

APPENDIX 9 – BUILDINGS AND STRUCTURES OF LOCAL SIGNIFICANCE

LOCAL LIST: NON-DESIGNATED HERITAGE ASSETS

1. Wartnaby Hall, Wartnaby

A large, attractive dwelling located within the heart of Wartnaby village. Melton Borough Council's Conservation Area Appraisal identifies the Hall as "a building noted as being of special interest located directly opposite the Church set in magnificent and well landscaped gardens". The appraisal also notes that "It is said that King Charles II took breakfast at Wartnaby Hall with the then owner a Mr. Hackett" and that "it was occupied by military forces during the second world war". The age of the original fabric of the house is unclear but it is likely that a house has stood here since time immemorial, and there are 12th and 13th century remains in the grounds. The present fabric is mainly 18th and 19th century but with a striking Art Deco entrance atrium which was added when the house was reduced in size after the Second World War, during which time it had been occupied by Italian prisoners of war. An arcaded wall within the gardens was formerly part of the Ballroom and forms part of the Listing of Tower Cottage to the North, although the Hall itself is not listed.



Age	Unknown	Largely 18th and 19th century with older origins
Rarity	High	Wartnaby Hall is a unique property.
Aesthetic Value	High	Wartnaby Hall is a highly attractive building set in beautiful grounds. It is integral to the beauty and character of Wartnaby village.
Group Value	Yes	It has some association with the neighbouring Tower Cottage which is Grade II listed and it is local legend that there is a tunnel from the Hall cellar to the Church (although there is no proof for this).
Evidential Value	Yes	Noted as being a building of special interest in Melton Borough Council's Conservation Area Appraisal.
Historic Association	Yes	It is said that King Charles II took breakfast at the Hall with the owner of the time a Mr Hackett.
Archaeological Interest	Yes	The age of the property and remains within its grounds are expected to be of archaeological interest.
Designed Landscapes	Yes	The gardens and grounds are an integral part of Wartnaby Hall's character and beauty.
Landmark Status	Yes	Although not widely visible, the central location of the hall and the attractiveness of its building and setting make it a landmark within Wartnaby village.

Social & Communal Value	Yes	Numerous village events have been held in the grounds and within the Hall itself within living memory and no doubt beyond that.
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Ironstone wall, Wartnaby Hall

This is the ironstone wall that runs along the side of the main street from the corner to the back of the stone outbuildings of "Normanton's Yard". The wall forms part of the boundary to Wartnaby Hall's grounds and is an important and attractive feature of the village streetscape. The wall varies in height from approximately 6 to 8 feet high from the level of the road and retains the higher ground of Wartnaby Hall's garden. In places the wall is capped with stone coping stones, in other places it has no coping stones. The stone and mortar is crumbling and in places is likely to require maintenance or repair in the future. There is a brick arched doorway at the Western end which has steps leading up into Wartnaby Hall's gardens. New iron railings have been added in 2017 atop the curved section of the wall on the corner. The wall should be preserved and repairs should be carried out with matching, local ironstone using traditional lime mortar so as not to detract from the attractiveness of the wall. Removal of the wall or replacement or repair with different or modern materials should be avoided.



Age	Unknown	Exact age is unknown but it is an historic ironstone wall.
Rarity	Medium	The height and curve of the wall are unique within the parish. The wall is a prominent feature of Wartnaby village and although there are other similar ironstone walls within the parish (the walls bounding the road adjacent to Hall Farm, Holwell being the most notable) they do not form such an integral part of the street scene and are not as important to the character of the village.
Aesthetic Value	Medium	Constructed predominantly of the local ironstone the wall is attractive and matches the numerous ironstone buildings within the village.
Group Value	Yes	Association with Wartnaby Hall, which although not a listed building is a building noted of being of special interest in Melton Borough Council's Conservation Area Appraisal for Wartnaby and is itself included within this Neighbourhood Plan's Local List.
Evidential Value	None known	
Historic Association	None known	
Archaeological	Yes	

Interest		
Designed Landscapes	Yes	The wall forms the boundary of Wartnaby Hall's grounds described in the Conservation Area Appraisal as "magnificent and well landscaped gardens".
Landmark Status	No	
Social & Communal Value	Yes	The wall is an intrinsic part of Wartnaby's distinctive character and will have been the back drop to village life for generations of residents.

3. Iron railings and kissing gates, Wartnaby

These are the railings running down the side of the main street that form the boundary of the grass paddock between the road and the church. The railings run down the side of the road as far as the corner. There is a wrought iron kissing gate that provides access to the public footpath that leads to the church. There is also a wrought iron field gate adjacent to the kissing gate. The railings should be preserved and any future repairs or renewals should be carried out with similar style fencing.



Age	Unknown	
Rarity	High	Railings of this age are quite rare within the parish.
Aesthetic Value	High	Despite their poor condition, the railings are an important and attractive part of Wartnaby's historic street scene.
Group Value	Yes	There are iron railings of the same type and age between the two grass paddocks adjacent to the Church.
Evidential Value	None	
Historic Association	None	
Archaeological Interest	None	
Designed Landscapes	None	
Landmark Status	None	

Social & Communal Value	Yes	The iron kissing gate provides access to the metalled footpath to the church and onwards to Ab Kettleby. As the only access route to the church the kissing gate will have been part of all the memorable events that have taken place there (weddings, christenings, funerals, Christmas etc) and is such is part of the collective memory of the place.
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4. K6 telephone box, Wartnaby

Red telephone kiosk, now defunct and at present time being used as a book store. The kiosk is located close to the entrance gates to Friars Well Estate. Cast iron, square kiosk with domed roof. Unperforated crowns to top panels and glazing bars on windows and doors.



Age	Unknown	Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors.
Rarity	Low	Holwell and Ab Kettleby also have K6 type red phone boxes - both of which are Grade II listed.
Aesthetic Value	Medium	
Group Value	None	
Evidential Value	None	
Historic Association	None	
Archaeological Interest	None	
Designed Landscapes	None	
Landmark Status	None	
Social & Communal Value	Yes	

5. Ab Kettleby School Bell

This is the oldest object in the school as it was cast in 1860 two years before the building of the school started. The bell originally hung within the old school itself and was rung by means of a rope. At a later date it was moved to the outside of the old school building where it currently stands on a supporting frame allowing the clapper to be rung by hand.



Age	1860	Cast by Naylor Vickers & Co. - Bell No.2105
Rarity	High	This bell was installed in the school when it was built in 1862.
Aesthetic Value	High	The bell is an important and historical part of the village school.
Group Value	None	
Evidential Value	None	
	Known	
Historic Association	Known	
Archaeological Interest	None	
Designed Landscapes	None	
Landmark Status	None	
Social & Communal Value	Yes	The bell has been an important part of the village school from the day the school opened its doors to local children and many locals have fond memories of the bell being part of their school experience.

6. Ab Kettleby village pond

Situated in the heart of the village next to a large horse-chestnut tree. The pond has a natural source of water from the spring close by and was designed with a sloping side to allow easy access for horse and cart entry. In the past the village was self-supporting with its own trade workers including a wheelwright who may well have used the pond to swell the wood in the wheels built to firm them up.



Age	Unknown	Probably 18th century.
Rarity	High	This a unique part of early history and quite rare within the parish and beyond.
Aesthetic Value	High	The pond has an intrinsic value relating to some of the local properties where the trades of early village life were performed.
Group Value	None	
Evidential Value	None	
	Known	
Historic	None	

Association	Known
Archaeological Interest	None
Designed Landscapes	None
Landmark Status	None

7. Landyke Lane WW2 Pillbox, Holwell

Type 22 pillbox shuttered in brick externally (much of which has fallen away) and wood internally has pre-cast concrete externally stepped embrasures with rectangular concrete shelf with rounded corners below. The half-height entrance is flanked to either side by pistol loops. Brick built cruciform AR wall/pillar with rounded corners in centre. Rounded corners to entrance internal and external. Corrugated asbestos to underside of slab roof. Overall condition fair.

Image and description: Pillbox Study Group



Age	c.1940	
Rarity	Moderate	One of two in the Plan Area. Only 15 are known in Leicestershire (Pillbox Study Group, http://www.pillbox-study-group.org.uk/)
Aesthetic Value	Low	
Group Value	None	
Evidential Value	High	
Historic Association	High	Of local history value (including living memory of use and personnel)
Archaeological Interest	Moderate	
Designed Landscapes	None	
Landmark Status	None formal	Recorded and mapped by e.g. Defence of Britain Archive, Council for British Arachnology

8. Railway overbridge, Landyke Lane / Stone Penn Lane Holwell

Stone-built bridge over deep, steep-sided cutting through the local Jurassic *sandrock* (local building stone) and *Marlstone Rock Bed* (ironstone). Constructed c. 1877 by Holwell iron Company, later part of Midland Railway network. Closed [date?].



Age	c.1877	
Rarity	Moderate	One of two surviving in the Plan Area.
Aesthetic Value	Moderate	Stone-built, using local material, with well-dressed blocks. Impressive physical evidence of the previously extensive and economically important tramway/railway network associated with local ironstone mining and quarrying.
Group Value	Moderate	Part of a widespread group of features and structures in a landscape of industrial history interest
Evidential Value	High	
Historic Association	High	Local and regional industrial history

Archaeological Interest	None
Designed Landscapes	None
Landmark Status	None formal

9. Railway overbridge, east of Holwell village

Stone-built bridge over course of railway where it passed through a narrow natural valley emphasised by earlier quarrying. Constructed c. 1877 by Holwell iron Company, later part of Midland Railway network. Closed [date?].



Age	c.1877	
Rarity	Moderate	One of two surviving in the Plan Area.
Aesthetic Value	Stone-built, using local material, with well-dressed blocks. Impressive physical evidence of the previously extensive and economically important tramway/railway network associated with local ironstone mining and quarrying.	
Group Value	Moderate	Part of a coherent group of features and structures in a landscape of industrial history interest
Evidential Value	High	
Historic Association	High	Local and regional industrial history
Archaeological Interest	None	
Designed Landscapes	None	
Landmark Status	None formal	

10. Water tower, Holwell

Cast iron tank supported on brick pilasters, at high point above the village in farmland.



Age	Early 20 th century	
Rarity	High	Only example in the Plan Area; one of ?two in the Borough
Aesthetic Value	Low	
Group Value		

Evidential Value

Historic Association Moderate Links with the history of public water supply generally and in the parish prior to connection to 'the mains'.

Archaeological Interest Moderate [industrial archaeology]

Designed Landscapes None

Landmark Status Moderate No formal status. Visible from public roads

11. Telephone box, Holwell village

Holwell's iconic K6 box was adopted from BT by the community in 2015. The community then raised funds for an AED to be installed later that year; training in the AED's use by community members followed and the AED remains in service.



Age 1950

Rarity Moderate

Aesthetic Value Moderate

Group Value

Evidential Value

Historic Association High for residents who remember pre-landline and mobile life

Archaeological Interest None

Designed Landscapes None

Landmark Status Moderate