



Hinckley & Bosworth
Borough Council

A Borough to be proud of

BURBAGE CONSERVATION AREA APPRAISAL

November 2011

1.0 Introduction

- 1.1 The Conservation Area in Burbage was declared on 22 February 1973. The principle purpose of the designation was to protect those parts of the village, which are closely associated with the village's past.
- 1.2 The Conservation Area has been subdivided according to areas of different character. Each area is analysed in terms of its buildings of townscape merit, distinctive details and features of interest, green spaces and vegetation.

2.0 Location

- 2.1 Burbage is situated in Leicestershire, 14 miles south west of Leicester and 1 mile south of the town of Hinckley. It stands on a small hill and is separated from the M69 motorway by a band of countryside.

3.0 Historical Development

- 3.1 The first mention of Burbage was in 1043, when Leofric of Mercia and his wife Gydgifu (better known as Godiva) founded the Abbey of St. Mary at Coventry. They endowed the new abbey with about thirty manors, of which three were the Aston, Burbage and Sketchley Manors.
- 3.2 In 1095 the Abbot died and before another could be elected the Bishop of Chester (Roger of Limes) took illegal possession of the Abbey and its manors. During the resulting lawsuit, help was given to the Bishop of Coventry by the knight Robert de Flamville and he was rewarded in 1100 by the award of the three adjacent manors.
- 3.3 Robert de Flamville had no sons and his name survives only in the suffix which he added to the name of the manor of Aston. His heir was his niece who married into the Hastings family.
- 3.4 The direct line of the Hastings family died out in 1374, but the title was revived in 1416 in favour of Robert de Grey, who held the Manor at Burbage. He was given the title Lord of Hastings. The Grey family remained Lords of the Manor until the abolition of manorial rights in 1935.
- 3.5 For centuries the village remained a small farming community. In the census of 1801, there were only 1098 inhabitants. It was not until the twentieth century that the population exceeded 2000.
- 3.6 During the first half of the seventeenth century the hosiery trade was introduced into the area and for over 300 years this industry became the most important employer in the village. In Burbage during 1844 there were as many as 450 stocking frames operating in the village and church records show that there were a large number of framework knitters well into the 1800's. However the introduction of steam power and new

machinery saw the rapid decline of the domestic industry and the rise of factory production.

- 3.7 During the twentieth century a series of residential development programs turned what was a rural community into a suburb of Hinckley, this surge of residential development continues today.
- 3.8 Burbage now has a population of 17,500 and serves as a dormitory villager for people working within Leicestershire, Warwickshire and the West Midlands.
- 3.9 Despite its small size, several historically important people have been closely associated with the village. These include:
 - i) Birthplace in 1608 of John Cooke. Cooke went on to become Solicitor-General of the Commonwealth of England. He led the prosecution of King Charles I for High Treason which resulted in the king's execution and, ultimately, his own.
 - ii) Herbert Robinson (1884-1977) regarded as one of the greatest hybridist in horticulture.
 - iii) Roger Cotes (1682-1716) A mathematician renowned for his work with Sir Isaac Newton.

4.0 Character Statement

- 4.1 The designated area is focused on St Catherine's church. The character and special interest of the Conservation Area is defined by:
 - A - The distinctive contrast between narrow and open spaces in the street scene.
 - B - Long lengths of terraced housing built primarily with flat facades sited close to or at the back of the pavement enhance this characteristic.
 - C - The juxtaposition of scales which adds diversity to the street scene
 - D - The varied roof-scape provides interest to views in and out of, and within the Conservation Area.
 - E - Its significance as part of the mid 18th to early 20th century development of the Borough.
 - F - The group value of surviving buildings and spaces.
 - G - Local details that collectively and individually give the conservation area a distinctive identity.
- 4.2 In addition a number of fine specimen trees and groups of trees act as focal points in the area as well as providing a softening to the built fabric. These are either in public spaces or private gardens, both of which are

equally important. The varieties of foliage colour gives added variation and depth to key views and reinforce the semi rural appearance of the village centre.

5.0 Setting

- 5.1 The Parish Church of St Catherine is located at the top of a hill and as a result it dominates distant views, particularly from the south-east and the M69 motorway. From the north the topography is relatively flat and there is little to define its location.

6.0 Entrances to the Conservation Area

- 6.1 From the north the curve of Church Street around the end of the churchyard and the narrowing of the street space at this point provides a definite entry point into the Conservation Area from Hinckley Road.
- 6.2 From the west, the entrance is defined by Pugh's Paddock, a pocket park, and the sweeping curve of Grove Road. This green picture is continued by wide grass verges and mature garden trees until the road narrows as it reaches the core of the village where it is squeezed between the high brick garden wall of Cedar Lawns and a terrace of Victorian cottages.
- 6.3 In contrast a group of modern single storey unexciting buildings form the southern entrance to Church Street, a dull image which is only lifted by the high stone wall along the street's western side.

7.0 Spatial Analysis

- 7.1 Within the conservation area the spacial pattern has remained almost unchanged since the late 19th century and is a very important characteristic. Expansive space continues to exist around the church, to the southeast of the war memorial although reduced by the new development at the rear of The Croft /Moat House and at the Horsepool.
- 7.2 An area of separation has also been retained between Burbage Hall / Old Grange Farm / Manor Farm and the primary settlement.
- 7.3 To assist the townscape analysis, the Conservation Area has been divided into four smaller areas each with its own character and identity. Although they represent areas with individual and definable character, there are many similarities between them which create the overall sense of place that justifies their inclusion within a single conservation area.

7.4 Area A - The Church and its immediate vicinity

- 7.4.1 To the south of the church, this part of Church Street has retained much of the character of the old village area. Although the church spire can be seen in occasional views, it is the mature trees and the dressed stone boundary wall of the churchyard which have the greatest impact. These

have created a low key atmosphere which is reinforced by the many fine trees in private gardens and within the street itself. The space itself forms a well defined square lined by some of the most important buildings in the settlement.

- 7.4.2 The Parish church was largely rebuilt in 1842 by the architect, Habershom. As a religious building it is an impressive structure and retains the simple dignity of medieval churches. The churchyard extension, although not within the Conservation Area, stands in stark contrast having limited trees and lacking the softer qualities of the original churchyard.
- 7.4.3 Opposite the church, along the western side of Hinckley Road is a variety of two and three storey buildings of which the cottages at the northern end are very distinctive. Here the three storey houses adjacent to the Cross Keys public house and Cedar Lawns at the corner of Grove Road are the most important. The latter, in particular, restricts the width of Grove Road and creates a sense of enclosure, an impression which is reinforced by the high rear boundary wall of the building.
- 7.4.4 Shop fronts are generally in keeping with the domestic character of the properties with the exception of the large facade and extensive windows of the Co-operative Store. This would be more in keeping with a more urban context.
- 7.4.5 At the northern end of Church Street are a large number of posts and poles which obstruct footpaths and detract from the general appearance of the area. The introduction of heritage style lamp posts has, however, led to an improvement in the general appearance of the street furniture.
- 7.4.6 South of the churchyard the street becomes much wider and forms a square before it bends to the southwest. This, to a high degree, defines the character of the village's Conservation Area. It is flanked by several important listed buildings which include the grand Constitutional Club, Manor Farm and several timber framed buildings. These link with other buildings to tightly define the edges of the space providing a variety of heights, roof details and elevation features which add significantly to the interest of the area. Centrally within the square are some mature trees which act as a focal point in the space. The quality of this area is further enhanced by many traditional floor finishes including cobbles, setts, grass and granite kerbs. However, in contrast, the fragility of the traditional qualities of the area's character can be seen where inappropriate changes have been made such as the addition of bow windows, roof dormers and modern block paving surfacing.

7.5 Area B - Aston Lane Area

- 7.5.1 This is a quiet vehicular cul-de-sac linking into the main square but is visually separated from it by a large beech tree which overhangs the approach. The high kerb forming the edge of the northern pavement reduces the width and visual appearance of the street to that of a lane

which bends around the grounds of Burbage Hall becoming more informal as it extends out into the countryside. The character of this area is rural becoming dominated by mature trees, soft grass verges and the high brick walls which frame the Old Grange and Burbage Hall. It would be undesirable to introduce further development which would increase traffic on this quiet lane.

- 7.5.2 Burbage Hall is a fine two storey seventeenth century building standing in its own grounds. It is bounded by a high brick wall which divides it from the lane and creates a strong sense of enclosure. The Hall's feature bay window closes off the view northwards along Aston Lane and marks the entrance to the Conservation Area from the country.
- 7.5.3 Grange Farm House on the south side of the lane is a very attractive building but being set at the edge of the street is less dominating. Dating from around the sixteenth to early seventeenth century, the two story timber framed building contains a number of important historical features including the oriel window and bow window on the front elevation.
- 7.5.4 Although modern properties occupy the site between Grange Farm House and the cottages fronting onto the Church Street space, these are set well back from the road and have limited visual impact.

7.6 **Area C - The War Memorial Area**

- 7.6.1 To the south of the large square, Church Street becomes very narrow and slopes gently down hill towards the war memorial. This important civic feature stands within a small hedged green area which is itself at the centre of a further triangular space formed by road intersections. A group of mature trees in the grounds of the Moat House, together with two long terraces, form the edges of the space. The beneficial impact of the recent addition of cast iron heritage style street lamps complements the simplicity of the memorial. The impact would be further reinforced if the remaining concrete lamp posts were also replaced. Again the vulnerability of this key space can be seen in the unfortunate roof additions, inappropriate rendering and crude concrete roof tile coverings.

7.7 **Area D - The Horsepool**

- 7.7.1 Beyond this space Church Street continues slowly downhill where its edges are defined by the variety of two and three storey terraced properties along the eastern side and the new brick and stone walls on its western edge. This part of Church Street continues as a series of short unwinding views until it centres on a further green space, the Horsepool and beyond this the Congregational Church.
- 7.7.2 The majority of the traditional cottages which line the eastern side of this part of Church Street, have eighteenth or nineteenth century

origins and are very simple in appearance. The variation in roof and eaves levels adds significant character to the street-scene. The majority of these properties are in good condition and all of the historic properties should be retained. However inappropriate window replacements, the recent introduction of dormer windows, roof material changes and unsympathetic rendering are gradually eroding the inherent quality of the area. The need to retain the existing character of these houses while improving standards of accommodation and insulation must be recognised. Major alterations should be confined to the rear of these properties and adequate consideration given to ensuring that they are in keeping with the scale and design of the original buildings.

- 7.7.3 The modern development at the southern end of Church Street has been set back from the road frontage which has led to a loss of enclosure which should be avoided in the future.
- 7.7.4 In contrast to the closely developed appearance of the eastern side of the street, the west side consists of occasional buildings set against a background of trees. At the northern end is Moat House which is, to a large degree, concealed by a group of mature trees on the street corner opposite the War Memorial. Further southwards is the Horsepool, a fine green space with mature trees and a pond which adds a significant soft feature to the street scene.
- 7.7.5 The pool originally extended up to the street and down to the United Reform Church allowing horses and carts to wade through it. This refreshed the horses and tightened the spokes of the cart-wheels. It was subsequently partly filled and became an orchard and garden with houses built on part of the site. It is now only a fragment of its original size. Its present use as a community garden has ensured its retention for future residents. The Horsepool is now a neatly manicured green space with a small pond at its centre. It provides a punctuation mark in the street and fine outlook for the nearby properties some of which such as The Croft, are very important historic buildings. The Croft is a fine late eighteenth century house with nineteenth century additions and defines the edge of this space. Its elongated windows on the third floor providing an abundance of natural light may suggest a link with the domestic hosiery industry.
- 7.7.6 The buildings along the edge of the Horsepool are separated from it by a narrow gravelled footpath which becomes a road of tarmac and forms a triangular link back to Church Street with the Congregational Church at its intersection.
- 7.7.7 A short distance beyond this stands a group of buildings dominated by the Congregational Church which forms a closing feature to the view along Church Street. This Church also acts as a full stop in the street-scene, its monumental street elevation starkly contrasting with the domestic qualities of the residential properties close by. The attached

terrace however, has been marred by insensitive replacement windows. Beyond this point the street opens out to a view of the library and old people's bungalows and its character changes radically. The approach to the Conservation Area from this direction could be improved by sensitive new planting which would reflect other parts of the village.

8.0 Trees and Landscaping

Existing Planting

- 8.1 Trees and green space are an intrinsic part of the character of the Burbage Conservation Area. They ensure that the area retains a rural village feel despite its location on the edge of large modern suburban areas.
- 8.2 The trees in this Conservation Area are of particular importance to the character and identity of Church Street. Not only do they provide aesthetic and amenity value, but they also provide an important link to the history of the area. Many of the larger and older trees are located close to the boundary of the churchyard, the Moat House and Cedar Lawns. They represent the fashion and trends of earlier times. Landscaping was an important element of Victorian urban design and architecture, where individuals had the vision to plant a wide variety of trees, some of which would grow to a 'forest' scale long into the future.
- 8.3 The green open space afforded by St Catherine's Churchyard, The Moathouse site and the dispersed arrangement of the modern residential plots close by are important not only to the setting of the Conservation Area but also they define the character of Church Street and Grove Road. The accessibility of the churchyard, Pugh's Paddock and The Horsepool is an important resource for the local community.
- 8.4 Although planning consent has been granted for the redevelopment of the Moathouse site to the west of New Road, further development of this site is highly inappropriate and will have a detrimental impact on the established character of the area. It is hoped that careful planting with suitable specimen trees will reduce the impact of the scheme previously granted consent.
- 8.5 A further important group of the trees provides a strong visual screen along Aston Lane. The retention of this screen of trees is essential if the lane is to retain its current rural character.
- 8.6 There are small areas of green space in other parts of the Conservation Area which play an important role in the local area and these have been identified on the appraisal plan. All would benefit from the planting of further trees, particularly semi-mature trees. Where trees have survived in gardens, they are also important and careful consideration should be given to the benefits that they provide to the character of the Conservation Area, before their removal is contemplated.

New Planting

- 8.7 There is a danger that new planting is ornamental and of too small a scale to sustain the character of the area. Landscape is dynamic with trees growing and eventually dying and there is a risk that there will be no large trees entering their mature phase to replace those that die out. This will radically affect the character of the area. An opportunity for enhancement would be the identification of sites for new tree planting and the subsequent planting of suitable indigenous specimens. This could provide the basis of a tree management strategy for the area.
- 8.8 Trees in Conservation Areas are protected under section 211 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Notice of any works to trees, with a stem diameter of 75 millimetres measured at 1.5 metres from ground level, is required by the local planning authority. Failure to give notice is a criminal offence.

9.0 Streetscape

- 9.1 The texture, colour, scale, laying patterns and condition of materials used for street surfaces make a vital contribution to the appearance of a Conservation Area. In the Burbage Conservation Area with the exception of the central Church Street space and a few other minor areas, the road and pavement surfaces are tarmac, edged with long sections of concrete or traditional granite kerb stones and with some granite sett gullies.
- 9.2 However, a number of sections of the granite kerbs have been lost particularly the western side of Church Street. Evidence would suggest that excavations by highway or utilities contractors are responsible for this loss. Any work to the road or pavement surface that does not respect the importance of retaining or sensitive replacement of granite kerbstones or sets, will have a detrimental effect on the wider character of the area.
- 9.3 The street furniture is limited in the main to modern street lights, concrete bollards and steel pedestrian barriers. There is an opportunity to choose more sympathetic designs as they are replaced over time. Bollards can be replaced by a 'historic' design made from cast iron. A small number of galvanised street lamps have been changed to heritage style lamp posts and this process should continue. It would be particularly beneficial if heritage lamp posts were erected in the area around the congregational chapel. Unpainted galvanised steel railings and barriers should also be changed to more sympathetic materials.

10.0 Traffic and Parking

- 10.1 Church Street is a principal route which links the two access roads between Hinckley and the M69 Motorway. Its busy nature contrasts significantly with that of Aston Lane, New Road and Grove Road which are generally only used by residents and visitors. With this exception the

area is therefore subject to very low levels of traffic, which emphasises the secluded character of the area.

- 10.2 Off street parking in the Conservation Area is very limited and has led to a proliferation of on street parking. This has a detrimental impact on the streetscene.

11.0 Building Materials

- 11.1 Throughout the designated area, buildings are mostly two storeys with pitched roofs covered by either Swithland slate, Welsh slate or in a few occasions, clay roof tiles. External walls are brick with occasionally render finishes to the walls. Windows vary in size, and are mainly of timber and set regularly across the facades. Unfortunately many of these windows are being replaced with plastic and this is having a detrimental impact on the appearance of the area. The area also contains a number of small ancillary buildings and garages, some which are not in-keeping with the character of the area.

11.0 Summary of Significance

- 11.1 Linear character of the Conservation Area reinforced by the meandering route and gradual descent of Church Street.
- 11.2 Mix of uses - mainly commercial and residential with a small, but significant proportion of institutional / religious uses.
- 11.3 Mix of scales - ranging from very small 2 storey cottages, through larger 2 storey old farmhouses, to grand 3 storey non-residential buildings such as Cedar Lawns and the Constitutional Club.
- 11.4 The strong sense of enclosure with buildings lining footpath - almost without exception, all properties, traditional and modern, sit parallel to and at, or near to, the back of the footpath edge. Where short gardens occur they are marked by low brick walls, decorative iron railings or privet hedges which reinforce the sense of enclosure. Gaps in the built form such as the churchyard, they are closed by mature planting.
- 11.5 Detailing - imposing buildings such as the Congregational Church and the Co-Operative store have brick decorative features and detailing including a pediment and arched window heads. The more modest properties, e.g. terraces, usually have some eaves detailing, brick window and door heads and decorative chimneys. Where brickwork has not been rendered, flemish bond, diaper brickwork or band detailing is also evident.
- 11.6 The predominance of original frontage features including single storey bays, decorative projecting frontage gables, arched entrance doors and ornamental brick and stone lintols.

- 11.7 Use of red brick and Swithland slate on traditional properties, although many properties have subsequently been altered with the application of render and replacement concrete tiles. Later nineteenth century buildings have Welsh slate roofs.
- 11.8 Most notable views - St Catherine's Church is the local landmark and is prominent in several views, in and out of and within the Conservation Area. The views are generally framed by a green backcloth of trees. The Congregational Chapel and the War Memorial also act as the focal points for key views.
- 11.9 Significant tree groups - The mature trees of Moat House, Cedar Lawns and The Horsepool together with the trees within the churchyard, are important in providing significant greenery within the Conservation Area. Together with the wide grass verges, they enliven and enhance the rural suburban character of the area.
- 11.10 Streetscape features including textured granite kerbs, cast iron gullies and rainwater pavement channels.
- 11.13 The gaps between buildings are important in terms of providing opportunities for creating glimpsed views out of the space as well as creating 'breathing spaces' within the street scene by interrupting the continuity of the built elements.
- 11.14 The variety of plot widths along the streets.

12.0 Vulnerability

- 12.1 The quality of some buildings has been diminished due to alterations and changes that have resulted in the loss of important architectural features and historic fabric. The character of the Conservation Area is vulnerable to the cumulative impact of alterations to windows, doors, roofs, painting of brickwork, loss of chimneys and traditional groundscape.
- 12.2 Deterioration of the condition of the original fabric, materials and detailing.
- 12.3 Demolition of domestic front boundary walls and the loss of railings interrupt the consistent property line, which is an important characteristic in all of the streets.
- 12.4 Insensitive alterations to elevations and extensions to historic buildings, including street facing dormer windows.
- 12.5 The replacement of original roofing materials, such as Welsh slates or clay tiles, with cheaper modern alternatives such as concrete interlocking tiles.
- 12.6 Chimneys are prominent architectural features of many period buildings and make an important contribution to the roof-scape of various street scenes. However, alternative methods of heating and the challenges

associated with maintaining chimneys could threaten the retention of these features in the long term.

- 12.7 Inappropriate proportions of fenestration and architectural details to new development.
- 12.8 Impact of traffic and utility works on the streetscape and on the rural village character of the conservation area.
- 12.9 Ageing and subsequent loss of trees.
- 12.10 Loss of key spaces between buildings.
- 12.11 The inappropriate subdivision of properties and plots of land.
- 12.12 New development that does not reflect the established street pattern.

13.0 Opportunities for Enhancements

- 13.1 Conservation area designation is a planning tool to help protect and enhance areas of special architectural interest. There are elements within the Conservation Area that could be enhanced to help preserve the established character.
- 13.2 Traffic has a significant effect on the historic environment and the quiet rural village character. A system to control through traffic and manage parking should be investigated.
- 13.3 Visual evidence suggests that street works by utilities are causing harm to the fabric of the street. A system of monitoring the quality of this work would be beneficial to the character of the area.
- 13.4 Street furniture has a major impact on the street. When replacement is necessary it should be with more sensitively heritage styled street lights and pedestrian barriers.
- 13.5 Trees are an important characteristic of the Conservation Area. Old or dying trees should be replaced and the opportunity for further planting should be investigated.
- 13.6 The re-use of redundant historic buildings should be encouraged. Demolition has a detrimental impact on the heritage and appearance of an area and is not permitted.
- 13.7 The use of local building materials should be encouraged to help maintain the continuity and attractiveness of the Conservation Area. Eternal materials which are acceptable for roofs are either natural slates or plain dark clay tiles; for walls either red/brown facing bricks or colourwash or occasionally smooth render.

- 13.8 Open spaces between buildings should be retained to conserve the views of greenery between buildings. They are a key feature of the character of the area.

14.0 Listed Buildings

- 14.1 **The Old Grange (farm and attached stable wing) (Grade II*)**
This is a three bay timber framed house of the late sixteenth century or early seventeenth century (although there is a date within the house of 1608) with a kitchen wing to the rear dated 1697. It was restored in the nineteenth century and twentieth century. It is timber framed with painted plaster infill panels. Two nineteenth century tall brick chimney stacks stand above a plain tiled gabled roof. The building itself is two storeys high with an attic. The facades have irregular fenestration with a five light central oriel bay window. For a house of this date and type, it has the best interior in Leicestershire. It has a cross passage with similar on the first floor. The rear wing includes a kitchen dated 1697.
- 14.2 **Burbage Hall, Aston Lane (Grade II)**
The Hall is mainly early eighteenth century with modern alterations. It is believed to incorporate the hunting lodge of the Earls of Gainsborough. The main house is brick and two stories. It has an L shaped plan and its principle elevation faces away from the street to the southwest with a service wing to the rear of the northern wing. There is a wide two storey early twentieth century canted bay at the end of the southern wing and 3 hipped dormers on the street elevation. The interior has two rooms with imported seventeenth century panelling probably from another Gainsborough property and two early eighteenth century staircases.
- 14.3 **129 Church Street (Grade II)**
This 16C cottage is a much altered cottage especially during the nineteenth century. It is one storey with an attic and internally has a timber framed core of cruck construction.
- 14.4 **The Manor House, Church Street (Grade II)**
The core of the house is seventeenth century but was clad in nineteenth century. It has a moulded brick eaves cornice and a plain tied roof with some Swithland slates at the eaves. It is two stories with an irregular four window frontage. The windows are unusual with large iron framed casement with lozenge glazing.
- 14.5 **Archer Cottage, Church Street (Grade II)**
This house dates from the late sixteenth century under-built in the nineteenth century and restored in the twentieth century. It consists of close studded timber framing on the first floor with curved braces and rendered infill panels over jetty on joist ends. The ground floor is rendered and it has a plain tiled roof with brick ridge stacks. It is two storeys high with irregular fenestration of two windows on both floors.

- 14.6 **Church of St Catherine, Church Street (Grade II*)**
 This parish church is part thirteenth century and is dedicated to St Catherine of Alexandria. It was largely reconstructed in 1842 by M Habershon and incorporates a three stage tower with a medieval core. It is constructed of sandstone ashlar with slate roofs and stone coped verges. It has a four bay nave with aisles and a south porch, three bays Chancel with a vestry to the north. The clock on the north and south walls of the tower was added in 1887 to commemorate the Golden Jubilee of Queen Victoria. A recent shallow pitched stone extension has been constructed which links to the body of the church and is used as a community centre.
- 14.7 **28 and 30 Church Street (Grade II)**
 This late eighteenth century pair of cottages in a Gothic style is constructed of red brick with buff brick dressings and a moulded brick eaves cornice to a tiled roof with brick ridge stacks. It is two storeys with projecting wings with attics in the gables. The fenestration is symmetrical with four windows on the first floor and eight on the ground floor. The casements have ogee-headed surrounds with stepped glazing bars.
- 14.8 **The Constitutional Club, 64 Church Street (Grade II)**
 This house, now a Club was constructed in the early to mid nineteenth century. It consists of red brick with a rendered modillion eaves cornice and parapet to a slate roof with brick stacks. It is three storeys with a slight central projection. The fenestration pattern is a regular five window front with the outer windows paired together. Three light casements in the outer bays on the second floor with blind inner windows painted as glazing bar sashes and centre Diocletian window. The outer and central windows on the first floor are bi-partite sashes, the inner windows are sashes. The ground floor has flat headed and canted windows to the centre and right and none light casements to the left. The entrances are to the left and right of the centre with double round arch surrounds and radiating fanlights. The building was formerly the home of George Canning, Prime Minister.
- 14.9 **66 Church Street (Grade II)**
 This pair of houses is seventeenth century with a nineteenth century addition to the right. To the left the structure is timber framed with roughcast infill panels. They have a plain tiled roof with brick stacks. The fenestration is irregular with two windows on the ground floor, two windows on the first floor including a gabled semi-dormer to the left and mock timber framing in the gable. To the right the two storey structure is roughcast on a stuccoed plinth with a slate roof and a central stack. It has a slightly irregular window front with various wooden casements. It has been listed for group value.
- 14.10 **Cedar Lawn, 78 Church Street (Grade II)**
 This early to mid nineteenth century three storey house is constructed of red brick with cement dressings and a Swithland slate roof with ridge stacks. It has a regular three window front consisting of sashes in

moulded, cased and shouldered surrounds on first and second floors and square bays on the ground floor. The central panelled door with fanlight sits under a massive later nineteenth century round-headed hood with horizontal side pieces on paired antae to the front and single antae to the rear. It is listed for group value.

15.0 Important Local Buildings

15.1 The Croft, Church Street

This imposing building, previously known as the Moat House, was built by the 'Wightman's' after selling their home, 'The Old Grange' in Aston Lane in the early 16th Century. The Moat House and its park are mentioned in the 'History of Leicestershire'. It is believed to incorporate cottages from an earlier period. The open space in front of the building was a large pool used by coach drivers to water their horses. This pool was filled in but recently excavated by its current owner.

15.2 The Congregational Chapel

This building was originally built in 1815 but demolished in the early 1890's. The present building was constructed in 1894 of local brick by William Wheelock whose kiln was in Lychgate Lane.

15.3 Horsepool House, Church Street

Only minor changes have been made to this building since the early years of the last century. Only the iron railings have been removed for the war effort and the windows of some houses have been changed.

15.4 The Co-Operative Society, Church Street

Originally constructed in 1874 the shop has played a very important role in the community. It is now a shadow of its former self with its outlying shops in Wolvey and Sharnford and three branch shops in the village itself, all closed.

16.0 Development Guidance

16.1 Any new development must take account of the established character of the area by being of appropriate scale and density utilising traditional materials so that the buildings will make a positive contribution to the character of the conservation area.

16.2 The policies relating to conservation areas are contained within national guidance and will form the basis for determining planning applications. This appraisal should be considered in conjunction with those policies. The following checkpoints are to be taken into account when submitting development proposals:

16.3 To be of a high standard of design that respects the established character and appearance of the conservation area.

- 16.4 Materials to be of a quality and type appropriate to the development and its surroundings.
- 16.5 To retain and protect important landscape and ecological features. Preserve or enhance the special character and setting of the listed building and the conservation area.
- 16.6 To retain and protect important landscape and ecological features. Preserve or enhance the special character and setting of listed buildings, conservation areas and Scheduled Ancient Monuments.
- 16.7 The re-use of redundant buildings is encouraged for uses compatible with their character and setting.
- 16.8 Historic buildings identified on the appraisal map and areas of open space between buildings are to be retained.

17.0 General Conservation Area guidance, planning controls and policies

- 17.1 To maintain the distinctive character and appearance of the Burbage Conservation Area it will be necessary to:
- Retain listed buildings and buildings of local interest.
 - Ensure new development contributes positively to the character or appearance of the Conservation Area regarding siting, scale, design and materials used.
 - Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance.
 - Resist development proposals in key areas, which have been identified.
 - Ensure the consistent application of positive, sensitive and detailed development control.
- 17.2 Special attention is given to the desirability of preserving or enhancing the appearance of the Conservation Area. Planning Applications in Conservation Areas are separately advertised. The principal effects of the designation of a Conservation Area are summarised as follows:
- Consent is required for the total or substantial demolition of any building exceeding 115 cu metres.
 - Applications for Outline Planning permission are not normally acceptable. Full planning applications are likely to be required.
- 17.3 Planning permission is required for:

1. The external cladding of any building with stone, artificial stone timber, plastic or tiles.
 2. Alteration of the roof which results in its enlargement.
 3. A satellite dish on chimney, wall or roof fronting a highway.
- 17.4 Anyone proposing works to a tree in a Conservation Area must give six weeks written notice to the local planning authority.
- 17.5 These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.

Barry Whirrity
Conservation Officer

17 October 2011