

# Sibson

## Conservation Area Appraisal

The village of Sibson, with Upton, is an ancient parish on the border between Leicestershire and north Warwickshire, near Sheepy and Hinckley, now part of the Sheepy Parish Council.

The manor of Sibson, also called Sibetesdone or Sibbesdon, was part of John le Poter's inheritance in the time of Henry I. It changed hands several times over the centuries, passing to Thomas Corbett of Legh in 1420, and Keytes of Gloucestershire, in the early 1600s.

Sibson is also notable as the birth place of Peter Temple, a regicide born here in 1599 and apprenticed to a linen draper.

The national census of 1801 records that the village had a population of 45 families, comprising 220 people, mostly employed in agriculture. In 1803 about 740 acres in the parish were enclosed by Pendock Neale, the lord of the manor, leaving a proportion to the rector, Thomas Neale "equal to the value of his uninclosed glebe and right of common". In 1810 the manor of Sibson with 880 acres of freehold enclosed land and the advowson of the rectory, a newly-erected rectory-house, coach-house, stables, and yards, altogether worth about a thousand pounds was offered for sale.

An engraved illustration of the church from 1793 printed by John Nichols, shows the rectory and perhaps one of Pendock Neale's tenants carting hay.



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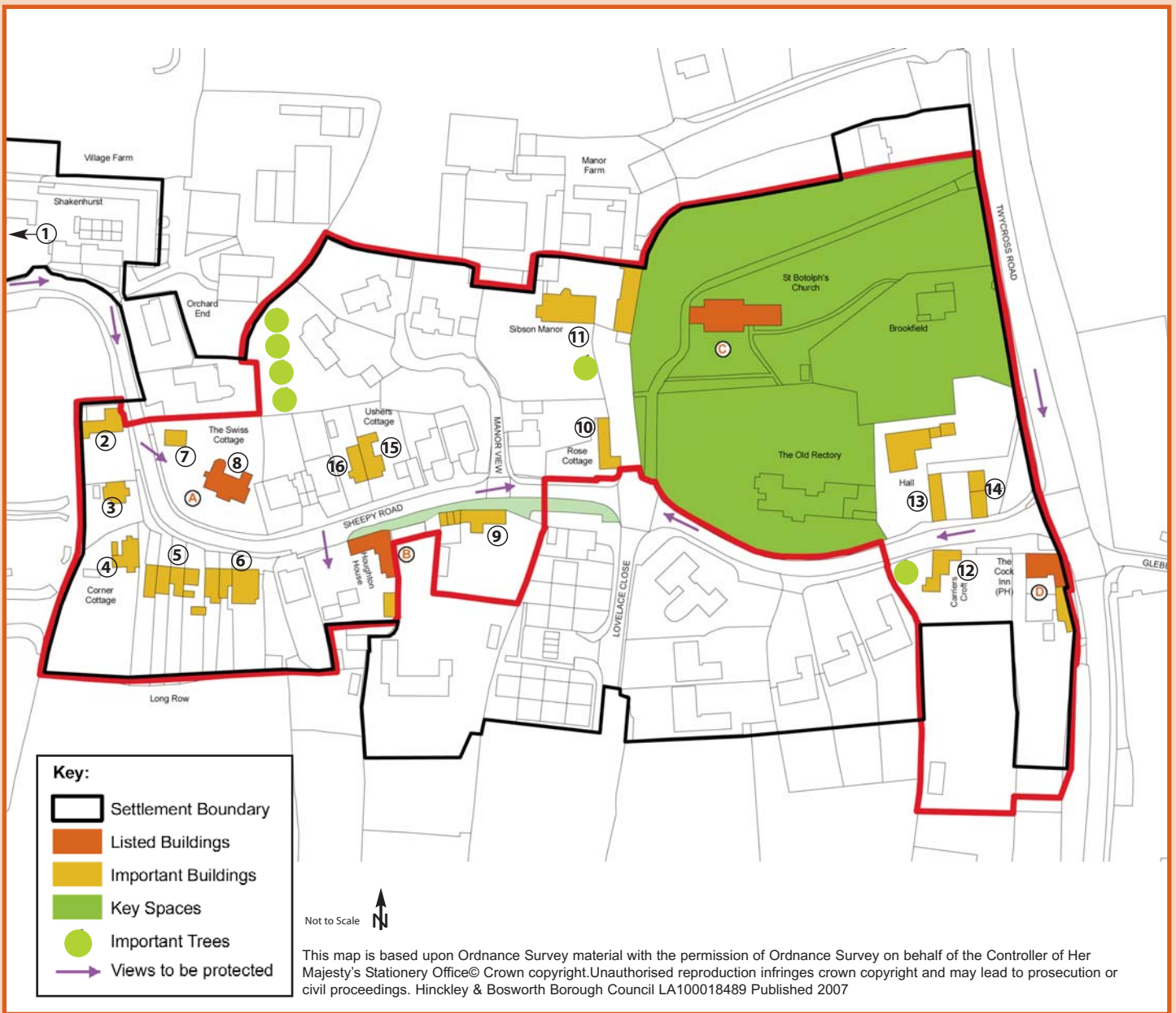
Jan 2008

Document adopted



Cock Inn

Rose Cottage



**Listed Buildings -** (A) Swiss Cottage    (B) Houghton House    (C) St Botolph's Church    (D) The Cock Inn

**Unlisted Buildings of Local Historic or Architectural Importance -**

- |                    |                         |                     |                  |
|--------------------|-------------------------|---------------------|------------------|
| ① Poplars Farm     | ⑤ & ⑥ Long Row          | ⑪ Sibson Manor      | ⑮ Ushers Cottage |
| ② Huntington House | ⑦ & ⑧ The Swiss Cottage | ⑫ Carriers Croft    | ⑯ School House   |
| ③ Vine Cottage     | ⑨ Glebe House           | ⑬ The Stables       |                  |
| ④ Corner Cottage   | ⑩ Rose Cottage          | ⑭ Coachmans Cottage |                  |

## FACTORS CONTRIBUTING POSITIVELY TO THE CONSERVATION AREA

### Setting

Sibson is a small former agricultural settlement located midway between Watling Street and Twycross adjacent to the intersection of Sheepy Road and the A444 trunk road. The surrounding countryside is gently undulating with almost no tree cover.

### Gateways

The approaches to the village along the A447 are characterised by views of the open countryside and low hedges. From the north, the village is identified by a sequence of post war properties, The White Houses, originally thatched and set back from the road and a stand of fine mature trees. From the south its character is defined by the out buildings of the Cock Inn raised up on a grassed escarpment. At the road junction itself, long views of the medieval timber framed structure of the public house define the eastern gateway to the village proper.

The principle facade of Poplars farmhouse, which is set at right angle to the road, greets visitors from the west to emphasise the former farming origins of the settlement. This is followed by a string of farm buildings and cottages until the road turns southwards as one enters the village proper.

### Character Statement

The character of Sibson is primarily derived from the agricultural origins of the settlement. This can be identified from a number of former and existing farm buildings, which include Shakenhurst Farm, Village Farm, Manor Farm and Mayfield. The ancient road pattern with its unique twist and turn has added a further layer of distinctiveness to the village.

### Townscape and Architectural Quality of the Buildings

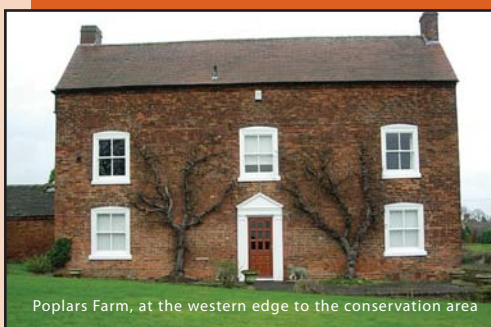
Sibson is a very small settlement even following its recent expansion. Traditional houses stand in stark contrast to these new properties. They follow the normal village hierarchy with the church at its centre, a large Manor House and Rectory in large grounds nearby, terraced farm workers cottages some distance away and farms at the edges of the settlement.

Recent development however has ignored these principles. The development has been designed to modern housing estate standards with large open plots on sweeping avenues, open to views from the street. The village can be divided into four distinct areas of different character.

- The eastern area around the Church and the Old Rectory: From the public view, this is defined by the cluster of mature trees, high brick walls and collection of key buildings which includes the Cock Inn, the Old Rectory, the Manor House and Carriers Croft, In general these properties are sited on large plots and through their traditional features and form, they define the public perception of the village.
- The central section between Lovelace Close and Kingford House. The character of this part of the village is mixed. Houghton House, a fine traditional farm complex and several redbrick Victorian buildings are interspersed with several modern dwellings ranging from single storey properties to modern period estate houses. These modern properties have been constructed on important gap sites throughout the village.
- The Swiss Cottage and adjacent buildings. This is the most attractive part of the Conservation Area and includes two short terraces, the former school, and several secondary properties of some distinction most of which have retained their original features.
- The western entrance into the village. Two working farms and their associated workers cottages, occupy the northern side of Sheepy Road. These reinforce the agricultural nature of the settlement. Although not within the Conservation Area they are important features in the setting of the village.

### Building Style, Scale, and Detail

With the exception of the key buildings at the eastern entrance to the village, all properties are between one and a half and two storeys in height. In some instances the roof space forms a third storey, using gabled windows, but this is not common. Traditional estate cottages are set on or near the back edge of the road, sometimes separated by a short front garden or a grass verge. Later Victorian houses have deeper gardens with brick boundary walls. Both building types are gabled with prominent ridge top chimneys. Clay roof tiles with plain ridges are the



predominant roof materials with only isolated instances of welsh slate on key buildings. Elevations are generally plain broken only by an occasional modern porch. The widespread use of red brickwork of various tones has given a continuity of appearance throughout the Conservation Area. This has only recently been broken by the addition of white painted render. Eaves profiles include dentil courses, decorated bargeboards, gablets and eyebrow windows. Windows are generally timber and are vertically proportioned or sit beneath segmental arched brick lintels. Projecting brick sills, hood moulds and string courses also feature.

## Boundary Treatments

Where gardens front directly onto the street, walls of local brick, often with saddleback copings are the common feature, which also help to channel views and provide a strong sense of enclosure

## Contribution of Spaces and Natural Elements

An important characteristic of the village is the large number of mature trees at the eastern end of the settlement. This contrasts, with the more open aspect of the western side. These trees are particularly prominent in the spaces around the church, the edges of the Rectory garden and the properties fronting the A447 trunk road. Open space within the village is limited to the private gardens of larger properties, which although important, are not generally visible from publicly accessible areas.

## FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA

### Buildings of Poor Visual Quality

Within the area there has been new development during the post war period. Buildings, which have been erected, have, for the most part, failed to strengthen the traditional qualities of the area. Single storey buildings, particularly, but also two storey houses where not sited behind traditional high brick walls, or not having a close relationship to the street, by reason of their design scale and layout appear discordant with the traditional streetscape.

### Enhancement

The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may be through the sympathetic development of sites identified in the detailed analysis of the area as opportunity or neutral sites; it may involve

physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked on the Conservation Area plan.

## GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

To maintain the distinctive character and appearance of the Sibson Conservation Area it will be necessary to:

- Retain listed buildings and buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the Conservation Area regarding siting, scale, design and materials used.
- Ensure house extensions satisfy the Borough Council's Supplementary Planning Guidance
- Resist development proposals in the key areas, which have been identified.
- Ensure the consistent application of positive, sensitive and detailed development control decisions over proposals to alter former farm buildings and yards.
- Ensure important views of the church and out into the open countryside, are protected.

**Special attention should be given to the desirability of preserving or enhancing the appearance of a Conservation Area. Planning applications in Conservation Areas are separately advertised. The principal effects of the designation of a Conservation Area are summarised as follows:**

- Consent is required for the total (or substantial) demolition of any building (exceeding 115 cubic metres).
- Applications for outline planning permission are not normally acceptable. Full planning applications are likely to be required.
- Planning permission is required for
  - 1) the external cladding of any building with stone, artificial stone, timber, plastic or tiles.
  - 2) alteration of the roof which results in its enlargement.
  - 3) a satellite dish on chimney, wall or roof fronting a highway.
- Anyone proposing works to a tree in a Conservation Area must give six weeks written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.

For further advice contact:

The Conservation Officer

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Long Row