

**HISTORIC DEVELOPMENT OF
HIGH STREET, CASTLE DONINGTON**

**DRAFT
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1. Context

- 1.1. Castle Donington is a parish in NW Leicestershire District. Castle Donington is about 11 miles SE of Derby and about 14 miles SE of Nottingham.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Castle Donington as a 'key service centre', i.e. a settlement that provides services and facilities to the surrounding area and that is accessible by some sustainable transport.
- 1.3. Because of its role as a key service centre, a significant amount of development will take place in Castle Donington. In 2015 the District Council permitted the erection of up to 895 dwellings on land to the south of Park Lane (09/01226/OUTM).
- 1.4. For statistical purposes, England is divided into Lower Super Output Areas (LSOAs). To the north, the greater part of the conservation area is in 'NW Leicestershire 1C'. This LSOA is "among the 30% least deprived neighbourhoods in the country". The High Street 'south' character zone is in 'NW Leicestershire 1D'. This LSOA is "among the 50% most deprived neighbourhoods in the country"¹.
- 1.5. The junction of High Street and Park Lane is situated at about 60m AOD, on the Helsby sandstone formation. The 'Long Well' is situated at about 75m AOD, on the lower edge of the Tarpoley siltstone formation. Outside the conservation area the land rises steeply. East Midlands Airport is situated on a plateau at about 90m, on the Gunthorpe Member of mudstones and siltstones.
- 1.6. According to Fisher (2016) "the main road through the village carries the waters of the town brook northwards". The brook was culverted c.1812-14.

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

Sources

- 2.1. Section 5 contains a bibliography of sources. In addition, the following sources have been consulted:
 - The enclosure award map (1779) held at Leicestershire Record Office (DE5251/2);
 - Ordnance Survey 1:2500 maps of 1882, 1901, 1923, 1963, 1972 and 1981;
 - Vertical aerial photographs taken in 1948;
 - Castle Donington Rural District Council's building plan registers², 1948 to 1974;
 - NW Leicestershire District Council's planning registers, 1974 to present.

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 1C is ranked 25476 and NW Leicestershire 1D is ranked 14030.

² The building plan registers are held at Leicestershire Record Office (DE5768/4 to DE5768/12).

Manorial and administrative history

- 2.2. In 1633 the manor of Castle Donington was purchased by Sir John Coke of Melbourne Hall. In 1751 his descendant George Lewis Coke died without issue and the manor passed to his brother-in-law Sir Matthew Lamb. In 1848 his grandson William Lamb died without issue and the manor passed to his brother-in-law Peter Cowper. In 1905 his grandson Francis Cowper died without issue and the manor passed to his brother-in-law Lord Walter Kerr.
- 2.3. In 2015 the residual manorial rights remained with the Kerr family of Melbourne Hall. Fisher (2016) refers to documents held by the Melbourne Hall Estate Office.
- 2.4. Castle Donington 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.

High Street before enclosure

- 2.5. The settlement appears in the Domesday Book of 1086 as *Dunintone*. The Castle Donington conservation area contains “key locations in the medieval town” including the castle, hospital, market place and parish church (Fisher, 2016).
- 2.6. Timber framing was the preferred construction technique before about 1700. A few properties in the conservation area exhibit timber framing externally. 20 High Street is “probably the best known timber framed building in Castle Donington” (Ryder, 2000).
- 2.7. A few traditional properties contain evidence of an earlier origin. At 88 High Street “most walls were rebuilt in brick c.1800” but the interior is timber framed and the property is “arguably the most significant historic building in the village after the parish church”. A cruck truss was removed from 37 to 43 High Street c.1980 (Pevsner, 1984; Ryder, 2000).
- 2.8. From 1759 to 1880, High Street was part of the turnpike road between Tamworth and Sawley Ferry. A milestone survives on the west side of the street; a cast iron milepost survives on the east side³.
- 2.9. According to Fisher (2016) “the enclosure award map shows High Street was well developed by 1779”. Map 1 indicates the extent of the settlement at that date.

‘Greenfield’ development since c.1779

- 2.10. Since c.1779 the limited amount of ‘greenfield’ development has comprised:
 1. 79 High Street: The property does not appear on the 1779 map, but it does appear on the 1882 OS map. Ryder (2000) describes it as eighteenth century.
 2. 80 High Street: Census data indicates that the property was erected c.1861-71⁴.
 3. 84 & 86 High Street: Two detached houses were erected c.1923-55⁵.

³ Other cast iron mileposts survive on Hill Top and Station Road. They were manufactured by Wootton Bros, who established an iron works at Coalville in 1876. The mileposts are grade II listed.

⁴ The 1861 census records Charles Greaves (88 High Street) and John Smith (72 High Street). The 1871 census records Sarah Greaves (88 High Street), Bakewell Ellis (84 High Street) and John Smith (72 High Street).

⁵ The 1939 register refers to Abraham Newbold of 84 High Street, a retired market gardener. 86 High Street was erected in 1955. Ticer P, pers comm (2024).

3. Redevelopment (c.1923 to present)

'Encroachment' since c.1923

- 3.1. Since c.1923 housing development has encroached onto the crofts to the rear of the High Street. Proceeding clockwise from the south-west corner of the conservation area, the development comprises the following:
- a. Cooks Drive: Twenty-three houses erected c.1985 (85/0411/P).
 - b. Towles Pastures: Twenty-three houses erected c.1974 (74/0243/R).
 - c. 31 & 33 Towles Pastures: Two detached houses erected c.1981 (81/0738/P).
 - d. De Lacy Court: Thirteen houses erected c.2011 (11/00231/FULM).
 - e. 19 to 35 Park Lane: Nine houses erected c.1923-48.
 - f. 17A Park Lane: A detached house erected c.1963-72.
 - g. 20 to 28 Park Lane: Four detached houses and a telephone exchange erected piecemeal between 1923 and 1981⁶.
 - h. Barn Close: Three detached houses erected c.1989-92⁷
 - i. Civic centre: Development including a library and a social centre erected c.1962-72⁸.
 - j. Tennis club: A tennis club laid out c.1921-48⁹.
 - k. Hall Farm Close: Thirty houses erected c.1968-71¹⁰.
 - l. 27 to 33 Hall Farm Close: Four houses erected c.1997 (97/00876/FUL).
 - m. Orly Avenue: Forty-seven houses and ten flats erected c.1965-66¹¹.
 - n. Crabtree Close: Fourteen semi-detached pairs erected c.1972-81¹².
 - o. 12 & 14 Bakewell Drive and 90 Stonehill: Three detached houses erected piecemeal c.1982 and c.2010¹³.

⁶ Number 28 and the telephone exchange were erected c.1923-48. 22 and 24 Park Lane were erected c.1948-63. Number 26 was erected c.1963-72. Number 20 was erected c.1972-81.

⁷ 2 Barn Close was permitted in 1990 (90/0005/P). 4 Barn Close was permitted in 1989 (89/0487/P). 10 Barn Close was permitted in 1992 (our reference 92/0490/P).

⁸ Local government offices were permitted in 1962 (CDRDC reference 158/62). A social centre was permitted in 1967 (CDRDC reference 104/67). A library was permitted in 1969 (CDRDC reference 278/69). The local government offices were demolished c.1999 (99/01050/FUL).

⁹ In July 1950 permission was granted for the use of a dovecote as a tennis pavilion (CDRDC reference 39/50). According to Ryder (2000) the dovecote was given to the tennis club in 1946.

¹⁰ Twenty-six 'chalet' bungalows were permitted in 1968 (CDRDC reference 235/68). 32 to 36 Hall Farm Court and 25 Hall Farm Court were permitted in 1970 and 1971 (CDRDC references 296/69 and 88/71 respectively).

¹¹ CDRDC references 120/65 and 190/66. The Rural District Council permitted 15 and 15A Cavendish Close at a later date.

¹² Ten pairs (1 to 19 and 2 to 20 Crabtree Close were permitted in 1972 (CDRDC reference 247/72). Four pairs (27 to 41 Bakewell Drive) were permitted in 1974 (74/1099/P).

¹³ 12 and 14 Bakewell Drive were permitted in 1982 (82/0763/P). 90 Stonehill was permitted in 2010 (10/01206/FUL).

Redevelopment since c.1923

- 3.2. Since c.1923 the High Street “has suffered little in comparison with the main part of the village” (Ryder, 2000). From north to south the redevelopment since c.1923 comprises the following:
- p. 8 High Street: A detached house erected c.1963-72 and much altered c.2014 (14/00704/FUL).
 - q. 4 to 6 Park Lane: Two detached houses erected c.1965-72¹⁴.
 - r. 1 Park Lane: A detached house erected c.1962-63 (CDRDC reference 116/62).
 - s. 3 to 13 Park Lane: Three semi-detached pairs erected c.1923-48.
 - t. Donington Caravan Park: Eight caravans laid out c.1961-62¹⁵.
 - u. Bus Station: In 1951 the Rural District Council sought permission to demolish a house “to provide bus turning space and public conveniences” (CDRDC reference 53/51)¹⁶.
 - v. 23 High Street: A terrace of houses was demolished c.1923-63¹⁷.
 - w. 92 to 98 High Street: In 2004 we permitted the demolition of farm buildings and the erection of two dwellings (04/00798/FUL).

4. Below ground remains

- 4.1. Map 3 indicates an archaeological alert area. Within this area, it is likely that evidence of medieval and post-medieval settlement will survive below ground.
- 4.2. Development at De Lacy Court (11/00231/FULM) was preceded by an “archaeological evaluation of a stone boundary wall” (Carlyle, 2010). The evaluation was inconclusive; “the date of the original construction of the stone wall remains uncertain”.

5. Bibliography

Cantrill J (1984) *Castle Donington remembered*

Cantrill J (1986) *More memories of Castle Donington*

Carlyle S (2010) *Archaeological evaluation of boundary walls at Towles Pastures*

Fisher P (2016) *Victoria history of Castle Donington*

NW Leicestershire District Council (2021) *NW Leicestershire Local Plan*

Pevsner N et al (1984) *Buildings of England: Leicestershire and Rutland (second edition)*

Ryder P (2000) *High Street, Castle Donington: A historic buildings appraisal*

¹⁴ Outline permission was granted in 1965 (CDRDC reference 92/65).

¹⁵ CDRDC references 94/61 (two caravans) and 98/62 (six caravans).

¹⁶ Ryder (2000) asserts that “a pair of old cottages close to the junction with Dog Lane (Delven Lane) was cleared away in the earlier twentieth century”.

¹⁷ Ryder (2000) says that a “row of timber-framed cottages was pulled down in the late 1950s”. He refers to photographs in Cantrill J (1984) *Castle Donington remembered* and Cantrill J (1986) *More memories of Castle Donington*.