



BEEBY CONSERVATION AREA : BOUNDARY REVIEW

Charnwood Borough Council

BEEBY CONSERVATION AREA: BOUNDARY REVIEW

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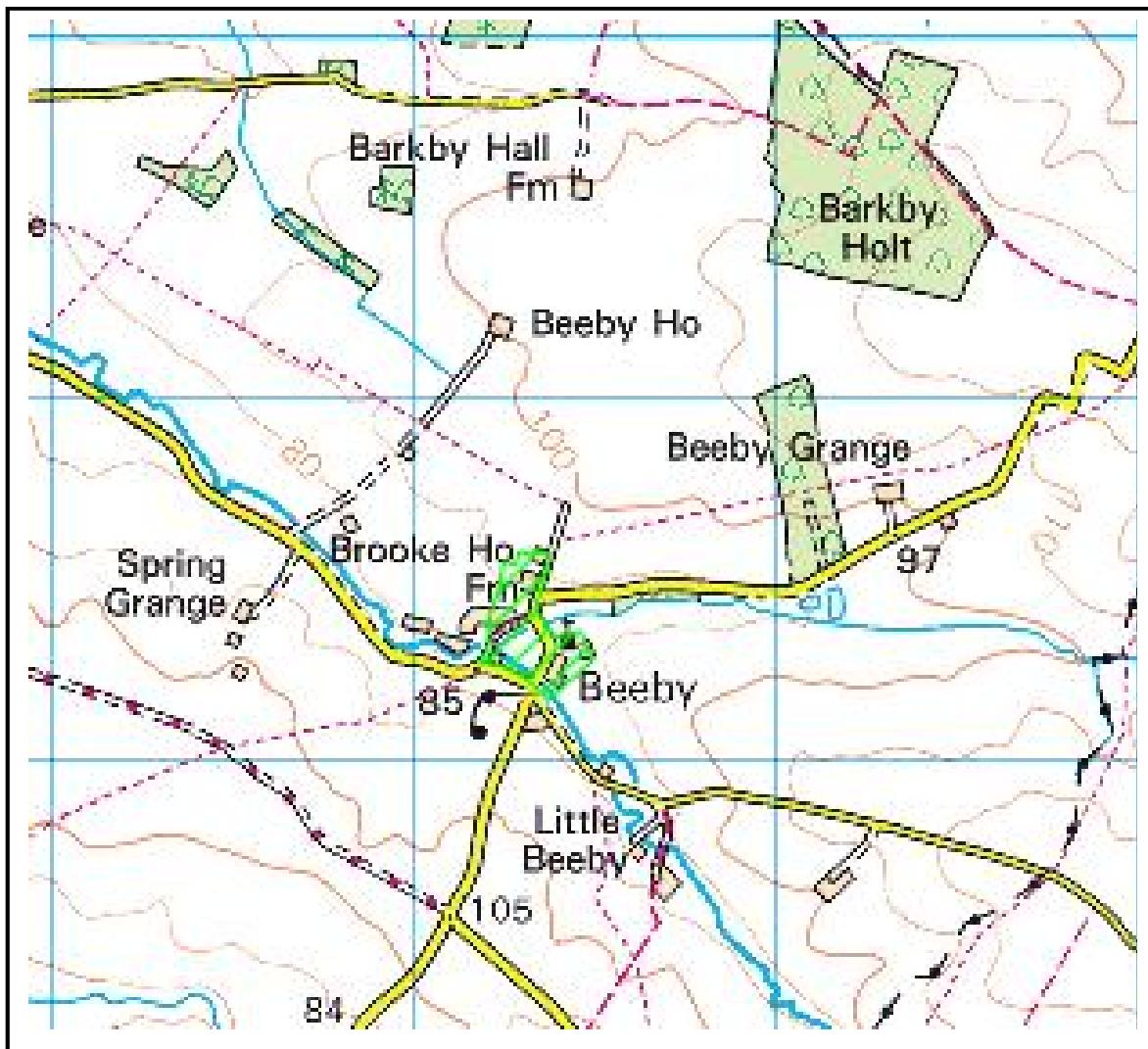
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INTRODUCTION:

A conservation area is defined as 'an area of special architectural or historic interest - the character or appearance of which it is desirable to preserve or enhance'.

The purpose of this review is to reconsider the boundaries of the Beeby Conservation Area in order to omit any areas which no longer are appropriate for inclusion, and to add areas which are considered as worthy of designation. Potential areas for inclusion were identified by local residents and listed on page 40, in the Conservation Area Character Appraisal 2005.



Location of Beeby with current conservation area shown bright green.

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Six specific actions have been suggested, and in addition to all other boundaries, this review has considered each in turn:

- _) field to the north east of the church;
- _) field to east of Beeby Manor/Lane End Farm;
- _) field to the north and west of Lane End Farm;
- _) Brooke House Farm buildings;
- _) post war houses south of the crossroads; and
- _) strip field to the west of Scraffoft Lane.

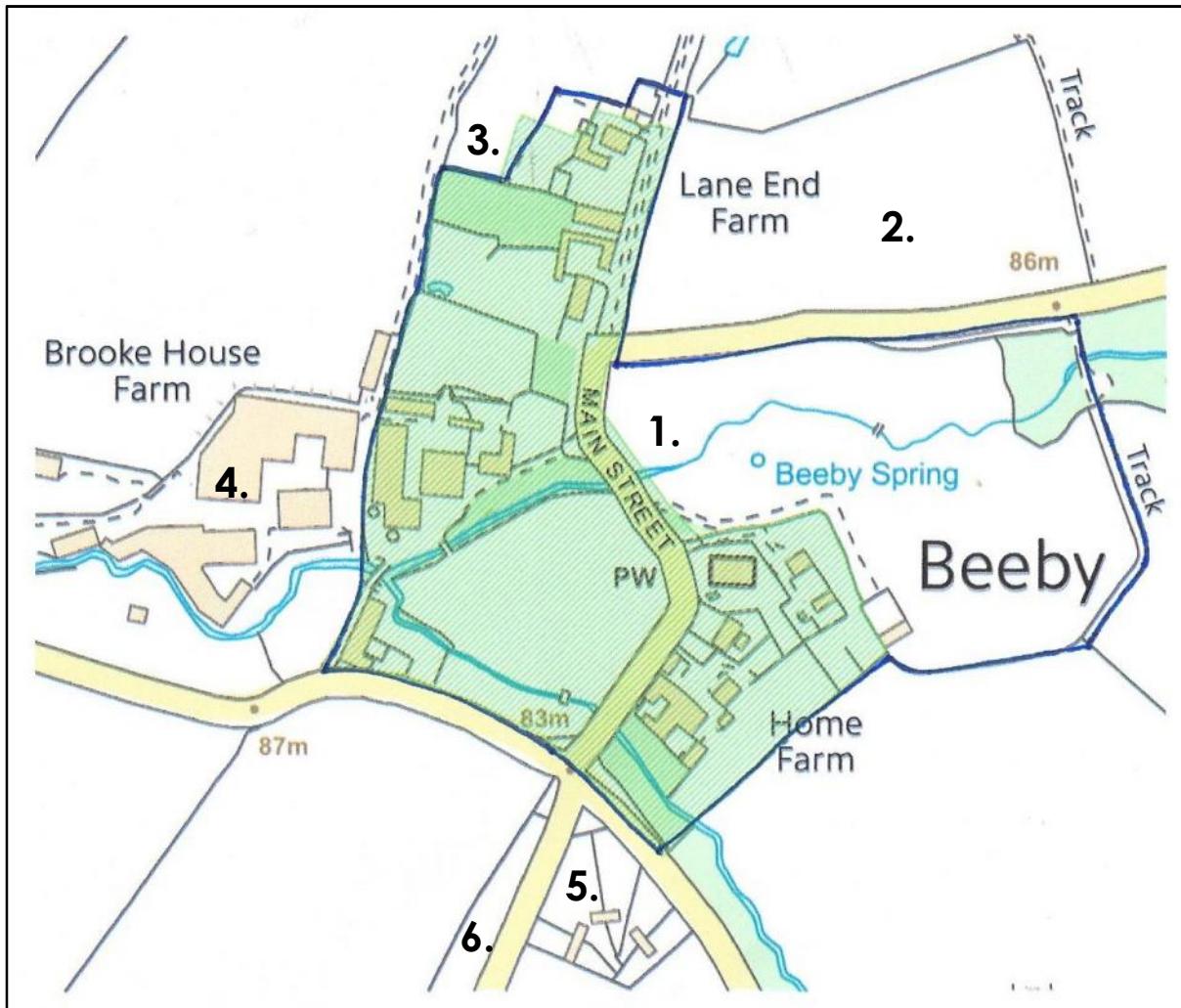
The proposed boundary adds the field to the north east of the church and south of the Croxton Road; and adjusts the boundary around the buildings at Lane End Farm. All other suggested sites are not considered to be of significant heritage interest or importance as a setting. No other area is proposed to be omitted from the Conservation Area.

The following pages present the proposed boundary map, with photographs and explanations identifying the key recommended changes to the current boundary – only additions.

These are based on the following Analysis which covers; the historic phases of development; the heritage assets; and an assessment of the buildings and landscape.

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PROPOSALS:



Map showing the current Beeby Conservation Area – dark green tone, and the proposed Conservation Area boundary – blue line, identifying the areas to be added.

The numbers relate to each significant boundary change. These locations are shown in greater detail on the following maps with supporting photographs.

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1.

Add: field to the north east of the church, on both sides of the brook, including part of the copse.



Looking south west from the Croxton Road. The grassed field slopes towards the central stream and is overlooked by buildings on two sides which make it feel as though it is part of the village and an important setting.



Looking east from Main Street across the same field. The proposed Conservation Area boundary follows the Croxton Road in the north; the footpath through the copse in the east; the field edge around the south; and village buildings in the south-west and west.

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2.

No action: field to east of Beeby Manor/Lane End Farm.



Field bounded by Croxton Road and the extension of Main Street. Overlooked by Beeby Manor and Lane End Farm, but high hedges and slope make it appear to be distant from the village and not integral as its setting.

3.

No action: field to the north and west of Lane End Farm.



At the northern end of the village and only overlooked by Lane End Farm. Distance and screening hedges limit its connection and visual links with Beeby. The current boundary around the Farm passes through buildings and needs realignment.

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4.

No action: Brooke House Farm buildings outside the CA.



The current Conservation Area includes historic barns that have been converted and are awaiting renovation – in the centre of the photo above. Other than the modern farmhouse, all other buildings have been cleared with the rubble remaining. The site outside the CA has little heritage interest.

5.

No action: post war houses south of the crossroads.



Located to the south of the Conservation Area and screened by trees this area has little heritage value.

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6.

No action: narrow strip field to the west of Scrafford Lane



Located at some distance from the historic village and has neither significant heritage interest nor importance as a setting.

Appraisal :

1. Historic phases of development:

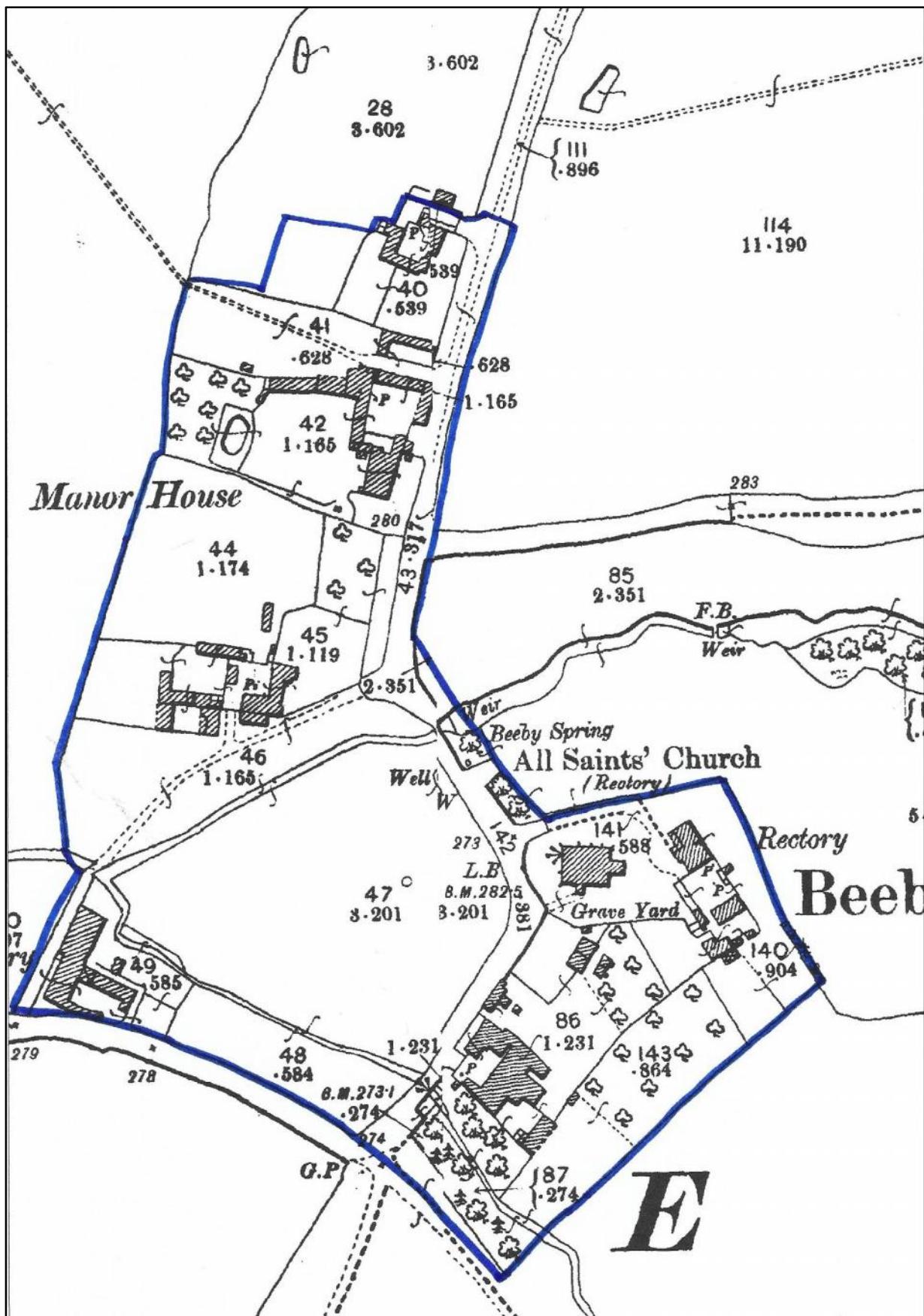
Beeby is a small rural settlement where its physical and historic development has been strongly influenced by the local topography and its isolated location. The Conservation Area includes the whole of the traditional village – except the small housing estate outside the village, south of the Hungarton Lane crossroads. There has been little change to its medieval layout and no significant alterations during the last 100 years.

All the buildings in the Conservation Area were built (some rebuilt) during the late C18th and C19th. The last houses constructed in the Conservation Area were the pair of cottages between Home Farm and the Church, dated 1891. See 1903 OS map below for the village plan that is the same today. The only development since this map was drawn, is the small post-war housing estate outside the CA and the village. As a result, there has been little change to the appearance of the historic village within its landscape setting.

Key features identified from the 1883, 1903, 1930 and 1956 OS maps include:

-]) the isolated location of the village at the crossroads of minor roads, which has limited its growth;
-]) the current CA boundary includes all of the historic village buildings;
-]) the scattered and informal open grouping of farmhouses and associated buildings which gives Beeby its distinctive character;
-]) the consistent use of red brick on all buildings throughout the village – except the Church;
-]) the focal location of the Church at a high point above the village;
-]) the limited C20th development – six houses outside the CA and village;
-]) and the relationship of the nearby fields with the village farms.

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Beeby OS map 1903, with the current Conservation Area shown blue.

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2. Heritage assets:

The most notable heritage assets are identified as its historic buildings in its rural setting, the nine Listed buildings and the village pump with their zones in the current Conservation Area, while no Locally Listed buildings or Ancient Monuments and Archaeology are represented in the CA or surrounding search area (see Charnwood Borough Council website Listed Buildings and Interpretive Maps).

The review for the proposed Conservation Area boundary has only considered including heritage townscapes and landscapes. There are no historic buildings in the surrounding areas or those proposed for addition to the current CA boundary.

Of the nine Listed buildings and one structure within the current CA the majority are residential, with the church and the pump as exceptions. There are no Locally Listed buildings in the current CA.

The Listed buildings and structures which influence the character of the village are:

- J All Saints Church (Grade II*)
- J The former Rectory
- J Home Farm
- J Brooke House Farm
- J and the Manor House.

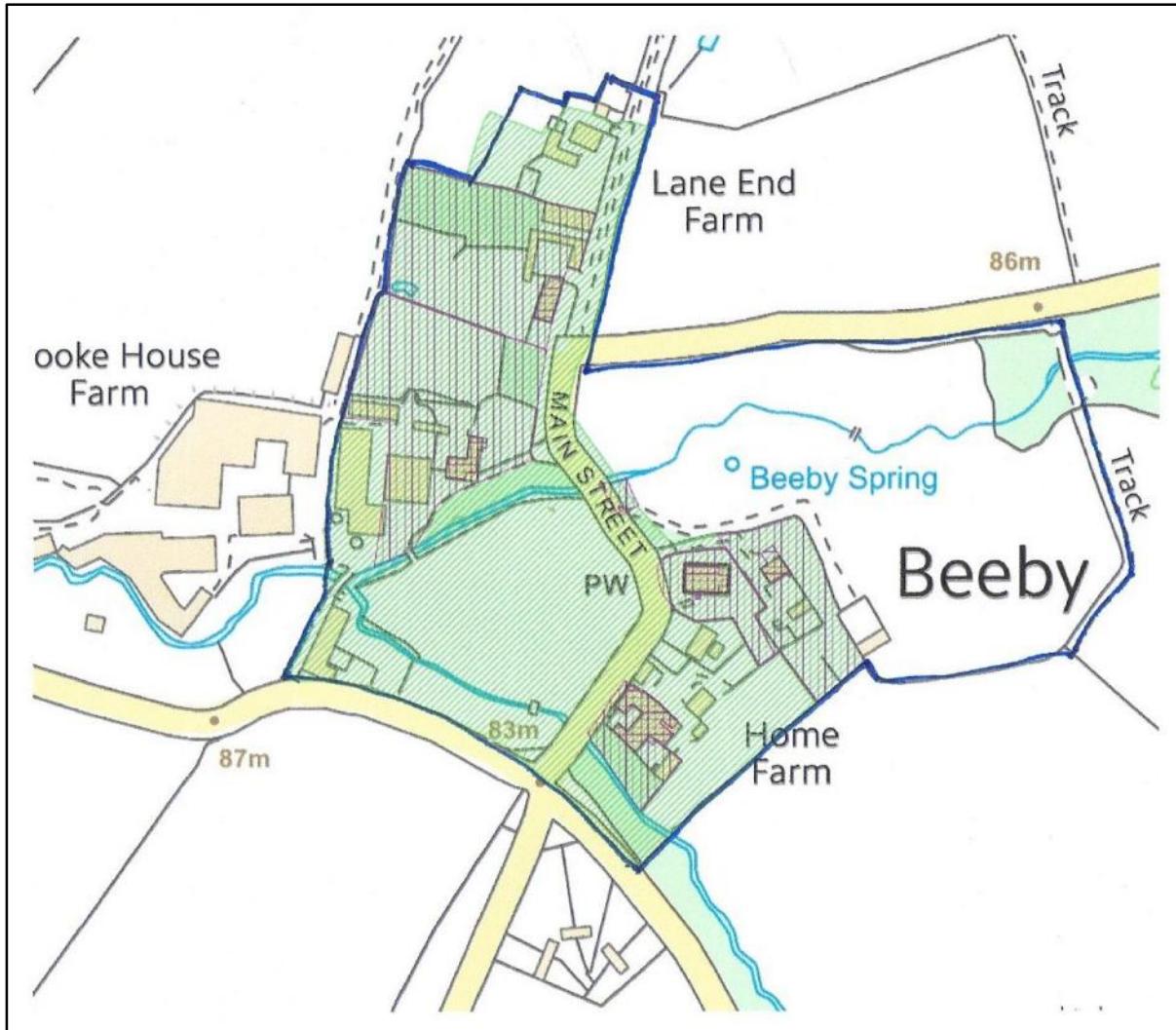
The full list of Listed buildings is given on the Charnwood BC website.

Key unlisted buildings include all remaining non-listed buildings in the CA:

- J Brewery cottages
- J The former Brewery
- J The 1891 cottages
- J Home Farm cottage
- J and Lane End Farm

The heritage importance of these buildings needs to be protected by including any beneficial settings in the Conservation Area.

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Proposed CA boundary (blue), current CA (bright green)
Listed Buildings and gardens – purple hatch

Notable historic views across the additional area to be included in the proposed Conservation Area are:

-) **from Croxton Lane towards the Church**, across the sloping field bisected by the stream leading to the Barkby Brook, with the church and its tower in the distance.
-) **from the village – the Rectory, the Church, Brooke House Farm and Beeby Manor**, all have views over this attractive field, which should be retained as a green area to protect the historic setting and outlooks from the village buildings.

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3. Landscape and building appraisal

The field considered for inclusion in the Beeby Conservation Area has been selected because it includes a landscape of heritage significance, with the Grade II Listed village pump on its boundary.

The buildings and landscapes of Beeby can be categorized as follows:

- ✓ significant heritage value – this includes Listed and Locally Listed buildings with others of notable quality – All Saints Church, the Rectory, Home Farm, Brooke House Farm, and Manor Farm. With their Listed Building Zones, they account for half of the Conservation Area and village.



Beeby Manor Farm Listed Grade II – heritage value

- ✓ heritage interest – period buildings and landscapes which add to the historic townscape – the rest of the buildings throughout the current Conservation Area fall in this category – Brewery cottages, former brewery, 1891 cottages, Home Farm cottage and Lane End Farm. With the proposed inclusion of the field to the northeast of the church, this can be considered in the heritage interest category because of its traditional importance as the setting for key parts of the village;

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Unlisted Lane End Farm – heritage interest

- J neutral buildings – which do not detract from the conservation area – no buildings in the proposed or current Conservation Area fit in this category. The small housing estate, south of Hungarton Lane and outside the CA, can be considered neutral as it does not impact on or detract from the CA and it is well screened by a hedge and tree line.



View of small housing estate from Hungarton Lane with the village on the right

- J negative buildings and landscapes – which detract from the local heritage characteristics. None are included in the current or proposed Conservation Area and no areas are recommended for omission. It is necessary to ensure that any new building alterations or developments anywhere satisfy conservation area standards.