



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**BARWELL (HIGH STREET)
CONSERVATION AREA APPRAISAL &
MANAGEMENT PLAN**

**PHOTOGRAPHIC SURVEY OF
CONSERVATION AREA**

September 2010



This period building, 2b High Street, has lost much of its character due to the installation of an external shutter and satellite dish.



The rendered properties 2 & 4 High Street, although having its ground floor windows boarded up, has retained its slate roof and original chimney stacks.



The former Co-op store is now in multi use. Unfortunately, this has resulted in the loss of its traditional shop frontage and the display of over dominant fascia signs.



14 – 18 High Street is a later addition to the Co-Op premises. Although partially boarded at present, the vacant shop shows how the whole of the frontage would have looked without over dominant fascia signs.



View of High Street showing terrace properties running down the west side of the road. The properties are pleasant as a group although a number have now been rendered, had their windows and roofs replaced with artificial materials, and lost their chimney stacks and pots.



Liverpool House, 22 High Street (built 1891), showing its first floor bay window. The property has now been re-roofed with concrete tiles and the large shop fascia is out of scale, however, the property still retains some of its interesting terracotta detailing.



The roof light at 24 High Street is prominent facing onto the public highway. Roof lights, if needed, should be recessed into the roof and located on the rear elevation.



28 – 30 High Street is unusual in having a parapet wall and timber gable. The windows have been modernised but the property still retains its slate roof and chimney stack and pots.



View of properties running down the western side of High Street towards The Barracks.



32c High Street is a fairly modern property built to fill a gap in the terrace. The gap was used to gain access to land to the rear



The modern block of flats built at the junction of High Street and The Barracks.



The property sited at the junction of High Street and The Barracks has lost most of its traditional appeal due to its modernisation and shop front treatment.



56 – 70 High Street showing how the loss of one chimney stack and its pots can have a negative impact on the visual quality of the terrace.



The original outbuildings to 58 -64 High Street are in need of maintenance.



66-68 High Street have been rendered, but still retain their terra cotta detailing at their eaves. The properties have lost their original chimney stacks and pots.



70 High Street is a well maintained rendered property with a slate roof and original chimneys.



The bungalow and garage at 76 High Street are out of character with the traditional properties on High Street due to their modern design and materials, and sitting well back from the footpath.



78 High Street is an important property due to its sitting on the back edge of the footpath. Unfortunately, it has suffered from modernization



The Queens Head Public House is a C17 Grade 2 Listed building sited on High Street. The timber framed property with brick infill, plain tile roof and brick stacks was restored in the late C20.



This short terrace has suffered from the introduction of modern materials which are incompatible with its traditional character. These include concrete roof tiles, plastic windows and doors.



The large flat roof and stark rendering give the Village Hall an appearance which is generally out of character with traditional buildings in the conservation area.



The flat roof porches, large horizontal windows and open garden frontage are out of character with most traditional features in the conservation area.



This former bank premises has been successfully converted into residential use while retaining many original features.



This former public house is now in residential use. The new Georgian style windows have given the building a fussy appearance.



This terrace was constructed by the Barwell Co-operative Society in 1884. Its modernisation has had a detrimental affect on its appearance but the properties still retain their impressive chimney stacks and pots.



The Co-operative terrace has retained some traditional features.



This is the former headquarters of the Barwell and District Co-operative Society on Argyle Terrace. The building has been recently saved from demolition and is currently being converted into apartments.



The rear of the former Co-op showing its former privy block which will be converted into bin stores for the new apartments. Argyle Terrace itself will be re-surfaced.



This is the original Co-op shop. Its appearance would be improved if the plastic cladding was removed to reveal the original brick face and clutter was cleared from the flank wall.



The design of this industrial premises with its flat roof and long horizontal windows is out of character with other traditional properties close by.



The western flank wall of the former Co-operative buildings would be improved if the signage was removed.



This former traditional building has had a parapet added which has had a detrimental impact on its appearance.



The original chimneys, most slate roofs and window proportions have been retained on this attractive brick terrace.



This building is located on a bend at a key road intersection. The site needs improving, the chimneys should be re-built, the render repaired and painted and the property brought back into use. It is having a detrimental impact on the area and its appearance is unacceptable.



The adjoining land needs improving and a blue brick garden wall or fence erected to close off the space from the highway.



The end terrace properties have been spoiled by the use of concrete roof tiles and an inappropriate brick garden wall. These are out of character with the rest of the terrace.



This former boot and shoe factory has had its pitched roof removed, its windows blocked up and an inappropriate shop front added. The security fencing is also having a detrimental impact on the street scene.



This former factory is in a very prominent location in the street. The blocked up windows, roller shutter and inappropriate signage need improving.



The former manager's office at Ivens Farm has now been converted into residential use.



The passageway through this terrace provides an interesting view and access to a former coach house.