

**HISTORIC DEVELOPMENT OF
HUGGLESCOTE 'VILLAGE'**

**DRAFT
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1. Context

- 1.1. Hugglescote village is centred upon Dennis Street, about 1 mile south of the centre of Coalville. Hugglescote is within the Coalville urban area. The urban area is expected to receive “the largest amount of new development”, because it “provides an extensive range of services and facilities” and it is “accessible by sustainable transport” (NWLDC, 2021).
- 1.2. For statistical purposes, England is divided into Lower Super Output Areas (LSOAs). The study area is in ‘NW Leicestershire 11B’. It is among the 40% least deprived neighbourhoods in the country¹.
- 1.3. Hugglescote is situated on the Oadby member, a superficial deposit of terrigenous sediment (i.e. sediment derived from the erosion of land). The Church of St John the Baptist is situated at about 150m AOD. Station Road crosses the River Sence [1] at about 130m AOD.

2. Historic development

- 2.1. Maps 1 and 2 indicate the historic development of Hugglescote. The numbers in square brackets in the following paragraphs refer to the labels on these maps.

Sources

- 2.2. Section 4 contains a bibliography. In addition, the following sources have been consulted:
 - The tithe map (1838) held at the county record office (TI/150).
 - Ordnance Survey 1:2500 scale maps of 1884, 1903, 1929, 1960 and 1992.
 - Coalville Urban District Council planning registers, 1948 to 1974.
 - NW Leicestershire District Council planning registers, 1974 to present.

Administrative history

- 2.3. Hugglescote was anciently a township in Ibstock parish. From 1894 Hugglescote was administered by Coalville Urban District Council. From 1974 Hugglescote was administered by North West Leicestershire District Council.
- 2.4. The parish of Hugglescote and Donington-le-Heath was constituted in 2011, under the District of NW Leicestershire (Reorganisation of Community Governance) Order 2010.

Hugglescote before c.1700

- 2.5. Hugglescote does not appear in the Domesday Book of 1086. According to Moore (2005) the first chapel-of-ease was erected in the late fourteenth century. 16 and 26 Dennis Street are early post-medieval buildings. Each building has a timber box frame with brick infill.

Georgian Hugglescote (c.1700 to c.1835)

- 2.6. Map 1 indicates the extent of the settlement in about 1838.
- 2.7. The Ordnance Survey map of 1884 indicates the ‘Manor House’. Moore (2005) describes the Manor House as a Georgian building; a garden building was erected in about 1700.

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 11B is ranked 21333.

2.8. The Ordnance Survey map of 1884 indicates a 'Corn Mill' and 'Mill Pond'. According to Moore (2005) the "last mill" was erected in 1797.

2.9. On Dennis Street, two Georgian brick buildings have date stones. They are 15 Dennis Street (1757) and 28 Dennis Street (1761; pictured). The 1838 tithe map indicates other Georgian buildings; well preserved examples include:



- Castle Inn;
- Church Farm;
- Glebe Farm;
- 22 Dennis Street;
- 30 Dennis Street;
- 41 Dennis Street;
- 48 Dennis Street.

2.10. The chapel-of-ease was rebuilt in 1776, incorporating materials from a chapel at Donington le Heath (Nichols, 1811).

Victorian 'greenfield' development

2.11. Map 2 indicates the development of the settlement between c.1838 and c.1929.

2.12. A Wesleyan Methodist chapel was erected on Station Road in 1851 (pictured); a new chapel was erected adjacent to it in 1891 [2]. A Baptist Chapel and British School were erected on Dennis Street in 1876².



2.13. On the corner of Dennis Street and Station Road, Mr Brewin's grocery and drapery shop was erected in 1877.

2.14. The Ordnance Survey map of 1884 indicates development opposite the Manor House including an inn and a blacksmith's shop [3 and 4]. The map indicates terraced houses to the south of the Wesleyan chapel [5] and on the north side of Grange Road [6]. The map indicates farm buildings on the west side of Station Road [7].

² The Leicester Chronicle (20 March 1875) invited "builders desirous of tendering for the erection of a Baptist chapel and schools at Hugglescote [to] inspect the drawings, specifications and quantities".

- 2.15. The Ordnance Survey map of 1903 indicates the extension of the churchyard [8]. It indicates a short terrace of houses on Grange Road [9] and a semi-detached pair of houses on the east side of Station Road [10]. The 1929 map indicates terraced houses on the corner of Central Road and Grange Road [11].
- 2.16. 58 to 62 Dennis Street were built in 1911 (Moore, 2005)³. The detached house to the north of the Wesleyan chapel [12] is dated 1920⁴.

Victorian infill development

- 2.17. A National School [13] was erected on Station Road in 1862; it was designed by Dain & Smith of Leicester. In 1882 the school was extended eastward to provide an infant school⁵.
- 2.18. The Church of St John the Baptist [14] was designed by John Breedon Everard and erected in two phases. The first phase (including the nave and aisles) was erected 1878-79. The second phase (including the transepts, central tower, chancel and vestry) was erected 1887-88. According to Moore (2005) the chapel-of-ease was demolished in 1887. A vicarage house was erected in 1891⁶.
- 2.19. In about 1911 Walter Geary erected eleven houses on Station Road [15]⁷.

Post-war Hugglescote

- 1.1. 46 Dennis Street (pictured) was erected c.1956 (our reference CL/4759). It was designed by McCarthy Collings & Co for Pick & Sons, hosiery manufacturers.

- 1.2. The Ordnance Survey map of 1960 indicates the straightening of the River Sence [16] and detached and semi-detached houses at the corner of Ashburton Road and Station Road [17].

- 1.3. Semi-detached houses on the south side of Dennis Street were erected c.1978 [18] (our reference CL/73/333). The Ordnance Survey map of 1992 indicates detached houses on the north side of Grange Road [19].



³ Three houses on Main Street (now Dennis Street) by Thomas McCarthy for Mrs Benson. CUDC building plans, plan 44 of 1911.

⁴ Probably the house on Lower Main Street erected by and for Thomas Hatter, builder. CUDC building plans, plan 8 of 1920. 117 and 119 Station Road are probably the houses on Halls Lane erected by Thomas Hatter for Miss Hatter and Mr Armson. CUDC building plans, plan 45 of 1923.

⁵ A Church of England School was erected on Dennis Street in 1835.

⁶ June 1987: Permission granted for a "new parsonage house" (87/0492/P).

⁷ CUDC building plans, plan 40 of 1911.

2. Redevelopment

- 2.1. Map 2 indicates the extent of demolition and infill after about 1929. The letters in square brackets in the following paragraphs refer to the labels on this map.
- 2.2. The Corn Mill was demolished⁸ in about 1937 [a]; the mill pond was filled in c.1948-60 [b]. The Ordnance Survey map of 1960 indicates (from west to east) the demolition of houses on the east side of Station Road [c], terraced houses at the south end of Holms Court [d] and houses on the north side of Grange Road [e].

- 2.3. Buildings at the corner of Dennis Street and Station Road [f] were demolished piecemeal between 1929 and 1992.

- 2.4. In 1987 permission was granted for the development of 24 houses at St John's Close [g] (our reference 87/0377/P; pictured).

- 2.5. The Ordnance Survey map of 1992 indicates the demolition of the following buildings (clockwise from the north-west):

- Terraced houses at the north end of Holms Court [h];
- Buildings on the north side of Grange Road [j];
- Buildings on the south side of Grange Road [k];
- Terraced houses on the south side of Dennis Street [l];
- Terraced houses on either side of Station Road [m to p];
- The inn⁹ and other buildings on the east side of Station Road [q and r];

- 2.6. The Ordnance Survey map of 1992 appears to indicate the demolition of the Manor House [s].

- 2.7. Farm buildings on the west side of Station Road were demolished c.1997-98 [t] (our references 97/01002/FUL and 98/00087/FUL). The Baptist Chapel and British School were demolished in about 2009 [u] (our references 08/00098/OUT and 09/00253/FUL).

3. Below ground remains

- 3.1. Map 4 indicates two archaeological alert areas. Within these areas, it is likely that evidence of medieval and post-medieval settlement will survive below ground.



⁸ *Hugglescote landmark doomed: Coalville urban [council] invites tenders for the demolition of Mill House.* Leicester Daily Mercury (6 January 1937).

⁹ In 1970 the inn was offered "compensation on the grounds of redundancy". Burton Observer (5 February 1970); Leicester Daily Mercury (27 June 1970).

4. Bibliography

Moore B (2005) *Rural peace in Hugglescote of the past*

Nichols J (1811) *The history and antiquities of the county of Leicester: Sparkenhoe Hundred*

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