Tatenhill

Parish Design Guide

Acknowledgements:

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1.0 Introduction

Images of Rangemore Village

Images of Tatenhill Village

1.1. Purpose

This document, as its name suggests, is intended to provide design guidance for new development within the Parish of Tatenhill. That essentially includes any new building works from small extensions through to new housing or small employment premises conversions. This document also provide details regarding the boundary treatments, public realm and the streetscene.

This document is not designed to replace the planning guidance prepared by East Staffordshire Borough Council (ESBC) but rather to provide greater detail as to how the policy should be implemented within the Parish of Tatenhill, specifically within the villages of Rangemore and Tatenhill, both of which are designated as Conservation Areas.

With this in mind, it is intended to compliment and provide greater detail to the guidance put forward in ESBC's "Design Guide" SPD and should be regarded as a 'daughter' document to be read as part of a family of design documents including ESBC's "Re-Use of Rural Buildings" SPD.

The planning system requires new development to be 'Contextually Responsive', which means that it should look at the surrounding areas and address its physical, economic and environmental opportunities and constraints that the surroundings provide. In terms of the design of new development, this means identifying the surrounding landscape and built features, and ensuring that new development makes use of the local design characteristics and does not detract from the attractive visual character of the Parish. This design statement is neutral on whether new development should take place, it is not intended to block development nor is it intended to encourage it. Where development is to take place, the guide may suggest limits which, if exceeded, would detract from the character of the villages.

This Parish Design Guide aims to:

• Raise the quality of new development within Tatenhill Parish, its villages and the Conservation Areas;

• Raise awareness of the design agenda for applicants and residents alike and inform the understanding of what constitutes good design within the Parish;

• Set out the Parish Council's and Borough Council's expectations for good, contextually responsive design; and

• Help applicants avoid poor design and subsequently planning refusals and delay.

Given the location, this design guide is primarily focused towards small scale residential or employment development only, as large commercial or retail development will not be acceptable in planning terms. Where applications such of this exist, applicants may wish to undertake a similar process to that set out in this document for discussions with the Parish Council and the Local Planning Authority.
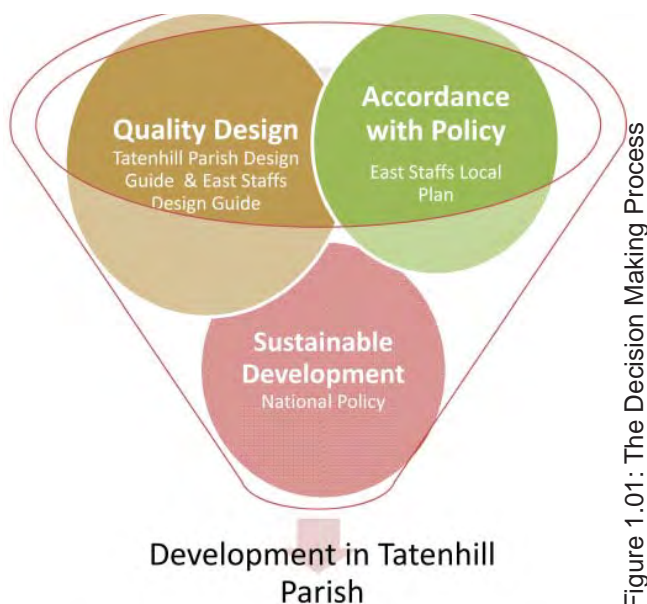
Figure 1.01: The Decision Making Process

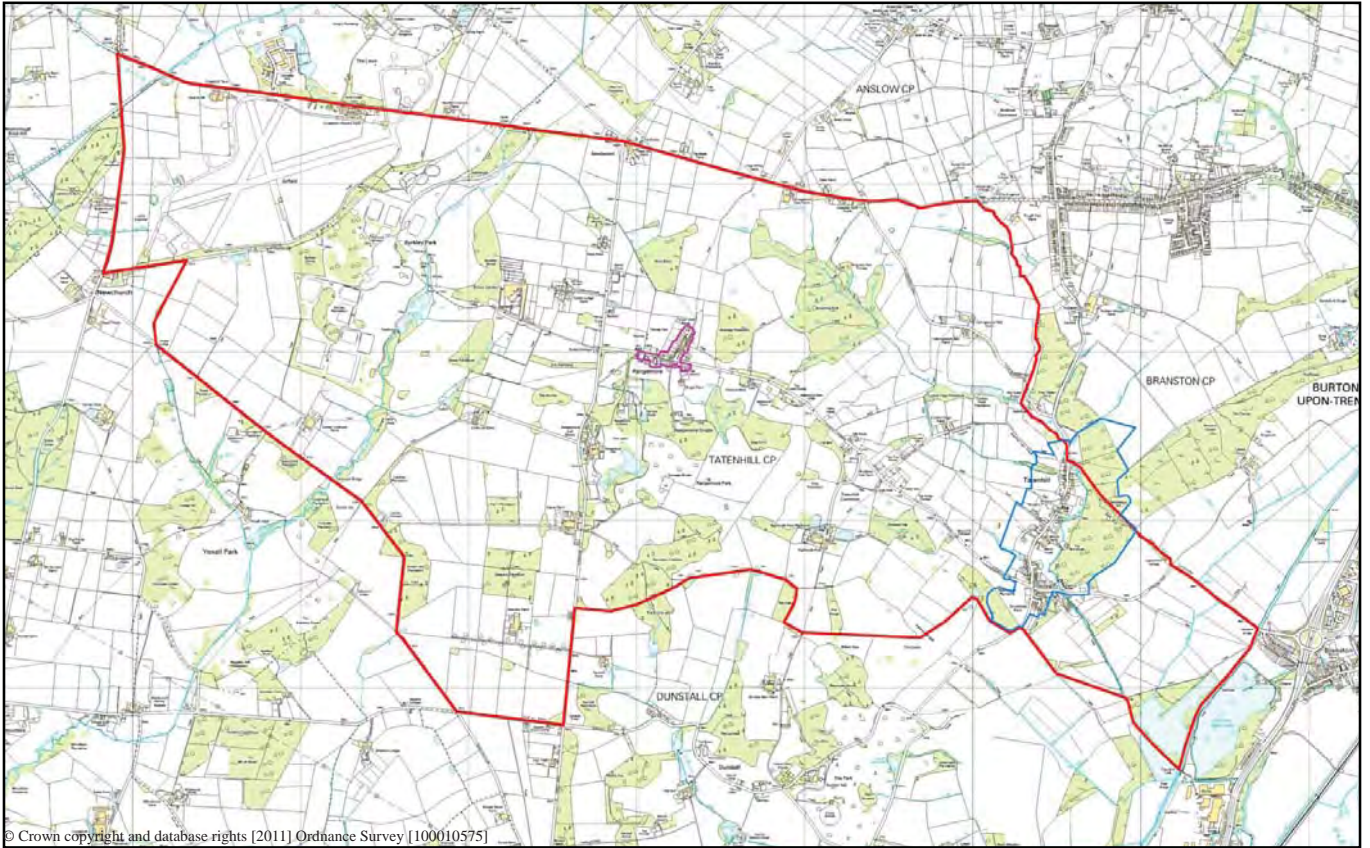Figure 1.02: Map showing the Parish boundary

Part 1
•Planning Context
•Conservation Context

Part 2
•Landscape Character Assessment
•Local Distinctiveness Assessment

Part 3
•A design guide for development in Tatenhill Parish

Figure 1.03: Document Outline

1.2. Scope

This Parish Design Guide is relevant for any development within the Parish of Tatenhill. This document specifically focuses on the two villages of Tatenhill and Rangemore, however, this document is also relevant when proposing development within outlying areas of the Parish. Figure 1.02 shows a plan of the Parish with the two villages highlighted.

This guidance is designed to support most scales of residential development, from householder extensions, to applications for employment or multiple dwellings - specifically any element that requires a planning application with the exception of statutory works, engineering operations and extractive industries. The document is designed to reduce the risks of 'development at any cost', assisting the community and planning officers in determining the acceptability of planning applications, as well as giving confidence to applicants as to what may be supported.

This document is specifically designed to be used at the planning application stage and therefore reference should be made to it at both outline and detailed application stages of the development processes. Given that much of the Parish's existing development is either within a Conservation Area or adjacent listed buildings, most minor works require planning permission, and therefore this document will cover a multitude of smaller projects.

Applicants and their consultants should explain how they have responded to this document and its content. Whilst, this document demonstrates a clear design process, it may not be suitable in every circumstance. Where the design and character of development departs from the guidance set out in subsequent chapters, applicants will be required to demonstrate a strong design rationale as to its departure. It will not be acceptable to simply cite economic circumstances.

1.3. How to Use this Document

This document is split into three parts, which follow the traditional iterative design process:

Part 1: Context explains the relevant planning and conservation context for the Parish and the specific villages in terms of design; the legislative parameters that these require of new development. New buildings should accord with the design development plan policies unless material considerations indicate otherwise, alongside a requirement to preserve the setting and character of 'heritage assets'.

Part 2: Features goes on to explore the character and context of the Parish and the villages in terms of its landscape character, vegetation and land form and local distinctiveness (buildings and materials). This provides a series of 'design cues' for each of these topic areas that new development should respond to.

Part 3: Approach concludes by exploring the approach to, and scale of, development that should be undertaken within the Parish, and particularly the two villages in order to preserve their overarching character. It also explains how the community will expect to be engaged on matters of design for developments within their Parish.

Applicants and their consultants will need to demonstrate how they have responded to the contextual elements set out in Part 1. Furthermore, applicants will also need to demonstrate that they have addressed the summary bullet points and design cues at the end of chapters 2 – 5. Applicants that fail to acknowledge these points are unlikely to achieve the support of the Parish Council and local community.

PART 1: CONTEXT
2.0 Planning Policy Context

2.1 Introduction to Planning Policy

The following section is not designed as a comprehensive review of planning and design policy affecting the Parish of Tatenhill.

This section is designed to distil the key design policy messages and drivers and then instruct the reader as to policy context under which applications will be determined. Applicants are strongly encouraged to demonstrate how they have addressed the policies and documents set out below within their Design and Access Statements.

Collectively, the clear message taken from these documents is that high quality, contextually responsive design, should be the goal for any development regardless of scale or location.

Given the presence of a number of Listed Buildings and the Conservation Areas (see following chapter) then the importance of preserving the setting and character of these areas is fundamental to delivering good design.

2.2 Local Policy NE1:

Please note that planning policy strictly controls the type and amount of development that will be acceptable within the Parish, given its open countryside designation under local Plan policy NE1.

If, new development has satisfied the very stringent tests set out in that document, then it may gain planning permission, but it will have to take account of the design policy set out on the following pages, and the further points set out in this document before being acceptable. Being acceptable in design terms (i,e, in accordance with this document) does not necessarily mean that planning permission should be granted where NE1 is not satisfied.

Policy NE1 states that planning permission will not be granted unless it is:

- *Essential to the efficient working of the countryside;*

- *Development otherwise appropriate within the countryside; and;*

- *Development that is close to an existing settlement and providing facilities for the general public or local community which are reasonably accessible by foot, by bicycle or by public transport.*

Figure 2.01: Planning Policy Framework

2.3. National Guidance on Design

Planning Policy Statement 1: Delivering Sustainable Development (2005)
Paragraphs 33 - 39 of this document deal specifically with Design issues. Paragraph 33 sets the policy tone in which this design guide is developed when it states that *"good design is indivisible from good planning."* High quality, inclusive design should be the goal for all development, whether an individual building, public / private space or indeed wider development schemes. It goes on to state that inappropriate or poor quality design should be refused planning permission.

Planning Policy Statement 3: Housing (2006)
Paragraphs 12 - 19 of this document deal specifically with matters of design. The document states that good design is fundamental to the delivery of new high quality housing and it is essential in ensuring that we deliver sustainable mixed communities. Local authorities should work with local communities to set out a 'shared vision' for the type of residential development they wish to see in their area.

Paragraph 14 states that local designs should:

"...meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character."

Planning Policy Statement 5: Planning for the Historic Environment (2010)
Given the designation of two Conservation Areas and the presence of a number of listed buildings within the Parish this policy document is particularly relevant. The document states that heritage assets and their setting (listed buildings etcetera) should be protected and preserved. Furthermore, applications that further reveal or enhance these settings will be considered favourably.

Importantly for this design guide, paragraph HE.7.5 provides guidance for development in historic environment and states the importance of local character and distinctiveness, scale, mass, materials and alignment.

Planning Policy Statement 7: Sustainable Rural Development (2004)
Paragraphs 12 and 13 of this document provides strong guidance on the design and character of rural settlements such as Tatenhill and Rangemore. It acknowledges the importance of these settlements to the local countryside character, as well as the architectural and historical merit of many villages. It states that a positive approach should be taken to create "innovative, high-quality contemporary designs that are sensitive to their immediate setting..."

Specifically relevant to this document, paragraph 13 states that design tools such as Village Design Guides and Landscape Character Assessment should form the basis of achieving this. This document is designed to reflect that desire.

By Design: Urban Design and the Planning System (2000)
This document is a useful toolkit for ensuring that planners, designers and applicants address the key urban design objectives. The iterative design process outlined within By Design has formed the basis for this Design Guide, specifically the seven objectives contained on pages 15. The document goes on to state that design objectives are particularly abstract and they only affect people's lives when translated into physical development and in particular their layout, siting, scale, appearance and landscape. This Design Guide seeks to provide guidance on all these matters.

Draft National Planning Policy Framework (2011)
Whilst in draft at this time, this document will form the basis of future planning decisions in the England. It contains a chapter specifically on Design where it reiterates the points made by PPS1 and PPS3 insofar as it affords great importance to design of the built environment in the planning process. It states that the planning system should support 'outstanding, innovative design' so long as it supports the overall character and quality of an area. Guidance provided should not be overly prescriptive and limit new ideas and design concepts. The importance of delivering good community engagement within the design process is also reiterated.

2.4. Local Planning and Design Guidance

East Staffordshire Borough Council Local Plan (ESBC: LP)

There are two important polices within the ESBC: LP which are relevant to this Design Guide.

Policy NE1 (Development outside Development Boundaries) is applicable to the entire Parish as neither village is given a specific Development Boundary and is essentially classed as open countryside.

It provides clear criteria under which development will be acceptable. The second part of that policy is particularly relevant to design and states four criteria.

They state:

a, The proposed development must not adversely effect the amenities enjoyed by existing land users, including, in the case of proposals close to existing settlement, the occupiers of residential or other properties within that settlement;

b. The detailed siting of the proposed development and its associated environmental impact are compatible with the character of the surrounding area...

c. The design of the buildings, structures and materials relate satisfactorily to the proposed site and its setting; and;

d. Landscaping associated with the proposals takes into account both the immediate impact and distant views of the development.

Policy BE1 (Design) goes on to elaborate on these matters in line with national guidance, specifically the seven objectives from By Design. The policy reiterates the importance of 'development that responds positively to the context of the area surrounding the site'.

There are nine criteria set out in this policy which development needs to demonstrate a robust response to if it is to be acceptable.
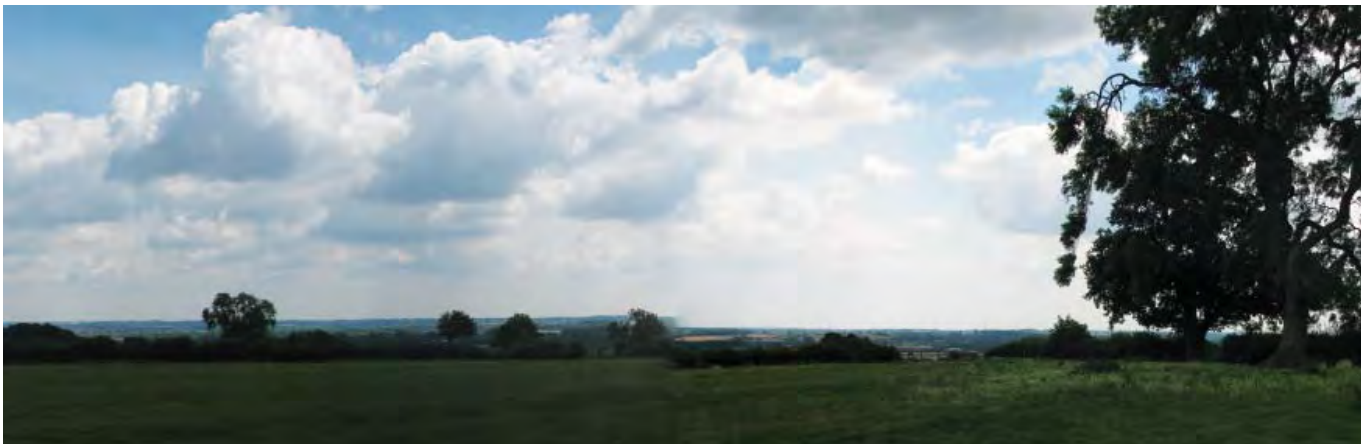
East Staffordshire Design Guide SPD

This document provides the most detailed guidance for new development within the Borough and the following is only a very brief summary of the document which provides a wealth of information to assist in the delivery of contextually responsive design.

Planning applications submitted for the parish will need to demonstrate how they have addressed the guidance contained within that document.

The SPDs principle message, and one that is reiterated as part of this Parish Design Guide is that good design should not cost more to get right than to get wrong. It sets out on page 7, seven tests (adapted from By Design) for ensuring good design.

They include:

- Response to local and immediate context;
- Utilisation of the sites assets;
- Ensure good (urban) structure;
- Effective parking and servicing arrangements;
- Effective landscape design;
- Flexibility and variety in design and requirements; and;
- Consideration of the needs of users.

This Parish Design Guide provides some of the information to allow applicants and developers to address these points, and the response should be detailed within the Design and Access Statement.

Design for Residential Development

The SPD goes on to provide specific guidance for each type of development. However, in the context of this Parish, chapter 2 (Residential) is of prime importance, to avoid buildings being designed in isolation.

The following points are the major elements highlighted in that chapter that any residential design for new residential development should consider:

- Striking the appropriate balance between contemporary and traditional design features;
- Interfacing clearly and sensibly with the street;
- Considering carefully the choice of materials using local colours and traditional materials;
- Look at local details and seek to respond to these in design, this should not be the creation of a pastiche;
- Considering carefully the landscape elements not just of open areas but also of boundaries; and;
- Ensuring a clear demarcation between public, semi-private and private space.
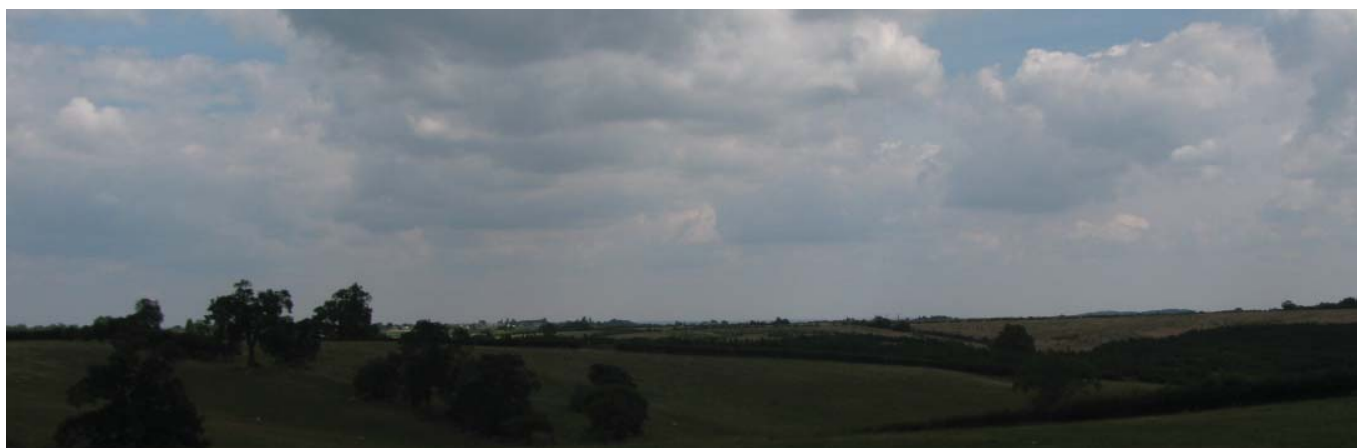
East Staffordshire Council, Re-Use of Rural Buildings SPD

This SPD gives guidance on the conversion and re-use of rural buildings for alternative uses, and aims to ensure that conversion work does not have a negative impact on the landscape character and local distinctiveness of the area.

As part of this advice, the document appraises alternative uses for rural buildings and prioritises uses that will benefit the rural economy. Residential uses should be considered where there is no alternative use appropriate for an existing building and should aim to facilitate working from home by incorporating office, workshop or studio facilities.

It also considers the visual impacts of re-using rural buildings, highlighting the objective of any conversion as being to retain as much of the agricultural and historic character of the building as possible.

This should be achieved by considering the following points:

- Using cladding materials that reflect the traditional agricultural character of buildings as well as works to the interior of a building when a rural building needs to be made more weather-proof or secure.

- Discouraging urbanising external features such as industrial type roller shutters and large areas of parking or hard standing, which are contrary to the agricultural character of the area.

- Allowing historic farmsteads to sensitively accommodate change with an approach based on the historic character and significance of the whole site, and its sensitivity to the type of change being considered.

- Acknowledging a rural building's ability to provide a habitat for a variety of protected species and making appropriate investigations.

- Maintaining the character and architectural integrity of buildings by making as few alterations as possible to the fabric of the building to incorporate new uses.

- Acknowledging the detailed guidance provided in the SPD listing appropriate treatments for windows, doors, roof alterations, brickwork, garaging, curtilage and materials to ensure that adjustments are made sensitively.

East Staffordshire Borough Council, Staffordshire County Council and English Heritage, Guidance on Traditional Farmsteads in East Staffordshire (in support of the Re-Use of Rural Buildings SPD)

This document comes as part of the "West Midlands Farmsteads and Landscapes Project" undertaken by English Heritage in Collaboration with Advantage West Midlands and local councils to understand how historic farmsteads have contributed to the character and economy of the area.

It provides an important base for understanding the character of rural buildings in Tatenhill Parish as it covers the historical development of farmsteads and outlines the pattern of farmstead development across the landscape.

As part of this, it provides information on the functioning of different groupings of farm development as well as giving detail guidance on key building types such as barns, shed, cattle housing and granaries.

It is a useful document which should be consulted when making alterations to rural buildings.

2.4. Summary

The following five points should be considered as part of any planning application within Tatenhill Parish:

1. All new development should demonstrate a contextually responsive design solution;

2. All new development should reflect the local distinctiveness and seek where possible to enhance this;

3. All new development should take care to deliver appropriate scale and massing reflective of its surroundings;

4. All new development should respond to the street, demarking a clear public and private space; and;

5. All new development should carefully consider the landscaped boundaries and the interface with softer areas.

6. Development re-using rural buildings should seek to acknowledge and retain the traditional agricultural character of the area.

PART 1: CONTEXT
3.0 Heritage & Conservation
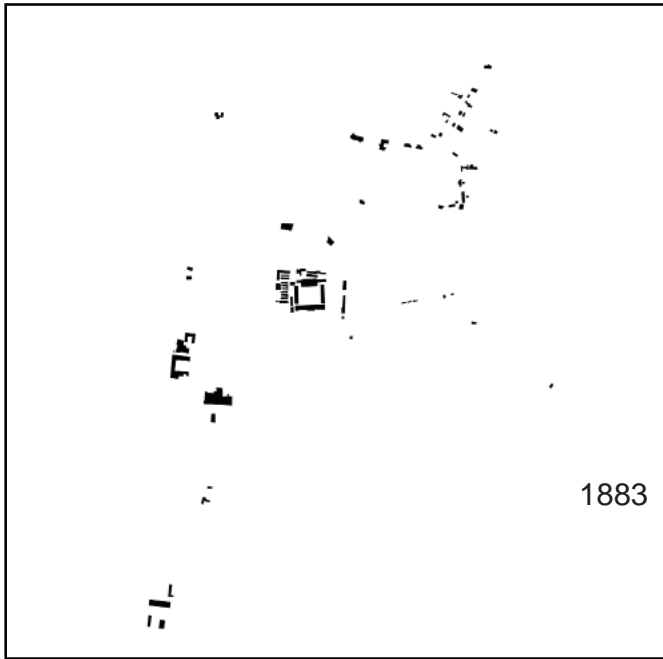
1883

1970

Figure 3.01: Rangemore Village in 1883 & 1970

1883

1970
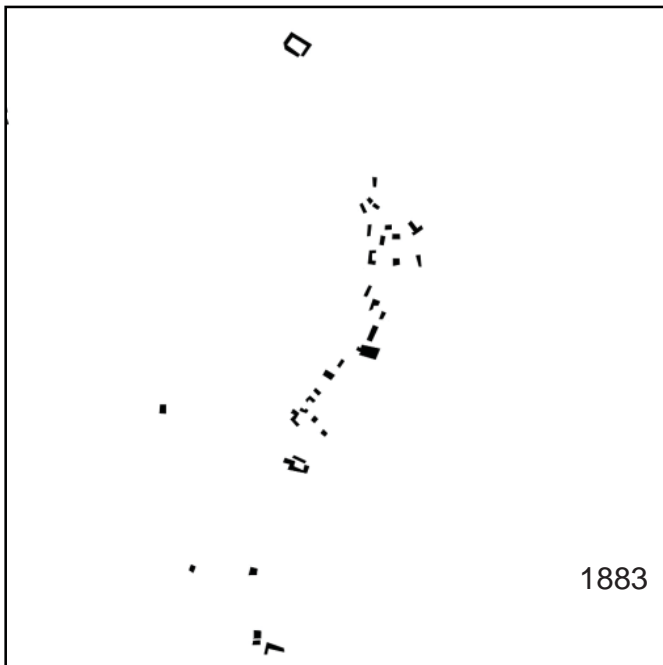
Figure 3.02: Tatenhill Village in 1883 & 1970

3.1.   Introducing the Historic Villages

Rangemore

Rangemore village and hall is situated on land that was originally owned by the Duchy of Lancaster and the settlement was almost wholly created by brewer Michael Thomas Bass, Lord Burton, from a settlement called Tatenhill Gate. Michael Thomas inherited the brewery business in 1827 and it grew considerably in size and reputation under his leadership. In 1848 Michael became an MP and the family began to look for a grand rural residence. They initially rented Byrkley Lodge, east of Rangemore. The house was in a state of dilapidation and between 1849 and 1853 thousands of pounds were spent on the house and estate.

In 1853 Bass acquired the lease of Rangemore Estate. Rangemore Hall had been built after the start of the enclosure of Needwood in 1802 and lay on one of the post enclosure straight roads from Barton Gate to Five Lane's End. The building was originally a large Georgian House. Significant work started on expanding Rangemore Hall from 1879 onwards to designs by R.W. Edis. It was state of the art and had its own gas works generating electricity. The 1881 OS map shows that the road passes directly by the house, which was at some point diverted to allow the house to sit surrounded by its own grounds. Lord Burton's younger son, Hamar Bass also employed R.W. Edis to design him a house and constructed Brykley Lodge nearby (1871-91).

There were a few properties existing in what was to become Rangemore Village, Rose Cottage, the Old Post Office, Dingle Farm and part of the Parsonage. Bass started to build cottages for workers on the estate, including Swallow Cottage and numbers 5 and 7 Chapel Lane. A chapel was also constructed, which was replaced in 1864 by a church by the architect, Butterfield. The village was developed over 20years and serviced all the villager's needs, including a school, club and blacksmith.

Michael Bass's son, Michael Arthur, the second Lord Burton inherited the estate and enlarged it. A stable block was built in 1895 and a new wing constructed between 1898 and 1902, again to designs of William Edis. This was built especially for the visit of the new king, Edward VII, a longstanding family friend. A new brick lined ice house was also constructed at this time. Rangemore Hall was occupied by US troops in WWII and was then sold by the family to the local Council just after the war to host a one of the earliest deaf schools in the country. One of the Bass sons at that time was profoundly deaf. In the 1980s it was closed and redeveloped as three separate sites comprising in total approximately 60 dwellings.

Tatenhill

Tatenhill is a medieval village, mentioned in the Doomsday Book, which has developed along the road from Barton-under-Needwood to Anslow, a major salt road, and the crossroads with the lane from Branston to Rangemore. The settlement grew up around a series of farmsteads and the settlement, in the main, retains its character as a loose collection of farmsteads.

Whilst there are no identifiable medieval buildings remaining in the villages (save for elements of the Church), the plot arrangement within the heart of the village remain strictly medieval. There are also indications within the wider landscape of strip farming that characterise early agricultural enclosure. Due to the confinements of the valley development has been ribbon-like. The marshy valley bottom has also prevented development spreading in this direction.

The main village street is a notable feature, being narrow and in places tightly confined by buildings. It was originally the gateway to the Needwood Forest which was Duchy of Lancaster land. This narrow village street contained most of the shops and services that would have originally served the area, notably the post office, village school and the local public house The presence of the brook running through the valley also gives place to the siting of the village well (upstream of the village) and the mill and associated outbuildings.

Diagrams 3.01 and 3.02 on the page opposite show the growth of both villages between 1883 and 1970. Few changes are evident in Rangemore, however, the growth of Tatenhill is clearly evident to the north and south of the village.
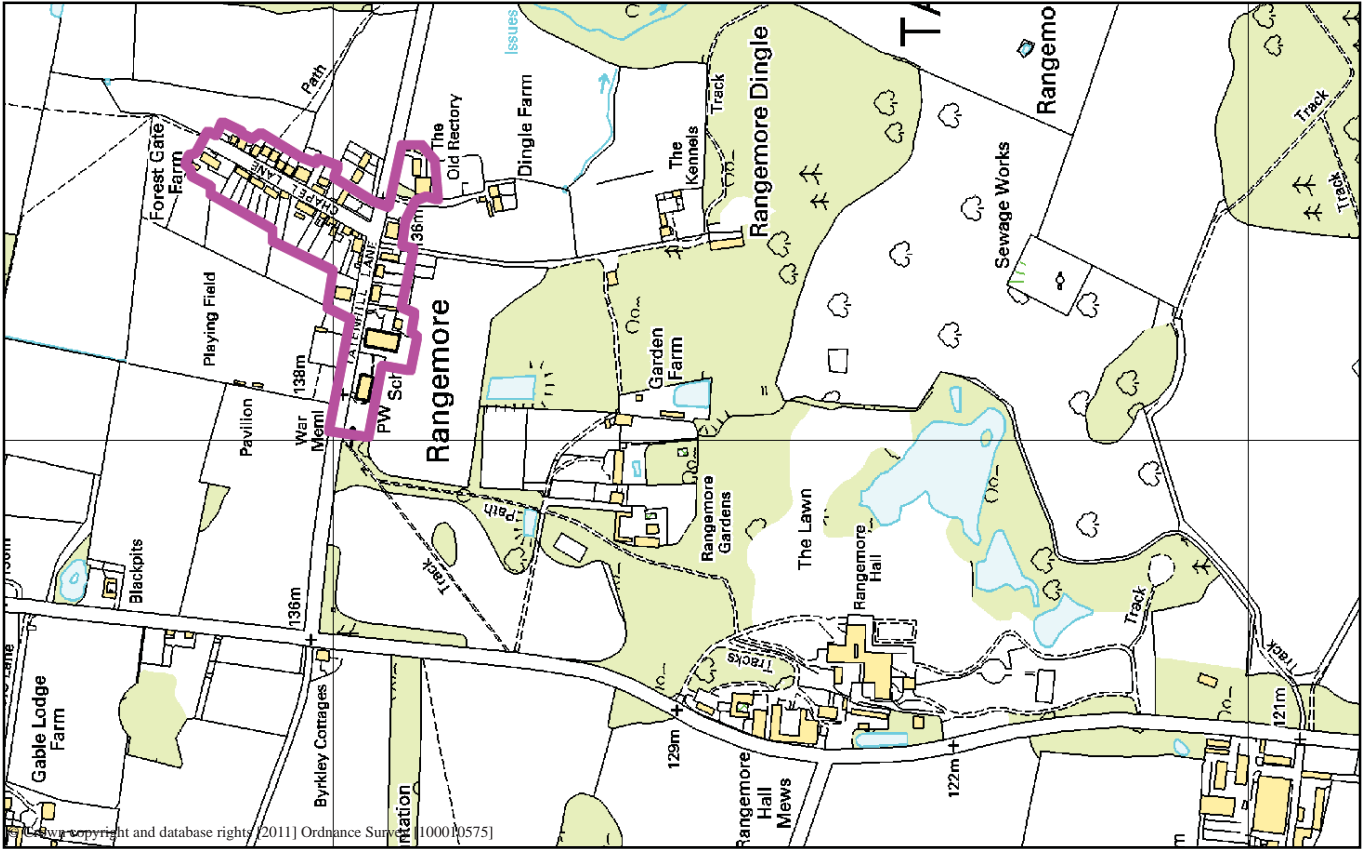
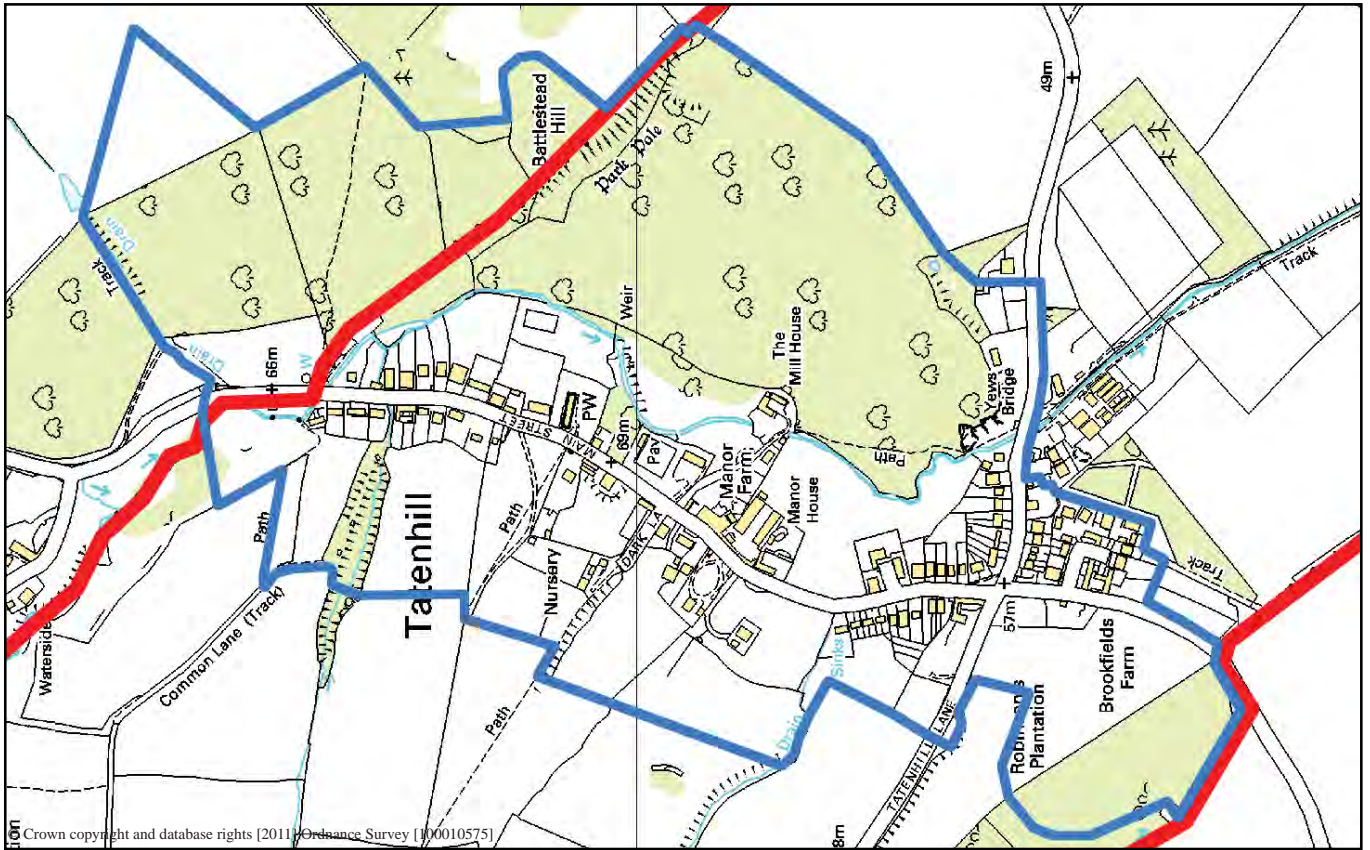Figure 3.03: Rangemore Conservation Area (Purple)

Figure 3.04: Tatenhill Conservation Area (Blue)

3.2. Conservation Areas

Rangemore

Rangemore is a very coherent Conservation Area. Given its background as a model village, being constructed almost as one by Lord Burton in the mid eighteenth century to provide accommodation for his estate workers at Rangemore Hall, its reason for designation is clear. The 1883-84 OS map shows how the village was developed as quite a compact settlement around a minor crossroads. A range of housing types were constructed for the range of estate workers, including detached and semi-detached two and three bedroom houses to terraces more common in urban areas with services outside.

The main building material is red brick, though a few buildings have been rendered. Additionally the most important building in the area, the church is built of stone. Designed by the Gothic Revival architect, William Butterfield, in 1866-7 All Saints Church was commissioned by the first Lord Burton. Butterfield was a prominent architect of his day, almost wholly designing ecclesiastical buildings. The fact that Lord Burton commissioned Butterfield to design the church highlights Burton's noveau riches tendencies, as well as the importance he placed on church attendance for himself and his estate workers. Other key buildings in the village include All Saints Primary School, adjacent to the church, and the Rangemore Club. The school was built in 1873 and is thought also to be by Butterfield. Rangemore Club was built in 1886 by the Bass family to provide entertainment for the residents. These two buildings typify the architecture of the Conservation Area.

The Rangemore conservation area boundary is shown on Figure 3.03. The boundary is quite narrow and does not allow for any consideration of the surrounding landscape. Additionally given the village's integral relationship with Rangemore Hall it may be beneficial to consider the conservation of the village / estate as a whole and include Rangemore Hall, its gardens and outbuildings within the Conservation Area boundary.

Tatenhill

Tatenhill has been designated as a Conservation Area due to its compact, succinct development along the valley road. The oldest building in the Conservation Area is the Church St Michael, which is thirteenth century though altered significantly by Bodley in 1890. As the first such church in the area, this building holds historical significance as the governing church for the surrounding area until the late nineteenth century, when that honour passed to Rangemore. Other buildings of special interest include The Nook, Hawthorns, Crossroad Cottage and the Old Rectory all cottages built in the seventeenth century. Further development, of large dwellings, including the Church House and The Cedars took place in the eighteenth and nineteenth century. The conservation area therefore encapsulates the growth of a rural village from the seventeenth century to the present day. Apart from the timber used in the early cottages and the stone for the church, the main building material is red brick.

The common thread of the Conservation Area is the narrow, undulating and winding village street which creates key vistas and spaces, giving "Tatenhill its special and intimate atmosphere" (taken from the Tatenhill Conservation Area Appraisal). There are two main groups of settlement within the Conservation Area; the area around the crossroads to the south which retains a pleasant older character, and the area further north past the bend by Manor Farm, where the views open up.

The Tatenhill Conservation Area boundary is shown on Figure 3.04. The boundary is relatively wide considering the current limits of development, however this is a positive as it protects the important immediate landscape context, as well as areas of historic landscape. Compared to Rangemore the Conservation Area is significantly larger.

3.3 Key Listed Buildings

Tatenhill and surrounding area

Building	Grade	Construction date	Key features
Old Rectory	II*	Early eighteenth century	Large house, red brick with stone dressings and tiled roof. Double pile plan, 2 storey and attic. Rural baroque style. NB. Dovecote and front walls listed separately – Grade II
Church St Michael	II*	Thirteenth century core, extended fifteenth century, restored c.1890	Coursed, dressed and squared sandstone, tiled roof. Tower fifteenth century of 3 stages. Nave of thirteenth century fabric. Chancel mainly fifteenth century. Interior restoration by Bodley 1890. NB. Railings listed separately – Grade II
Church House	II	Late eighteenth century with late nineteenth and twentieth century alterations	House, red brick, painted stone dressings, hipped tile roof. 2 storey.
The Nook	II	Seventeenth century core with late nineteenth century re-facing	Cottage, painted brick, thatched roof. Low single storey.
The Hawthorns	II	Late seventeenth century with late nineteenth century and twentieth century alterations	Cottage, red brick and timber frame, tiled roof. Single storey
The Cedars	II	Early nineteenth century	House, red brick, slate, rectangular compacted U-plan, 2 storey. Tuscan doorcase. House is set well back with a large cedar tree lending a parkland air to group formed by house, stable and carriage shed. NB. Stables and Carriage Shed listed separately – Grade II
Crossroad Cottage	II	Late seventeenth century with late nineteenth and twentieth century alterations and additions	Cottage, timber frame, brick infill, tiled roof. Mainly one storey. Gothic boarded door. Exposure of some framing suggests that house may have originally been larger.
Mill House	II	Early nineteenth century with mid nineteenth century and twentieth century alterations	Red brick, tiled roof, 3 storey. Attached single Gothick bay to left.
School House	II	Mid to late nineteenth century	Also includes coach house. Red brick, tiled roof. 2 storey. 2 elliptical coach arches.
Callingwood Hall	II	Mid nineteenth century, possibly earlier core	Large house, rendered brickwork and tiled roof. 2 storeys, mix of mid nineteenth century and late nineteenth front but in with mock medieval detailing

Rangemore and surrounding area

Building	Grade	Construction date	Key features
All Saints Church (plus gates and walls separately listed)	II*	South aisle 1884-6 1866-7 Chancel 1895	Butterfield with chancel by Bodley in 1895. Chisel draughted, coursed and dressed stone and smooth dressings, tiled roofs. West tower, nave, chancel, south aisle and vestry. NB. Gates and wall listed separately – Grade II
All Saints Primary School	II	1873	Possibly Butterfield. Red brick with stone dressings and stone gabled bellcote. H-shaped plan. Partly 2 storey.
The Lawns (aka Rangemore Hall)	II	Early nineteenth century core (c.1820) with 1900 additions	Country house, rendered probably over brickwork with stone dressings to parts. Flat roof invisible. 3 storeys. T-shaped plan; built as an L but enlarged for Edward VII visit. All in a loosely Italian style. NB. Entrance gates and walls, game larders, fountains, urns and icehouses, soup kitchen, stable, arch and railings listed separately – Grade II
Needwood Manor	II	1892	Large house, red brick and stone dressings with hipped and gabled tiled roof. 2 storeys with 2-storey circular tower. Mock machicolations. Built for Lewis Meakin. NB. Water tower listed separately – Grade II

Figure 3.05: All Saints Church, Rangemore

Figure 3.06: Church of Saint Michael, Tatenhill

Key:

Grade II* Listed Building

Grade II Listed Building

© Crown copyright and database rights [2011] Ordnance Survey [100010575]

Figure 3.07: Listed Buildings in Rangemore

Key:

Grade II* Listed Building

Grade II Listed Building

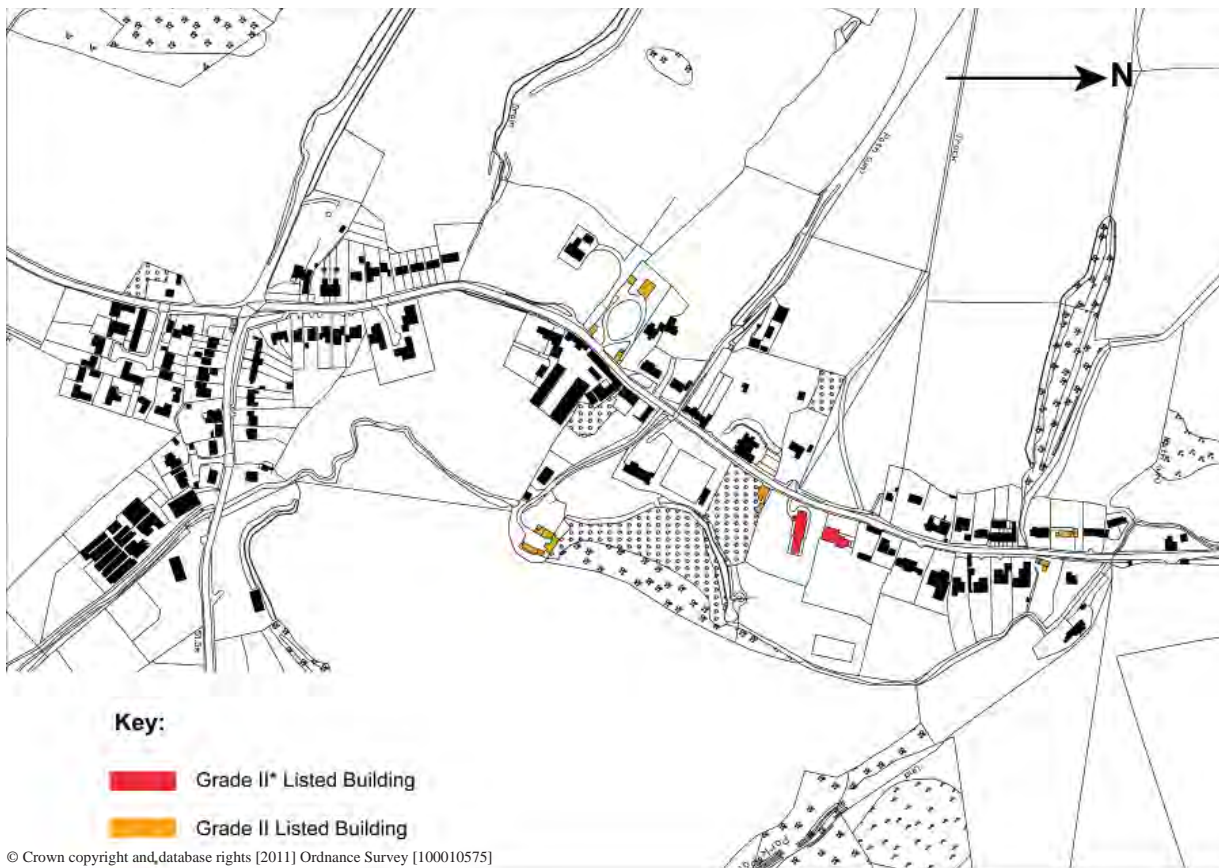© Crown copyright and database rights [2011] Ordnance Survey [100010575]

Figure 3.08: Listed Buildings in Tatenhill

3.4 Conservation Area Appraisal Updates

The designation of Tatenhill and Rangemore villages as Conservation Areas has been a key factor in their development and the preservation of their unique characteristics. This document recognises the importance of this status and seeks to further establish this by ensuring both Conservation Area Appraisals are up-to-date and reflect the architectural and historic significance of the built form for the local communities.

There are certainly opportunities for the enhancement of both Conservation Areas, with the initial Conservation Area Appraisals undertaken some time ago. The surrounding landscape is an important element of the character of the villages, and at the next review there is the opportunity to revise the boundaries (certainly in Rangemore) to include a greater landscape element. It also may be possible to introduce further 'controls' to the setting of both Conservation Areas to ensure that their unique position is protected, and this should be considered at its next review.

Recent English Heritage guidance Understanding Place: Conservation Area Designation, Appraisal and Management (2011)," highlights the important role that Conservation Area Appraisals play in educating, informing and articulating the value attributed by the local community and other stakeholders to the area. In this way, both appraisals should take the form of purposeful, structured documents that understand the historic development of the villages and establish the significance and special interest of specific features. Both appraisals should reflect the contemporary significance of the built form to the Rangemore and Tatenhill local communities, and provide instruction on the long term management of these sensitive areas.

3.5 Summary

The following five points provide a summary of historical and architectural significance of the villages and give key points that should be considered in the development process:

1. Both Rangemore and Tatenhill villages are Conservation Areas within which development is strictly controlled. New development must address the historic character of the Conservation Areas.

2. Both villages contain several listed buildings. New development must not infringe upon listed buildings or their setting.

3. Tatenhill and Rangemore's architecture can mainly be characterised by red brick buildings in accordance with their 19th century phases of development. Development must acknowledge the traditional use of materials in the area.

4. Rangemore is of particular significance as a model village built as part of the wider Rangemore estate. New development must acknowledge the group value of the village buildings as part of a larger scheme.

5. Tatenhill is a traditional medieval village and still retains its original street pattern and compact focus on the main village street. Tatenhill's relationship with the surrounding landscape is also a valued traditional feature. These are all considered important aspects of Tatenhill's status as a Conservation Area and must be respected.

PART 2: FEATURES
4.0 Landscape Character
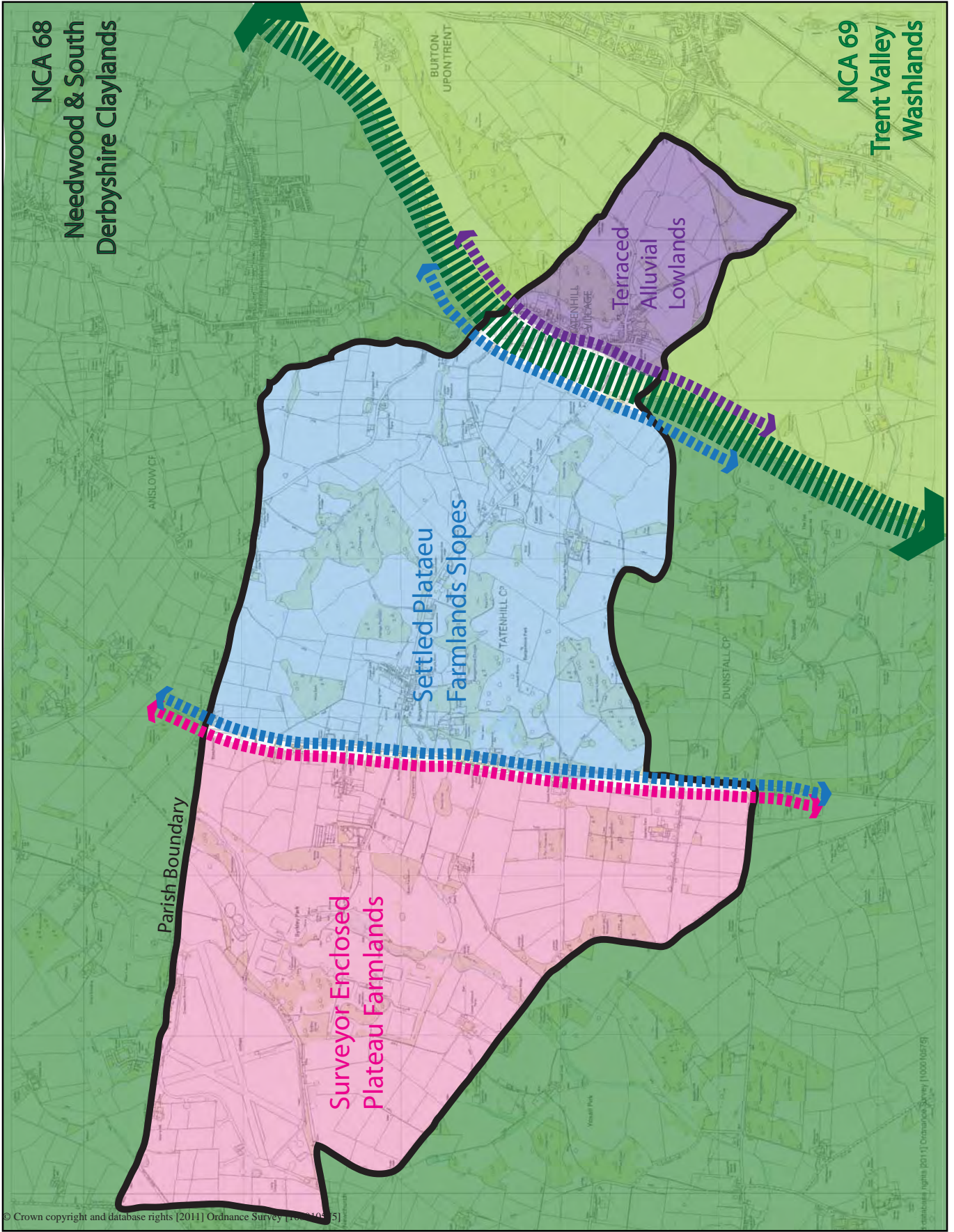
Figure 4.01: National and County Character Areas

NCA 68
Needwood & South
Derbyshire Claylands

NCA 69
Trent Valley
Washlands

BURTON-
UPON-TRENT

Terraced
Alluvial
Lowlands

Settled Plataeu
Farmlands Slopes

ANSLOW CP

TATENHILL CP

DUNSTALL CP

Parish Boundary

Surveyor Enclosed
Plateau Farmlands

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4.1.   An Introduction the Parish Landscape

This section analyses the landscape character of the Parish and the features that contribute to its identity. It first considers the topography, wider landscape and historical context of the Parish to give a well-rounded understanding of how the landscape has developed and its characteristics.

It then goes on to identify the National and Local Character areas into which Tatenhill and Rangemore fall, as defined in Natural England's "Character of England" study (2005) and Staffordshire's "Landscape Character" SPG (2001). This document goes on to establish its own local character areas and considers the local green infrastructure to provide a detailed understanding of the landscape structure.

This information and understanding goes on to inform the design cues featured in the guide.

4.2.   Landscape Character

Topography

The topography of the area (as shown in figure 4.02) slopes downwards from west to east. Rangemore sits at the upper level of this slope at around 125 metres above sea level. From there the landform follows a downwards gradient towards Tatenhill which sits at around 50 metres above sea level within a valley. The landscape has a clear north-south longitudinal form created by a series of small shallow rolling valleys. This rolling landscape is characteristic of the region and is a feature of National Character Areas 69 and 68: "The Trent Valley Washlands" and "Needwood and South Derbyshire Claylands", into which this Parish falls.

Wider Landscape

Green infrastructure of the Parish is characterised by scattered pockets of woodland and dense vegetation areas, which are remnants of the former Needwood Hunting Forest. These are interspersed with green corridors, creating a partially linked network of green infrastructure. Small water bodies, rivers and canals permeate the landscape. Longitudinal watercourses, mostly small brooks and streams, run through the parish to the extreme west and central west, while the Trent and Mersey Canal forms the eastern Parish boundary.
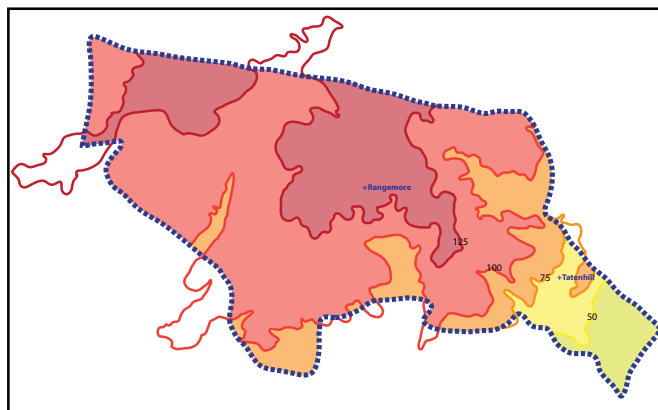
Figure 4.02: Parish Topography

Historical Context

The current landscape character of the Parish provides an insight into its use in the past. A description of the landscape from around the 1500's describes King Henry becoming lost in the "many and featureless glades and clearings that formed the forest in the areas" (taken from Rangemore: Our Place in History, 2011).

This pattern of sporadic woodland endures in the area as we see it today. Highlands Park and Knightley Park were created within the forest around 1260 as deer parks. The boundary of Tatenhill village was at that time defined by the forest edge.

The forest was not an unbroken stretch of woodland, but more a wild area of woods interspersed with clearer areas. In many places the understorey would have been impenetrable, in others, relatively open areas of grassland and scrubland existed.

There was sufficient grassland for pasture for cattle and horses. Sheep were excluded because they competed with the deer for the same sort of grazing. The landscape today loosely follows this pattern with secluded pastoral areas combined with areas of small broadleaved ancient woodland.

4.3.   National Character Areas

The sites at Tatenhill & Rangemore fall within two different National Character Areas. Detailed here are the key characteristics of the Character Area's into which Tatenhill and Rangemore fall. These are the "Trent Valley Washlands" and "Needwood and South Derbyshire Claylands". As shown on Figure 4.01.

Tatenhill village falls within **National Character Area 69 "The Trent Valley Washlands",** which includes the following key characteristics:

- *Flat broad valleys, contained by gentle side slopes, with wide rivers slowly flowing between alluvial terraces.*

- *Constant presence of urban development, mostly on valley sides, in places sprawling across the valley and transport corridors following the valley route.*

- *Contrasts of secluded pastoral areas, with good hedgerow structure, and open arable with low hedges.*

- *Strong influence of riparian vegetation, where rivers are defined by lines of willow pollards and poplars.*

- *Open character punctuated by massive cooling towers of power stations and strongly influenced by pylons, sand and gravel extraction, and roads.*

Relevant Sub regional Character Areas as identified in the Staffordshire Landscape Character Assessment include the **Terrace Alluvial lowlands:**

Visual Character - This landscape character type shares features with that described above, but it relates to older river terraces, more remote from the floodplain and summarised as follows:

"This is a flat landscape, predominantly of intensive arable and improved pastoral farming. The field pattern tends to be mainly large scale and regularly shaped although there are pockets of ancient, irregularly shaped fields. This difference is indistinct on the ground, however, as the lack of landform results in views through the landscape being controlled by the intactness of the hedgerows and density of the tree cover. In proximity to villages the scale reduces to a landscape of very small, irregularly shaped fields with plentiful hedgerow oaks controlling views to a maximum of one field distance. These areas are now characterised by low intensity pastoral farming and horse keeping".

Characteristic landscape features - Small broadleaved woodland; hedged fields and hedgerow trees; waterside tree species along ditches; flat landform; intensive mixed pasture and arable farming; large fields; lush improved pasture; scattered farmsteads; straight roads and small winding lanes; traditional village character; canal.

Incongruous landscape features - Stag headed trees; electricity pylons; sand and gravel quarrying; large modern farm buildings; horse pasture; busy roads; fencing (as opposed to more naturalistic boundaries); village expansion. Where possible development should seek to avoid these incongruous features.

Rangemore and the majority of the Parish (including Tatenhill Common) falls within **National Character Area 68 "Needwood and South Derbyshire Claylands"**, which has the following characteristics:

- *Rolling, glacial till plateau rising to prominent wooded heights above the central valley.*

- *Wide, shallow central valley.*

- *Gently rolling landscape in the north, dissected by numerous small valleys.*

- *Frequent plantations and ancient woodland in former forest of Needwood.*

- *Varied hedgerow patterns: strongly rectilinear in Needwood Forest, irregular in the west, subrectangular elsewhere.*

- *Predominantly pasture with good hedges but some areas of more open arable with low hedges.*

- *Red brick and half timber villages with sandstone churches.*

- *Historic parks and country houses.*

Relevant Sub regional Character Areas (also shown on Figure 4.01) taken from the Staffordshire Landscape Character Assessment include mainly the **Surveyor-enclosed Plateau Farmlands** predominately around the village of Rangemore**:**

• **Visual Character -** This is related to the settled plateau farmlands. It's distinctive character has come about through relatively late (usually nineteenth century) enclosure of forest or heathland and is summarised as follows:

"This is an intensively farmed landscape which is visually dominated by large broadleaved and coniferous woodland due to the flat or very gently undulating landform and coalescence of the woodland blocks. Hedgerow trees are characteristically regularly spaced and variable in number, consisting largely of oak, but with ash in places.

Arable farming, with some small pastoral pockets, is within a medium to large-scale regular field pattern indicative of late enclosure; these regular fields and neatly trimmed, intact hedgerows form horizontal lines across the landscape. It has a well cared for intact appearance and is given its character by the wide straight roads and large interlocking woodland blocks interrupting views across the gently undulating landform.

Hedgerow removal has begun in places resulting in some open, large scale farm sized areas and there is some infilling of hedge gaps where fences are beginning to appear".

• **Characteristic landscape features -** Straight wide roads with multiple junctions; 19th century estate farms and cottages of red brick; evenly spaced and aged hedgerow oaks; extensive woodland edges; neatly trimmed hedges; geometric hedgerow pattern; flat plateau landform; arable and improved pasture farming.

• **Incongruous landscape features -** Fencing; roadside development; electricity pylons; airfield.

Also relevant is the sub-regional landscape character of the **Settled Plateau Farmland Slopes** which characterise the area around Tatenhill**:**

• **Visual Character -** This is the landed estate variant of the basic landscape type and summarised as follows:

"This is a wooded pastoral landscape of steeply sloping stream valleys running off the adjacent plateau. The woodland is predominantly broadleaved and principally located in valleys or hill tops and there are areas where the woodlands visually coalesce to give a forested feel. Hedgerow trees are predominantly mixed age oak with evidence of succession and their large number contributes strongly to the wooded character of the area.

The field pattern is of both medium scale ancient and planned origins. Hedgerows are largely intact, although there is evidence of some localised neglect where fences are beginning to appear. Manors with attendant parkland have a strong localised effect on the landscape. The area is well populated with hamlets and medium sized farms served by a network of both straight and winding lanes.

In summary this is a peaceful well cared for landscape where the woodlands interlocking with both the fields and the landform are the dominant characteristics."

• **Characteristic landscape features** - Hedgerow oak and ash trees; broadleaved and conifer woodlands; irregular hedged field pattern; narrow lanes and hedge-banks; old villages- and hamlets; small streams and field ponds; manors and parkland; undulating, sloping landform.

• **Incongruous landscape features -** Extensive fencing; busy roads; electricity pylons; agricultural intensification; large modern farm buildings; modernised dwellings and commuter properties; village expansion.
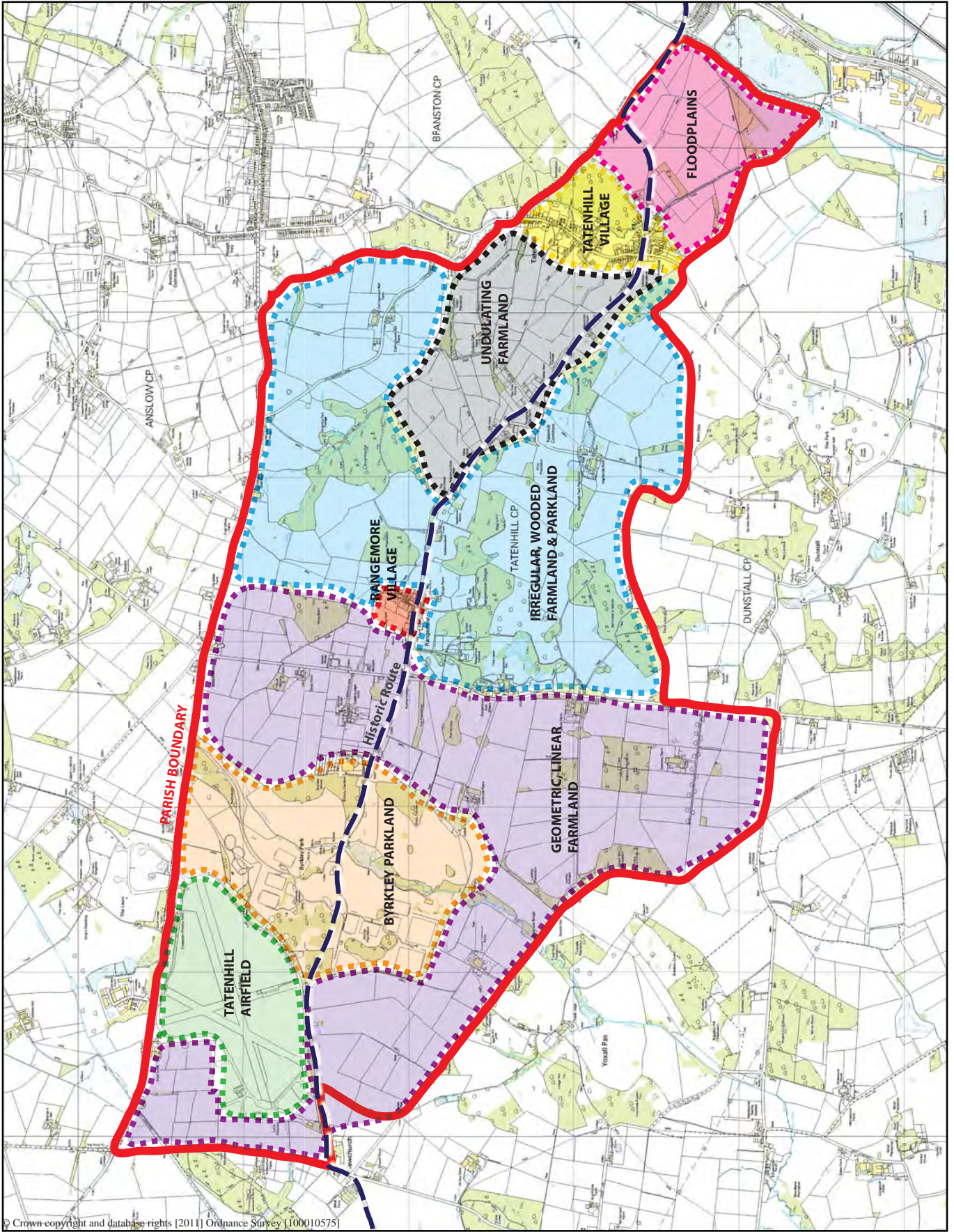
Figure 4.03: Parish Landscape Character Areas

BRANSTON CP

FLOODPLAINS

TATENHILL
VILLAGE

UNDULATING
FARMLAND

ANSLOW CP

RANGEMORE
VILLAGE

TATENHILL CP

IRREGULAR, WOODED
FARMLAND & PARKLAND

DUNSTALL CP

PARISH BOUNDARY

Historic Route

BYRKLEY PARKLAND

GEOMETRIC, LINEAR
FARMLAND

TATENHILL
AIRFIELD

Yoxall Par

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4.4. Parish Character

This section provides a detailed analysis of the Parish landscape, breaking it down into smaller and more specific character areas. The locations of these are shown on the Parish Character Map Figure 4.03. As part of this process we have also worked with local people to understand what they valued and identified as important within their landscape. We have not provided detailed descriptions of the villages as they are discussed in the subsequent chapters.

Branston Floodplains
Located within National Landscape Character Area 69, The Trent Valley Washlandsand the Sub-regional Character type Terraced Alluvial Farmlands, much of this area lies with the floodplains for surrounding water bodies located adjacent to the area as well as the River Trent that cuts through the centre of the area. This flat landscape is made up of a large irregular field pattern allowing long views across the landscape, broken only by relatively low but strong hedges, and a number of small clumps and isolated trees. A small number of dispersed farm buildings outline the arable and grazing farm land.

Undulating Farmland
Located within National Landscape Character Area 68, Needwood & South Derbyshire Claylands. The Sub-regional Character type is Settled Plateau Farmland Slopes. Located to the west of Tatenhill Village this area ranges from gentle to more prominent undulating landform. The hedged field pattern is small and irregular. This area is bound by a number of woodlands whilst the area itself is moderately open with a large number of hedge trees, small clumps and isolated trees dispersed throughout.

Irregular Wooded Farmland and Parkland
Located within National Landscape Character Area 68, Needwood & South Derbyshire Claylands. The Sub-regional Character type is Settled Plateau Farmland Slopes. Surrounding the east side of Rangemore, this landscape is made up of an irregular, shaped and varied sized field pattern. Views are short due to both undulating topography and large wooded areas. Hedges in this area are less prominent with a small number of dotted isolated trees. A number roads cut through the landscape with several dispersed farm.

Geometric Linear Farmland
Located within National Landscape Character Area 68, Needwood & South Derbyshire Claylands. The Sub-regional Character type is Surveyor Enclosed Plateau Farmlands. Surrounding the west side of Rangemore village this area is made up of a pattern of medium to large scale formal, geometric field. A number of linear roads and tracks cut through the landscape leading to dispersed farm houses. Enclosure is made up of a mixture of strong neat and evenly spaced hedgerow trees. Blocks of woodland interrupt views across the gently undulating landscape.

Byrkley Park
Located within National Landscape Character Area 68, Needwood & South Derbyshire Claylands. The Sub-regional Character type is Surveyor Enclosed Plateau Farmlands. A narrow, linear mass of dense woodland follows the line of the Brook that cuts through the centre of the character area running north to south. In the centre of the area the brook, pools into fish ponds. Surrounding the outer edges of the area, sit several large masses of woodland which enclose the area. A cluster of buildings sit within the east side of the area made up of large residential dwellings and a garden centre. Towards the north sit clusters of clumped trees which gradually spread into dispersed individual trees. This is the site of the recently permitted Football Academy which will totally alter the character of the area introducing the large portal frame structures, and playing fields and a golf course.

Tatenhill Airfield
Located within National Landscape Character Area 68, Needwood & South Derbyshire Claylands. The Sub-regional Character type is Surveyor Enclosed Plateau Farmlands. Designed specifically for aviation, the character here is very distinct, scarring the landscape with hard, linear runways. Communications masts are located geometrically around the site along with other intrusive manmade features. Well maintained grassland sits between the runways, with less maintained grasses to the outer edges. This character is distinctive from the otherwise rolling countryside.
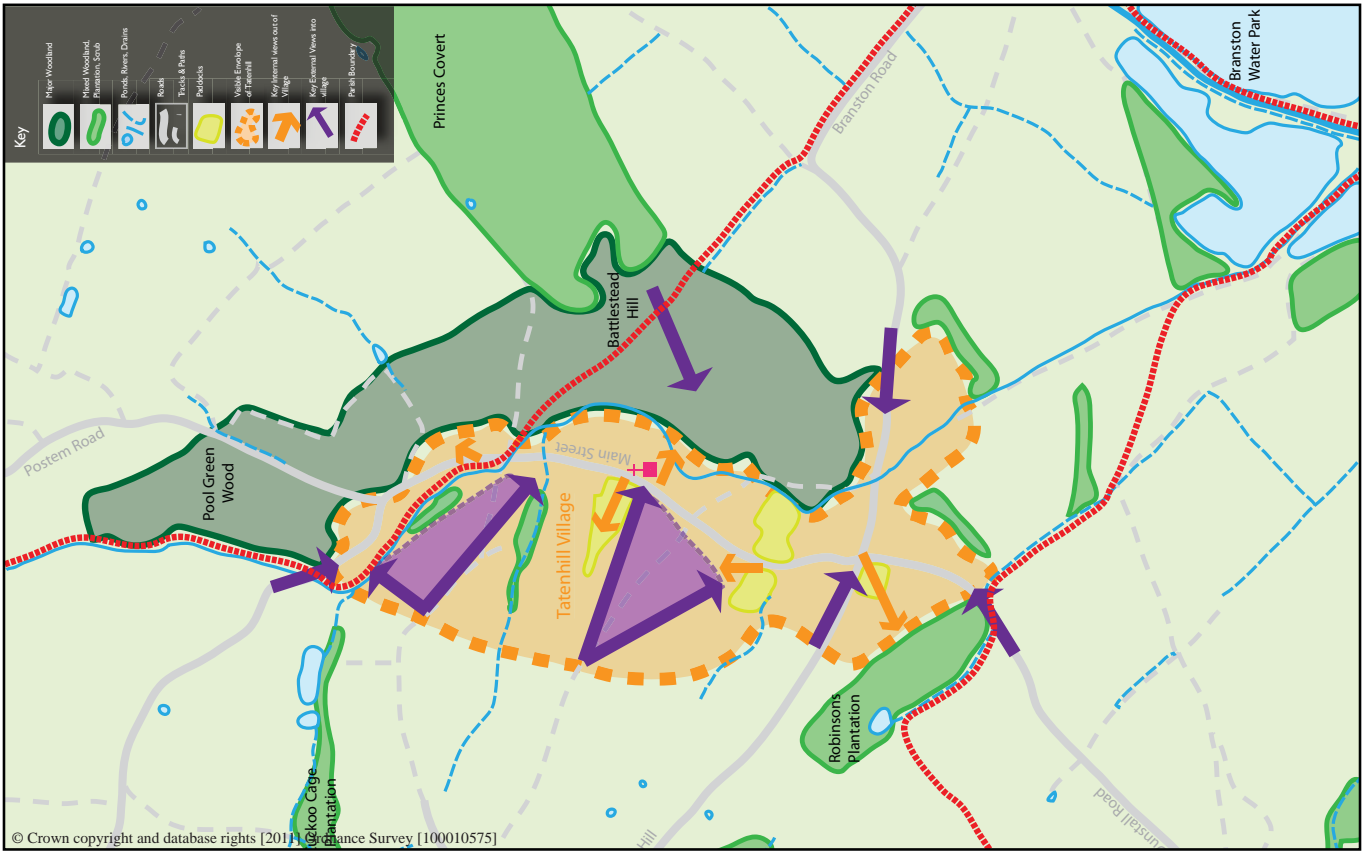
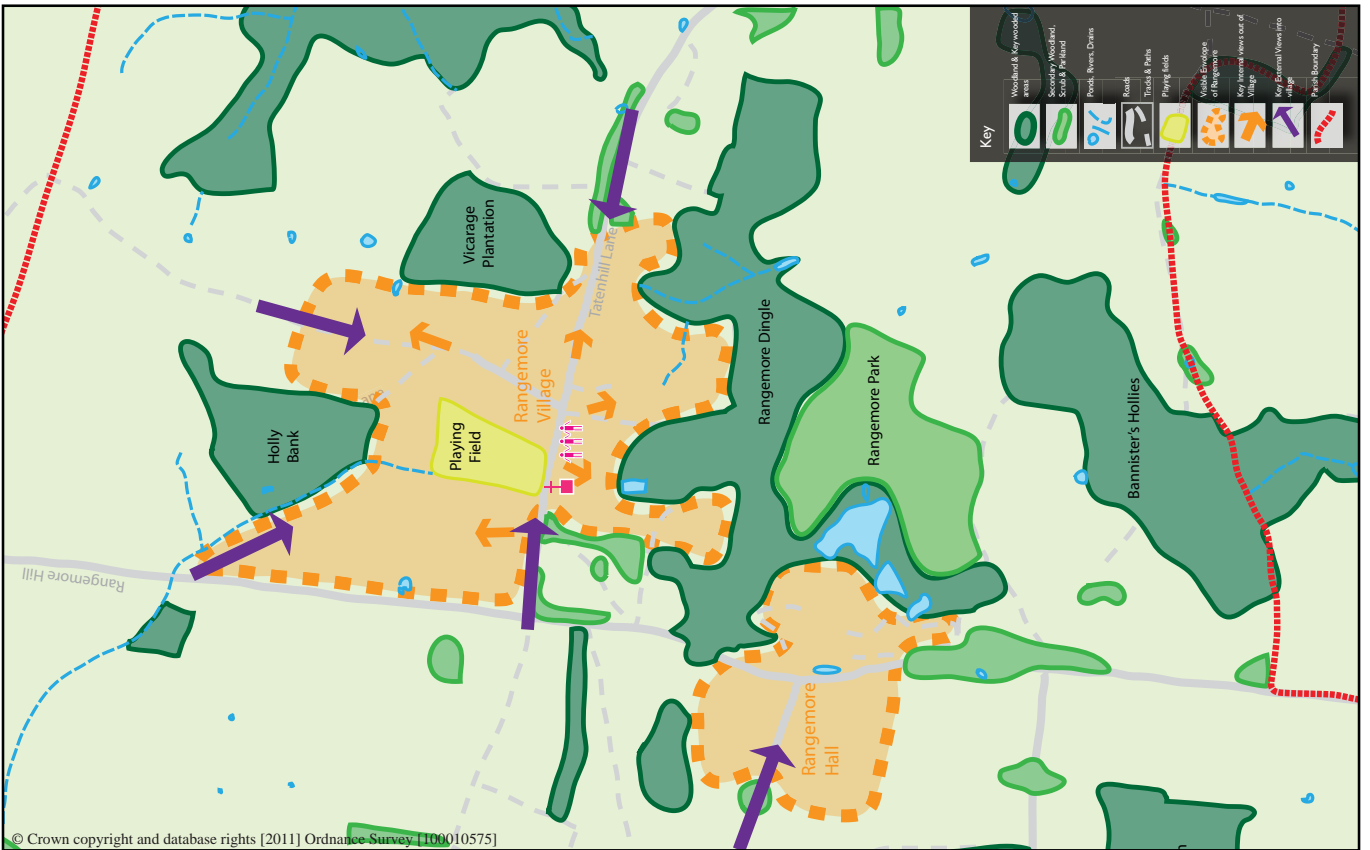Figure 4.04 Tatenhill Village Local Green Infrastructure

Figure 4.05 Rangemore Village Local Green Infrastructure

4.5.   Local Green Infrastructure

The interaction between the landscape and the settlements of Tatenhill and Rangemore, is covered within this section, specifically detailing the green infrastructure of the two villages. As well as considering the landscape, elements such as boundaries, urban form and man made features and their relation to green space is also important. This should be read in conjunction with the diagrams opposite

Tatenhill Village

Located within National Landscape Character Area 69, The Trent Valley Washlands. Tatenhill is a small ancient village, located in a small valley just off the fertile flood plain of the River Trent. As well as the 13th century church, other buildings include a village hall, public house and bowls club. Much of the village is included in a conservation area. The settlement in the North is of linear arrangement with the South becoming more nucleated.

Enclosure consists of a number of types including, walls, fences and formalised hedges. Large woodland enters from the North East side sitting adjacent to the village. Man made features such as communications masts are dotted throughout the village. A network of footpaths cut across the central access road.

Rangemore Village

Located within National Landscape Character Area 68, Needwood & South Derbyshire Claylands. Rangemore is a classic estate development that has changed very little and maintains much of its character. Most of the village is included in a conservation area. Key buildings are the All Saints Church, Rangemore Club and the All Saints Church of England Primary School. The arrangement of settlement in the area is nucleated, concentrated around Tatenhill Lane.

Dwellings are enclosed with a mixture of individual fencing, walls and maintained hedges. Man made features such as communications masts are dotted throughout the village. Less intrusive man-made features such as monuments, phone boxes etc also sit within the village.

4.6.   Summary

The following five points provide a summary of the landscape chapter and its key points that should be considered in the development of new development:

1. Views enclosed by woodland are an important element of the local character and should be retained a part of any development proposals;

2. New boundaries should not simply use fences but must introduce new softer features such as tree lined hedges;

3. Scattered trees, farmsteads and copses are common landscape features and should be replicated as part of any design;

4. Hedges and the field pattern that they create are important and reflect on the local historical context and should be preserved where possible;

5. The landscape includes a number of valleys that run north to south through the landscape that are important green corridors containing brooks and trees - these should be connected to new green infrastructure within developments.

PART 2: FEATURES
5.0 Local Distinctiveness

Figure 5.01: Rangemore Figure Ground

Figure 5:02: Rangemore interface with Countryside

Figure 5.03: Rangemore Road Hierarchy

Figure 5.04: Rangemore Building Frontages

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Greenspace Interaction with Built Environment	Strong Building Line
Pinch Point	Building Line Fractured by Large Grounds
Minor Access Track	Negative Building Line
Secondary Lane	Semi- Private Space
Major Lane	
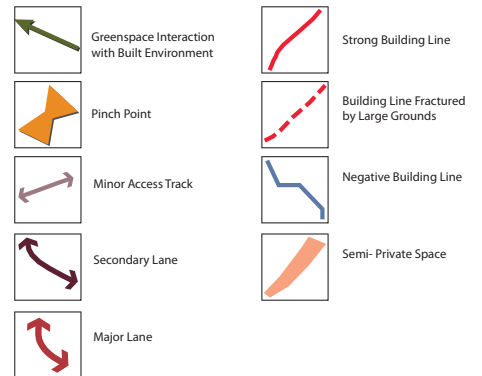
5.1. Local Distinctiveness

This section focuses on the positive features of a place that contribute to its unique and special character. Initially, the pattern of the settlements is analysed, looking at the figure ground diagram, before moving on to consider the relationship with the wider landscape, road hierarchy and frontages. A figure ground diagram shows the buildings as black or dark silhouettes against a lighter background - they remove all extraneous detail allowing a thorough understanding of the built form. This provides a thorough overall understanding of the settlement layout for both villages. It goes on to distil the local vernacular or architectural language for each village which identifies common features that can / could be replicated.

5.2. The Form and Layout of Villages

Figure Ground

Looking at the figure ground diagrams for Tatenhill and Rangemore we can see that in essence, both settlements are focused around the intersection of two transport routes. In the case of Tatenhill this continues along the longitudinal transport route, with irregular terrace rows following the line of the route and few larger properties set back.

Rangemore village is slightly smaller in size, but demonstrates similar features. Both follow a similar pattern of development, featuring sections of strong building lines interspersed with "green fingers" of landscape, encroaching into the village.

Relationship with the Wider Landscape

The wider landscape diagrams further illustrates the interface of the landscape with, the built form, which gives these settlements their particular character, affording sometimes unexpected views out across open countryside. In Tatenhill there are sections where the landscape almost meets, enhancing the meandering pattern of the built form.

The relationship between built form and the surrounding countryside is an integral part of rural settlements and a particularly attractive feature of the Parish which should be retained when considering locations of further development. Views out from these settlements have been identified as important within previous chapters and care should be taken to frame views from public spaces within the settlements with any new development.

Figure 5.05: Tatenhill Figure Ground

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Figure 5.06: Tatenhill Interface with Countryside

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Figure 5.07: Tatenhill Road Hierarchy

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Figure 5.08: Tatenhill Building Frontages

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Greenspace Interaction with Built Environment

Pinch Point

Minor Access Track

Secondary Lane

Major Lane

Strong Building Line

Building Line Fractured by Large Grounds

Negative Building Line

Semi- Private Space
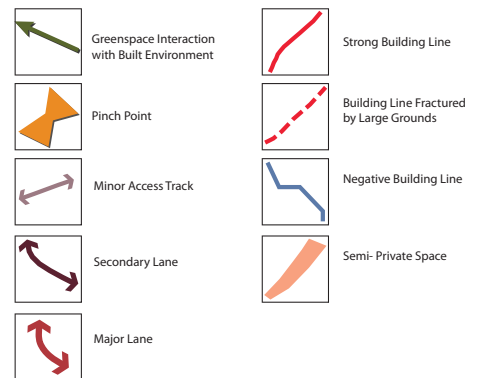
5.2. The Form and Layout of Villages (Cont)

Road Hierarchy

The road hierarchy diagrams demonstrates that Rangemore features a single major lane, whereas Tatenhill has an intersection of two major lanes. A feature of both settlements are secondary lanes and minor access tracks, the latter often lead away from the major lane out to farmsteads and larger properties at right angles.

This is particularly the case in 'planned' Rangemore. Many of the minor access tracks also lead out into the wider countryside, with some becoming footpaths as they leave the settlement, such as the link between Cuckoo Cage Lane and Tatenhill.

A number of lanes and footpaths appear to end abruptly, which is due to the existence of older routes that have fallen into disuse or become obstructed. The gently meandering quality of the lanes in the Parish creates interest in the built form as the building line follows the road particularly in Tatenhill Common and Tatenhill village.

When considering future development the issue of permeability should be considered against the traditional character of minor access tracks leading off the lanes and terminating with a dwelling or farm.

Building Lines and Frontage

The diagrams go onto illustrates the key layout design features that characterise the two settlements, particularly frontages and building lines. Both Tatenhill and Rangemore have sections of strong building lines with almost continuous frontages facing onto the road.

These are slightly set back allowing for semi-private space in front of the dwelling which is important to the local character. In Tatenhill, the distances that dwellings are set back from the road are irregular, creating interesting spaces of enclosure and "pinch points" throughout the settlement, whilst in Rangemore this is much more uniform.

There are also areas where larger dwellings or key focal buildings (i.e the Churches) are set back by a greater distance, which creates the fractured building lines shown on the diagram. This is also a key feature demonstrating how settlements have developed and is not necessarily to be discouraged where the scale of the building is sufficient.

However many of the gardens of these properties include large lines of trees, creating a continuation of the visual enclosure created by tighter building lines.

Properties that overlook the road provide a positive interaction between the street and the built form and foster a sense of community. The sections of frontage shown in blue illustrate areas where the frontage is either too sparse in terms of layout or incompatible in terms of the style of the built form.

For example, a number of more modern development to the north of Tatenhill are not in keeping with the plot siting, style and materials of the surrounding settlement and collectively these undermine the street scene. This should be avoided in the future.

Figure 5.09: Semi-Detached Estate Home

Figure 5.10: Detached Small Cottage

Figure 5.11: Estate Cottage Twin

Figure 5.12: Estate Mews

5.3. Local Built Details

Though Tatenhill and Rangemore display similarities in pattern of built form, the detailing of individual properties varies considerably between the two settlements, giving each a distinct quality. This section deals with Tatenhill and Rangemore separately, considering the key building types and design features.

Rangemore

Within Rangemore, this study has identified four key archetypes, or types of buildings. Examples of each are shown in the diagrams opposite. Their features are described below, but new development will be expected to fall within one of the following four types:

• The Detached Small Cottage Archetype - A single two-storey dwelling which is often symmetrical with a front to rear roof pitch

• Estate Mews Archetype - Tall narrow plots arranged within longer ranges, converted from Estate buildings, in most cases these are 2.5 storeys in high using the roofspace

• Estate Cottage Twin Archetype - Highly decorative matched pairs of two-storey cottages found through the Rangemore Estate

• Semi-Detached Estate Home Archetype - Larger two-storey properties found within the village which taken together are symmetrical, but with simpler detail.

Red brick is again the dominant material, even more so than in Tatenhill. Roofs are predominantly slate, providing a unity in the appearance and when viewed as a formal building line. This restricted material palette should be carefully considered by any potential future development and replicated in almost every instance. A feature of properties in Rangemore is that there are significant numbers of gables facing the street creating interesting detail and fluctuation in the building line.

Where Tatenhill is largely characterised by asymmetrical properties, Rangemore features more regular, balanced types; The Detached Small Cottage, Estate Mews and Estate Cottage Twin are all typically symmetrical.

The fenestration is characterised by strong sills and lintels, those of the Estate Mews and Detached Small Cottage are particularly decorative and a distinctive feature of the dwellings. The Semi-detached Estate and Estate Cottage Twins have larger, simpler decoration with the lintel being larger and heavier than the sill.

The Estate Cottage Twins also feature a decorative bargeboard and large central chimney, emphasising the symmetry of the properties. These twins, purportedly designed by Butterfield, are key features within the wider Rangemore Estate and contribute very much to its collective styling and character and therefore are the dominant archetype. Replicating this form would highly suitable for new development within this area.

Porches are a key attribute of many of the archetypes which often include decorative bargeboard and finial details providing further visual interest. Front boundaries are well defined in most properties. These are varied and include hedges, white painted picket fencing and brick walls - clearly the more formalised boundary is more attractive in this location.
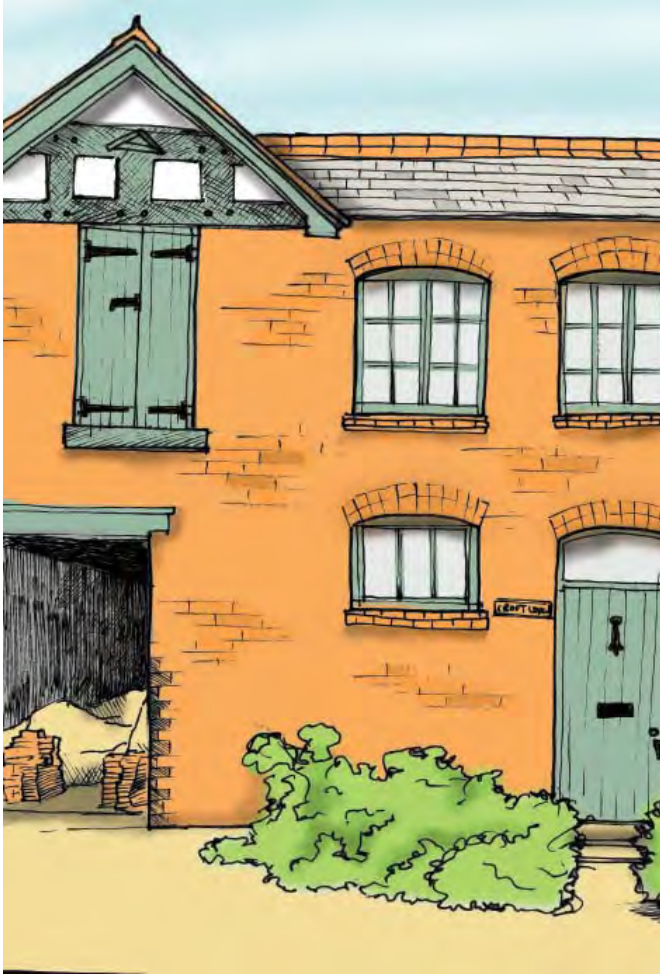
Figure 5.13: Workshop

Figure 5.14: Terraced Set (Half of)

Figure 5.15: Large Detached

Figure 5.16: Small Cottage

Tatenhill

Within Tatenhill, this study has identified four key archetypes, or types of buildings. Examples of each are shown in the diagrams opposite. Their features are described below, but new development will be expected to fall within one of the following four types:

• Cottage Archetype - Eclectic mix of materials and details in a 1.5 - 2 storey arrangement but unified by common colours

• Terraced Set Archetype - Usually groups of four two storey terraced units, arranged symmetrically

• Workshop Archetype - Converted workshop buildings, with robust simple details unusually only 2 storeys

• Large Detached Archetype - Large, symmetrical building of 2 or more storeys

The dominant building material in the settlement is red brick, with some white painted frontages. There is a variety of roofing materials including tiles, slate and notably thatch. Brick is used for decorative effect on window arches and surrounds. A well defined lintel and sill is a dominant feature of the fenestration, in some cases defined using a local honey coloured stone. The Workshop and Large Detached Property have larger windows than the Cottage and Small Terrace Set and it may be extrapolated that the bigger the building mass, the bigger the aperture that are acceptable. Gablets feature in the Small Terrace Sets, while the Large Detached Properties feature dormer windows.

There are a number of older industrial workshops, for example, mills, due to the historic nature of the development. Some of these have been converted into dwellings. Irregular, asymmetrical frontages characterise these buildings, a feature that is consistent with a number of other types in the settlement. The exceptions to this are the Large Detached Properties which are highly symmetrical and evenly proportioned, featuring a central door.

The majority of the types are two storeys for example the Cottage, Small Terrace Set and Workshop. This means that there is a reasonably consistent height in the frontages that face onto the lane, creating a strong, consistent building line.

The Large Detached Property however is three storeys and utilises the roof space to provide the third floor. Being set further back from the road it interrupts the building line. Semi private space is provided by front boundaries, particularly in the Small Terrace Set and Cottage. Porches are also a feature of the Terrace Set, the slight variations in the style of these provides architectural interest.

4.4. Summary

The following five points provide a summary of the Local Distinctiveness chapter and the key issues should be considered in the design of new development:

1. New development should be arranged to face the roadways and routes through the villages, with a setback increasing with the scale and height of the building;

2. New development, including extensions and backland development, should ensure that views, including the important glimpsed views out the countryside are maintained;

3. New development should reflect the local archetypes set out in this chapter which are appropriate in scale and mass for the local area - other types will need to be carefully justified in order to demonstrate how they fit comfortably with the surroundings;

4. New development should seek to deliver some of the local details which are responsible for the character, including decorative roof details and finials, brick and stone banding and in many cases porches; and;

5. All new development should use the traditional material Is which are in almost all cases, red brick, slate roofing and honey coloured stone detail. Half-timbered buildings, excessive rendered elements and buff brick are to be avoided unless they are a specific design detail.

PART 3: APPROACH
6.0 Strategic Development Approach

6.1 Introduction

This is the final chapter of this design guide, and seeks to provide guidance for applicants, developers and the community as to how they should use the points highlighted deliver appropriate scales of development within this Parish.

In the first instance it considers how any development, within both the settlements of Rangemore and Tatenhill might be approached, bearing in mind that in all cases the tests set out by Local Plan policy NE1 will need to be satisfied before being acceptable.

This will also cover a small section on the approach to be taken with extensions to buildings, all of which require Planning Permission given their Conservation Area status. It goes on to offer similar advice for development outside the settlements.

This chapter also considers wider issues of streetscape - the space between the buildings. Many of these streetscape issues have been highlighted within Chapters 4 and 5, but this chapter offers some brief guidance as to how improvement can be made in support the guidance and goals of guidance for new development.

As part of this, a subsequent section on 'Community Engagement' is also included. It is important that the Parish Council and local people are involved in new development proposals, and therefore, applicants will find this section useful in preparing their consultation strategies.

6.2 Community Engagement

This Parish Design Guide is also developed to ensure that the wider Community has a stake in the design of new development within the Parish. Developers and applicants are asked to make early contact with the Parish Council in order to present and discuss their proposals. Other important community groups such as the All Saints Church of England (c) Primary School, should also be consulted. Recent experiences with the new football Academy at Byrkley Park have demonstrated high quality community engagement, and this coupled with the Governments Localism agenda, has highlighted the importance that new development in the future recognises the expectation of involvement by the local people.

Developments of more than 2 dwellings will likely raise significantly local interest, and the onus will be on the applicant to enter into pre-application consultation, in the form of exhibitions, meetings and leaflet drops in order to keep the community informed of any proposals from an early stage. Planning Applications that do not demonstrate a commitment to high quality design, alongside significant pre-application discussion will, in most cases, meet with local resistance.

The Parish Council is committed to working with applicants to ensure that community consultation is both effective and appropriate to the scale of development proposed. Applicants are encouraged to make contact with the Parish Council at their earliest opportunity and make every effort to support them in communicating their designs to the public.

6.3 Development within the Villages

Development in Tatenhill

Tatenhill is the slightly larger of the two villages and is therefore capable of accommodating some of the growth that may deliver affordable housing and other community focused development whilst ensuring that the patronage of village services is maintained.

However, it is not anticipated that this will include large tracts of new development, with those over 7 dwellings in total likely to be unacceptable in design terms. More commonly developments of 2 - 3 dwellings or single homes are anticipated.

The settlement has evolved over a considerable period of time and therefore large scale development, in any part of the village will undoubtedly be incongruous in village form terms. Carefully designed infill development and redevelopment of disused workshops and farmsteads are likely to be acceptable in planning and design terms, but this must ensure that it retains the character of these buildings and their surrounds. A landscape design response that reflects the local landscape character, and uses appropriate native planted boundaries is encouraged.

Single dwellings may be appropriate in certain locations provided they can satisfy the policy requirements, but these should exhibit high quality design, preserve the views and vistas from the main routes, and respond effectively to the 'street' both in their position on the plot and appropriate landscape boundaries.

Development in Rangemore

In the first instance, any development in Rangemore must first examine its position within the entire Rangemore Estate, and not just within the narrow confines of the settlement. Long views within the landscape have been identified as being of particular importance.

When siting any new development, applications should demonstrate how they are both responding to the wider Estate context, and preserving and framing these landscape views from the main public viewpoints. It is not sufficient to simply identify a field boundary and propose filling it with development.

Developments of more than 5 dwellings will normally be unacceptable in design and landscape terms, however, more dwellings may be acceptable where they can satisfy all of the following criteria:

- Will not undermine the quality and character of the landscape or the village setting;
- Will not injure or remove public views out of the village into the surrounding countryside; and;
- Will fully justify the development within the context of the Estate both economically and historically.

It should be noted that any development will be read in the context of the Estate village and therefore should seek to not introduce incongruous landscape elements.

6.4 Development within the Landscape

Significant Design Quality

New development within the wider countryside is unlikely to be acceptable unless it is of significant architectural quality or design (See PPS1 and PPS7 for details). This will mean that developments of this type will need to be considered on a case by case basis. Applicants will need to develop their own design rationale for developments of this type, which cannot be considered fully within this design guide. As a rough guide, developments that introduce incongruous colours, textures, or landscape features will be unlikely to be accepted.

Reflecting the Landscape Character

Development of this type will need to work more closely with the wider landscape character to ensure their acceptability. These dwellings are not viewed within the context of the settlements and therefore will impinge in a greater effect on the landscape character. The landscape character assessments undertaken in chapter 4 have provided guidance on the landform and materials that may be acceptable, as well as features that are incongruous. Care should be taken to ensure that new development is in total accordance with its immediate landscape character. Furthermore, given the long distance view common in this landscape, views from other character areas are also relevant and the impact on these should be carefully considered.
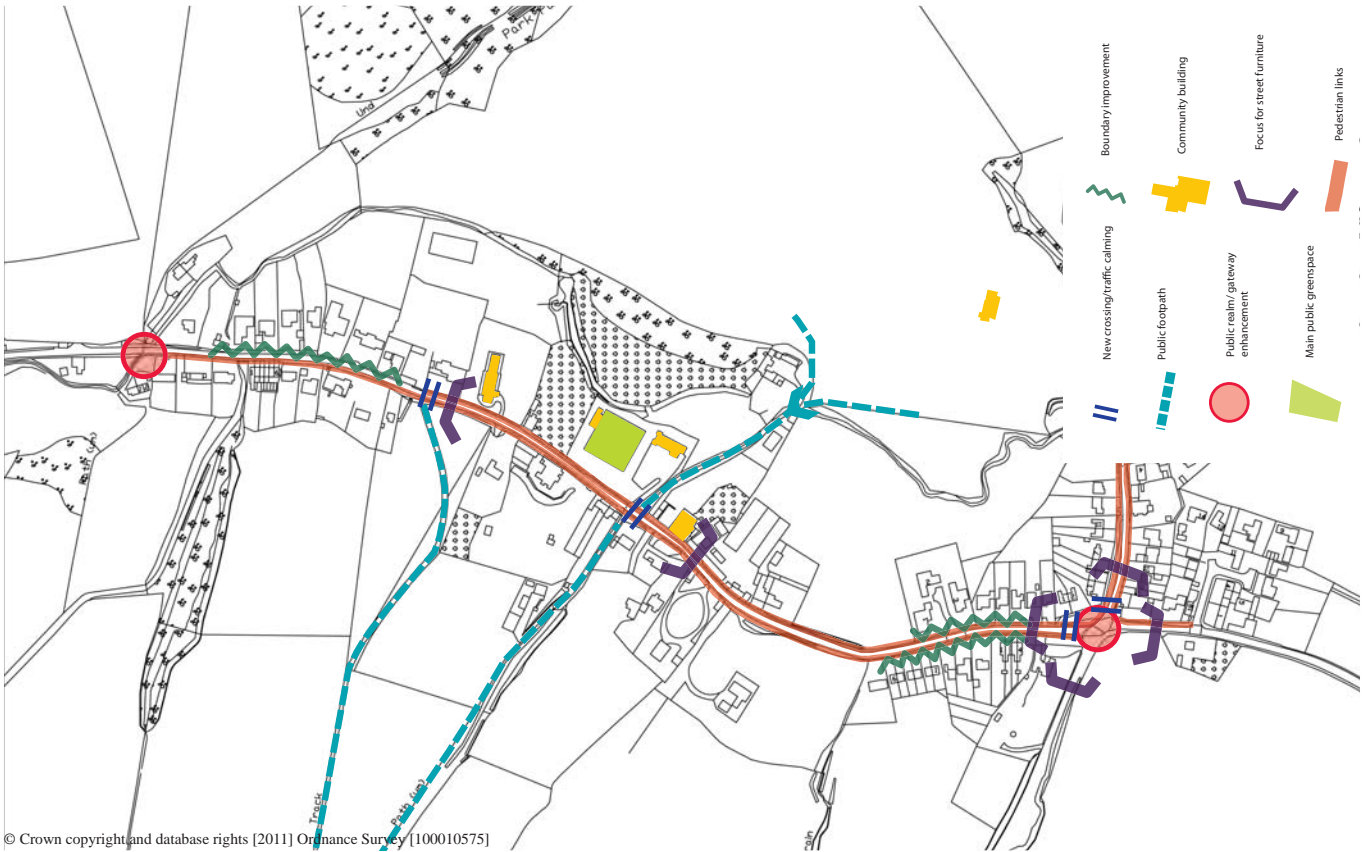
Figure 6.03: Rangemore Strategic Streetscape Plan

Legend (Figure 6.03):
- New crossing/traffic calming
- Public footpath
- Public realm/ gateway enhancement
- Main public greenspace
- Boundary improvement
- Community building
- Focus for street furniture
- Pedestrian links

Figure 6.04: Tatenhill Strategic Streetscape Plan

Legend (Figure 6.04):
- New crossing/traffic calming
- Public footpath
- Public realm / gateway enhancement
- Main public greenspace
- Boundary improvement
- Community building
- Focus for street furniture
- Pedestrian links

6.4 Strategic Streetscape Approach

The streetscape of Tatenhill and Rangemore are similar in character with a clear hierarchy that consists of a major arterial route that flows through both villages and these feed a series of minor lanes and tracks. Most of the main carriageways have an adjacent footpath, sometimes with grass verges, to at least of one side of road. The street scene view is mostly enclosed by the buildings that are set back with gardens forming defensible space. In some instances the building line is close to back of footpath.

The boundary treatments make a significant contribution to the quality of the street and the general boundaries that can be found in the Parish consists of brick/stone walls, hedges, timber picket or Staffordshire railings. New development should be limited to these types of boundary. Sometimes, no vertical boundary is present and the gardens of the set back buildings meet the back of footpath. While some gardens have been fully converted to block paved driveways, over-paving should be discouraged as it undermines local character and contravenes current guidance on sustainable drainage and flood risk prevention. This guide recommends that no more than 40% of front gardens should be given over to paved surfaces.

Other vertical elements that make up the streetscape are the alignment of various sized native and specimen non-native trees. Street lighting is absent, but there are telegraph poles carrying low voltage cables. There are a few street furniture items such as bins and seating, located at each end of Tatenhill and at the front of the Village Hall. Street furniture in Rangemore is limited to a small element at the junction of Tatenhill lane and Chapel Lane.

Figures 6.03 and 6.04 opposite show the locations of potential treatments for streetscape improvements within each village. These should be introduced in accordance with a strategic concept that is summarised to the right.

The strategic concept is based on:

- Providing a continuous safe pedestrian route alongside major roadways. Footpaths should be continued where they currently end abruptly and this may include the introduction of crossing points to join footpaths on opposite sides of carriageways;

- Introducing traffic calming measures such as footpath build outs and rumble strips but not speed cushions;

- Improving surfaces and edges of footpaths to provide an overall consistent material finish that is both safe to walk upon and aesthetically pleasing;

- Introducing a consistent suite of street furniture that includes seating, bins, and bollards

- Improving existing boundaries where appropriate and limit treatments to the following: walls, hedge, combined railing and hedge. Hedges should use a selection of native species such as Hawthorn, Holly or Yew, or a mixed native hedge including Beech or Hazel.

- Introducing bollards or other barriers to prevent parking on grass verges. In some cases, selected tree planting or similar soft elements may be appropriate.

The Parish should have a set of consistent street furniture and surface treatments to enhance and compliment the overall character of the landscape. However, these should be carefully located and not introduced in abundance to prevent the street from becoming cluttered.

PART 3: Approach
7.0 Specific Types of Development
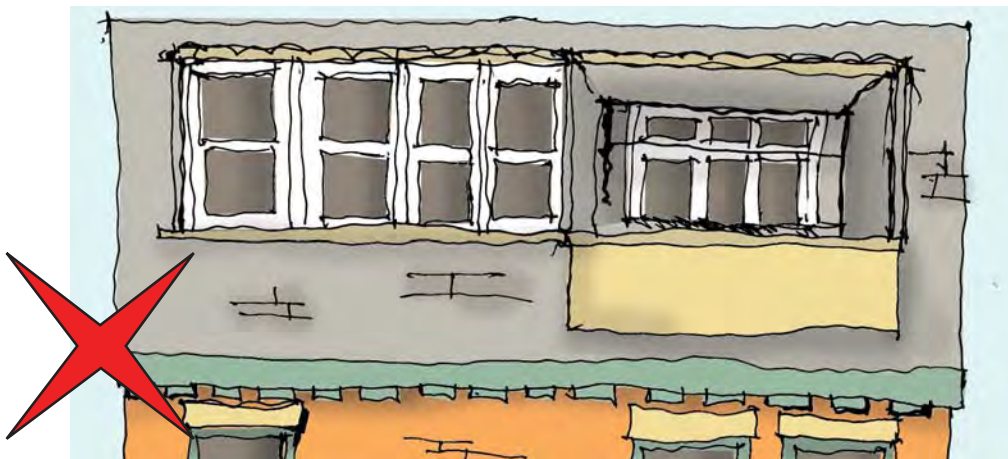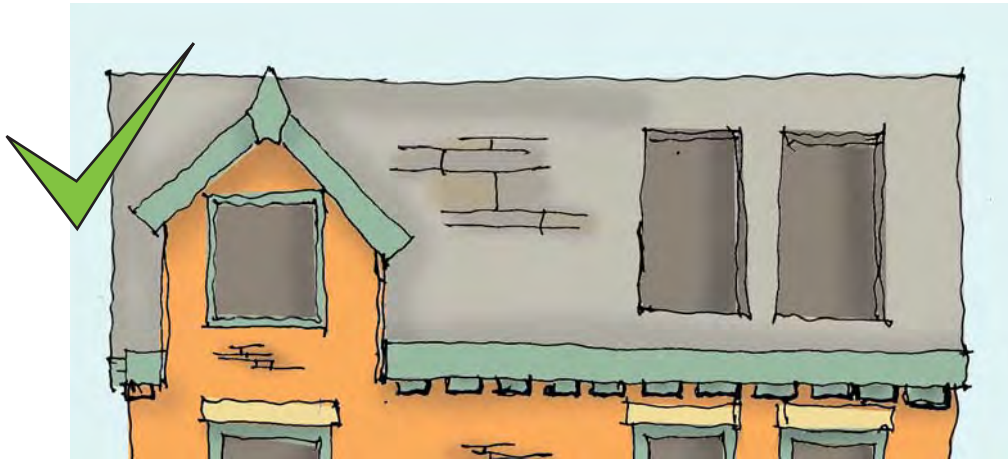
Figure 6.01: Good and Bad Side Extension

Figure 6.02: Good and Bad Roofspace Conversion

7.1 Extensions and Alterations

Approach to Householder Schemes

In both settlements, and within the wider Parish, the pressure for extensions has clearly been identified from a study of planning applications. Whilst in principle, the extension is an acceptable form of development, delivered in a poor way will undermine the enclosure and continuity of the street and dominate the street scene, delivering poor quality environments.

Side extensions and converted attic space are the two main types of alteration / extension, that are considered in the bullets below. This document does not set standards for amenity as they are detailed elsewhere in policy.

Side Extension

- Extension should be set back from both the front elevation of the building and delivered with a low ridge height to ensure subservience to the main mass of the building;
- Extensions should ensure that mature or surrounding landscape boundaries and trees (including their canopy and root zone) are not compromised as these contribute greatly to the overall character of the streetscene; and;
- Materials should be designed to match the existing building. Where render is used it should not be the dominant design feature (unless attached to a rendered building). Brick banding and stone detail should be replicated from the main building to the extension to ensure continuity.

Attic Conversion

- Attic conversions should not introduce a full further storey when viewed from the road, - but should work within the existing roof profile;
- Attic conversions may use of dormer windows, gablets and rooflights but this should be sparingly - large expanses of new windows to the road are unlikely to be acceptable, especially where they introduce a horizontal element; and;
- Attic conversions may use features taken from the surrounding archetypes, but these must be carefully justified and should not be 'one-off' features from elsewhere, such as lanterns or recessed balconies.

7.2 Satellite dishes and Renewable energy

Guidance for satellite dishes and antennas

Within Tatenhill Parish it may be deemed necessary to install a satellite dish or antenna to ensure adequate telecommunications reception. In such cases, it is important to acknowledge the sensitive character of the Parish and its Conservation Areas, great consideration given to the visual impact of any such additions.

Within Conservation Areas, government guidance will only accept less than two small antennas, 100cm and 60cm in any linear dimension, on individual buildings without planning permission. In such cases the community recommends closely adhering to the following government guidance to ensure the visual continuity of the conservation area;

- Impact on neighbouring properties, the public and the environment must be considered.
- Antennas should only stick out above the roof where there is a chimney stack. In these cases, antennas should not stick out more than 60cm from the building's roof line.
- The colour of the antenna or dish must also be considered with mesh or transparent dishes being less obvious than solid ones and therefore more acceptable.
- Antennas on a wall at the back of the building should be encouraged as they are usually less noticeable than on the front of the building.
- Antennas hidden behind a parapet or a chimney stack, or on the roof, may be less noticeable than one mounted on the wall and will be more acceptable

When considering affixing an antenna or satellite dish to a listed building, or in the setting of a listed building, alongside strict acknowledgement of the guidelines above, applying for listed building consent is mandatory. Close consultation with East Staffordshire Borough Council is also recommended if you wish to know if planning permission is necessary for the addition of a satellite dish or antenna to your property.

Guidance for Renewable Energy

We are under increasing pressure to become energy efficient and find green energy sources. Tatenhill Parish Council and community staunchly encourage this process and residents may wish to install renewable energy devices such as photovoltaic cells and micro-wind generators. Given the historic character of Tatenhill and Rangemore villages, Tatenhill Parish recommends the considered and sensitive addition of these features as poorly placed elements may undermine the character and quality of the area.

In such cases, it is important to acknowledge that cutting demand for energy is as important as finding alternative means of generating it and that before installing renewable energy technologies onto a building, all available energy-saving measures, including low-energy light bulbs, heating controls and improved insulation, should already have been taken. English Heritage in their publication Energy Conservation in Traditional Buildings, gives further guidance on how this can be achieved.

It is also important to consider the usefulness of the renewable energy technology implemented with micro-wind generators only considered effective in areas where the wind speed is above 4.5m/sec and photovoltaic cells only useful where they can receive optimum sunlight.

While renewable energy devices should be installed on a building where they can be most effective, away from the shading of trees for example, Tatenhill Parish also insist that part of the decision making process should include consideration of the visual impact of such technology.

Photovoltaic cells are considered most effective mounted on a south east to south west facing roof, receiving direct sunlight during the day to generate a significant yield of energy. In such cases it is not considered sympathetic to a building's appearance to have a solar panel or other equipment fixed to any of its main elevations, and buildings with main elevations aligned in the direction of optimal solar radiation may present special installation problems with regards to visual impact. For roofs with stone or old handmade tiles, replacements can be expensive and difficult to find and drilling through them will render them unusable. It is therefore advisable to investigate what type of roof covering you have and how to get replacements before undertaking any work to avid expensive or abortive work.

The installation of micro-wind turbines can have structural as well as visual implications for a building. The building should be assessed by a specialist surveyor before installing such technology. Micro-wind turbines are considered most suitable on the gable ends of pitched-roof properties. Careful consideration of the impact that these will have on the key views and vista within the Conservation Areas should also be carefully considered.

It is also worth considering the wildlife impact of installing renewable energy technology on historic buildings given the potential of roof alterations to disturb the habitats of nesting birds and bats.

Another significant consideration is the 'reversibility' and the 'physical impact' of energy efficient additions to the built fabric. Photovoltaic cells and its associated equipment can have a life span of 25 years while micro-wind turbines have a lifespan of roughly 20 years. In both cases it is likely that a building can have many installations over its lifespan, and therefore the impact of installations should be as minimal as possible to maintain the integrity of the building.

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