
Breaston Conservation Area Boundary Review

**Effective from
21 November 2012**

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Contents

1 Introduction

2 Boundary Review

- 2.2 Area 1: Land west of Stevens Lane
- 2.4 Area 2: Properties at the Triangle
- 2.7 Area 3: Properties at Risley Lane and Rectory Road
- 2.9 Area 4: 3 Manor Leigh
- 2.10 Area 5: Properties at Manor Court
- 2.12 Area 6: 1 Main Street and highway east of Bourne Square
- 2.14 Area 7: Land south of Bourne Square and Church View
- 2.15 Area 8: Land at 'Siesta'
- 2.16 Area 9: Land at West Farm
- 2.17 Area 10: Land south of Cedarville
- 2.19 Area 11: Land at 3 Draycott Road
- 2.20 Area 12: Land at Cedarville

Maps

- M1 Boundary as initially designated
- M2 Boundary amendments
- M3 Boundary as amended

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 Breaston conservation area was designated in February 1979.
- 1.2 Map 1 shows the conservation area boundary as initially designated. A number of amendments to the conservation area boundary were adopted by the council on 20 September 2012 and became effective on 21 November 2012. These amendments are shown on map 2. Map 3 shows the conservation area boundary as amended.

2 Boundary Review

2.1 A number of amendments to the Conservation Area boundary are recommended, as depicted on map 2. The boundary amendments, which are described below, 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;
- In places, the current boundary excludes areas of archaeological potential – that is, areas within the extent of the medieval village;
- The current boundary includes some buildings that make no positive contribution to the character of the area, some of which have been built since the original designation;
- The current boundary excludes some 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: Land west of Stevens Lane

2.2 It is proposed to **add** land west of 11-23 Stevens Lane to the Conservation Area. This will reflect the boundaries that appear on the ground and help to ensure clarity and consistency in decision making. It will also reflect the extent of the medieval village.

2.3 It is also proposed to **add** land north of 4 Draycott Road to the Conservation Area. Planning Permission has been granted for the extension of The Firs (9 Stevens Lane) onto this land.

Area 2: Properties at the Triangle

2.4 It is proposed to **add** 27 to 61 Stevens Lane to the Conservation Area. The Triangle is an attractive urban space that terminates views out of Stevens Lane. The short terraces at 27 to 49 Stevens Lane are late Victorian properties that would make a positive contribution to the Conservation Area.

2.5 Semi-detached properties at 53 to 61 Stevens Lane are later in date; they are of no intrinsic interest. Nevertheless, they should be included because of the way in which they frame the urban space and close the view out of Stevens Lane.

- 2.6 It is also proposed to **add** 50 and 50a Stevens Lane to the Conservation Area. 50a Stevens Lane is contemporary with 37 Wards Lane and contributes to the character of the area. The property is visible from Duffield Close and this revision will allow for the consistent treatment of properties overlooking the Close.



Area 3: Properties at Risley Lane and Rectory Road

- 2.7 It is proposed to **add** 60 and 64 Risley Lane to the Conservation Area. Although these properties make no particular contribution to the character of the area, it is felt that their inclusion will allow for the consistent treatment of properties on Risley Lane. Their inclusion would also permit greater control over the setting of Hartington House, a building of local interest.



- 2.8 It is also proposed to **remove** 7 to 13 Rectory Road from the Conservation Area. These are modern properties that make no positive contribution to the character of the area.

Area 4: 3 Manor Leigh

- 2.9 It is proposed to amend the boundary of the Conservation Area as it applies to 3 Manor Leigh. This will reflect the boundaries that appear on the ground and help to ensure clarity and consistency in decision making.

Area 5: Properties at Manor Court

- 2.10 It is proposed to **remove** Manor Court, including 7 Risley Lane, from the Conservation Area. These are modern properties that make no positive contribution to the character of the area.
- 2.11 The removal of these houses from the Conservation Area would create a substantial break in the designated area along Risley Lane. This is consistent with the definition of character zones in the Conservation Area. The removal of these houses from the Conservation Area would not affect the Tree Preservation Orders at 1 Manor Leigh (yew) and 9 Manor Court (weeping ash).

Area 6: 1 Main Street and highway east of Bourne Square

- 2.12 It is proposed to **remove** 1 Main Street from the Conservation Area. This is a modern property that makes no positive contribution to the character of the area.

- 2.13 It is also proposed to **remove** the highway on the east of Bourne Square from the Conservation Area. This will reflect the boundaries that appear on the ground and help to ensure consistency in decision making.



Area 7: Land south of Bourne Square and Church View

- 2.14 It is proposed to **add** land south of Bourne Square and Church View to the Conservation Area. This will reflect the boundaries that appear on the ground. It will also reflect the extent of the medieval village.

Area 8: Land at 'Siesta'

- 2.15 It is proposed to **remove** land at 'Siesta' from the Conservation Area. This will reflect the boundaries that appear on the ground.

Area 9: Land at West Farm

- 2.16 It is proposed to **remove** land at West Farm to the Conservation Area. This will reflect the boundaries that appear on the ground.

Area 10: Land south of Cedarville

- 2.17 It is proposed to **remove** land south of Cedarville from the Conservation Area. The revised boundary would follow the ha-ha between the property's garden and the associated agricultural land. This will reflect the boundaries that appear on the ground. It will also reflect the boundary between the settlement and the Green Belt.
- 2.18 It is also proposed to **remove** the building to the rear of 47 Main Street. This is a modern building that makes no positive contribution to the character of the area.

Area 11: Land at 3 Draycott Road

- 2.19 It is proposed to **remove** land at 3 Draycott Road from the Conservation Area. This will reflect the boundaries that appear on the ground.

Area 12: Land at Cedarville

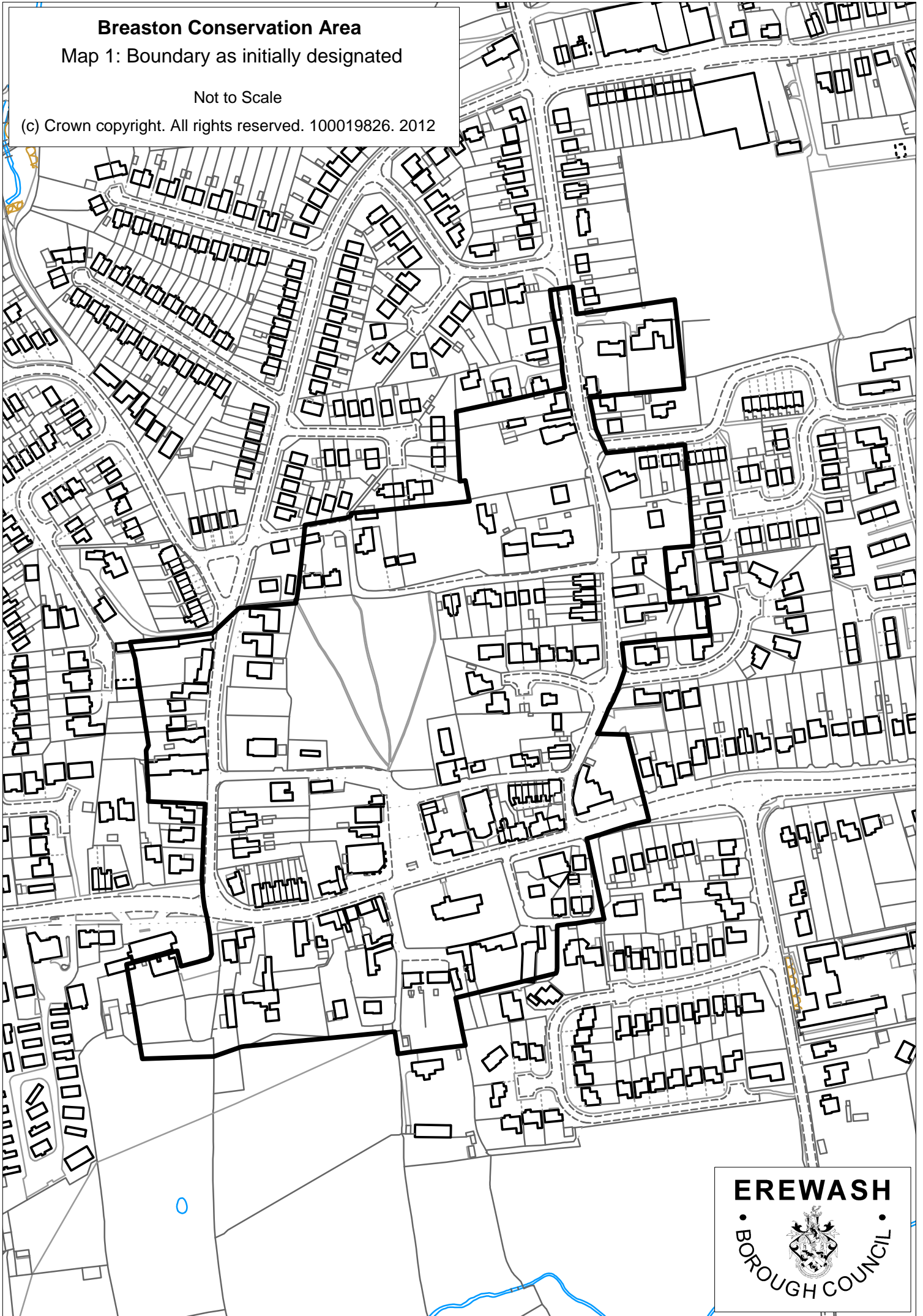
- 2.20 It is proposed to amend the boundary of the Conservation Area as it applies to Cedarville. This will reflect the boundaries that appear on the ground.

Breaston Conservation Area

Map 1: Boundary as initially designated

Not to Scale

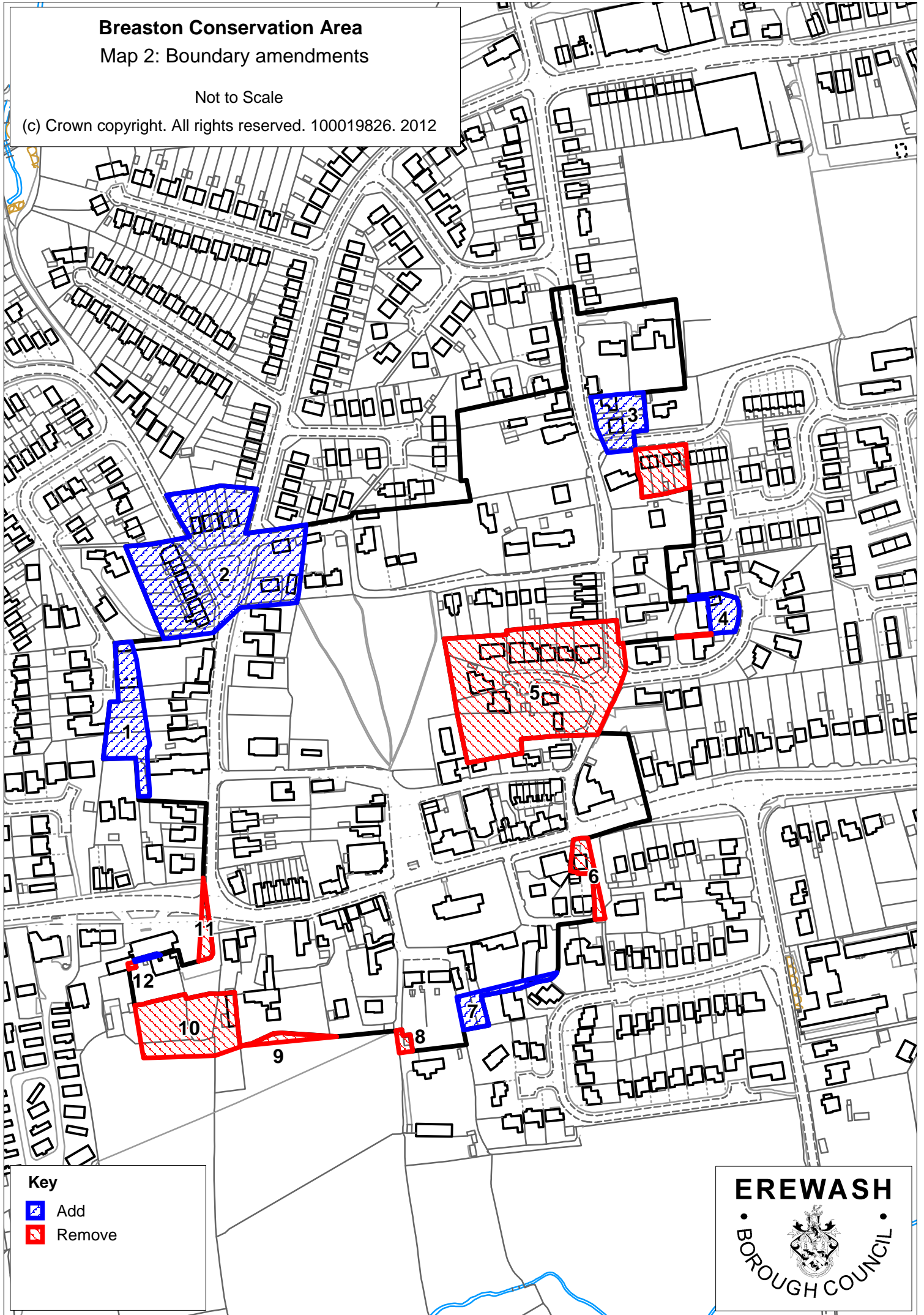
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Breaston Conservation Area
Map 2: Boundary amendments

Not to Scale

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Key

-  Add
-  Remove



Breaston Conservation Area
Map 3: Boundary as amended

Not to Scale

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