



Hinckley & Bosworth
Borough Council

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BURBAGE CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

**PHOTOGRAPHIC RECORD OF
BURBAGE CONSERVATION AREA**

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Looking up Aston Lane towards Church Street showing the positive impact mature trees have on the visual amenity, particularly in the summer when the trees are in leaf.



The Old Grange on Aston Lane is a Grade II* listed 3-bay timber framed dwelling. This imposing early C17 property has a plain tiled roof with a tall central gable and impressive chimney stacks. Its rear wing includes a kitchen dated 1673. According to Pevsner, the house is reputedly to have one of the best interiors in Leicestershire.



Burbage Hall, an imposing early C18 Grade II listed property that helps to close views looking east along Aston Lane. The high wall, hedge and heritage lamp columns enhance the visual quality of the lane



A view of Burbage Hall showing the property's 2 storey canted end bay.



Looking north westwards up Aston Lane. This attractive length of Aston Lane with views terminated by Burbage Hall is particularly rural in character with green verges, high brick boundary wall and good tree coverage



The gable end to the out building attached to the Old Grange. The high level opening, brick segmental arch and rubble plinth are important detail features which add interest to its low key rural appearance.



Although two modern dwellings are accessed from this private drive, being set well back from the carriageway, their visual impact on Aston Lane is negligible



These large properties, 2 & 4 Aston Lane unfortunately do not respect the traditional character of Aston Lane by way of their design, use of modern materials and siting. By being sited well back from the carriageway, enclosure on the lane has also been lost.



This modern wall built with traditional materials and lantern are delightful features on Aston Lane. The granite setts and blue brick edging help to reinforce the traditional character of the lane.



Following the demolition of the Church of England Infant School which stood on this site, its former boundary wall and railings have been incorporated into front gardens of the replacement residential development. It forms eye catching features at the entrance to the conservation area on Hinckley Road which should be retained.



The modern terrace of flats on the west side of Hinckley Road incorporates traditional features, materials and enclose the space which helps to direct views southwards down Church Street. The joinery workshop and offices of Paul & Company formerly occupied this site.



The Grade II* Listed St Catherine's Church occupies a prominent position in the conservation area



Archers Cottage on Church Street is a late C16 Grade II listed property that was under built in C19 and restored in C20. The dwelling has close studded timber framing on the first floor with curved braces and rendered infill panels. Its roof is plain tiled with brick chimney stacks.



The former church rooms are now used as a shoe showroom. Although the window openings and door locations have been changed, it remains an important historic building in the conservation area. The high chimney adjacent is a key feature which should be retained.



Entrance to Manor Farm from Church Street is gained under this pleasant carriage archway. It is remarkable that there is still a working farm sited close to the centre of Burbage



This large Dutch barn is an imposing structure at Manor Farm. These buildings, once very common, are increasingly being demolished and are becoming rare. Further losses should be avoided.



This hedge is an interesting feature on Church Street by the way it has been trained and cut to form an archway.



This attractive 2-storey C19 property that has tall boarded doors projects forward of the attached Manor House. Its brick boundary wall with saddleback coping forms an attractive edge to the footpath.



The Grade II listed C17 Manor House. The property was dressed in the C19 with red brick and has a plain tiled roof with some Swithland slates at the eaves. Some of its casements are iron framed with lozenge glazing. The brick wall is an important feature in the conservation area forming a strong edge to the space



One of a pair of hipped-roof square bays on the front elevation of the Manor House showing the lozenge glazing.



Looking south along Church Street showing the visual impact the mature tree has on the street scene. The tree was planted to commemorate the Queen's coronation in 1953 and forms a focal point in the space. At its base is a brick vault containing two time capsules placed there on 26 December 1953.



The edge treatment to this attractive open space on Church Street is poor. Consideration should be given to edging the area with granite kerbs.



Some areas of this attractive cobbled area on Church Street need attention.



A view of St Catherine's Church looking northwards. The mature cedar tree and row of yew trees growing in the churchyard helps to soften the street scene.



View looking eastwards down Aston Lane from Church Street.
The mature beech tree forms an arch over the road.



129 Church Street is a Grade II listed dwelling, probably C16.
The property has a timber framed core of cruck construction.
It has been considerably altered externally especially in the
C19 but still retains its sash windows on the ground floor.



The three storey building which stood on this site was demolished around 1970 and replaced with this terrace, 117-127 Church Street, which does not follow the traditional character of the area. Its first floor bow windows and large flat roofed dormers are particularly incongruent.



The shop front treatment to this property on Church Street is unfortunate. The fascia and display windows are overly dominant and the original three bay frontage has been ignored.



The timber sash windows and gated service entrance have retained the traditional appearance of the Co-operative store on Church Street despite the modern interventions around the shop entrance. The original five bay frontage and glazed tiles around to the entrance piers have been lost.



81 Church Street has recently had its shop front removed and been converted back to a dwelling.



The large bay window built on the front elevation of 79 Church Street tends to disrupt the unity of the block. The entrance doors and surrounds are excellent features. Originally thatched cottages adjoined the Co-op buildings.



Tong Lodge is a large imposing property on Church Street opposite the War Memorial. The plaque over the door reads:
MDCCXLV 1745



The front entrance to Tong Lodge is an attractive feature on Church Street.



Although 71 Church Street has been converted to a post office and its shop front is overly decorated and it has lost its second floor window. However it is not over prominent in the street scene.



This cast iron George VI post box is an interesting feature sited in the wall of the post office which should be retained.



The visual quality of the conservation area would be improved if the double plastic garage door was to be replaced by two timber doors. It is unfortunate that generally modern plastic windows and doors are replacing traditional timber features in the conservation area.



63-67 Church Street is a pleasant block of properties dominated by the 3-storey shop.



The shop front to these premises has been built in the art-deco style which is in conflict with the appearance of the traditional retractable canopy.



The painted stripes on the Anchor Inn Pub are overly prominent and fussy. They do not reflect traditional timber construction. The building is not a timber framed structure and should not attempt to appear as such. It was here that the Court Leat was held which dealt with all matters of public interest.



The character of 51-57 Church Street has been lost due to modernization. Chimneys have been rebuilt, window openings altered, lintols & sills lost and the brickwork rendered. A consistent colour would improve the appearance. No. 57 alone has retained its traditional appearance.



This impressive block of 3 storey properties, 45-49 Church Street, has been spoilt by the introduction of concrete roof tiles, bow window and the loss of lintols. The ground floor of number 45 was originally a shop.



The dwellings at 35-37 Church Street have retained their traditional appearance. Their original brick construction, window openings, lintols and chimney add significantly to the character of the street scene. The side door, that appears to be an added feature, has unfortunately been bricked up. It is unfortunate that the adjoining properties have been rendered.



Unfortunately, the detached dwelling 33 Church Street does not reflect the character of the conservation area by way of its modern design, materials of construction, siting and semi-open frontage.



The hedge fronting this block of three dwellings helps to screen the properties. The roof light is a prominent feature which breaks the roof plane and should have been sited on the rear elevation of the dwelling.



Although, as a block, 21-25 Church Street has retained its gables and chimneys, the unity has been lost due to the modernization of 21 & 23. The end property shows how the block would have looked if the facing brickwork, sash windows, stone lintols and window sills had been retained unaltered. The other two properties have unfortunately been rendered, their window openings enlarged, porches added and the roof material of one property changed. The brick wall at 23 should have been built in blue brick.



The traditional character of the properties 15-19 Church Street has been lost due to the installation of bow windows, concrete roof tiles and a massive dormer window.



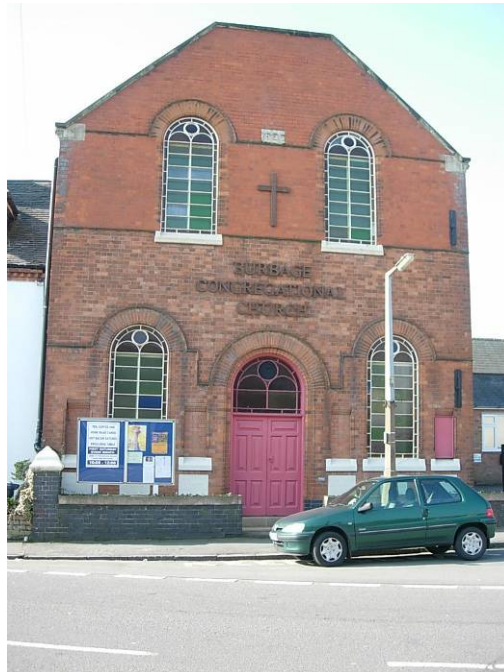
The granite wall and hedge at the junction of Windsor Street/Church Street are pleasant features at the entrance to the conservation area which should be retained.



This modern property, 2 & 2a Church Street blends in with the rest of the block. The shop front is in scale. Unfortunately, the chimney stacks are missing. The impact of changes on the unity of the terrace should always be carefully considered particularly in conservation areas where the street scene is particularly important.



This attractive group of dwellings; 6-10 Church Street still retain their impressive chimney stacks and pots. Unfortunately the original cast iron railing which fronted the properties have been lost.



Burbage Congregational Church is a fine character building sited at the junction of Church Street & the Horsepool.



The concrete post & wire fence along the Burbage Congregational Church's frontage should be replaced with a wall or railings in keeping with the traditional character of the conservation area.



12-16 Church Street is a pleasant block of dwellings that have been rendered and modernised. They originally had railings and a low wall to mark the street boundary. The siting of the satellite dish is unfortunate.



12-16 Church Street looking north westwards. A boundary treatment which was consistent across the whole frontage, would improve their appearance.



18 Church Street is a modern dwelling sited on the back edge of the pavement. Thatched cottages originally occupied this site.



The war memorial on Church Street is an attractive feature enclosed by a privet hedge with heritage street lights sited at each corner. The concrete kerbs and modern block pavers do little to enhance the traditional character of the conservation area.



The Grade II listed dwellings, 28 and 30 Church Street, originally comprised 4 cottages. The properties are early C18 built in the Gothic style with projecting gables. Built in red brick with buff brick dressings, a tiled roof and imposing chimney stacks. The casements have ogee-headed surrounds with stepped glazing bars



The modernization of 34 Church Street does not respect the traditional character of the property. The windows have been modernized, the type of rendering is inappropriate and the flat roof dormer is out of scale and of poor design. The dormer should have been constructed the same design as the 2 adjacent dormers. Consideration should have been given to the impact of these changes on the terrace as a whole.



This excellent pair of semi-detached dwellings still retains their traditional character. The boundary treatment could be improved.



42 & 44 Church Street showing a pair of small canopies and front steps.



46 Church Street is an attractive property that still has retained its sash windows.



The unity of the terrace on the west side of Church Street has been lost due to the rendering and modernization of several properties. However, this length of the road still retains its granite kerbs.



This attractive corner property has unusual saw tooth lintols and decorative ridge tiles. Unfortunately, chimney stack has lost its pots.



Looking north westwards along Church Street. The terrace has retained its historic features including the segmental lintols, sash windows, slate roof finish, decorative ridge tiles and facing brickwork. This has had a major impact on the street scene and the unity of the terrace.



The Grade II listed Constitutional Club was the home of George Canning, Prime Minister in 1827. It is believed to have been constructed in 1707 and is 3 storeys in red brick with a slate roof and 3 chimney stacks. It was originally divided into several dwellings of which one became the New Inn in 1846.



The forecourt to the Constitutional Club would benefit by being re-surfaced in slabs or grassed over to match the opposite side of the road. A low wall with railings along the boundary would also improve its appearance.



The properties 66 & 72 Church Street are Grade II Listed Buildings. No. 66 is C17, timber framed with roughcast infill. 72 is C19, roughcast with a central chimney stack that has lost its pots.



This attractive surface treatment fronting 66 Church Street is used as car parking.



The mature beech trees in the rear garden of Cedar Lawn have a significant impact on the visual amenity at the northern end of Church Street.



Cedar Lawns is a 3-storey Grade II listed building built in red brick with a Swithland slate roof. The property has a central paneled door with fanlight under a large round-headed hood that was added in the early C20. The building that is now used as offices is fronted by a low brick wall that was once topped with iron railings. The four chimney stacks have lost their pots.



View looking westwards along Grove Road. The high brick wall is an important feature in the conservation area.



1 & 3 Hinckley Road forms part of a pleasant terrace of properties. This more recent building replaced a three storey property which previously occupied this site.



The shop front at 5 Hinckley Road has been built in the art-deco style. A thatched cottage formerly occupied this site.



The different ridge heights on this terrace of properties along the west side of Hinckley Road add interest to the street scene. Consideration needs to be given to improving the area fronting the properties with a re-surfacing scheme which would include a heritage lamp post. In Victorian times a village pump was sited on the forecourt.



The Cross Keys public house has been modernised with the addition of rendering and the insertion of large windows.



The decorative pattern on the front elevation of 15 & 17 Hinckley Road has been achieved utilizing brick headers. It is unfortunate that the traditional brick arches have been replaced by concrete lintols above the windows and doors.



Recent development built at the junction of Pilgrims Gate and Church Street. The traditional brick wall was retained as part of the development.



View looking up Pilgrims Gate. Although these buildings are modern, their design is generally low key and they do not detract from the conservation area.



30 Horsepool is an attractive property that has retained its traditional character.



2 Horsepool is a modern dwelling with a subdued design which is set behind a low brick wall. Although its design features are none traditional and the materials used are out of character, its impact on the street scene is neutral.



Interest in this group on the Horsepool is achieved by the variation in roof heights and choice of materials. It is not a terrace, but a collection of attached properties.



The Croft at the junction of the Horsepool & Church Street has been successfully restored. It is a former framework knitters dwelling. Unfortunately the property has lost its traditional chimney pots.



The front porch on The Croft is an eye catching feature on the Horsepool.



The Horsepool with granite walls one side and open space on the other is an attractive setting. It is suggested that a heritage street lighting column could be installed just inside the open space.



The Horsepool has now been developed into a public amenity area. It is understood the pool was once used to water coaching horses passing through the village and was originally much larger.



The Horsepool looking towards Church Street. The facility is occasionally used by local schools for teaching purposes.



Planning permission has been granted for a much larger residential home to replace the existing building on the Moat House site. Many of the trees will be retained in the new scheme.



St Catherine's Rectory is sited at the junction of New Street and Grove Road. It has a very distinctive mansard gable.



View of St Catherine's Church from Grove Road showing how the church dominates the skyline.



Grove Road is characterised by wide grass verges and trees..



Pughe's Paddock is an excellent amenity area on Grove Road that backs on to the mature grounds of Moat House



Burbage Parish Council has provided an information board at Pughe's Paddock setting out its history.



Heritage street name plate on Pughe's Path. It is suggested that this name plate could be utilized throughout the conservation area with the Parish Council crest as the logo.



Double garage doors are not a traditional feature in conservation areas. Any future developments should consider using 2 timber doors and not as shown above.



The use of 2 doors in a double garage painted in a dark colour is preferable to the installation of one double door painted in white.



Cast iron street lighting columns have been installed in several locations in the conservation area. It is considered that the Horsepool would benefit with the installation of these columns



This 8 metres high heritage column has been used on Church Street due to it being a main through road. It is suggested the columns should be installed along the entire length of Church Street and the section of Hinckley Road within the conservation area.



There are a number of attractive front doors scattered around the conservation area; this one is at 77 Church Street.



28 and 30 Church Street have painted boarded doors with ogee heads



The front door to the Constitutional Club has a fanlight beneath a double course of arched bricks.



The front door to 38 Church Street is also an attractive feature.



55 Church Street has a simple planked front door with small fanlight above.



This hefty timber door is sited at the archway leading to the rear of the Co-operative store.



Chimney stacks and pots play an important role in the traditional character of conservation areas.



This eye catching chimney is on the Grade II listed dwelling, 28 Church Street.



The different design of traditional windows adds interest in conservation areas. These timber windows with ogee heads are on the Grade II listed property 28 Church Street. The original windows were cast iron.



Sash windows are also important features in conservation areas that sadly are being replaced by modern plastic windows.



Lintols also contribute to the character of the Burbage Conservation Area.



This feature is known as the Hinckley lintol where it is very common. The plastic windows unsuccessfully try to mimic sash windows



This lintel is a modern attempt to improve the appearance of this dwelling which is out of character with its humble design.



The saw tooth lintel on this property is a traditional detail which adds to the character of the property.



A traditional segmental arch lintol which has been re-pointed.



This fine gable is edged with bullnose headers with a feature ogee lintol over a blind opening.



This traditional bay window is a pleasant feature at 38 Church Street.



This cast iron bollard used to protect the wall at the entrance to the rear of the Co-operative store on Church Street is an eye catching feature.



Attractive path surfaced with Victorian blue pavers.



Access on Church Street surfaced with granite setts.



This attractive short jitty running between Tong Lodge and 77 Church Street is surfaced large pebbles.



This row of unattractive plastic bollards should be replaced with the 'gunner' type bollards utilized in other areas of the centre.



The textured face of this fine stone wall sited at the side of The Croft on Church Street adds character to this part of the conservation area.



Slate steps fronting dwelling on Church Street are a traditional feature of the conservation area.