoir Inn in 1876. It fell out of favour and into disrepair during the early 20th century, to the extent that the local magistrate renewed the licence only on condition it was substantially improved or closed. The bailiff who came to close it in 1941 bought it instead,



1918: welcoming the troops home from WW1

made the improvements and turned it into a successful restaurant. Now one of a chain of vintage inns, and renamed the Badger's Sett.

Age: c.1870

Architectural/aesthetic interest: moderate: a nice example late Victorian/Edwardian building

Rarity: n/a

Group value: n/a

Archaeological value: n/a

Local landmark: yes

Community value: high

In Conservation Area: yes



2021

TCLHA 06: 'The Klondike' (nos. 103 to 135 Station Road, Cropston)

The *Cropstone Land Society* was formed in the 1890s, part of a movement to enable ordinary people to own land and provide for themselves. In 1897 the Society bought "Three Acre Close" from Misses Sarah Jane and Henrietta Maria Louisa Hind (the Hind Sisters, see TCLHA 02) for the sum of £322 10s 0d.

The land fronted onto Station Road, and was at that stage outside the village of Cropston. The plot was divided into 17 strips, most with a frontage of 22ft 5in and lengths varying from 309ft to 362ft. These long narrow strips were large enough for their owners to be self-sufficient.

A row of mostly semi-detached houses was built, many with plaques giving their names and dates between 1898 and 1905.

This was the first development near the village and was nicknamed 'The Klondike' after the Canadian gold rush which was then at its peak.

[information from Thurcaston and Cropston Local History Society]

Age: 1898 - 1905

Architectural/aesthetic interest: high

Rarity: n/a

Group value: intrinsic and now as part of the early- to mid-20th century linear development north out of Cropston

Archaeological value: n/a



c.1910



2019

Local landmark: n/a

Community value: n/a

In Conservation Area: yes

TCLHA 07: Thurcaston Manor

The house stands in a prominent position adjacent to the church and is clearly visible when approaching the village from the west. It was built in 1870 on the instructions of Sir Archdale Palmer of Wanlip, the owner of Manor Farm, as a residence for his widowed mother. The house incorporates carved beams from the Tudor Thurcaston Manor House, bearing the date 1568 and this inscription:

“This hows was boylded anno D.M.1568, and in ye. 1 yer of ye. rang of owre Soverain-Ladye, Queen Elizabeth, by me Nycholas Graune”

Age: 1870

Architectural/aesthetic interest: a large, handsome mid-Victorian Arts & Crafts influenced villa; brick and tile, tall ornamental chimney stacks, ‘black-and-white half-timbered’ gabled bay angled in SW corner. Some original internal features survive, including the carved beam

Rarity: n/a

Group value:

Archaeological value: 16th century beam (carving and dendrochronology)

Local landmark: n/a

Community value: n/a

In Conservation Area: yes



TCLHA 08: Nos. 78 to 88 Rectory lane, Thurcaston

In the 19th century, the branch of Rectory Lane that leads to Thurcaston Grange was known as Queen Street. The 18th century cottages at numbers 90 and 92 are already Listed Buildings but the others in the row -- mostly 19th century, in a mixture of brick and stone -- combine with them to make an attractive and historic ensemble.

Age: Mostly 18th and 19th centuries

Architectural/aesthetic interest: Attractive mixture of ages, styles and alignment with the street; adds to the character of the built environment of the old part of the village.

Rarity: n/a

Group value: yes, this part of Rectory Lane

Archaeological value: n/a

Local landmark: n/a

Community value: n/a

In Conservation Area: yes

