

Denton Conservation Area Reference Table

Building types	One/two storey cottages, larger detached houses with L shaped plan form or double pile plan form.
Walling materials	Coursed ironstone, some brick
Roofing materials	Mainly pantile, some slate
Windows	Mullions, multi paned casements, Yorkshire sliding sash windows
Architectural detailing	Cohesive style of 'Welby Estate'. Some later estate cottages in gothic style with fretted bargeboards, ashlar quoins, decorative crests, timber porches, hooded moulded windows, prominent chimneys, central gables, brick dressings.
Settlement pattern	'L' shaped pattern of development, low density, defined building line, buildings front onto the highway or stand gable-end on or set back within small gardens.
Boundaries	Coursed ironstone boundary walls. Some hedgerows.
Trees	Trees frame key views or form the backdrop to views within and outside the boundary. Groups and plantations surround village. Horse chestnuts are indicative of the village. Trees important feature of churchyard. Trees also feature within private gardens.
Views	Views within the conservation area constrained due to enclosed layout. Landscape of Denton and Harlaxton bowl contributing to numerous views in and out of CA.
Landmarks	Church Tower, Gates to the entrance of Denton Park
Landscape features	Denton and Harlaxton Bowl, Denton Park, wooded slopes of the limestone escarpment contributing towards setting of CA and key views.
Important open space	Field east side Main Street, Field south of Leys House, Allotment gardens, field north of Belvoir Road.
Negative elements	<ul style="list-style-type: none"> - Loss of fabric and original architectural details. - Use of modern materials - Poor condition of estate cottages - Overhead cables - Village water pumps on Village Street in need of repair.
New Development	<p>Must have regard to the historic character of Welby Estate including its buildings, parkland and landscape features.</p> <p>Proposals should seek to promote or reinforce local distinctiveness.</p> <p>Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and detailing.</p>