

**HISTORIC DEVELOPMENT
OF RAVENSTONE**

**DRAFT
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1. Context

- 1.1. Ravenstone is a village in NW Leicestershire District. The parish is Ravenstone with Snibston¹. Ravenstone is about 1.5 miles west of Coalville. It is about 16 miles NW of Leicester and about 18 miles south of Derby.
- 1.2. The amended NW Leicestershire Local Plan (NWLDC, 2021) recognises Ravenstone 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). Ravenstone is in ‘NW Leicestershire 5B’. This LSOA is “among the 50% least deprived neighbourhoods in the country”².
- 1.4. The settlement core is situated on the Tarporley formation of mudstone, sandstone and siltstone³. It is situated close to the Lower Coal Measures formation.
- 1.5. The settlement core occupies level ground at about 145m AOD. Ashby Road slopes down to the NW, crossing Bower’s Brook (or Blower’s Brook) at about 135m AOD.

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

Sources

- 2.1. Section 5 contains a bibliography of sources. In addition, the following sources have been consulted:
 - The parish map (1829) held at Leicestershire Record Office;
 - Ordnance Survey 1:2500 maps of 1883, 1903, 1929 and 1961;
 - Vertical aerial photographs taken in 1948;
 - Ashby Rural District Council’s planning registers, 1948 to 1974;
 - NW Leicestershire District Council’s planning registers, 1974 to present.
 - 2.2. Ravenstone was administered from 1894 to 1974 by the Ashby Rural District Council. It has been administered since that date by NW Leicestershire District Council.
- ### Ravenstone Hall and the Fosbrooke estate
- 2.3. Before 1689 the manor belonged to the Wilkins family, “who rose to riches by coal mines” (Nichols, 1804). John Wilkins died c.1726 and the manor was sold to Roger Cave of Stanford. Mr Cave died c.1741 and the manor was sold to Leonard Fosbrooke of Shardlow.

¹ In 1884 “the detached part of Packington known as Snibston [was] amalgamated with Ravenstone under the name of Ravenstone with Snibston” (Kelly, 1895).

² 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 5B is ranked 17769.

³ Hartley (1984) identifies quarries at Alton Grange – about a mile NW of the settlement core – on the Tarporley sandstone formation.

- 2.4. John Wilkins erected “a very large seat near the hospital, in which Mr Cave afterwards lived”. In about 1750 Leonard Fosbrooke demolished the house and “built one on a smaller scale for his own residence” (Lyson, 1817).
- 2.5. Leonard Fosbrooke’s son “removed to Shardlow ... on the death of his mother”. In 1804 Ravenstone Hall was occupied by a tenant, Godolphin William Burslem, who was “concerned in the coal mines in and near Coleorton” (Nichols, 1804).
- 2.6. Ravenstone Hall “remained the seat of the Fosbrooke family until the death of Mrs Cicely Fosbrooke in 1961”. In 1962 the estate was sold to Robert Parr of Leicester, who died “soon afterwards”⁴. In 1963 the executors sought planning permission for the “use of land for residential development”.

Ravenstone House and the Creswell estate

- 2.7. Robert Creswell “was living at Ravenstone during the time of the Civil War and purchased property there in 1645 and 1650”. Burke (1836) says that another Robert Creswell “erected the present mansion ... on succeeding to the possession of the estates”⁵. Nichols (1804) says that “Mr Creswell has considerable property in this parish and has lately erected a good house by the roadside”.
- 2.8. Leicestershire Record Office holds “papers of the Creswell family estates” (DE376) but access to the papers is closed. The Record Office holds “particulars of sale for the Ravenstone estate” dated 1911 (DE458). Ravenstone House was sold c.1929-30 to Samuel Laxton Hames⁶. It was demolished c.1937-48⁷.

Development before c.1829

- 2.9. The settlement appears in the Domesday Book of 1086 as *Ravenestorp*. The parish church was erected in the early fourteenth century, although Pevsner (1984) says that “there may be earlier walling in places”.
- 2.10. Timber framing was the preferred construction technique before about 1700. 21 and 23 Main Street retains “indications of a box frame”. Coursed and squared stone on the side elevation has a date stone ‘1641’.
- 2.11. 7 Main Street was erected in red brick in 1702. Ravenstone Hospital was erected c.1711 in red brick; it is a grade II* listed building.
- 2.12. Map 1 indicates the extent of the settlement c.1829.

⁴ Information offered by www.rightmove.co.uk.

⁵ Presumably upon the death of his father Richard in 1768. His mother Elizabeth died in 1806.

⁶ Leicester Evening Mail, 8 June 1929 and 17 November 1930.

⁷ Mr Hames made an “order for possession” in 1937. Leicester Evening Mail 17 June 1937.

Development since c.1829

2.13. Since c.1829 'greenfield' development has comprised:⁸

1. 27 Church Lane: Erected c.1829-83.
2. 35 Ashby Road: Erected c.1829-83.
3. Home Farm: The 1829 map indicates farm buildings at the junction of Heather Lane and Leicester Road. Additional farm buildings were erected c.1829-83.
4. Churchyard: A "newly added portion" was consecrated in 1898⁹.
5. Home Farmhouse: Erected c.1903-29.
6. Assage Farmhouse: Erected c.1903-29.

3. Redevelopment (c.1929 to c.2001)

3.1. There was no relevant 'greenfield' development between c.1929 and c.1961. In about 1967 twelve houses [7] were erected on the NW side of Church Lane (ARDC reference AR/3347).

3.2. Proceeding clockwise, demolition within the settlement core has comprised the following:

- a. Home Farm: Farm buildings were demolished c.1961-2001.
- b. Ravenstone House: Demolished c.1937-48.
- c. Ashby Road: Buildings on the N side of the road have been demolished piecemeal since c.1929¹⁰.
- d. 24 to 26 Main Street: Buildings were demolished and replaced with a bungalow and a semi-detached pair.
- e. 6 and 8 Main Street: Buildings were demolished and replaced with two bungalows c.1963-74¹¹.
- f. Hall Farm: Buildings were demolished and replaced with 23 detached houses c.1972 (ARDC reference AR/4458).

3.3. Proceeding clockwise, infill development since c.1929 has comprised the following:

- g. 13 and 13A Main Street: Two dwellings erected c.1969-73¹².
- h. 35 to 84 Ravenslea: Fifty houses erected c.1952-53¹³.
- i. 3 Leicester Road: A detached house.

⁸ From c.1883 'greenfield' development was remote from the settlement core, focussed upon (i) the junction of Church Lane and Swannington Road and (ii) the junction of Leicester Road and Wash Lane. At the former in 1903 there were about 70 houses and a public house. In 1929 there were about 100 houses, a public house and a non-conformist chapel. At the latter in 1903 there were about 20 houses. In 1929 there were about 50 houses and an institute.

⁹ Coalville Times (30 September 1898) *The extension of Ravenstone church yard*

¹⁰ The County Council acquired properties on Main Street in 1958 and demolished them before 1961. The County Council acquired 'Tinney Cottage' in 1964 and demolished it subsequently.

¹¹ Permission for the "use of land for residential development" was granted in 1963 (ARDC reference AR/2403).

¹² 13 Main Street was permitted in 1969. 13A Main Street was permitted in 1973 (ARDC references AR/3813 and AR/4761 respectively).

¹³ Permission was granted in July 1952 (ARDC reference AR/420). NWLDC Resident Housing offered further information.

- j. 3 Ashby Road: A bungalow erected c.1951 in the walled garden of Ravenstone House (ARDC reference AR/362).
- k. 1 to 14 Beech Avenue: Fourteen houses erected c.1955-57 in the garden of The Beeches¹⁴.
- l. 24 to 30 Ashby Road: Two semi-detached pairs erected c.1965 (ARDC reference AR/2845).
- m. 4 and 4A Church Lane: Two detached houses erected piecemeal c.1948-2001¹⁵.

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

- 4.1. The Ravenstone conservation area was designated in January 1973. The District Council adopted a character appraisal in September 2001 and revisions to the designated boundary took effect in November 2001.
- 4.2. Since c.2001 development affecting the conservation area has included the following:
 - n. Raunstone Close: Twenty-seven dwellings erected c.2014 (our reference 14/00051/FULM).
 - o. Saxon Close: Six dwellings erected c.2016 (our reference 15/00128/FUL).
 - p. Plough PH: The public house was demolished and fourteen dwellings were erected c.2018 (18/00959/FULM).

5. Below ground remains

- 5.1. 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.
- 5.2. Development at Raunstone Close (14/00051/FULM) was preceded by an archaeological evaluation (Gethin, 2014). The evaluation “recorded various ditches, gullies, pits and post holes, presumably related to medieval settlement on the street frontage”.
- 5.3. Development at Saxon Close (15/00128/FUL) was preceded by an archaeological evaluation (Gethin, 2015). The evaluation recorded “no significant archaeological deposits”, except for “two possible nineteenth century post holes ... near the site of a former rope walk”.

¹⁴ A ‘revised layout’ was permitted in 1955 (ARDC reference AR/829). 2 Beech Avenue and 3 to 9 Beech Avenue were permitted in 1957 (ARDC references AR/1047 and AR/1144 respectively).

¹⁵ 4 Church Lane was erected c.1948-61. 4A Church Lane was erected c.1987 (our reference 87/0538/P).

6. Bibliography

Burke (1836) *Burke's Commoners*

Gethin B (2014) *Archaeological evaluation: Land off Church Lane, Ravenstone*

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