

# Waltham on the Wolds Neighbourhood Plan

## Appendix A: Parish Profile

### Overview

The purpose of the Parish Profile is to describe our current neighbourhood in terms of its people, their health, welfare and housing, local amenities, employment sites and ecology, together with its history, geography and architecture. This document forms part of the evidence base for the development of a Neighbourhood Plan for the Parish.

The Parish has two main settlements, Waltham on the Wolds and Thorpe Arnold and runs along the A607 main road from the NE border of Melton Mowbray. The Parish is in Melton Borough and measures approximately 5 miles north to south and 2 miles east to west at its widest point. The surrounding rolling countryside is mainly dedicated to farming, both arable and livestock. However, very few people work now in agriculture and the majority work either at or from home or commute to work.

Whilst the Parish has good access to local towns by personal transport, it is not well served by public transport services with fairly limited bus services. The majority of those able to do so travel locally by car.

The quality of life is perceived as excellent, with a feeling of community, easy access to open countryside and convenient access to local amenities and the facilities of nearby towns and cities.

### People

- a) At the 2011 census, the population of the Parish was 967 people<sup>1</sup>. Despite an increase in the number of dwellings, the population had remained virtually unchanged since the 2001 census<sup>2</sup>. The following data all come from the 2011 census:
- b) Within that total population in 2011, there were 155 children aged under 16 (16.1% compared to 18.1% in Melton Borough as a whole).
- c) At that same time, 20.9% of the population was over 65 (compared to 18.4% for the Borough). Waltham and Thorpe Arnold Parish (average age of 44.9) had a significantly older population than the whole Borough (average age of 41.7).
- d) The Parish had a relatively aging population from 2001 (average age of 43.3) to 2011 and that trend is likely to have continued since.
- e) The drop in population between the 0-15 and the 16-29 age groups age group was not reflected nationally where the two groups were virtually equal in numbers. This suggests

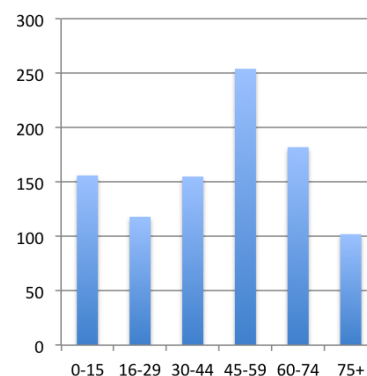


Figure 1: 2011 population by age group

<sup>1</sup> 2011 census data is taken from the Office of National Statistics websites at [www.ons.gov.uk](http://www.ons.gov.uk) and [www.nomisweb.co.uk](http://www.nomisweb.co.uk).

<sup>2</sup> 2001 census data is taken from the Census 2001 Parish Profile produced by Leicestershire County Council.

that young people moved away from the Parish, either for education or work or accommodation.

- f) The vast majority of population is white British.
- g) One feels that people stay for longer than average in the Parish although we could not find data to prove that. Generally, there is a stable population.

## Health

- a) From the 2011 census, the number of persons in the Parish with limiting long-term illness was 164 (17%). This number had increased slightly from the 2011 figure of 159 persons and is consistent with an aging population.
- b) The number of people providing unpaid care in 2011 was 92. 1 in 4 of these carers provides 50 or more hours of care per week.

## Housing

- a) The 2011 Census shows that there were 415 dwellings within the Parish. This is an increase of 37 dwellings since 2001 and we estimate that approximately 30 further dwellings have been added since 2011.
- b) The average household size was 2.3 persons.
- c) A high percentage (57%) of dwellings comprised detached houses or bungalows, compared to an average of 41% in the whole of Melton Borough.
- d) There were very few flats although this will have increased significantly with the building of 13 retirement apartments at Lake View Court behind the Waltham Hall Care Home.
- e) The current average house values<sup>3</sup> in Waltham and Thorpe Arnold respectively are £335,660 and £619,380 (the latter figure seems somewhat suspect and is based on a very small number of houses). These values compare to an average of £230,284 in Melton Mowbray town and are at least 50% higher.
- f) The high percentage of detached dwellings and the high average values, together with the high percentage of professional workers, suggests a comparatively affluent population. However, in the 2011 census, 164 households in the Parish were found to suffer some degree of deprivation by the definitions applied by ONS (covering education, employment, bad health and disability and standard of housing).



Figure 2: 2011 Breakdown of housing type

## Work and travel

- a) The working population in the Parish was 512 in 2011. 41% of that working population fell into the managerial and professional categories compared to 27% for Melton Borough.
- b) 117 people (23% of the total working population) worked mainly at or from home.

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<sup>3</sup> House values are Zoopla Zed-values at 16 October 2015.

- c) The remainder commuted to work and the majority probably commuted outside the Parish. The travel choice for most was to use a car or van (397 or 95% of the total commuting population) of which a small number (24) were passengers. A few brave souls (25) travelled by foot or on bicycle, probably locally. A tiny minority (13, equivalent to 3% of the commuting population) used public transport.
- d) Of those who commuted to work, 36% travelled less than 10 km (6 miles), 31% travelled between 10 and 30km (6 to 19 miles) and 22 % travelled over 30 km (19 miles).
- e) Of the potential working population of 704 (i.e. aged 16 to 74) 183 were inactive i.e. in education, retired or in ill health (check).
- f) The main employment sites in the Parish are:
- Mars on Freeby Lane is approximately ½ mile from Waltham Village centre. The site is home to Mars Food UK, Mars Petcare and the Waltham Centre for Pet Nutrition. It has some 500 employees, the majority of whom travel to work by car. Car sharing is promoted, as is a cycle-to-work scheme. Mars expects the business at Waltham to remain as is for the foreseeable future. It has been part of the community for over 50 years and feels it has a great relationship locally and is proud to have invested in the local environment and supported local events and schools.
  - Twinlakes Park is an important tourist attraction that occupies 50 hectares on the southwest edge of the Parish. It employs up to 220 staff with a core staff of about 50 and the rest on flexible contracts. A small number of employees live in the Parish with the majority coming from Melton. Cars and cycle are used to travel to the site, as public transport links are poor. Currently there is no tourist accommodation on site although this is a future possibility. Security is, unfortunately, a major problem with frequent cases of theft, particularly of tools and equipment.
  - Waltham Care Home employs 125 people on various shifts at Waltham Hall. Most of the people employed are from Melton and the surrounding villages and use either public transport or car to get to work. The Home has no plans currently for future growth.
  - R&R Country Ltd. Situated next to Thorpe Arnold Cricket Club, the store opened in March 2011 and offers a wide of range equestrian and country clothing, safety wear, footwear, saddlery, horse wear, feed, pet products and gifts. Open 7 days a week, the store employs 14 members of staff, most of which are full time with 2 or 3 part time, all of whom live around the local area and either drive or walk to work.
  - Waltham Church of England Primary School and Pre-school are employers of significant size in Waltham, employing 26 staff (6 full-time and 20 part-time).
- g) Smaller employment sites are:
- Fairfield Industrial Estate.
  - Farms in the area.
  - The doctor's surgery.
  - The Waltham Deli.
  - The Royal Horseshoes pub.
  - Melton Golf Club.
  - Fox Field Stud, point-to-point trainers and livery, equestrian sales.

- Spur Farm (Boogie Machin), livery stables & hunter liveries, with range of facilities.
- Mr Tim Tarratt, Waltham House, point-to-point trainer.
- Brooks & Sims joinery workshop
- Hindle Top Farm Equestrian Centre

## Traffic

- a) The A607 is a busy trunk route that runs through the Parish and divides both villages. It carries a lot of large commercial vehicles, especially when the A1 has an emergency closure. Traffic speed is an on-going safety concern especially around the main junctions and Waltham school. Congestion can also be a problem at school start and finish times.
- b) In Waltham, High Street and Goadby Road are form part of popular rat runs to points east and west although there is restricted access for heavy commercial vehicles. Again, speeding traffic is a concern. Both roads suffer from congestion due to parked vehicles especially during the day when people stop to visit the shop, church or deli.
- c) There is no public car park in Waltham; Thorpe Arnold has a car park for the use of Church and village hall users.
- d) Lag Lane in Thorpe Arnold is a rat run to and from the east side of Melton, avoiding the heavy congestion in the town's centre. It is narrow, winding and quite unsuitable for frequent traffic, especially HGVs.

## Amenities

- a) Waltham is well served for amenities including:
  - Waltham Pre School for a maximum of 26 children aged 2-4 years. Ofsted rated 'outstanding'.
  - Waltham Church of England Primary School for up to 100 children aged 4-11 years., Ofsted rated 'good'.
  - The Royal Horseshoes Inn, with B&B accommodation.
  - The Village Hall. This provides many activities (badminton, ballroom dancing, drawing group, Eat & Meet Club, karate, pilates, yoga, Scottish dancing, Women's Institute, etc.) and is a very popular wedding venue.
  - The Scout HQ adjacent to the above. This is also used by Explorer Scouts, Cubs, Brownies & Beavers.
  - The Playfield & pavilion, with football & cricket facilities.
  - The children's play area.
  - St. Mary Magdalene parish church and open cemetery.
  - The village shop and post office.
  - Waltham Deli delicatessen.
  - Waltham Hairdressing Salon.
  - Bryn Barn Bed & Breakfast.
  - Welby Medical Practice.

- Twells Road Affordable Housing.
  - Allotments, High Street, Parish Council owned and run.
  - Allotments, Mill Lane, Church owned and run.
  - Community Orchard, Goadby Road, Parish Council owned.
  - Fair Farm Hideaway shepherd huts and fishing lakes for coarse fishing.
- b) Amenities in Thorpe Arnold include:
- St. Mary the Virgin church.
  - The village hall and community centre.
  - Thorpe Arnold Cricket Club and sports ground.

## Education

- a) Waltham pre-school is registered with Ofsted for a maximum of 26 children (aged 2-4 years old) to attend at any one time. Ofsted acknowledged the quality of the provision in the last inspection when it was judged as 'Outstanding' in all areas. It is based in a self-contained purpose-built facility built in 2010 with access to various outside learning areas and is used by families living in Waltham and the surrounding villages and towns.
- b) Waltham on the Wolds Church of England Primary School was built in 1844 and the main school building is Grade II listed. The school has a long tradition of providing a high quality education for children between the ages of 4-11 in Waltham and the surrounding area. The school was rated 'Good' at the last Ofsted inspection in 2010. Since then a great number of improvements have been made. It has a theoretical floor capacity of 100 pupils although the listed building is very restrictive which significantly affects the maximum capacity. The catchment area includes the surrounding villages of Eastwell, Eaton, Chadwell, Branston, Bescaby and Stonesby.
- c) Primary-age children from Thorpe Arnold are in the catchment area for Brownlow School in Melton Mowbray, although they can opt for Waltham Primary School.
- d) The Primary School also offers an After School Club (child care facility) that is led and managed by the School. It opens between 3.15pm and 6.00pm for children attending the School, up to a maximum of 16 pupils per session.
- e) In line with Government policy, there is a choice of secondary schools. Waltham is in the catchment area of Belvoir High School in Bottesford for secondary education (ages 11-16). It has a capacity of 650 pupils and is part of the Belvoir and Melton Academy as is Melton Vale Post-16 Centre for ages 17-19 in Melton Mowbray. Alternative



secondary schools are John Ferneley College and Long Field Academy in Melton. Thorpe Arnold is in the catchment area for the two latter schools.

- f) Parents also have the option to explore the grammar school system that operates in Grantham.

## Green spaces and countryside

- a) Waltham has some charming green spaces for people to enjoy. The playfield, war memorial area, High Street allotment gardens and Goadby Road orchard are all owned and maintained by the Parish Council on behalf of the village. The Church graveyards and allotment are a secluded haven for moments of solitude.
- b) Thorpe Arnold enjoys the open space provided by the cricket ground
- c) One of the delights of our villages is that one is never far away from open countryside, preserved by the village envelope concept. A network of footpaths & bridleways facilitates easy access to the rolling countryside outside the village boundary.

## Flooding

- a) The Parish is relatively high compared to the surrounding land and not close to rivers or streams. Hence, we are not vulnerable to fluvial flooding.
- b) However, parts of Waltham occasionally suffer from groundwater flooding. There is a 'perched' water table to the south and east of the village due to the underlying impermeable clay. At times of prolonged rain, this creates standing water on the local fields, gives flooding problems to adjacent houses and causes excess water to flow out onto the Melton Road.

## History

The Parish of Waltham on the Wolds and Thorpe Arnold, as the name suggests, comprises two very distinct and separate villages, with Waltham being much the larger; today having nearly 350 dwellings compared to Thorpe Arnold's 41. Thorpe Arnold was merged with Waltham in 1936 to create the one civil parish of today. Historically there is little common history, although both are recorded in the Domesday Book, among numerous English manors held by Hugh de Grandmesnil, sheriff of the county of Leicester, richly rewarded by William the Conqueror for his part in the Battle of Hastings 1066. Latterly the Duke of Rutland, who bought much of Thorpe Arnold in 1715, owned both villages.

At Thorpe Arnold there are miscellaneous earthworks including a bank enclosing a square, a large fishpond and to the west elaborate defences suggesting a prehistoric site, later utilised for manorial defences. There is little substantive evidence of a settlement at Waltham prior to Saxon times. However, it is interesting to note that all ten of the 'ham' villages in Leicestershire, including Waltham, are immediately associated with Roman roads, with the route of the Roman 'Saltway' running West to East through the village and proximity to the known small Roman town at Goadby Marwood. This hints at the possibility that Waltham may have been settled within the Romano-British period, supported by various sites identified through aerial reconnaissance, which although they can not be dated exactly,

tentative dating through examining their form suggests that the sub-surface remains of a Roman landscape may potentially exist with the parish, particularly within the immediate environs of Waltham. This is supported by various small 'finds': In 1984 - two Roman brooches, part of a cosmetic mortar, and a sestertius were found east of the Mount at the end of the High Street. Four sherds of Roman pottery were found in the garden of 4 the High Street in the 1990s and further up the High Street features including postholes have also been recorded, all suggesting pre-Saxon occupation. At the other end of the Parish near Thorpe Arnold and south-west of Twin Lakes finds in the 1990s include Roman pottery and tile suggesting an occupation site - possibly a villa and In 1998 south-east of Thorpe Arnold, a small scatter of Roman pottery (including Samian) and five Roman brooch fragments were found. When these sites are examined as a whole within the Parish it can be seen that significant activity occurred during the Roman period.

The name Waltham can be traced back to Old English (Anglo Saxon) where 'wald', denotes a tract of open land within a forested area, and also in early Anglo Saxon usage, a 'ham' refers to a township or village. Thus in Waltham on the Wolds we have both 'wald' and 'ham' where 'wald' became 'walt' before the 'h' of the second element was added, compounded later in Medieval English with 'wold', meaning elevated open country. Thus the modern name of Waltham on the Wolds – a township in open elevated land.

At the expressed wish of King John, the greater part of Waltham was bestowed upon the Abbot of Croxton Kerrial Abbey who was the King's physician. The Nuns of Nuneaton held a smaller part of the village. In 1541, at the dissolution of the monasteries, King Henry VIII granted those parts of Waltham that belonged to the various religious houses to Thomas Manners, Earl of Rutland. The village remained in the ownership of the Dukes of Rutland until the majority of it, along with many of the surrounding villages, including Thorpe Arnold, was sold to the sitting tenants in 1920/1.

In the 13th Century, due to the increased prosperity created by wool production in the country, Waltham became an important centre for trade; becoming one of the five towns of Leicestershire. In 1227 Waltham was granted a royal charter by Henry III to hold a weekly market and an annual Fair to be held on 19th September, the feast day of St. Mary Magdalene. Waltham charter fair was one of the biggest horse fairs in the country, helping to make Waltham, at that time, commercially more important than nearby Melton Mowbray. Waltham's open arable fields were Enclosed (and turned over to grazing land) in 1766, with a significant area of ridge and furrow (preserved medieval ploughland) surviving today.

By the mid 19<sup>th</sup> century, Waltham was a thriving market town built on the 17<sup>th</sup> century wealth of sheep farming and the wool trade. Then there were 15 pubs and ale houses: The Angel; The Ark; The Axe and Saw; The Black Horse; The Dun Cow; The George; The George and the Dragon; the Granby's Head; The Royal Horseshoes; The Leather bottle; the Plumbers Arms; The Wheel; The Jug and Glass; The Cross swords and The Broom. There were very many trading establishments: the garage, grocers' shop, bakeries, post and telegraph office (opened as early as 1836), butchers, wheelwrights, undertakers, blacksmiths, chemists, doctors, shoe makers, slaughter house and tannery, cheese dairy, florist, plumbers, saddlers; plus a dozen or more working farms and of course the then

working corn mill – built in 1868 of red brick in English bond on the site of a former post mill. Many of the former uses are still so evident in the names of the houses and cottages in the village today: The Old Barn; Dairy House; Coach House; The Granary; Threshing Barn; Old Stables; The Barns.

Thorpe Arnold was a Danish outlying settlement ('thorp') connected to (probably) Melton ('middle settlement) by the 12th century but based on a much older 'Celtic' (Romano-British) site and a 'dark ages' estate. The church was built on a mound – a possibly pre-Christian religious site; the nave (AD800) and font (AD850) are old and its medieval setting can still be experienced in the surrounding landscape. Various Norman landowners and their successors held both villages from the time of the Conquest. The first Baron de Bosco, Ernauld I, and his son Ernauld II took an active part in the political life of England and Normandy. Ernauld II was rewarded in the 12th century, by Robert de Beaumont, the 2nd Earl of Leicester, with a grant of numerous manors in Leicestershire, including Thorpe (Torp). Later generations took the family name of Erna(u)ld - Arnald, and this is widely believed to be how Thorpe Arnold got its name. Earthworks mark the extent of the houses and streets of the medieval settlement that was much bigger than the village of today. Enclosure of the medieval open fields took place piecemeal and early, compared with Waltham, so ridge and furrow is rare in Thorpe but large areas of other medieval earthworks survive.

## Waltham Timeline

- 1086: Waltham mentioned in the Domesday Book.
- C1200: St Mary Magdalene Church built.
- 1227: Waltham market & annual fair established under a charter granted by Henry III.
- C1300: Church significantly rebuilt.
- 1541: at the dissolution of the monasteries, Henry VIII granted parts of the village belonging to the various religious houses to Thomas Manners, Earl of Rutland.
- 17<sup>th</sup> Century: The Horseshoes (later the Royal Horseshoes) built and alterations to the Church.
- 18<sup>th</sup> Century: Market ceases to trade but annual fair continues – seventeen alehouses in the village.
- 1766: Parish enclosed.
- 1776: Village school founded by George Noble.
- 1821: 622 inhabitants recorded in the Census
- 1831: Gabriel Edwards Gillett commenced his incumbency of the Waltham living, which lasted for 40 years, during which he built a large rectory (now Waltham Retirement Home) set in 19 acres of landscaped grounds.
- 1833: Church given a chandelier and a new clock-face.
- 1836: Post office opened
- 1838: Agricultural Hall built (subsequently dismantled). New pews purchased for the Church at a cost of £300.
- 1841: 768 inhabitants recorded in the Census
- 1843: Queen Victoria and Prince Albert stopped at the Royal Horseshoes for refreshment while on route from Belvoir Castle to Melton. In the same year, the



notorious highwayman Thomas (Gypsy Jack) Britten was arrested by police officers at the annual Waltham horse fair. Wesleyan Chapel built at a cost of £270.

- 1844/45: The present village school built in Elizabethan style, superseding a smaller adjacent building, which has since been converted into a dwelling
- 1861: 137 houses and 672 inhabitants in the village.
- 1868: Waltham windmill built on the site of the former post mill
- 1871: 623 inhabitants recorded in the Census
- 1880: Waltham railway station opened
- 1881: 595 inhabitants recorded in the Census
- 1921: Majority of the village sold by the Duke of Rutland to sitting tenants
- 1922: The Duke of Rutland gifted land and a meeting hall to village
- 1940: Waltham windmill ceased working
- 1953: Old meeting hall demolished and a new Village Hall erected
- 1961: Waltham Railway station closed
- 1968: Television transmitter erected
- 1981: Pedigree Petfoods (now Mars) establish base in Waltham
- 1991: 798 inhabitants recorded in the Census
- 2001: 1700 inhabitants in the Waltham Ward recorded in the Census
- 2003: National lottery grant awarded toward the cost of a new village hall – the old village hall and land sold – new hall built adjacent to Waltham playing fields.

### **Thorpe Arnold Timeline**

- 1086: Thorpe Arnold mentioned in the Domesday Book having 37 workmen.
- C1200: The church of St Mary the virgin built – font dated to 1170.
- C1200: Manor House built on ancient Iron Age site.
- 1563: 31 households.
- 1597: Bells 1 & 2 installed in the church.
- 1670: 24 households.
- 1685: Bell 3 installed in church.
- 1715: Lands sold to the Duke of Rutland.
- 1792: Vicarage built.
- 1801: 33 inhabitants recorded in Census.
- 1856: William (Peppermint Billy) Brown was hanged for shooting and stabbing Edward Woodcock, the 70 year old Thorpe Arnold tollgate keeper, and his 10 year-old grandson James. This was the last public execution at Leicester Prison.
- 1861: Village school built at a cost of £200.
- 1875: Church restorations costing £1000.
- 1920: Duke of Rutland sold properties in Thorpe Arnold.
- 1921: 133 inhabitants recorded in Census.
- 1922: Cricket Club built on present site.
- 1923: Village school closed.
- 1924: Golf club opened.
- 1936: Parishes of Thorpe Arnold and Waltham-on-the-Wolds join to form Waltham Parish.

- 1958: Vicarage demolished.
- 1971: Joins Melton Church Team Ministry.
- 2001: 1700 inhabitants in the Waltham Ward recorded in Census.

## Geography

- a) The village of Waltham stands on an elevated position on the eastern extremity of the Leicestershire Wolds overlooking the Vale of Belvoir, some 168m (560ft) above sea level, making it the second highest village in the county.
- b) The prominence of Waltham with its dominant church spire and honeyed houses has been noted through history and is an appealing vista that must be maintained and not jeopardised by inappropriate new build. In 'White's Leicester and Rutland directory' of 1877, Waltham is reported as: a considerable and well built village, occupying a bold eminence with many neat houses. William Camden in 1607: referred to Woltham on the Wold, as a meane Mercat (Market), and most notable and a letter from Daniel Defoe in 1698 describing a journey through the Vale of Belvoir, records his passing through: a rich and fertile country, often in our view is the market town of Waltham in the Would,
- c) Geologically, Waltham is built partly on clay and partly on red marl, with an underlying strata of Jurassic limestone which has been used extensively throughout the village for building, providing Waltham with its most attractive stone features and together with its neighbouring stone built villages are known collectively as the 'iron stone' villages.
- d) Historically, the name 'ironstone' is applied to rocks, usually limestones or sandstones, having a significant iron content. Leicestershire's ironstones occur at two different levels. The older ironstones cap the higher ground, including the Belvoir escarpment. The younger ironstones, lie within the Northampton Sands and are limited to small hill top outliers such as around Waltham on the Wolds. Both ironstone yield building stones of similar appearance, which can be very difficult to distinguish apart. Generally, the Northampton sand formation produces stones with a wider range of honey colours and is generally a softer stone. Whereas the limestones are harder and include the distinctive purple-hearted variety. Because of the proximity of source, both varieties have been used throughout the village. Much of the stone used in the village would have come from the Stonesby quarry (now the Bescaby Lane SSSI nature reserve and adjacent, now covered, land-fill site), where there were also lime kilns to produce lime for mortar. This would have been supplemented by ironstone from the Eastwell and other near-by quarries, giving us today's beauty of Waltham; with its many mellow creamy stone houses and cottages under their red and blue pantile, thatch or slate roofs, in the idyllic rolling countryside of the Wolds and the Belvoir valley – very reminiscent of the Cotswolds. When approaching Waltham on the A607 from the north groupings of mature trees serve to enhance the entrance to the village. Open spaces and paddocks within and adjacent to the village contrast with the sense of enclosure within and serve to enrich the overall rural character of Waltham.

## Architecture

- a) Waltham on the Wolds is noted as one of the most attractive villages in the Borough with its rich mix of building materials and architectural styles. It not only has many stone built houses but there are also good examples of brick buildings. Roofing materials are also varied and include natural slate, red or blue pantiles and thatch. Juxtaposition of roofing styles, heights and materials together with a wide variety of chimneys provides an interesting and visually attractive village roof-scape. Stone boundary walls are also a strong feature linking properties along the street scene. Vernacular architectural details are also widespread throughout in particular stone drip moulds above window heads. It will therefore come as no surprise that Waltham is blessed over 30 grades 1 and 2 listed buildings and structures.
- b) The oldest parts of the village are centred on the historic core of the village around the Church of St Mary Magdalene with a wealth of eighteenth and nineteenth century properties clustered around the Green. To the south, Chester House in Melton Road, a fine stone grade 2 listed former farmhouse, dates from the mid/late 18th century.
- c) In general terms the west side of the Melton road has predominantly older properties set at lower level whilst the majority of buildings on the east side occupy elevated positions and are of later construction, although the local vernacular has generally been respected.
- d) Looking northward the spire of the Church dominates the skyline above the roofs and trees. The roadside trees serve to frame the view and stone boundary walls and associated greenery are important elements in the street scene. The stone gable end of The Old Rectory creates a visual stop in the distance as the road bends towards the green.
- e) The Village School built in Elizabethan style in 1844/45 of ashlar limestone, displays a handsome well-balanced frontage that has changed very little and is a particularly important and dominant grade 2 listed building. The wall and gate piers fronting the school are also listed. On a smaller scale No 29, opposite has its original cast iron patterned windows, a unique feature in the village. Another unique feature is the pump shelter on the roadside fronting No 25. It is a small timber framed open sided structure with a tiled roof that houses one of three communal water pumps within the village.
- f) Gale House on the east side is a grade 2 listed building dating from the mid/late 18th century in limestone with a slate roof, as is the adjacent listed Gale Cottage. Opposite is a new development on the old Church Farm site which has incorporated the original Church Farmhouse and its former outbuildings. These were identified as being of local interest and have been tastefully supplemented by new build properties in local stone, setting an exemplar for future development.
- g) The Church of St Mary Magdalene stands in an elevated Churchyard in a commanding position with its tall slender spire visible for many miles. The magnificent grade 1 listed 13th /14th century Church, as with many churches, is a building with a mixture of architectural styles developed over the centuries. It has Norman origins and the tower and clerestory were completed in their present form in the 15th century. It was subsequently altered and restored from 1839 and in 1850 GG Scott extended the Nave. Within the listed embanked churchyard wall is an iron gate to a small circular

stone chamber that contains a well, fed by a spring, which was provided by the Duke of Rutland as a drinking fountain. Fronting the Church is a small triangular grass area which may once have been the location of the village market place. Thereon is the listed 19th century pump shelter and a listed K6 telephone kiosk. This entire area marks the focal point of the village and is surrounded on all sides by a collection of listed buildings.

- h) The Royal Horseshoes Public House, so named after Queen Victoria and Prince Albert called there for refreshment in 1843 en-route from Belvoir Castle to Melton Mowbray, is a very fine grade 2 listed limestone building dating from the mid 17th century under a thatched roof. The former Marquis of Granby Public House, now converted to housing, is a grade 2 listed building in ironstone under a Bottesford blue pantile roof. Moorlands Farmhouse occupies a prominent roadside position and once comprised a small shop and dwelling. It dates from the late 18th Century and is a fine limestone building with a half-hipped pantile roof.
- i) The High Street is characterised by the dominant natural stonework of both larger buildings and small-scale traditional cottages, linked by natural stone walls and outbuildings. The Church naturally dominates the street scene overlooking the rooftops which together with its fine lych-gate and adjacent reed thatched Gateway Cottage, a mid/late 17th century Grade 2 listed building with its irregular windows, also elevated above street level, form a fine grouping. The elevated footpath fronting these properties, which is set behind an inclined grass verge lined with granite kerb stones, is a somewhat unusual feature that adds interest to the street scene. The varied roof materials, together with fine array of ornate and simple chimney stacks and pots present a very strong feature against the skyline.
- j) Thatched Farm in the High Street adjacent to the former George and Dragon public house is another listed building which dates from the 18th century, built of coursed squared limestone under a recently re- thatched roof with a brick end stack. Stoneleigh House, a grade 2 listed building, together with its associated outbuildings, one of which, the barn and granary is also listed, are a particularly fine group generally un-spoilt by their conversion to residential use. Indeed many of the former agricultural outbuildings in the High Street have been successfully restored and/or converted to residential use, whilst maintaining the original street scene.
- k) One particularly fine building on the High Street, that is a good example of the local vernacular, is Sawgate House. Built in local stone under a slate roof with tall and ornate chimney stacks, the building displays many typical architectural details including bracketed barge boards and stone drip moulds above double hung sash windows. This building exemplifies the local vernacular style and many of those architectural elements are replicated on other buildings throughout the village. Beyond this point the character of the street changes to a more open feel with generally smaller properties set back behind stone boundary walls and wide grass verges.
- l) In contrast Church Lane is a very narrow 'cul-de-sac' lane with properties built close up on both sides giving a very intimate and tight knit feel. All properties are generally constructed in stone with a variation of roofing materials. Single storey and two storey buildings complement each other, the varied roof-scape adding to the character. Two cottages, Nos. 2 and 3 are Grade 2I listed buildings which have been successfully

combined to form one dwelling- Thaxia cottage. The structures date from the 17th and 18th century and are in coursed ironstone rubble walling with a mixture of thatch and pantile roofs incorporating eyebrow dormers and brick ridge stacks.

- m) Mill Lane is another relatively narrow 'cul-de-sac' lane leading to The Old Mill and open countryside beyond. The Mill is a grade 2 listed tower mill dating from 1868, which is now in residential use but continues to dominate the street scene. Typical to the village are numbers 3 – 5 and 7 – 9, two stone walled and Bottesford Blue tiled cottages with hood moulds to the ground floor windows and entrance door. Further along the Lane is the Georgian Manor House and its associated buildings now successfully converted to dwellings.
- n) To the West of the Melton Road, Goadby Road slopes gently downhill towards open countryside and the Belvoir valley beyond. It is typified by neat stone cottages generally built close up to the back edge of the highway adding to the sense of enclosure. The variation in the roofscape defined by different materials, ridge heights and alignments together with varied chimney stacks and pots adds interest to the street scene. Somewhat unusual are the pair of cottages with timber porches and central mock timber framed gabled one set back behind a low stone boundary wall whilst the other has cast iron railings.
- o) It is this rich architectural heritage that makes Waltham on the Wolds the village it is today. Much of the appeal is due to the vast majority of the buildings having been in the ownership of the Duke of Rutland's estate until 1920/1, which dictated design and build standards. Indeed much of the architecture of the older houses and cottages is typical of others in former Belvoir estate villages, with their 'hooded' square topped corbelled drip courses above window and door arches, large over-sailing gabled eaves and statement chimneys. All future development within or adjacent to the historic areas of the village must embrace this heritage by maintaining a sympathetic design in scale and density using complementary materials.
- p) Although Thorpe Arnold is a much smaller community, its close knit feel, clustered around the church and Lag Lane, on a slight rise to the North of nearby Melton is one that too reflects the local stone built vernacular. It is believed that the church of St. Mary the Blessed Virgin was built on the site of an earlier one by the first Ernald de Bois. Certainly parts of it are contemporary with his time, with the arcading of the nave built not later than 1200. A unique feature of the church is the ancient font that dates back to 850. It has a warrior figure attacking two dragons. This carving from its great age is likely to represent St. Michael the biblical dragon slayer. The present Grade II listed church building dates back to 1150, built in the transitional period between the Norman and Early English styles. The tower is probably a few years later and appears to have been little altered. It contains three bells of which the youngest is dated 1658. The last major works were in the 1860s, when the whole building, from the clerestory upwards, was taken down and rebuilt. Nearby in Lag Lane is The Hall. A Grade 2 listed building formerly a farmhouse; built in the late 18th century of red brick in Flemish bond under a hipped slate roof with a two storey canted bay window and limestone dressings.