HISTORIC DEVELOPMENT
OF IBSTOCK

DRAFT

JANUARY 2025

1.   Location and setting

1.1.   Ibstock is a parish in NW Leicestershire District. Ibstock is about 4 miles S of Coalville and 6½ miles SE of Ashby-de-la-Zouch. It is about 14 miles W of Leicester.

1.2.   The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Ibstock as a 'local service centre', i.e. a settlement that provides "some services and facilities primarily of a local nature meeting day-to-day needs and where a reasonable amount of new development will take place". Ibstock is expected to provide about 140 new dwellings by 2031.

1.3.   For statistical purposes, neighbourhoods are divided into Lower Super Output Areas (LSOAs). The whole of the conservation area is in "NW Leicestershire 13F". The level of deprivation in this LSOA is greater than the national median[1].

1.4.   The settlement core is situated on the Gunthorpe member, a broad band of Triassic mudstone running SW-NE. About 2km to the NE, the Ibstock Brickworks exploits the Tarporley formation, an outcropping of Triassic siltstone.

1.5.   The settlement core is situated on ground that slopes down SE toward an unnamed tributary of the River Sence **[1]**. The High Street is situated at 130m AOD; 300m to the SE, Overton Road crosses the water course at 115m AOD.

2.   Historic development (c.1066 to c.1929)

Sources

2.1.   Section 4 contains a bibliography. In addition, the following sources have been consulted:

- The enclosure award map (1774) and tithe map (1838) held at Leicestershire Record Office (ROLLR references DE8666 and TI/155/1);
- Ordnance Survey 1:2500 maps of 1883, 1903, 1929, 1960 and 1973;
- Market Bosworth Rural District Council's building plan registers, 1948-74;
- NW Leicestershire District Council's planning registers, 1974 to present.

Manorial and administrative history

2.2.   At the time of Domesday, the manor of Ibstock was held by Ingenulf de Burton. Henry de Burton was lord of the manor in the early thirteenth century; he died without male issue and the manor was divided between his sons-in-law. The manor of *Ibstock* passed to Robert de Garshall while the manor of *Ibstock Overton* passed to Sir Robert de Verdun.

2.3.   In 1326 another Robert de Garshall died without male issue and the manor of Ibstock passed to his son-in-law, Robert Burdett of Huncote. John Burdett died in 1402 without male issue and the manor passed to his son-in-law, Humphrey Stafford (d.1419). William Stafford died in 1637 seised of "the manor of Ibstock together with that of Overton" (Nichols, 1811).

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[1] NW Leicestershire 013F ranks 9419 out of 34378 LSOAs in England and Wales, with 1 being the most deprived. The national median is 17189. Indices of Multiple Deprivation (2015).

2.4.   By 1846 Richard Curzon-Howe, the first Earl Howe, had claimed the manorial rights. His claim was "disputed by the freeholders and by Mr Brentnall of Bagworth, who purchased the ancient manor house of Sir John Astley" (White, 1846). By 1855 the dispute had been settled in Earl Howe's favour (Kelly, 1855). Francis Curzon, the fifth Earl Howe (d.1964), was the lord of the manor in 1932 (Kelly, 1932).

2.5.   Ibstock was administered by the Market Bosworth Rural District Council from 1895 to 1974. Since that date it has been administered by North West Leicestershire District Council.

Development before c.1774

2.6.   Ibstock appears in the Domesday Book of 1086 as *Ibestoche.* While the Church of St Denys (pictured) is "almost entirely of the early fourteenth century", it is considered "probable that a Norman church stood on the present site" (Pevsner, 1984; Armson, 1938).

2.7.   Cawte (2000) identifies two Georgian buildings that preserve the remains of early post-medieval buildings. The Manor House preserves the remains of an earlier building with 2' thick walls built of random stone. Holmsdale Manor preserves the remains of an earlier two-bay building with "thick walls, probably built of rubble".

2.8.   Fourthorn Farm (pictured) dates to the early eighteenth century. Cawte (2000) says that "the earliest known deeds are 1735". The Manor House was altered substantially in the mid eighteenth century; Cawte (2000) identifies a Georgian wing, "probably built by Joseph Paget, who bought the property in 1748". The house was known as Ibstock House until c.1901-03.

2.9.   Ibstock's open fields were enclosed in 1774. Map 1 indicates the extent of the settlement at that date.

2.10.   The enclosure award map (1774) indicates buildings on either side of Overton Road. The buildings were demolished at some time between 1838 and 1883, excepting "a small ruinous structure, perhaps a chimney breast" **[2]**. The structure may date from the sixteenth or seventeenth century (DOE).

Development c.1774 to c.1929

2.11. Map 2 indicates the extent of development between c.1774 and c.1929.

Georgian development c.1774 to c.1848

2.12. In a terrier of 1703 the rectory is referred to as a timber building. In about 1789 it was extended "with good bricks" and a Swithland slate roof[2]. At about the same time the rectory garden was altered; the fish pond was made regular and the water course to the SE of the garden was straightened. These alterations are reflected in the 1774 and 1818 maps.

2.13. Holmsdale Manor was altered substantially in 1792 for William Clare. Cawte (2000) identifies a date stone on the rear of the building; it is "probably ex-situ". 119 and 121 High Street date to the early nineteenth century.

2.14. The 1818 map indicates development on the E side of Hinckley Road **[3]**.

2.15. A National School **[4]** was built in 1818; a British School **[5]** was built in 1848.

'Greenfield' development c.1848 to c.1929

2.16. The builder Thomas Wileman owned the White House in the late nineteenth century. Wileman converted the detached barn into two dwellings. He built a cottage adjoining the house (dated 1897) and a pair of 'Mock Tudor' houses adjacent to Holmsdale Manor (pictured). In about 1897 he restored the Church of St Denys and built the vestry; the architects were Draper & Walters of Leicester (Brandwood, 2002).

2.17. The 1883 OS map indicates development on the NW side of the High Street **[6]**. The 1903 OS map indicates development to the SW of the National School **[7]** and development at the NE end of the High Street **[8]**. The Palace Cinema **[9]** was designed by Goddard & Wain of Coalville and opened in December 1912.

'Infill' development c.1848 to c.1929

2.18. The 1883 OS map indicates development on the NE side of Orchard Street **[10]**. The 1903 OS map indicates development on the SW side of the street **[11]**. An infant school was erected on Grange Road in 1895 **[12]**.

2.19. A Wesleyan Methodist chapel was erected on Melbourne Road in 1891. The 1903 OS map indicates four terraced houses; the 1929 map indicates seven **[13]**.

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[2] Lincolnshire Archives DIOC/MGA/7. The builder was Benjamin Harris of Atherstone.

Below ground remains

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

2.21. Land on either side of Overton Road is of archaeological interest. The enclosure award map (1774) indicates buildings on either side of Overton Road. The buildings were demolished at some time between 1838 and 1883. The land has not been redeveloped and it is likely to contain the buried remains of early post-medieval buildings.

3. Redevelopment (c.1929 to present)

3.1. Map 3 indicates the extent of demolition and infill in the historic settlement core since c.1929. The letters in square brackets in the following paragraphs refer to the labels on this map.

Infill development c.1929 to c.1960

3.2. In the mid twentieth century, a number of infill developments[3] took place within the historic settlement core, including:

- Ten detached and semi-detached houses[4] on the SE side of Melbourne Road **[a and b]**;
- Three pairs of semi-detached houses on the NE side of Grange Road **[c]**.

3.3. In 1954 permission was granted for the subdivision of the rectory into two dwellings (our reference IB54/4198). A coach house was altered to form a church hall[5]. The church hall (pictured) opened in October 1958.

Demolition since c.1960

3.4. Land on either side of Chapel Street has been demolished piecemeal since c.1929 **[d]**. In the late twentieth century, a number of properties within the historic settlement core were demolished, including:

- Properties on the corner of Hinckley Road and Melbourne Road (including the former British School) were demolished c.1960-73, probably for road widening **[e and f]**;

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3 In this period minor redevelopment included 63 High Street for Mrs Bayliss the butcher (DE3806 plan 1544 of 1934) and 113 High Street for Mr Mears the blacksmith (DE3806 plan 1904 of 1937).

4 A lorry garage was developed on the SW side of Reform Road. In about 2003 this was replaced with a pair of detached houses (our reference 03/00533/FUL).

5 See papers held at the Leicestershire Record Office, DE1717/93 and DE1717/94.

- Properties on the NE side of Reform Road were demolished c.1960-73; part of the site was redeveloped in about 1981 as a surgery (our references 81/0074/P and 81/0961/R) **[g]**;
- 104 to 110 High Street, "four shops with flats over", were built c.1963 (our reference IB63/8553). Remaining properties at the corner of Gladstone Street and High Street were demolished c.1960-73; the site is a surface car park **[h]**;
- Properties on the NW side of the High Street were demolished c.1960-73; the site is a surface car park **[j]**;

- Properties on the NW side of the High Street were demolished and redeveloped c.1975-76 as "Harratts Close" (pictured), eighteen houses arranged in three terraced blocks (our references 75/0454/P and 76/0598/P) **[k]**;

Infill development since c.1960

3.5.   In the late twentieth century, a number of infill developments took place within the historic settlement core, as detailed below. The Ibstock conservation area was designated in June 1992.

- In about 1962, nine pairs of semi-detached bungalows at Bernard Close (our reference IB62/8019) **[m]**, entailing the demolition of properties on the SW side of Gladstone Street **[n]**;
- Before c.1973, a detached dwelling on the SE side of Melbourne Road **[l]**;
- In about 1985, seven detached and semi-detached houses on either side of Hall Street (our references 85/0113/P and 85/0415/P) **[p]**;
- In about 1998, seventy-seven detached houses around Legion Drive **[q]**, entailing the demolition of 81 to 85 High Street **[r]**;
- In about 2002, three detached houses on the NE side of Grange Road (our references 01/01105/FUL and 02/01210/FUL) **[s]**;
- In about 2006, a pair of pseudo-detached houses on the SE side of Curzon Street (our reference 06/01925/FUL) **[t]**.

4.   Bibliography

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