

**HISTORIC DEVELOPMENT
OF DISEWORTH**

**DRAFT
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1. Context

- 1.1. Diseworth is a village in NW Leicestershire. The parish is Diseworth and Long Whatton. Diseworth is about 12 miles SE of Derby and about 14 miles SW of Nottingham. It is about 2 miles west of Long Whatton.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Diseworth as a ‘sustainable village’, i.e. a settlement with “a limited range of services and facilities” and “where a limited amount of growth will take place within the defined limits to development”.
- 1.3. For statistical purposes, England is divided into Lower Super Output Areas (LSOAs). Diseworth is in ‘NW Leicestershire 2A’. This LSOA is “among the 30% least deprived neighbourhoods in the country”¹.
- 1.4. Generally the settlement core occupies a shallow basin between 55m and 65m AOD. The Diseworth Brook flows eastward to the rear of properties on the south side of Hall Gate. Lady Gate crosses the brook at about 55m AOD; the junction of Grimes Gate and Hyams Lane is at about 65m AOD. The settlement core is situated on the Gunthorpe Member of mudstones and siltstones.

2. Historic development (c.1066 to c.1923)

Sources

- 2.1. Section [x] contains a bibliography of sources. In addition, the following sources have been consulted:
 - The 1795 map of the village reproduced in Alcock (2013);
 - Ordnance Survey 1:2500 maps of 1884, 1903, 1921, 1963 and 1980;
 - Vertical aerial photographs taken in 1948;
 - Castle Donington Rural District Council’s building plan registers, 1948 to 1974;
 - NW Leicestershire District Council’s planning registers, 1974 to present.

Manorial and administrative history

- 2.2. In the early sixteenth century the manor was purchased by Lady Margaret Beaufort – the founder of Christ’s College Cambridge – as an endowment for the college. The college sold its interest in the village in 1920 (Brompton, 2000).
- 2.3. Richard Cheslyn purchased Langley Priory in 1686 and “soon after ... set about obtaining land in Diseworth”. In 1843 his descendant Robert Cheslyn sold the Langley Priory estate to John Shakespeare. In 1858 John died and the estate was left to his nephew, Charles Bowles, “who took the name of Shakespeare”. In 1863 and 1876 Charles Shakespeare was one of the principal landowners in the parish. In 1970 his descendant John Shakespeare died without issue and “the estate was split” (Brompton, 2000).

¹ There are 32844 LSOAs in England. These are ranked by deprivation with 1 being the most deprived and 16422 being the national median. NW Leicestershire 2A is ranked 23951.

- 2.4. Diseworth was administered from 1894 to 1974 by the Castle Donington Rural District Council. It has been administered since that date by NW Leicestershire District Council.

Development before c.1794

- 2.5. The settlement appears in the Domesday Book of 1086 as *Diwort*. The parish church is “substantially thirteenth century with an early fourteenth century tower” (list entry). Alcock (2013) identifies eight “cruck buildings”, all erected in the fifteenth or sixteenth century²:

- 1 & 3 Clements Gate;
- A farm building at Old Hall Farm, Grimes Gate;
- Plough PH, Hall Gate;
- 13B Hall Gate;
- 25 Hall Gate;
- 54 Hall Gate;
- 6 Lady Gate;
- 11 Lady Gate.

- 2.6. The statutory list identifies eight buildings with timber box frames, all of which were erected in the seventeenth century:

- A farm building at Cross Farm, Clements Gate;
- 20 Clements Gate;
- Two farm buildings at Old Hall Farm, Grimes Gate;
- 3 Grimes Gate;
- 16 Hall Gate;
- 31 Hall Gate;
- 50 Hall Gate.

- 2.7. The Leicestershire Historic Environment Record (HER) refers to a “medieval manorial site” [1]. The site was deserted before 1794.

- 2.8. Diseworth’s open fields were enclosed in 1794. Map [x] indicates the extent of the settlement at that date³.

Development c.1794 to c.1921

- 2.9. Map regression indicates the erection of a farm building⁴ between c.1884 and c.1903 [2]. Map regression indicates no other ‘greenfield’ development between c.1795 and c.1921.

- 2.10. Between 1841 and 1891 the population of Diseworth reduced by half (i.e. from 739 to 369). In 1900 the vicar remarked upon “the dilapidated state of the village” that had occurred “within the last fifty years”; in that time eighty-three houses had been “either pulled down or condemned as dwellings” (Brompton, 2000).

² Alcock identifies 12 Clements Gate as a “cruck building”; it is not. Webster’s *Cruck framed buildings of Leicestershire* (1954) refers to the “derelict remnant of three cottages” which was demolished prior to the erection of 8 to 10A Clements Gate.

³ Stevens (1815) *Ordnance Survey drawing: Leicester & Loughborough* shows no development on Page Lane or at the corner of the Green and Lady Gate, which contradicts the 1795 map and the physical evidence.

⁴ 4D Page Lane was extended and altered c.1992 (92/1013/P).

3. Redevelopment (c.1921 to c.2001)

'Greenfield' development

3.1. Between c.1921 and c.1963 'greenfield' development comprised (from west to east):

3. 3 Hall Gate (c.1921-48);
4. 2 to 20 The Bowley and 7 to 17 The Green (c.1951-65)⁵;
5. 6 to 13 (cons) Page Lane and 49 to 55 The Green (c.1949-52)⁶;
6. 24 & 26 Lady Gate;
7. Farm buildings at Gables Farm;
8. 21 to 39 Clements Gate (c.1938-44)⁷.

3.2. Since c.1963 'greenfield' development comprised (from west to east):

9. 19 & 21 The Green (c.1963-78)⁸;
10. 1 to 11 Shakespeare Close (c.1970) (CDRDC references 109/70 and 266/70);
11. 'Home Croft' (c.1974) (74/0492/R);
12. The Woodcroft (c.1967-68) (CDRDC references 135/67 and 81/68);
13. 47 The Green (c.1963-74);
14. 20A Lady Gate (c.1973) (CDRDC reference 73/73);
15. Brookside and Orchard Close (c.1970-79)⁹;
16. 'Abbey House' and 'The Barn' (c.1972) (CDRDC reference 339/72);
17. Farm buildings at Old Hall Farm (c.1963-74);
18. Lady Gate Farm (c.2016-19).

Redevelopment

3.3. Map regression indicates no redevelopment between c.1921 and c.1948. Between c.1948 and c.1963 redevelopment within the settlement core comprised (from west to east):

- a) Village Hall (c.1948)¹⁰;
- b) 17 Clements Gate;
- c) 22 Clements Gate.

⁵ 2 to 12 The Bowley and 7 to 17 The Green were erected c.1951; 14 to 20 The Bowley were erected c.1963-65 (CDRDC reference 158/63). Information offered by NWLDC Resident Housing.

⁶ 6 to 13 (cons) Page Lane were erected c.1949; 49 to 55 The Green were erected c.1951-52. Information offered by NWLDC Resident Housing.

⁷ 21 to 31 Clements Gate were erected c.1938; 33 to 39 Clements Gate were erected c.1944. Information offered by NWLDC Resident Housing.

⁸ 19 The Green was erected c.1978 (78/0560/P).

⁹ 1 to 5 Brookside were erected c.1970 (CDRDC references 94/70 and 242/70); 6 to 11 Brookside and 1 to 4 Orchard Close were erected c.1979 (79/1333/P).

¹⁰ In February 1948 permission was sought for a temporary village hall. Building plans for the period 1936-48 do not survive. In February 1959 permission was granted for its retention (CDRDC reference 24/59).

3.4. Between c.1963 and c.2001 redevelopment comprised (from west to east):

- d) 1A The Green and 'Tenterfield' (c.1965-2000)¹¹;
- e) 1 to 9 The Bowley (c.1963-74);
- f) 19 & 21 Hall Gate (c.1967) (CDRDC reference 30/67);
- g) 38 to 44 Hall Gate (c.1968) (CDRDC reference 190/68);
- h) 1A to 2A Page Lane (c.1973) (CDRDC reference 282/73);
- i) 18 to 22 Lady Gate (c.1963-84)¹²;
- j) 3 to 7A Lady Gate (c.1963-74)¹³;
- k) 6A & 6B Lady Gate (c.1990-97)¹⁴;
- l) 35A to 37 Hall Gate (c.1978-94)¹⁵;
- m) Primary School (c.1972-73)¹⁶;
- n) 8 to 10A Clements Gate (c.1985);
- o) 26A Clements Gate (c.1963-74).

4. The conservation area and further redevelopment (c.2001 to present)

4.1. The Diseworth conservation area was designated in February 1974. The District Council adopted a character appraisal in April 2001. Revisions to the designated boundary took effect in May 2001. The designated boundary is shown on map [x].

4.2. Since c.2001 redevelopment has comprised (from west to east):

- p) Hallfield Farm (c.2015-18);
- q) Linthwaite Court (c.2000);
- r) 12 to 14 Shakespeare Close (c.1994-2001)¹⁷;
- s) Village Farm (c.2015-18);
- t) Bull & Swan PH (c.2015)¹⁸;
- u) Cheslyn Court (c.2013).

4.3. Modern farm buildings at Gables Farm [7] were demolished c.2009-10 and replaced by two dwellings. Modern farm buildings at Old Hall Farm [17] were demolished c.2017 and replaced by seven dwellings.

¹¹ 1A The Green was erected c.1965 (CDRDC reference 97/65). 1 and 2 Tenterfield were erected c.1999 (99/1101/P). 3 Tenterfield was erected c.2000 (00/00714/FUL).

¹² 18 and 20 Lady Gate were erected c.1963-74; 22 Lady Gate was erected c.1984 (84/0736/P).

¹³ 5A, 7 and 7A Lady Gate were permitted in July 1967 (CDRDC references 143/67 to 145/67).

¹⁴ Permission was granted in 1990 (90/0583/P). An amended scheme for 6B was granted in 1992 (92/0992/P). An amended scheme for 6A was granted in 1997 (97/1072/P).

¹⁵ Outline permission was granted in 1978 (78/0792/P). 37 Hall Gate was erected c.1979 (79/0704/P). 35A and 35B Hall Gate were erected c.1994 (94/0672/P).

¹⁶ CDRDC building plans. 44/72: Primary School, Grimes Gate. The application file does not survive. In 1973 the new school was constructed behind the old one, which was demolished (Brompton, 2000).

¹⁷ 14 Shakespeare Close was erected c.1994 (94/00471/FUL); 12 Shakespeare Close was erected c.2001 (01/00808/FUL).

¹⁸ Buildings to the rear of the public house had been demolished c.1921-63.

5. Below ground remains

- 5.1. Map 3 indicates nine archaeological alert areas. Within these areas, it is likely that evidence of medieval and post-medieval settlement will survive below ground.
- 5.2. In 2015 we permitted development at Village Farm (15/00948/FUL), subject to conditions relating to “a programme of historic building survey”. In 2015 the applicant described two farm buildings; one retained “three bays of a box-framed threshing barn” (Richards, 2015). In 2019 we permitted the demolition of that building (19/00302/FUL).
- 5.3. In 2015 we permitted development at Hallfield Farm (15/00949/FUL), subject to conditions relating to “a programme of historic building survey”. In 2018 the applicant described a post medieval farm building that “appears to have been converted to an open-front cart barn at the turn of the twentieth century” (Coward, 2018).

6. Bibliography

Alcock N (2013) *The medieval peasant house in midland England*

Brompton S et al (2000) *Diseworth: The story of a village*

Coward J (2018) *A level 2 historic building assessment at Hallfield Farm (ULAS 2018-077)*

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