Bufton Lodge, Botcheston Road, Botcheston

Asset Type:	Building
Construction Date:	Late C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48692 04728



Selection Criteria:

Historic value: illustrative and associative interest / Aesthetic value: architectural interest / Integrity **Reason for Designation:**

A good example of a large Victorian villa set within a large plot in a rural location. The earliest reference to the house by name is from 1862 but is has a largely late-19th century appearance. It is illustrative of the social, economic and cultural development of the Parish as higher status dwellings were constructed in large plots as finance became available following the success of local industry. The house was bought by Albert Pickard in 1901, he was a manufacturer of yarn and a local philanthropist who gave land for the Desford Recreation Ground and money towards building the village chapel. Architecturally the building was constructed with a range of styles and influences, although there is a predominant Domestic revival style. Interest remains with the red brick laid in an English bond, render infill, tall ridge and axial chimney stacks, Welsh slate roof covering, canted bay windows, leaded window lights, exposed rafter feet at the eaves, and polychromatic porch. Despite some minor alterations, extensions, and the subdivision of the house into three residential units the plan form and integrity of the original construction remains.

Relevant entries from the Historic Environment Record:

K6 Telephone Box, Main Street, Botcheston

Asset Type:	Monument
Construction Date:	c. 1936 - 1953
Architect:	Sir Giles Gilbert Scott
Original Use:	Telephone Kiosk
Current Use:	Vacant Telephone Kiosk
Condition:	Good
Occupancy:	Unoccupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48173 04966



Selection Criteria:

Historic value: associative interest / Aesthetic value: architectural and artistic interest / Community value/ Rarity / Integrity / Landmark quality / Group value

Reason for Designation:

One of only a few remaining type K6 telephone kiosks of this type within the borough, it provides a distinctive and iconic landmark within the street scene. The K6 kiosk was designed by the nationally renowned architect Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935. The kiosk was constructed in cast iron and finished in red to make them easy to spot. It is a square kiosk with a domed roof, unperforated crowns to top panels and margin glazing to the windows and door. This box has the Tudor Crown, which was in use between 1936 and 1953. This particular kiosk is near to its original condition so retains a degree of integrity. It has a clear aesthetic and functional relationship with the adjacent red post box located at the Manor Farm complex.

Relevant entries from the Historic Environment Record:

Manor Farm complex, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Predominantly Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48148 04966



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Age / Integrity / Landmark quality / Group value

Reason for Designation:

A medium sized former farm complex comprising a large Georgian Manor House with attached rear wing to the east forming an L-shaped plan with courtvard to the rear and a single detached building. All buildings have now been converted to residential use and additional infill development has created a U-shaped plan. Small holdings remain on enclosed land to the south towards Rothley Brook. The Manor House likely dates from the early-19th century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement and proximity to the former open low lying meadows. The complex is illustrative of the social, economic and cultural development of Botcheston as a predominantly agricultural village. Architectural interest to the Manor House includes Flemish bond brickwork, tall gable and axial chimney stacks, a panelled door set within a decorative surround, and cambered window arches with rubbed bricks. Architectural interest to Manor Farm Cottage includes a dentil eaves course, canted blue brick cills and simple header treatments. Some original openings have been adapted for the agricultural building conversions. There is a Welsh slate covering on some sections of the frontage. Artistic interest includes ornate metal railings fronting the Manor House. Despite the more recent infill development the L-shaped plan form of the original complex remains discernible. The three storey height of the Manor House reflects its status and alongside the extent of the frontage of the attached range ensures the complex has a visual prominence and can be singled out as a landmark within the local street scene. It is part of a group of agricultural complexes developed within the settlement that have a clear historic association with each other. A red post box is integrated into the barn and has a clear aesthetic and functional relationship with the adjacent K6 telephone box.

Relevant entries from the Historic Environment Record:

The Greyhound Inn, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Public house
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48034 05037



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Community value / Age / Landmark quality / Other: communal function

Reason for Designation:

A good example of a village public house. The building was originally likely to have been a number of cottages to house agricultural workers. It became a public house in 1856 with subsequent alterations during the late-19th century and more recently. It is illustrative of the social, economic and cultural development of Botcheston providing a typical function of a small village. Architectural interest includes a decorative door surround, terracotta ridge tiles, gable and ridge chimney stacks, chimney pots and finials and slate tiles. Artistic interest includes pub lettering and hanging sign to communicate the use of the building. It provides a critical communal function for the village and is a source of identity and social interaction. It is registered as an Asset of Community Value. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene.

Relevant entries from the Historic Environment Record:

- MLE2750 Historic settlement core of Botcheston
- MLE21525 Desford Brick Works

Underbank Farm, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48292 04982



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality / Group value

Reason for Designation:

A medium sized farm complex comprising an L-shaped farmhouse with attached rear wing to the north and a detached building set around a central courtyard. The current farmhouse likely dates from the early-19th century but the farm complex is likely to date from much earlier, possibly preenclosure given its location within the core of a linear settlement. It is illustrative of the social, economic and cultural development of Botcheston as a predominantly agricultural village. Architectural interest includes Swithland and Welsh slate roof coverings, gable and ridge chimney stacks, segmental arches and a dog tooth eaves course. The historic farmstead plan set around a loose courtyard remains discernible. Due to the height of the farmhouse gable end the building has a visual prominence and can be singled out as a landmark within the local street scene. It is part of a group of agricultural complexes that developed within the settlement which have a clear historic association with each other.

Relevant entries from the Historic Environment Record:

Village Hall, Main Street, Botcheston

Asset Type:	Building
Construction Date:	1903
Architect:	Unknown
Original Use:	School
Current Use:	Village Hall
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48418 04902



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Community value / Integrity / Other: communal function

Reason for Designation:

A good example of a former village school, constructed in 1903 in a Queen Anne style. The building has been used as a village hall since the 1970s. It is illustrative of the social, economic and cultural development of Botcheston providing a typical function of a small village. It includes a small stone memorial panel as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20th century. Architectural interest includes English bond brickwork, stone bands with chamfered cills, prominent gables including a Dutch gable, circular window heads with basket weave brickwork, cambered arches, a catslide roof, hung tiles and hexagonal brick columns. It provides a critical communal function for the village and is a source of identity and social interaction. Despite some alterations including modern windows the integrity of the original construction remains. The building is sat within a large plot including a number of mature trees.

Relevant entries from the Historic Environment Record:

Wayside Farm, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48236 04942



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Rarity / Landmark quality / Group value

Reason for Designation:

A small farm complex comprising a linear farmhouse with small holdings on enclosed land to the south towards Rothley Brook. The height of the rear eaves and windows to the front indicate the current farmhouse dates from the 18th century with 19th century alterations including raising the height of the roof and re-roofing with Welsh slates. The stone base is rare and indicates that a building has been on the site since a much earlier date, likely pre-enclosure given its location within the core of a linear settlement and proximity to the former open low lying meadows. It is illustrative of the social, economic and cultural development of Botcheston as a predominantly agricultural village. Architectural interest includes slate roof coverings, axial chimney stacks, segmental window, arches, canted blue brick cills and a dog tooth eaves course. Due to the width of the frontage the building has a visual prominence and can be singled out as a landmark within the local street scene. It is part of a group of agricultural complexes that developed within the settlement which have a clear historic association with each other.

Relevant entries from the Historic Environment Record:

White Cottage, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48447 04909



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age

Reason for Designation:

A good example of simple early-19th century agricultural workers cottages, now adapted into a single dwelling with more recent alterations. The cottage is illustrative of the social and cultural development of Botcheston as a predominantly agricultural village with functional housing required to house workers. Architectural interest includes slate roof coverings, gable and ridge chimney stacks and segmental window arches.

Relevant entries from the Historic Environment Record:

Polebrook House, Markfield Lane (Kirby Grange), Botcheston

Asset Type:	Building
Construction Date:	1881
Architect:	Leicester School Board
Original Use:	Industrial School
Current Use:	Care Home / Vacant
Condition:	Poor
Occupancy:	Partially Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48468 05564



Selection Criteria:

Historic value: illustrative interest / Evidential value / Aesthetic value: architectural interest / Community value / Landmark quality / Group value

Reason for Designation:

Leicester Industrial School built by the Leicester School Board and opened by A.J. Mundella MP in 1881. Industrial schools were established to care for children who had committed minor offences or were at the risk of crime. It was formerly certified to receive 200 boys but pupils came from all over the country to receive industrial training. The building is illustrative of a key period of late-19th century social reformation which has made an important contribution to the identity and character of Botcheston and the wider area. There is a significant contemporary and historic written record associated with the building which provides an important resource for understanding and learning about the area's history including residents of the school. Architectural interest includes a number of brick towers with one massive tower having decorative banding, piers and corbelling, the use of circular Norman arches for openings including a bold entrance porch set within decorative brickwork, a clay tile roof, large chimney stacks, hipped dormers, the use of finials, and clock set within a central gabled bay. It became an approved Boys School in 1933 and was known as Polebrook House from 1973 when it became a Community Home with Education but it closed in 1978. It then became a care home with a surrounding retirement home complex; the majority of the building now lies vacant. There are collective memories attached to the building through its former use and Old Boys meetings still take place. The scale of the building is imposing and the brick tower is local landmark that is an orientation point over a wide geographical area. The Industrial School is part of a group of buildings that have a clear historic, aesthetic and communal association.

Relevant entries from the Historic Environment Record:

- MLE21321 Leicester Industrial School for Boys, Markfield Lane
- MLE21322 Air raid shelter, Leicester Industrial School

More research and assessment is required regarding the recorded air raid shelter as this may be a potential candidate for the local heritage list

Leicester Lodge, Markfield Lane (Kirby Grange), Botcheston

Asset Type:	Building
Construction Date:	c. 1881
Architect:	Unknown
Original Use:	Lodge to Industrial School
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with
	Desford and Peckleton
Parish:	Desford
NGR:	SK 48354 05292



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Group value **Reason for Designation:**

Former lodge to Leicester Industrial School now converted into residential use. The Leicester Industrial School was built by the Leicester School Board and opened in 1881 to care for children who had committed minor offences or were at the risk of crime. As with Markfield Lodge, Leicester Lodge is located adjacent to the school access drive and is a good illustrative example of a functional building once serving part of the wider school complex. Architecturally the lodge was constructed with Domestic revival influences, interest remains in the steeply pitched hipped roof and hipped half dormer windows, red brick laid in an English bond, decorative brick string course and window cills, render infill, rosemary clay tile roof covering, tall ridge chimney stack, terracotta ridge tiles and finials, and multi-paned casement windows. Despite some minor alterations and extensions the integrity of the original construction remains. Leicester Lodge is part of a group of buildings comprising the Leicester Industrial School that have a clear historic, aesthetic and communal association.

Relevant entries from the Historic Environment Record:

Markfield Lodge, Markfield Lane (Kirby Grange), Botcheston

Asset Type:	Building
Construction Date:	c. 1881
Architect:	Unknown
Original Use:	Lodge to Industrial School
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48260 05629



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Group value **Reason for Designation:**

Former lodge to Leicester Industrial School now converted into residential use. The Leicester Industrial School was built by the Leicester School Board and opened in 1881 to care for children who had committed minor offences or were at the risk of crime. As with Leicester Lodge, Markfield Lodge is located adjacent to the school access drive and is a good illustrative example of a functional building once serving part of the wider school complex. Architecturally the lodge was constructed with Domestic revival influences, interest remains in the steeply pitched hipped roof and hipped half dormer windows, red brick laid in an English bond, rosemary clay tile roof covering, tall ridge chimney stack, leaded finals, terracotta ridge tiles, and multi-paned sash and casement windows. Despite some minor alterations and extensions the integrity of the original construction remains. Markfield Lodge is part of a group of buildings comprising the Leicester Industrial School that have a clear historic, aesthetic and communal association.

Relevant entries from the Historic Environment Record:

Meadow Rise, Markfield Lane (Kirby Grange), Botcheston

Asset Type:	Building
Construction Date:	1893
Architect:	Unknown
Original Use:	School Headmasters
	House
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48256 05719



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Group value **Reason for Designation:**

Former house for the Headmaster of the Leicester Industrial School. The Leicester Industrial School was built by the Leicester School Board and opened in 1881 to care for children who had committed minor offences or were at the risk of crime. As with Lodge houses, the house is located adjacent to the school access drive and is a good illustrative example of a functional building once serving part of the wider school complex. Architecturally the lodge was constructed with Domestic revival influences, interest remains in the steeply pitched hipped roof, projecting gables and half dormer windows, red brick laid in an English bond, rosemary clay tile roof covering, render infill, mock timber framing, tall ridge chimney stack, leaded finals, terracotta ridge tiles, and multi-paned sash and casement windows. Despite some minor alterations and considerably sized extensions the integrity of the original construction remains. Meadow Rise is part of a group of buildings comprising the Leicester Industrial School that have a clear historic, aesthetic and communal association.

Barons Park Farm complex, Leicester Lane, Kirby Muxloe

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 51200 04519



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality

Reason for Designation:

A large farm complex comprising a full courtyard, L-shaped range with attached dwelling (known as Greenacres) and a detached farm house. The current farm house and Greenacres date from the early 20th century but the farm complex is likely to date from the 17th century onwards when the medieval park (Barons Park) fell into disuse. Most of the agricultural buildings have a late-18th to early-19th century appearance, one of which has been converted into residential use (known as The Cottage). There is a similarly aged large separate dwelling to the west known as Barons Park House which may have been the farm house to the complex, this is now in separate use and has been adapted and extended considerably to form a care home. The complex is illustrative of the social, economic and cultural development of agricultural practices in the area (including nearby Kirkby Muxloe) following the disuse of the medieval park. Architectural interest to the farm house includes its hipped roof and tall chimney stacks. Architectural interest to Greenacres includes Flemish bond brickwork, Welsh slate roof coverings, gable end chimney stacks, segmental windows arches and decorative eaves course. The existing agricultural buildings retain architectural interest through their functional openings and construction materials and some original openings have been adapted for the agricultural building conversion. Despite the addition of some more recent agricultural buildings the historic farmstead plan remains discernible. Due to the orientation of the gable end of Greenacres and the openness of the site the complex has a visual prominence within the local street scene.

Relevant entries from the Historic Environment Record:

- MLE17057 Barons/Desford/Barns Park, medieval park
- MLE15783 Undated ditch at Barons Park Farm

Desford Mill, Desford Road, Newtown Unthank

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Watermill
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48661 04325



Selection Criteria:

Historic value: illustrative interest / Evidential value / Aesthetic value: architectural interest / Age / Rarity / Integrity

Reason for Designation:

A former watermill of considerable size, recently converted into residential use after it ceased operating in the 1920s. A watermill on the site was first mentioned as far back as 1140 although the current collection of buildings have an appearance that dates from the late-18th century onwards. The mill drew its water from the Bagworth Brook. Steam power was added in 1854 when the water flow was diminished by the formation of the Thornton Reservoir upstream, this likely coincided with the construction of the large maltings building on the site. It is illustrative of a functional building serving and related to the social, economic and cultural development of the area, with the form of the buildings also demonstrating technological advances. Records suggest that a windmill also operated on the site during C18 and C19, and this accompanied with the record of a medieval watermill provides an important resource for understanding and learning about the development of the area. Architectural interest includes the remaining overhanging loading bay (lucum) and location of sluice gates (now garaging) within the maltings warehouse, segmental window arches and canted blue brick cills, steep pitched roofs with decorative bargeboards and half dormers used across the complex. Added interest with an axial chimney stack and louvred cupola upon the attached range. The building could be considered a rare survival of something (watermills) that was once common across Leicestershire. Despite some alterations as part of its conversion the plan form and former use of the building remains discernible.

Relevant entries from the Historic Environment Record:

- MLE2729 Possible site of medieval watermill, Desford Mill
- MLE2730 Post medieval watermill, Desford Mill
- MLE2731 Possible site of post medieval windmill, Desford Mill

The Old Grange, Desford Road, Newtown Unthank

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Residential
Condition:	Fair
Occupancy:	Occupied

Ward:	Newbold Verdon with
	Desford and Peckleton
Parish:	Desford
NGR:	SK 48958 04291



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Rarity / Landmark quality

Reason for Designation:

A small complex comprising a former farmhouse with small holdings on enclosed land. The former farmhouse comprises a frontage range with perpendicular service ranges to the rear and is likely to date from the early-19th century, but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. It is illustrative of the social, economic and cultural development of Newtown Unthank as a small, predominantly agricultural village. Despite alterations architectural interest to the farm house includes a pitched roof with local but rare Swithland slates, tall gable end chimney stacks, a dentil eaves course, and segmental window arches. Due to the width of the frontage the building has a visual prominence that can be singled out as a landmark within the local street scene.

Relevant entries from the Historic Environment Record:

Newtown Grange Farm complex, Desford Road, Newtown Unthank

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Commercial
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 49036 04322



Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality / Group value

Reason for Designation:

A medium sized estate complex comprising a detached farm house and a collection of estate buildings including stables, coach house, threshing barn and milking shed. Former estate buildings have now been converted into commercial use and are interspersed with new units. The current farmhouse likely dates from the late-18th century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. It is illustrative of the social, economic and cultural development of Newtown Unthank as a small, predominantly agricultural village. Architectural interest to the farm house includes a hipped roof with Welsh slates, tall decorative gable and ridge chimney stacks with crown pots, and a dentil eaves course. Architectural interest to the converted stables and coach house includes Flemish Garden Wall bond brickwork, a Welsh slate roof covering and entry arch (now filled). The tower appears to have been added or if original raised in height in late-20th century with the potential addition of louvred cupola. Some original openings have been adapted for the estate building conversions including on the threshing barn. The historic farmstead plan including the detached farm house and T-shaped stables and coach house remains discernible. Due to the height of the farm house gable frontage. the height of the tower and the extent of the stable and coach house frontage the complex has a visual prominence and can be singled out as a landmark within the local street scene. The complex is part of a group of assets that have a clear historic and communal association.

Relevant entries from the Historic Environment Record:

Old Woodlands Farm complex, Desford Lane, Newtown Unthank

Asset Type:	Building
Construction Date:	c. mid C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Fair
Occupancy:	Occupied

Ward:	Newbold Verdon with
	Desford and Peckleton
Parish:	Desford
NGR:	SK 49541 05316



Selection Criteria:

Historic value: illustrative and associative interest / Aesthetic value: architectural interest / Rarity / Integrity

Reason for Designation:

A medium sized farm complex comprising an L-shaped farmhouse with a detached U-shaped complex of associated farm buildings including ranges of cottages, loose boxes/stable and barns. Due to its isolated location away from a settlement the farm complex was likely to have been established following the period of Enclosure, with the farm buildings likely dating from the mid-19th century whilst the farmhouse has a late-19th century appearance. It is illustrative of the social, economic and cultural development of agricultural practices within the Parish following Enclosure. The complex was known as County Asylum Farm up until the end of the 19th century as residents of the Leicester Asylum were sent for employment and resided in the cottages. By 1904 the complex had reverted to the name Woodlands Farm. Architectural interest to the original frontage range of the farmhouse includes steeply pitched projected gables with local but rare Swithland slates, a tall axial chimney stack, canted bay windows and dentil eaves courses. The cottages and attached agricultural buildings retain architectural interest through their functional openings and construction materials. Despite the erection of a number of surrounding 20th century agricultural buildings the historic U-shaped plan form of the detached ranges remains.

Relevant entries from the Historic Environment Record: