

Burrough on the Hill Conservation Area

Designated: May 1986

Designating Authority: Melton Borough Council

Area: 9.45 hectares

Introduction

Conservation Areas are 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Designation of a conservation area recognises the character of an area worthy of preservation and enhancement and ensures the safeguarding of the best of our local heritage as represented by both the buildings and the ambient environment, ie: the spaces between and around buildings when viewed as a whole. Local Planning Authorities have a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, consequently there are more stringent planning controls and obligations in respect of new development, demolitions, alterations, highway works and advertisements.

Conservation Area status is not just about the attractive areas of settlements. In some instances, areas, which either contribute little, or are even detrimental to the character of the Conservation Area are included within the boundary because of their potential for enhancement. Conservation Area status does not mean that new development may not take place but must reflect the local architectural vernacular in scale, siting, massing, details and materials. Special attention should be paid not only to building form but also to fenestration and materials.

A Character Appraisal is seen as the best method of defining the key elements that contribute to the special historic and architectural character of an area. It is important that all interested parties are aware of those elements that must be preserved or enhanced. It is intended that the Character Appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement schemes. It will be a material consideration when considering applications for development within the conservation area.

Location and Context

Burrough on the Hill is a small linear village occupying a unique ridge top elevated position on the rural road linking the A607 with the B6047. It is approximately 6 miles south of Melton Mowbray.

The Conservation Area Boundary

The conservation area boundary is quite widely drawn and encompasses the entire built up area of the village together with the open land to the rear of properties on the south eastern side of Main Street

Special Character and Townscape Quality

The oldest part of Burrough on the Hill is situated in the north west corner and centred around the Church and Old Rectory on Majn Street together with The Limes and Cheseldyne House on Kings Lane. Subsequent development has occurred along Main Street in both directions which has resulted in a linear form to the settlement.

Melton Road

Approaching the village from the north on the Melton Road parts of the village can be seen on the ridge top, glimpsed through mature trees. Entering the built up area at the junction of Melton Road with Main Street a charming and somewhat unusual timber dwelling can be seen nestling in the trees.

Main Street

The approach to the village centre from the west is characterised by more modern dwellings. South View for example is a 1960's red brick and tile development. Gilson Green on the opposite side is a group of older persons bungalows of similar age, set back behind a grass verge.

At this point the road is quite wide with dwellings set back from the highway, some screened behind mature hedgerows whilst others are fronted by wide verges. Due east there are splendid views over distant open countryside, framed by mature trees in the foreground. On the south side of the road, fronting the highway is The Stag and Hounds, a traditional village public house in brick and stone with a tiled roof. Immediately adjacent is the Parrish Brewery ("Brewers of traditional ales – established 1985") housed in a small stone and slate building.

Beyond stands a splendid and unspoilt terrace of cottages, some in stone and some in brick all under a steep slate roof punctuated by dormers which in turn are adorned by decorative barge boards. The end of the terrace is

marked by the fine gated entrance to Burrough House which has a timber framed upper storey with central bay window under a slate roof. This part is linked, by a stone gabled building, to another timber framed section. Decorative terracotta ridge tiles are a linking feature of all three roofs. Burrough House is blessed with extensive gardens which are defined by a magnificent stone wall with a tiled top which follows the lane as dips away to the south. Immediately behind is a dense belt of mature trees reinforcing the boundary demarcation. The wall itself is punctuated by various doorways, the horseshoe arched door is a fine example. Opposite are good views over open countryside.

The road turns to the north west and bends away in the distance, two rendered cottages in an elevated position on the left hand side. The village pump can be seen on the verge fronting these dwellings. Continuing on the west side The Cottage has an unspoilt Georgian stone front with small pane sash windows, panelled front door with portico and columns all hidden behind a stone boundary wall backed by mature trees.

Stone houses and boundary walls are a strong feature in this part of Main Street defining the north west frontage for long stretches. The Cottage at the top of Rectory Lane with its prominent gable, Gartree Cottage, The Old Rectory together with its front boundary wall, defining its extensive grounds, and the churchyard wall proving the point.

On the opposite side there are a mixture of properties in various materials, some fronting the highway, others gable end on. Yew Tree Cottage (datestone JDS 1815) is in stone, The Old Post Office is in a mixture of stone and brick, whilst in mellow red brick the three storey Manor stands proud in its prominent roadside position in the distance. Beyond the single storey stone and red tile outbuilding defines the back edge of the highway. Chimneys of all shapes and sizes are a strong feature of the roofscape on this side of Main Street. Views over open countryside can be glimpsed through the gaps between buildings.

Opposite The Manor stands the elevated churchyard adorned by neat rows of gravestones, mature trees and well tended lawns all enclosed by a stone boundary wall. Forward of the wall on the verge is a K6 telephone kiosk and pole mounted post box. The magnificent Church of St Mary the Virgin is sited high up to the rear but is only partially visible through the trees and hence is not dominant. The stone gable end of Brasenose House (datestone 1703) at the junction with Kings Lane however does dominate the street scene eastwards from this point. Beyond are more modern properties, whilst opposite are the stone Brasenose Cottages (1599 datestone) and the stone Peakes Farm with associated outbuildings. The road climbs gently out of the village beyond Kings Lane and bends away towards Somerby with mature roadside trees creating a tunnel effect.

Kings Lane

On the north side, the single storey outbuilding to Brasenose House on the roadside has rare sections of mud walling. The road falls away at this point with the stone gable end of The Limes forming a visual stop at the bottom end.

The juxtaposition of building alignments and variation in materials, together with roofscape and chimneys are a strong visual feature and add interest to the street scene.

There are extensive views towards Burrough Hill Iron Age Hill Fort and beyond from the end of the Lane.

Quality and Character of Buildings

The village contains a variation of building styles, ages and materials. The predominant building material is natural ironstone although red brick is evident, likewise slate or clay tile roofing although there are some examples of concrete interlocking tiles. Many buildings date from the seventeenth, eighteenth and nineteenth centuries and six of them are listed.

The grade II* ironstone Church of St Mary the Virgin nestles discretely and resplendently amongst the mature trees within the churchyard. It has thirteenth century origins and has been adapted throughout its life. The tower was rebuilt in 1629, the interior restored by Goddard in 1860 and in 1867 he also rebuilt the chancel.

On Main Street, two grade II listed buildings sit adjacent. The Manor, built in 1752 in red brick with limestone dressings is a fine building and the much simpler Old Post Office dating from the seventeenth century started life as a single storey stone building but was raised in brick during the eighteenth century.

The three other listed buildings are in Kings Lane. The Limes (grade II), with associated service wing, built in 1752 in coursed and squared ironstone under a slate roof demarks the end of the lane. Close by is a simple grade II stable, built in 1683 but altered in 1836, also in natural ironstone. Adjacent is Cheseldyne House, a fine grade II stone house dating from the mid seventeenth century which completes an impressive group.

Other unlisted buildings of note within the village include Burrough House which stands within its own extensive grounds, Likewise The Old Rectory screened behind a dense belt of mature trees and Brasenose House.

Natural stone boundary walls abound within the village creating a sense of enclosure.

Natural Elements

As the village occupies a ridge top location there are extensive views from within and out of the settlement. Particularly visually sensitive is the area to the north west where the land drops considerably.

Trees are also important to the ambience of the village, those within the grounds of The Old Rectory and adjacent churchyard, together with those on the southern edge combine to add to the visual character. Open spaces too are an important contributory factor to the appearance of Burrough. The churchyard and tract of land adjacent and the site neighbouring Manor farm are particular examples.

Negative Factors

The use of inappropriate materials such as upvc double glazed windows and plastic rainwater goods is reasonably minimal within Burrough. However several properties have been re-roofed using concrete roof tiles which is unfortunate.

For further help and advice please contact:

The Regulatory Services Section
Melton Borough Council
Council Offices
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0UL
Telephone:01664 502502

The Council has prepared a leaflet entitled 'A Guide to Conservation Area' which gives general advice. Copies are available from the Regulatory Services Section as detailed above

The above is an appraisal for the Burrough on the Hill Conservation Area which highlights the most significant factors which make it worthy of Conservation status. The omission of any particular building, feature or space should not be taken to apply that it is of no interest.