



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**HIGHAM ON THE HILL
CONSERVATION AREA
MANAGEMENT PLAN**

**PHOTOGRAPHIC RECORD OF HIGHAM
ON THE HILL CONSERVATION AREA**

October 2009



The privet hedges either side of Main Street help soften the approach into the conservation area. The garage in the garden of 26 Main Street has an adverse impact in the street scene. Its visual impact, however, could be reduced if the garage door was to be painted in a dark colour.



The rendered cottage 15 Main Street built in 1837 has lost some of its original character with the insertion of modern windows. The small pane windows in the end property are more in keeping with the traditional character.



The large canopy that runs at 1st floor level over the whole length of the property at 19 Main Street is out of character with the original form of the property



The roof of 23 Main Street could have been improved if the dormer had been set back and its felt sides finished either in tiles or lead. The dwelling has also lost its chimney pots



The tall hedge fronting 23 Main Street is a dominant feature that helps to soften the street scene.



26 – 30 Main Street is a pleasant terrace that has retained its chimneys.



The Oddfellows Arms is an important property being sited close to the road junction at Nuneaton Lane. The three storey public house which is currently closed has unfortunately had some of its windows replaced with UPVC windows and been re-tiled with artificial roof tiles. It also suffers visually due to the flat roofed extensions.



The modern outbuildings at the pub are of poor visual quality and if the pub was to be converted back to a residence their demolition would be an improvement. There might also be potential for the pub car park to be re-developed as part of a comprehensive scheme.



32 & 34 Main Street are an interesting group with 34 having its gable end fronting the road with small pane windows.



The garage and outbuildings at 34 Main Street are more in keeping with the traditional street scene having pitched roofs and the door painted a dark colour. The granite surfacing is particularly attractive.



The shop front treatment and use of artificial materials at the corner of Main Street and Nuneaton Lane downgrades the visual amenity at this prominent location



The properties 27 – 33 Main Street provide an excellent visual stop when approaching Main Street from Nuneaton Lane. However, the concrete roof tiles on 27 Main Street not in character.



33 Main Street is an excellent vernacular dwelling rendered white with sash windows, sills, traditional walls and copings.



The garage adjoining 33 Main Street compliments the dwelling by way of design, scale and timber door.



The recently built semi detached dwellings, 35/37 Main Street, are of simple design with small front canopies and picket fence.



The access road adjacent to 37 Main Street allows views to the countryside.



The modern dwellings built on the former garage site are also of simple design complimenting the semi detached dwellings on the opposite side of the access drive.



45 Main Street is a pleasant 2 storey dwelling with rosemary roof tiles and panel door. Its front elevation would be improved if the plastic windows were to be replaced with traditional timber sashes.



The symmetry of the terrace 47 – 55 Main Street is spoilt with new windows installed at 49 and the roof and ridge tiles changed at 51.



Pump Row is a pleasant group of properties that is spoilt with the loss of some chimney pots.



The semi detached dwellings 73 & 75 Main Street which are set well back from the carriageway have been spoilt with the installation of UPVC windows.



Fox Cottage is a well maintained rendered property with rosemary roof tiles and a pleasant front garden and wall.



The bungalow 50 Main Street being single storey and built in modern materials has a detrimental visual impact on the conservation area. The area fronting the bungalow is open with the surfacing treatment poor.



The old post office is sited in a prominent location in the conservation area. The rendered property that has timber windows and rosemary roof tiles has retained its original wall post box.



The wall post box at the Old Post Office



The out buildings at Ravenstone Farm have recently been sympathetically converted into dwellings.



The 3 storey late C18 Grade 2 listed dwelling is one of Higham's important vernacular buildings. The red brick property with slate roof, end chimney stacks and large window casements has steps leading to a flush panel door.



This building that was once a public reading room for men has until recently been used as a doctors surgery. The integrity of the premises has been compromised by recent improvements with a large canopy built over two bay windows and UPVC windows installed.



The roof of the Fox Inn built in the 1930's is a visually interesting feature, however the frontage area could be improved.



The Grade 2 Listed Methodist Church was originally 'the house that Jack built'. The building which is built of red brick with a purple brick detailing and plain tile roof is a prominent landmark building in the village.



The Grade 2 Listed C18 cottages painted roughcast with plain tile roof have been listed for their group value.



The Grade 2 early to mid-C18 Listed Elms Farmhouse is red brick dwelling built on a Charnwood rubblestone plinth with plain tile roof and steps leading to a central 6 panel door. The farm is now a riding school.



The outbuilding abutting Elms Farmhouse would be improved if the corrugated roof was replaced with a more traditional roof. The brick walls need attention but should be retained where possible.



The outbuilding at Elms Farm has been successfully converted to a dwelling with an excellent forecourt surfaced with granite setts. The brick wall fronting the premises needs to be raised up and finished with a traditional coping and the area behind surfaced with granite setts.



74 Main Street is a modern 2 storey dwelling that has little in character with the villages traditional buildings.



76 Main Street has lost its traditional integrity with recent improvements. The stone wall fronting the dwelling is an excellent feature which has been retained.



The stone wall fronting Ivy House Farm was rebuilt with a grant from the Borough Council's Environmental Improvement Programme in order to help retain these important features. It is an important historic continuous feature in the conservation area where its impact is strengthened by its continuity



Generally, Church Farm has retained its traditional character although it has lost its chimney pots.



Grade 2* Listed St Peter's Church with its C12 tower. The steeple was removed in the last war as it was considered a danger to aircraft flying from Higham Airfield.



The lychgate built in 1939 is an impressive entrance to St Peter's Churchyard. The Borough Council has replaced the church yard railings using its Environmental Improvement Programme.