

**IBSTOCK CONSERVATION AREA
BOUNDARY REVIEW**

**REVISED
OCTOBER 2017**

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1. Introduction

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Ibstock conservation area was designated in June 1992.
- 1.2. A number of boundary revisions are proposed, as indicated on map 1. The proposed conservation area boundary is shown on map 2.

2. Boundary review

- 2.1. The proposed boundary revisions, which are described in the following paragraphs, are recommended for several reasons:
 - In places, the current boundary does not reflect the boundaries that appear on the ground, such as property boundaries. This may undermine clarity and consistency in decision making;
 - The current boundary includes some land and buildings that make no positive contribution to the character of the area; some of these buildings have been built since the original designation;
 - The current boundary excludes some land and buildings that make a positive contribution to the character of the area, which were overlooked by the original designation;
 - In places, the current boundary creates inconsistencies in the way that areas are treated – that is, some buildings facing a street or open space form part of the conservation area, but others do not.

Area 1: 1 to 7 Hinckley Road

- 2.2. It is proposed to **add** 1 to 7 Hinckley Road to the conservation area. These houses (pictured) contribute positively to the character of the area. Their age and characteristics are similar to other properties around Hall Lane. The houses are pre-Victorian. They are two storeys tall, quite densely developed and set back from the street behind shallow front gardens.



- 2.3. It is proposed to **remove** highway land fronting the Crown Inn from the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.

Area 2: Land at Holmsdale Manor

- 2.4. It is proposed to **add** land at Holmsdale Manor to the conservation area, to reflect the boundaries that appear on the ground and to ensure clarity and consistency in decision making.

Area 3: Ibstock House Surgery and 122 to 130 High Street

- 2.5. It is proposed to **remove** Ibstock House Surgery from the conservation area. The property was developed in about 1982. It is a large scale building, 1½ storeys in height. It has a non-traditional roof covering. It is set back behind a substantial surface car park with elements of soft landscaping. It does not contribute positively to the significance of the conservation area.

- 2.6. It is proposed to **remove** 122 to 130 High Street (pictured) from the conservation area. 124 to 128 High Street were built c.1903-29; 130 High Street was built c.1929-60. They are standard post-byelaw houses that do not contribute positively to the significance of the conservation area.



Area 4: Land between the Whimsey Inn and the Palace Cinema

- 2.7. It is proposed to **add** land between the Whimsey Inn and the Palace Cinema to the conservation area. The character appraisal refers to this land as 'High Street (NE)'. This land is part of the historic settlement core. It has been separated from the remainder of the conservation area by post-byelaw and modern development, including sites demolished in the 1960s and 1970s.
- 2.8. Generally this land is comparable in significance to the 'High Street (SW)' character zone. The land contains seven buildings that may be identified on the 1818 plan of Ibstock, as follows. Fourthorn Farm is a grade II listed building.
- 52 and 54 High Street;
 - 78 and 80 High Street;
 - Fourthorn Farm (86 High Street);
 - Whimsey Inn (92 High Street);
 - Ram Inn (17 High Street);
 - 51 High Street;
 - 59 High Street.

- 2.9. The National School was built in 1818. Buildings erected before about 1840 are generally of interest because of their age and rarity. The Palace Cinema (pictured) opened in December 1912; cinemas built before 1914 are generally considered suitable for listing. The historic interest of this land justifies its inclusion in the conservation area.



Area 5: Land to the SE of the Rectory

- 2.10. It is proposed to **add** land to the S of the Rectory to the conservation area, for its historic interest and for the sake of clarity and consistency in decision making.
- 2.11. The enclosure award map (1774) depicts the rectory garden extending from the High Street to the water course; the rectory garden enclosed the churchyard on three sides. In about 1800 the rectory garden was altered; the fish pond was made regular and the water course to the SE of the garden was made straight.
- 2.12. The Ordnance Survey 1:2500 map of 1883 depicts a rectangular enclosure to the SE of the rectory (probably a kitchen garden) and mixed coniferous and deciduous trees along the water course.

2.13. At present the conservation area boundary includes the NW part of the rectory garden. It excludes the SE part of the rectory garden (pictured) and key features including the fish pond, the kitchen garden and the trees along the water course.



2.14. On the other side of the water course, agricultural land extends along Hinckley Road and Overton Road to the district boundary. The open nature of land to the S of the Church and Rectory maintains the visual relationship between the agricultural land and the historic settlement core.

Area 6: Land on Overton Road and 2 to 5 (cons) South Road

2.15. It is proposed to **add** land on Overton Road (pictured) to the conservation area.

2.16. The enclosure award map (1774) indicates buildings on either side of Overton Road. The buildings were demolished at some time between 1838 and 1883, excepting “a small ruinous structure, perhaps a chimney breast”. The structure may date from the sixteenth or seventeenth century (DOE).



2.17. The land has not been redeveloped and it is likely to contain the buried remains of early post-medieval buildings. The archaeological interest of the land justifies its inclusion in the conservation area.

2.18. On the other side of the water course, agricultural land extends along Hinckley Road and Overton Road to the district boundary. The open nature of land on Overton Road maintains the visual relationship between the agricultural land and the historic settlement core.

2.19. It is proposed to **add** 2 to 5 (cons) South Road to the conservation area. These properties make no particular contribution to the character of the area, but their inclusion in the conservation area would ensure the consistent treatment of land to the SE of the historic settlement core.

Area 7: Land to the rear of 117 to 121 High Street

- 2.20. It is proposed to **add** land to the rear of 117 to 121 High Street to the conservation area. The character appraisal refers to this land as 'The Crofts'. This land comprises a pair of crofts associated with a pair of early nineteenth century houses. The houses are grade II listed. The historic interest of the land justifies its inclusion in the conservation area.
- 2.21. On the other side of the water course, agricultural land extends along Hinckley Road and Overton Road to the district boundary. The open nature of land to the rear of 117 to 121 High Street maintains the visual relationship between the agricultural land and the historic settlement core.