



Location and Context

This is a large suburban area to the east of Coalville and immediate south-east of Whitwick. It is bordered by Meadow Lane to the north and Warren Hills Road to the east. Its southern boundary is formed by the slopes of Bardon Hill and Quarry. Its western boundary extends seamlessly into the edges of Coalville.

Built Form and Settlement Pattern

This area is a large suburb of Coalville which has a broadly geometric road pattern which has extended along Brown Leys Road, Meadow Lane and Greenhill Road and toward Bardon Hill. Between these roads is a series of small crescents, cul-de-sacs and small roads linking main roads.

There is no obvious centre; shops tend to be dispersed throughout.

There is no over-riding distinctive character or architectural style to the buildings which are mostly semi-detached and detached properties along Brown Leys Road and Greenhill Road, with a small proportion of bungalows to the south of Greenhill Road and short terraces and a few apartments scattered throughout. Buildings are almost all two storey, with apartments at three storeys.



Sense of Place

Gateway Features

From the northern approaches the land falls towards the settlement. Long distance views across Agar Nook to Coalville beyond are possible. These views are not distinctive but provide a sense of arrival at the outer suburbs of a large settlement.

When entering the outskirts of the settlement from the south, Abbots Oak is a distinctive feature. It is a small collection of buildings and a church all constructed from granite. These buildings are separate from Agar Nook, however from this approach they provide an attractive entrance. The church rises above the surrounding properties and the entrance is enhanced by a narrowing effect on the road caused by mature vegetation bordering both sides.

The majority of the settlement has few gateway features of note, with housing set back from the road and housing boundaries reducing the interaction between the buildings and adjacent roads.

Landmark Features

Mature vegetation within Cemetery off Brown Leys Road: The mature vegetation within the cemetery provides a localised feature, although the cemetery is screened from surrounding roads by housing.



Housing uses a mixture of materials including brick of various colours in combination with render and timber panelling. Roofs tend to be either slate or dark grey tiles.

Property boundaries are varied and largely dependent on the age of the property. Older properties generally have more mature garden vegetation which provides some degree of enclosure to their gardens. Newer properties have either open boundaries with grass and paved drives bordering pavements and roads or low evergreen hedgerows, metal railings and low brick walls.

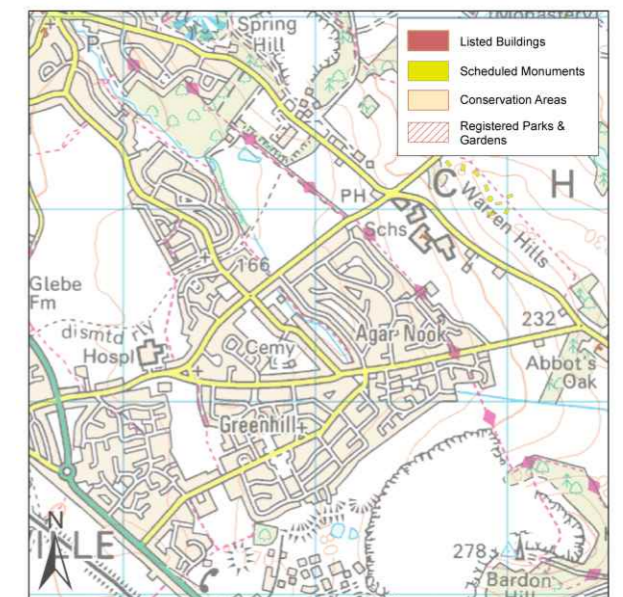
Many roads have avenues of mature trees and larger gardens, particularly along Greenhill Road, often contain tall ornamental hedgerows and mature trees.

There is a high proportion of incidental open space, often including groups of mature ornamental trees. The cemetery is important open space and a small watercourse flowing through the settlement provides a green corridor of vegetation, which in combination with mature trees along roads and within open space contribute to a green setting to the settlement.

AGAR NOOK

KEY CHARACTERISTICS

- Large suburban area with a regular geometric road layout interspersed with modern cul-de-sacs
- Nestled on gently rising land at the base of Bardon Hill and Warren Hills
- Views of new planting around Bardon Hill and Quarry and the rocky outcrops and heathland of wider countryside to north-west
- No obvious centre
- Mostly semi-detached and detached properties with a small proportion of terraces, apartments and bungalows
- Mature trees along roads, watercourses on Bardon Hill and within the cemetery contribute to a green setting
- Large properties (set within mature gardens) border the main roads through the settlement
- Variable boundary treatments, although most gardens are demarcated by ornamental evergreen hedgerows and small brick walls



Agar Nook

Setting in the Landscape

Topography

The topography within the settlement slopes down from Warren Hills Road towards the central part of Coalville. The land rises sharply to the south-east around Bardon Hill and Quarry and to the north-east to the wider countryside around Warren Hills.

Roofline

The roofline is relatively uniform consisting of mostly two and a few three storey properties and lacks any distinctive features. The mature vegetation within the cemetery is a localised feature which provides some softening to the urban roofline. The landform of Bardon Hill and the rocky outcrops at Warren Hills are a distinctive element of the skyline when viewing the settlement from the south.

Key Views

From the wider countryside, particularly from Warren Hills, glimpsed views of roofs within Agar Nook set within mature vegetation are possible. The yellow roof of King Edward VII Science and Sport College is prominent within the wooded settlement fringes.

Views out of the settlement are restricted by housing, although open views towards the wooded slopes of Bardon Quarry are possible from single storey development along Kenmore Crescent and Romans Crescent. Along Meadow Lane there are open views towards small rock outcrops, rough grassland and heathland characteristic of the landscape in the wider area. Small clumps of woodland and steeply rising ground limit long distance views.

Key views both into and within the settlement are largely along approach roads, which tend to be fairly urban and distinction is provided by views out to the wider countryside around Warren Hills and Bardon Hill.

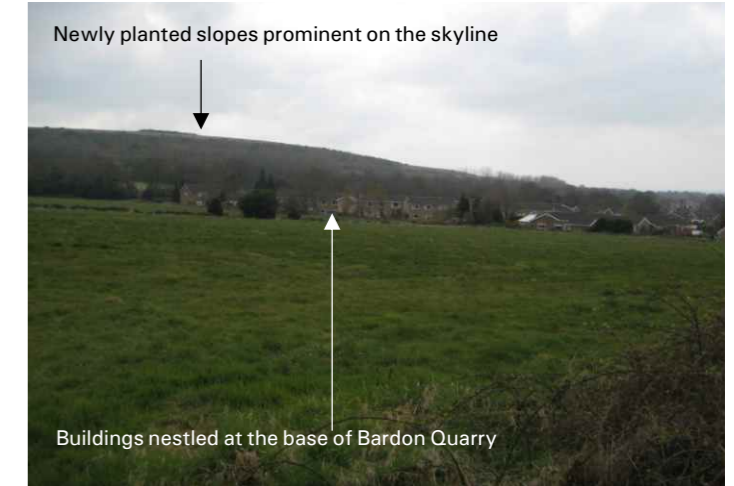
Urban Fringe

The northern edge is strongly defined by Warren Hills Road, Meadow Lane and Leicester Road. King Edward VII Science and Sport College provides an element of lower density development on the fringes of the settlement and mature vegetation within its grounds help to soften the transition to the wider countryside. The wooded edges of peripheral roads provide screening to the urban edge when viewed from public rights of way through Warren Hills.

A pocket of lower lying farmland extends into the settlement adjacent to Meadow Lane; this has fairly wooded hedgerow boundaries. Development along this fringe extends to a small watercourse; mature vegetation along it screens most of this edge with only glimpsed views of the roofline above trees.

The southern edge is defined by the wooded slopes of Bardon Hill and Quarry. The fringe comprises mature woodland with pockets of new landform characterised by rough grassland scrub and new planting.

The western edges are fairly urban and overlook open rolling farmland. The urban edge has low boundary vegetation and properties front directly onto the countryside. The farmland forms an isolated pocket of agriculture and is bordered on all sides by development. This open area provides a partial buffer between Agar Nook and Whitwick although development along Hall Lane joins the two settlements.



Recommendations

- Create distinctive entrance gateways through sensitive new infill development or improvement to public realm to reinforce distinction between settlements
- Protect existing mature trees along roads and encourage more street tree planting
- Preserve the wooded rural approach into the settlement around Abbots Oak
- Protect the sharp distinction and wooded south-eastern fringes of the settlement to retain a soft and well-screened urban edge to ensure that its prominence in the landscape does not increase
- Provide new planting along the western fringes on Hall Lane to soften the urban edge from the wider farmland beyond

