

**HISTORIC DEVELOPMENT  
OF LOCKINGTON**

**DRAFT  
JANUARY 2025**



## **1. Context**

- 1.1. Lockington is a village in NW Leicestershire. The parish is Lockington cum Hemington<sup>1</sup>. Lockington is about 10 miles SE of Derby and about 12 miles SE of Nottingham. It is about 1 mile east of Hemington.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Lockington as a ‘small village’, i.e. a settlement “with very limited services and where development will be restricted to the conversion of existing buildings and the redevelopment of previously developed land” and for the delivery of “rural exception sites for affordable housing”.
- 1.3. For statistical purposes England is divided into Lower Super Output Areas (LSOAs). Lockington is in ‘NW Leicestershire 1B’. The level of deprivation in this LSOA is similar to the national median<sup>2</sup>.
- 1.4. Generally the settlement core is situated below 35m AOD on superficial deposits of clay, sand, silt and gravel. The Church of St Nicholas is situated above 35m AOD. To the west of the settlement core, Daleacre Hill rises to above 55m AOD.
- 1.5. A water course runs northwards along the east side of Main Street.

## **2. Historic development**

### **Sources**

- 2.1. Section 6 contains a bibliography of sources. In addition, the following sources have been consulted:
  - The tithe map (1849) held at Leicestershire Record Office (TI/202/1);
  - Ordnance Survey 1:2500 maps of 1884, 1930 and 1921;
  - 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. The manor was acquired in 1576 by William Bainbrigge. Lockington Hall was erected in 1688 for the Bainbrigge family<sup>3</sup>. In 1769 Philip Harley Bainbrigge died without issue and the manor passed to his sisters Elizabeth and Mary, whom Nichols described as spinsters.

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<sup>1</sup> The ecclesiastical parishes were united before 1557. The parish registers commence at that date (Leicestershire Record Office DE575). The civil parishes were united c.1938-39. Records of Lockington cum Hemington Parish Council commence in 1939 (Leicestershire Record Office DE8674).

<sup>2</sup> 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 1B is ranked 17946.

<sup>3</sup> Nichols (1804) contains a pedigree of the Bainbrigge family.

- 2.3. Elizabeth Bainbrigge died in 1797 and the manor passed to the Rev Philip Story, her first cousin once removed. The Rev Story “remodelled” Lockington Hall between 1797 and 1804, “when Nichols illustrated it” (Pevsner, 1984). John Bainbrigge Story was the lord of the manor in 1849 and 1863. His eldest son (also John) died in October 1871<sup>4</sup>.
- 2.4. In 1872 Nathaniel Curzon acquired Lockington Hall “and left Breedon Hall” (HMDH, 2002). In the same year he made “further alterations” to Lockington Hall and added “extensive service wings”. Records of the Curzon family – including the sales particulars – are held at the Leicestershire Record Office (DE1536).
- 2.5. In 1916 William Curzon died without issue. The manor passed briefly to his nephew Francis Curzon Newton (d.1918), who took the surname Curzon. The manor passed to his son John Newton (d.1972), who also took the surname Curzon. John died without issue and the manor passed to John’s nephew, Charles Curzon Coaker<sup>5</sup> (b.1951).
- 2.6. Lockington 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.1849**

- 2.7. At Domesday “it appears that the resources of the village ... were listed under Shepshed” (NWLDC, 2001). The chancel of the parish church was erected in the thirteenth century (Pevsner, 1984).
- 2.8. Lockington Hall was erected in 1688 and “remodelled” between 1797 and 1804 (see above). Daleacre Farmhouse is dated 1786.
- 2.9. Map 1 indicates the extent of the settlement c.1849. Land on the west side of Main Street [1] was not developed c.1849.

#### **Development since c.1849**

- 2.10. Hemington Lane was opened formally in 1888 (Derby Daily Telegraph, 21 June 1888). Between c.1849 and c.1921 the limited amount of ‘greenfield’ development comprised:
  2. 10 Hemington Lane: Buildings were erected c.1849-84.
  3. 2 & 4 Church Street and 2 & 4 Main Street<sup>6</sup>: Two semi-detached pairs were erected c.1884-1903.
  4. Post Office Farm: The curtilage of the farmstead was extended c.1884-1903 and a farm building was erected c.1900-21.

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<sup>4</sup> His grave marker is in the church yard, to the east of the chancel.

<sup>5</sup> Mr Coaker’s mother was Johanna, the daughter of Francis Curzon Newton.

<sup>6</sup> NWLDC (2001) asserts that the houses were erected c.1876-77. Map evidence does not support this assertion. *There were two distinct phases of building at Lockington under Nathaniel Curzon. In the first phase was the Hall (c.1872-75), vicarage (1873), Post Office Farm (1874), Gardener’s House (c.1875), Post Office (1875), Hall Farm (c.1875), 2 & 4 Main Street and 2 & 4 Church Lane (1876-77). The second phase included 15 & 17 Main Street (1889), the bakehouse extension to the Post Office (1890) and 6 Church Lane (1890). Allsopp (1999).*

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

- 3.1. Since c.1921 the limited amount of 'greenfield' development has comprised:
5. Daleacre Avenue: Four semi-detached pairs erected c.1949<sup>7</sup>.
  6. King's Gate: Ten dwellings erected c.1988-90<sup>8</sup>.
- 3.2. Since c.1921 infill development in the settlement core has comprised:
- a. Village hall, playground and recreation ground: Laid out on crofts to the rear of 19 to 25 Main Street<sup>9</sup>
  - b. Dale Acre House: A detached dwelling erected c.1980 (our reference 80/0579/P).
  - c. 1, 3 and 7 Church Lane: Three dwellings erected c.1984-95<sup>10</sup>.
  - d. Garden Court: Commercial development erected c.1991-93<sup>11</sup>.
  - e. Rookery Lane: Surface car parking including "twelve additional spaces" laid out c.2002 (our reference 02/00874/FUL).
- 3.3. The A dual carriageway was diverted c.1961-67 to accommodate the M1 motorway [f]. Gate piers at the corner of Bampits Lane "were moved to Main Street" (Allsopp, 1999)<sup>12</sup>.

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

- 4.1. The Lockington conservation area was designated in September 1992. Revisions to the designated boundary took effect in May 2001 and a character appraisal was adopted in September 2001. Map 2 indicates the designated boundary.
- 4.2. Since c.2001 development affecting the conservation area has included the following:
- The Courtyard: Farm buildings that did not contribute positively to character were demolished c.2001 (01/00027/FUL).
  - Daleacre Court: In 2001 "disused buildings" were considered detrimental to character. In about 2006 the farmhouse was extended and altered (06/02016/LBC); the farm buildings were altered to form five dwellings (06/01956/FUL).
  - Post Office Farm (i): In 2001 "disused buildings" were considered detrimental to character. In 2006 we permitted the alteration of farm buildings to form four dwellings (06/01943/FUL). The development has not been completed.
  - Post Office Farm (ii): In 2001 "large twentieth century farm buildings" were considered detrimental to character<sup>13</sup>. In 2013 we permitted the erection of four dwellings (13/00740/FUL). The farm buildings have been demolished.

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<sup>7</sup> Information offered by NWLDC Resident Housing. In 2002 we permitted alterations to 1 and 3 Daleacre Avenue and 5 and 7 Hemington Lane including recladding (02/00519/FUL).

<sup>8</sup> Nine houses on King's Gate were permitted in March 1988 (87/1205/P). 9 Main Street was permitted in September 1988 (88/0633/P). 9 Main Street is dated 1990.

<sup>9</sup> The village hall opened in October 1935. Long Eaton Advertiser (25 October 1935).

<sup>10</sup> 1 and 3 Church Lane were erected c.1984 (84/0700/P). 7 Church Lane was erected c.1995 (95/0211/P).

<sup>11</sup> Offices were erected c.1991 (91/0633/P). An extension was erected c.1993 (93/1037/P).

<sup>12</sup> Allsopp (1999) says that the gate piers were "built by Nathaniel Curzon in 1875". The list entry says that they were built in the eighteenth century; Pevsner (1984) says the early nineteenth century.

<sup>13</sup> July 1970: Permission granted for an "agricultural building". CDRDC reference 129/70.

- 27 Main Street: A detached outbuilding that contributed positively to character was demolished c.2016 because it was “beyond repair” (16/00971/FUL).

## **5. Below ground remains**

- 5.2. Map 2 indicates three archaeological alert areas. Within these areas, it is likely that evidence of medieval and post-medieval settlement will survive below ground.
- 5.3. In 2013 we permitted the erection of four dwellings at Post Office Farm (see above) subject to a condition relating to “a programme of archaeological work”. In 2017 we approved a written scheme of archaeological investigation.

## **6. Bibliography**

Allsopp A (1999) *Hand-me-down hearsays of Lockington cum Hemington*

Nichols J (1804) *History and antiquities of the county of Leicestershire* (volume 3 part 2)

NW Leicestershire District Council (2001) *Lockington conservation area appraisal and study*

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

Pevsner N (1984) *The buildings of England: Leicestershire and Rutland*