
East Staffs Borough Council

Barton under Needwood

Conservation Area Appraisal



Development Services
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1 Introduction

Barton under Needwood Conservation Area was designated in 1970 by Staffordshire County Council in recognition of the special architectural and historic interest of the area. The conservation area contains the historic settlement of Barton under Needwood.

Conservation areas were introduced through the Civic Amenities Act in 1967. The formalisation of conservation area designation came about with the Town and Country Planning Act 1990, which states in sections 69-71 that Local Authorities have been given the duty of designating conservation areas and formulating proposals for the preservation and enhancement of their character and appearance. Within East Staffordshire there are now 25 conservation areas. Designation of a conservation area is not intended to prevent new development in the area, but introduces an additional level of control for the quality of design, repair and maintenance in such areas. This should be undertaken in accordance with policies for the built environment set out in the East Staffordshire Local Plan (particularly policies BE1 and BE4-BE15).

Under section 69(2) of the 1990 Listed Buildings and Conservation Areas Act, the Council has a duty to review and appraise its conservation areas on a regular basis. A further duty was placed on Local Authorities in 2006 with the introduction of BVPI 219b requiring conservation area character appraisals to be written for all designated conservation areas. This appraisal has been prepared in accordance with English Heritage guidance on conservation areas contained within *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the*

Management of Conservation Areas (2006), and in accordance with *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15).

1.1 Statutory background

Conservation areas can vary greatly in size and character, but generally it is the overall quality and interest of an area, rather than the individual buildings that justify designation. They remain a particularly important way of conserving the built environment.

Designation as a conservation area has a number of implications. Most importantly, the Local Authority is required to preserve and enhance the conservation area through its planning controls. It is also under a duty from time to time to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas" (Planning Listed Buildings and Conservation Areas (LBCA) Act 1990, s.71). Planning permission must also be gained for certain types of development which are elsewhere classified as permitted development, such as various types of cladding, dormer windows, satellite dishes and radio masts/antennae. Consent is further required for the demolition of buildings within conservation areas. Designation also brings controls over works to trees.

The protection of an area does not end with conservation area designation. PPG15 "Planning and the Historic Environment" urges Local Authorities to prepare detailed assessments of the special interest, character and appearance of their conservation areas. A character appraisal defines and analyses the special qualities and the architectural and historic

interest that warrants the conservation area designation. PPG15 states that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

1.2 Planning policy framework

The East Staffordshire Local Plan was formally adopted on the 20th July 2006. It provides a detailed framework for the future development of the District addressing the period 1996 to 2011.

Historic environment policy is primarily set out in Chapter 5, " Built Environment" with key policies that are relevant to the preservation and enhancement of the character or appearance of the Barton under Needwood Conservation Area including:

Policy BE1 - Design
Policy BE6 - Conservation Areas:
Development Principles
Policy BE7 - Conservation Areas:
Exceptions to Other Local Plan Policies
Policy BE8 - Listed Buildings: Protection of
Character
Policy BE9 - Listed Buildings: Exceptions
to other Local Plan Policies
Policy BE10 - Archaeology
Policy BE11 - Ancient Monuments
Policy BE12 - Removal of Permitted
Development Rights by Direction in Areas
of Special Quality

Policy BE13 - Advertisements
Policy BE14 - Shopfronts
Policy BE15 - Conversion of Rural
Buildings

1.3 The Purpose of the Conservation Area Appraisal

The Barton under Needwood Conservation Area Appraisal has been prepared in response to the guidance outlined above and, as such, fulfils the Council's obligations and duties under the Planning (LBCA) Act 1990, as well as complying with English Heritage's recommendations. The document may subsequently be adopted as a Supplementary Planning Document to the Adopted Local Development Framework, which would then make it a material consideration when considering applications for development within the conservation area.

It is intended that this appraisal will be used by the Council as guidance for assessing development proposals within the conservation area. The appraisal is also intended for use by residents, developers and the general public to understand the area's significance in order that the special interest and character will be preserved and enhanced for future generations. Omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.4 Methodology

A combination of on-site analysis and documentary research has been undertaken to provide an assessment of:

- existing activity and prevailing or former uses, and their influence on

the conservation area and its buildings;

- the architectural and historic qualities of the buildings and the contribution that these make to the conservation area;
- local building details and materials; and
- the quality of the public realm and the contribution made to the conservation area by green spaces.

Guidance will also be provided on the future management of the conservation area, with specific reference to:

- the extent of intrusion, damage and the presence of neutral areas;
- the general condition of the conservation area and problems, pressures and scope for change within it; and
- the scope for boundary changes to the conservation area.

2 Assessment of Special Interest

2.1 Location and setting

Barton under Needwood (henceforth shall be referred to as Barton) is located approximately 10km north of Lichfield; 10km southwest of Burton upon Trent and less than 1 mile west of the River Trent. The village is quite closed in, especially to the south where there has been much modern and late 20th century housing development. The village is located on fairly flat ground, which limits views out of the conservation area, especially to the south. There are some open views out to the east of the conservation area on undeveloped land. To the west hedgerows and trees restrict the views, but to the east the views open up towards the field systems beyond. With the exception of the modern housing to the south Barton's setting is essentially rural.

Looking out from the boundary of the conservation area there are few prominent features visible. Similarly views into the conservation area are quite restricted; and even the church tower is not prominent when entering the village from the east or west.

2.2 General character and plan form

The character of the conservation area is derived in part from its medieval origins, but more apparent is the development from the 17th century. The scale and form of the buildings, especially along Main Street are quite typical of their date and function. They are primarily low two storey terraces with shallow pitched roofs, of which the roof slope fronts the street. The character alters east towards the



Approach to the conservation area (east) viewed from the west



View of the listed 78 Main Street with its moulded wooden door case and sash windows.



One of the several timber framed buildings within the conservation area.

village centre and the Church of St James. Here the village opens out with an irregular pattern of development and a mix of architectural style and dates.

Further east along Station Road, there is another character change where the date of the buildings is generally later and the building scale is more generous. The character here is that of detached and semidetached properties on larger plots with small frontages and views between buildings. There are also some larger buildings of civic function such as the Thomas Russell Infant School, which positively contribute to the character of the conservation area. Parts of Station Road do, however, detract from the appearance of the conservation area with modern, mid-late 20th century housing.

The other key parts of the conservation area are those running south along Wales Lane and north along Dunstall Road. In both of these areas there is a mix of development. In Wales Lane the buildings are residential but vary in date and style. In Dunstall Road the use is mixed between residential, offices and the Youth Centre, and the date of these properties vary. In both Wales Lane and Dunstall Road the west side of their roads has been omitted from the conservation area. This is due to the modern housing development in both locations.

The general survival of historic features within the conservation area is quite high. A large number of historic structures still survive. Many buildings within the conservation area have also retained a reasonable amount of their original historic fabric. Several modern buildings are also included within the conservation area boundary because of their visual integration within the village. As a result,

they require just as much careful control through the planning process as the historic buildings.

One of the principal characteristics of the village is not only the variety of building types and storey heights but also the predominant strong horizontal emphasis that many of the buildings share.

Architectural styles within the conservation area are quite diverse, ranging from the church of stone construction to the, redbrick and rendered terraces. There are also timber-framed buildings (albeit largely altered and re-fronted), and attractive 18th and 19th century detached properties with stone dressing and a mixture of ornate features.

The original plan form and layout of the conservation area is visible with Main Street, Station Road, Wales Lane and Dunstall Road, though there has been modern encroachment adjacent to the conservation area. There has been a large-scale residential development to the south and infilling to the north east.

3 Origins and Historic Development of the Area

3.1 Archaeology

Archaeological data for Barton is relatively limited due to its small size. There is information on the archaeology of the wider location surrounding Barton.

A Middle Bronze Age settlement was excavated (1500BC) near Tucklesholm Farm north east of Burton Turns. An Iron Age Fort was built at Borough Hill on the Walton side of the valley. The Romans built a military road (Ryknied, Rykneld Street) along the middle of the valley. The Lichfield to Burton upon Trent Trunk road is also of Roman origins.

Barton is of Saxon origin and another large Saxon settlement is recorded just east of the railway line. It appears that this settlement was abandoned because of the risk of flooding.

More recently concrete Pillboxes were located along the River Trent. They were constructed in 1940 to counter the anticipated German invasion.

3.2 Historical Context

Due to its relatively small scale and rural location there is very little documentary evidence to help chart the development of the settlement. Tithe and Ordnance Survey maps are the primary source of information for understanding the evolution of the conservation area.

The development of Barton must be viewed in its wider context. The development of the Lichfield to Burton upon Trent Trunk Road helped establish Barton as a village between the larger

settlements. The introduction of the main railway line between Birmingham and Sheffield and the Trent and Mersey canal also supported development within Barton. The canal was constructed in 1770 and passed through the Parish of Barton Under Needwood and the railway had a stop within easy reach of Barton.

The introduction of the Barton Mill in the late 18th – early 19th century, powered by the River Trent, probably employed workers from Barton. The mill was demolished in 1981 but had been disused for decades.

In the last 50 years or so Barton's proximity to larger towns has, however, led it to become a dormitory settlement. With Burton upon Trent located only 5 miles away there has been little need for commercial expansion of Barton.

3.3 Historical development of the conservation area

Barton was originally a Saxon settlement, dating back over a thousand years. It was an important part of the Kingdom of Mercia (www.agecarey.com 2008) and it is mentioned in the Domesday Book in 1086.

The name 'Barton under Needwood' means 'the demesne farm beneath the forest of Needwood'. The forest had little or no population and whilst it is believed to have remained as unenclosed as arable land until as late as c1800, its entry in the Domesday Book would suggest otherwise (SCC 1970). The Domesday Book describes Barton as pasture and arable land, suggesting there was some clearance even at that early stage (agecarey 2007).

The forest largely determined the development of Barton along Main Street on an east-west axis. The forest acted as a natural barrier that channelled movement from east to west. The development of the village has been organic, with replacement of buildings, alterations and re-fronted buildings having been introduced gradually over the 17th to 19th centuries. The centre of the village around the church has retained the most historic buildings in a group. This said the development of the majority of the village could not be defined by date as the date of the buildings is fairly mixed throughout.

There are no Saxon remains visible within the conservation area. The Church of St James is the oldest surviving building, being dated to 1517, though the aisles were widened in the 19th century. There are the remains of a small 16th century dwelling incorporated within a 17th century house on the corner of Wales Lane and Main Street, but this is the only other building of such early date.

There was a period of growth in the village in the 17th century from which there are still buildings in existence. The half-timbered and brick properties dotted along Main Street are examples of this phase of development.

There was further development through the 18th century. Impressive buildings such as Barton Hall and The Lodge in Dunstall Road appear at this time.

The majority of historic small-scale residential buildings remaining within the conservation area appear to be of early-mid 19th century date. There are also some larger, listed properties of early 19th century date along Main Street, Station Road and Dunstall Road.

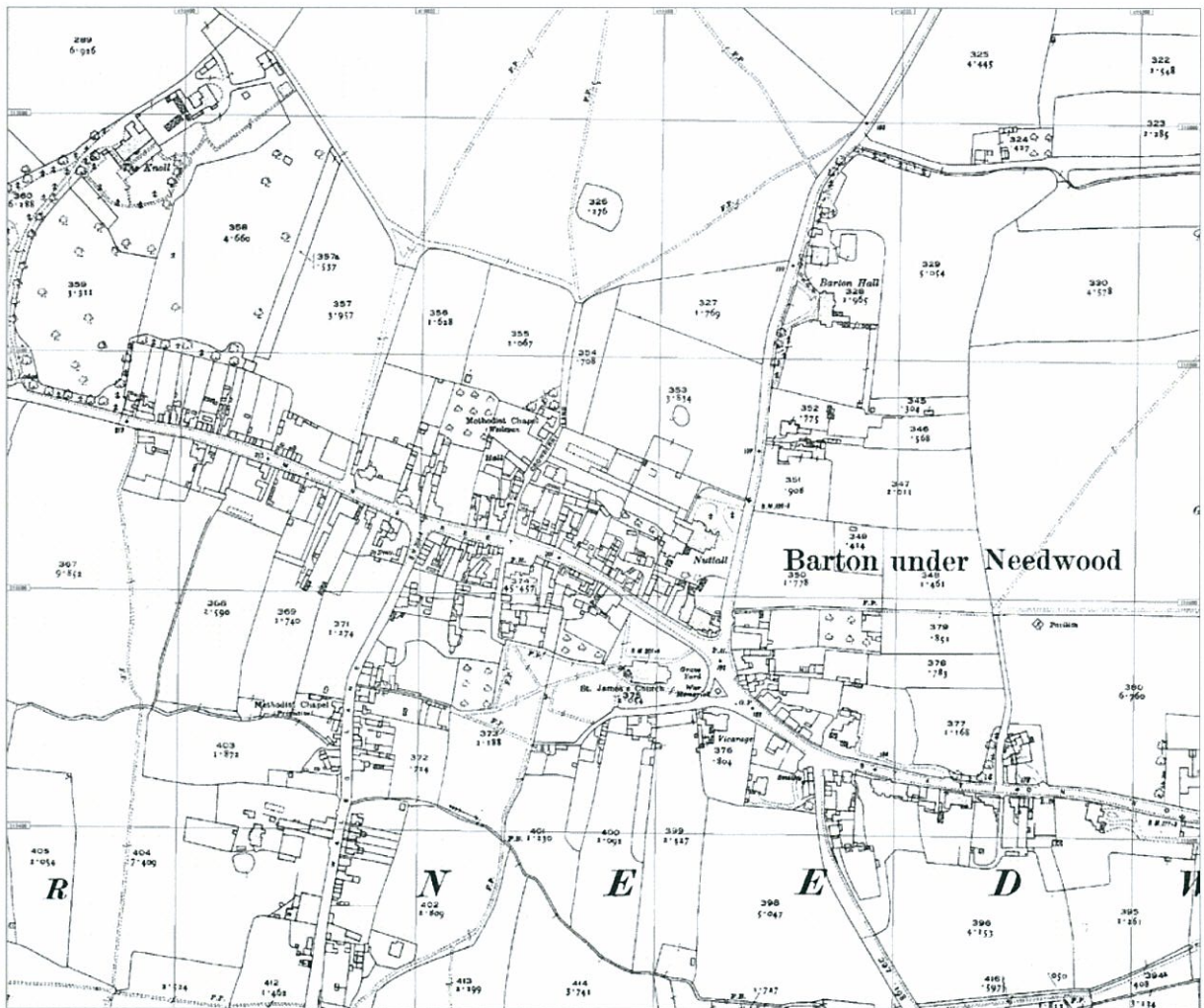
There has been continual development within and adjacent to the conservation area throughout the 20th century. Within the conservation area this has been relatively restrained, with small sections of modern development interspersed with historic buildings. One of the most prominently located developments is the terrace to the south of Main Street (73-81a). This has been sensitive to the character of the area in its scale and proportions. Less sensitive development has been in the form of the garage on the junction of Main Street and Crowberry Lane, as well as the detached properties to the north of Station Road.

South of the conservation area (behind Main Street and Station Road) there has been much 20th century development in the form of a large housing estate. To the north of the conservation area the open field system largely remains.

Barton under Needwood O.S. Map 1883, scale 1:2,500



Barton under Needwood O.S. Map 1923, scale 1:2,500



4 Spatial Analysis

The morphology of Barton Conservation Area is principally defined by gradual development of the village from the Saxon and then Medieval periods. The original development would have been around the Church. There is evidence of this with the oldest surviving buildings, of 17th century origins, being largely centred round the Church (Figure 1 highlights this with the listed buildings being mapped). It would appear that to the west of the conservation area there was a farm (with the barn still remaining to the west of 174 Main Street) and infill development between here and the Church took place during the 18th and 19th centuries. This has resulted in this western end being incorporated within the village, though not within the conservation area.

Open fields on either side flank the approach road to the conservation area from the east. This has the effect of creating a real sense of enclosed space on entering the village from the east as there is such a contrast from the open fields to the buildings lining the road. The buildings are close up to the road and the view is narrowed considerably and draws the viewer into the conservation area.

The approach from the west is quite different. The road is lined with hedges and trees, which creates a sense of enclosure this then opens a little with the 1930s detached houses set back from the road behind grass verges. At the point of entry to the conservation area it is quite open with the green frontage of The Knoll to the north. This is then closed down quite quickly with the emergence of the red brick cottages to the north and the house to the south. The properties at this end of the conservation area front directly



View looking east towards the north side of Main Street as the road curves to the south



Radhurst Farm, a view of the out buildings

onto the pavement and are primarily terraces. This creates very narrow views into the conservation area. On approaching from this direction the views are very attractive because as the road curves round the view constantly changes with it.

The conservation area boundary is drawn fairly tightly along the rear plots of the properties fronting Main Street and Station Road in a linear pattern. In the central part of the conservation area, however, this trend is broken with the inclusion of not only part of the eastern side of Wales Lane but also smaller developments to the

rear of properties on both the north and south side of Main Street. There is further development north along Dunstall Road and then some back land included to the north of Station Road.

In these areas the spatial relationship between the buildings is more varied and random than seen in the east or west. The reason for this is due to the gradual development and redevelopment of the area over the centuries. To the north along Crowberry Lane is Radhurst Farm, a farm complex, which has a courtyard style arrangement.

Open spaces form an important part of the conservation area's character in both the public realm and private realm with the spaces between properties adding to the 'openness' of certain sections of the conservation area. A specific example of an important public realm space includes the space at the junctions of Main Street, Station Road and Dunstall Road which collectively form an important focal point within the conservation area.

A spatial analysis of the village including key buildings of positive townscape contribution are identified and mapped in Figure 2.

4.1 Key views and vistas

A number of key views and vistas are present into and out of the conservation area, as well as within the area:

- Views west into the conservation area from the east along Station Road. This view draws the viewer in as it changes on entry with the curved road.

- Views east into the conservation area from the west along Main Street.
- Views north towards the Knoll.
- Views north out of the conservation area at the top of Crowberry Lane, and along Dunstall Road.
- Views south round the junction of Main Street and Wales Lane.
- Views around the church are attractive with the green setting and the memorial to the east.



View west out of the conservation area to green space beyond



View east along Main Street towards the centre of the conservation area



View north, towards the Knoll from the Main Street. The attractive trees partially screen the building from view.

In addition there is a focal point to the east of the church at the junction with Dunstall Lane, Main Street and Station Road. Views to this point and from this point north, south, east and west are all attractive, with the variety of positive features of the conservation area being visible.

4.2 Trees and Green Spaces

Throughout the conservation area there are important trees and green spaces. In particular trees or green space line all entrances to the conservation area with the exception of that from Wales Lane and Efflinch Lane to the south. Modern housing has been developed in both these roads.

The conservation area has a rural setting to the north, which is punctuated by trees and open fields. The conservation area is very much defined by this rural surrounding. Green spaces at the entrances to the area are important for introducing the area as one of interest and provide an historic context for the village, separating it from the modern housing to the south. Retention of trees is therefore

important to the character and setting of the conservation area.

In particular there are some important individual trees throughout the area. The Cedar tree to the south side of Station Road is a prominent and attractive feature of the conservation area. There are several attractive trees around the church, and as a group form an important setting in their central location. The Knoll is surrounded by trees, which create an attractive setting especially at the entrance to the conservation area. At the front of Barton Hall is an attractive tree that frames views to the house.



View to the north of Main Street looking west showing attractive 19th century terrace.



View looking east towards the western end of the conservation area, with the Cedar tree at the centre of the view.



Trees to the rear (south) of the church.

5 Character analysis

Barton Conservation Area is characterised by the principal east west linear development along Main Street and Station Road. At its western extent this area forms one of two key entrances into the conservation area. A narrow, hedge-lined road that opens up upon entry to the conservation area defines the approach from the west.

Character is derived from the domestic scale of buildings mixed with a variety of other vernacular architecture generally to the north or south of the main linear development. At the centre of the conservation area is St James' Church located on a treed section of land visible primarily from the east. Around the church at the heart of the conservation area are some of the oldest buildings that are generally detached properties rather than the terraces, which characterise the west.

The character of the area is further emphasised by the materials, which are primarily redbrick, painted brick, some timber (though most now concealed), and some rendered. There is the limited use of sandstone and limestone as both a dressing material and as a construction material.

Due to its relatively small scale and layout, the conservation area can be divided up into six character areas as indicated by their age, built form, geography, morphology and use. These areas have been characterised into West Main Street, Church and central Main Street, Station Road, Dunstall Road, Wales Lane and The Towers and Crowberry Lane.

West Main Street is characterised by the terraced brick and painted brick properties



View looking east along Main Street at the view as it terminates with the road curve at the end of the shot.

as well as the main part of the shopping street. The character area of the 'Church and Central Conservation Area' is primarily characterised by the Church of St James and the cluster of historic buildings and open spaces surrounding it. Station Road has a mixed character of inappropriate late 20th century development combined with attractive detached buildings. Wales Lane character area is characterised primarily by detached properties set back from the road. The Towers and Crowberry Lane are characterised by the reuse of historic buildings and the more open and varied development, generally of a greater scale than along Main Street. Dunstall Road is characterised by large buildings set on large plots away from the road with dominant boundary treatment of trees, hedges and walls. The use of buildings is also different with Manor Court being used as offices.

The six character areas have been identified in Figure 3.

5.1 West Main Street Character Area

Character Analysis

This area is characterised by a linear development pattern fronting Main Street. The buildings are predominantly terraced houses. To the west of the area there are commercial uses at ground floor within the terraces. At the very south east of this character area there is an enclave of modern properties developed to the rear of Main Street in St James' Court quite different in architectural style and plot layout to the rest of this area.

One of the other features of this character area is the narrow entrances to lanes, alleyways and pathways leading off north and south of Main Street. One such pathway is evident to the south west of Main Street towards the edge of the conservation area. This pathway is lined by a timber fence and vegetation, almost concealing it from view. Other alleyways are lined with redbrick walls enhancing the sense of enclosure. Other examples in this character area are the entrance to Bell Lane, the entrance to St James Court and between 57 and 61 Main Street.

The terrace blocks are fairly consistent in form. They are generally two storey brick built houses with end gables and tile or slate roofs with roof-slopes fronting the street. The first floor windows are tucked up under the eaves, abutting the cornice. The eye is drawn to this shadowed, horizontal line and emphasises the horizontal building line of each terrace block.

A further emphasis to the horizontal building line is in the fact that the buildings front directly onto the pavement. This creates a strong, continuous building line



View of Main Street looking east (North side of the road)



View of Main Street looking east towards the junction of Wales Lane



Distinctive walls give character of the conservation area and help define alleyways, this runs south between 57 and 64 Main Street).

along the terraces and is quite typical of such properties.

There has been late 20th century development within this area. The terrace (81-73) on the south side of Main Street successfully reflects the historic character of this part of the conservation area. It has repeated the general architectural character of the other terraces, being built directly onto the street frontage, two storeys in height and with the fenestration being of similar proportions. There is, however, limited reference to the traditional detailing, such as the decorative dentil cornice and the location of the windows tucked under the eaves. The particular style of fenestration is not traditional as it is double glazed with mock glazing bars.

The majority of new build properties are located along the western end of the character area and are interspersed with historic properties. The majority of these modern 20th century additions respect the historic environment. The terrace is designed with their roof slopes fronting onto the road, and reflects the proportions of the traditional buildings. The introduction of the pitched roof door hoods is not a traditional feature in this area, but they do introduce some detailing to the otherwise plain facades.

West Main Street includes the principal shopping area. The buildings are primarily historic, pre 20th century, redbrick buildings, though some are painted. The shop fronts, themselves, are a mix of traditional frontages and modern insertions. The majority are appropriate for the area with limited use of plastic fascias and little internally illuminated signage. The Post Office and Lloyds Bank



View of Main Street looking west towards the south side of the road.



Shop front that is out of character with the rest of the area

have an extension to the front to create a primarily glazed projecting frontage. The detailing to the cornice and the slim columns supporting the panes of glass create a traditional character that is in keeping with the character of the area.

The two other main shops that are not of traditional proportions are the Co-op Village store and the Amici shop. The extension to the Coop has elongated the front elevation with the fascia running across the entire length, though the line is broken by the use of different colours. The advertisements covering the windows in the extension are too large and dominate the building. The Amici is of

different proportions to much of the street being taller. The first floor window has been boarded creating an odd appearance that is not subservient within its central location within the conservation area.

Architectural and Historic Qualities of the buildings

Whilst there are buildings within this character area spanning several centuries the majority of historic buildings are of 19th century date, or have been re-fronted in the 19th century. The quality of the buildings has been compromised to an extent with modern replacement windows and some infill development. The character of the area has, however, survived with the general replication of the existing scale and building materials.

Local details and building materials

The predominant building materials within this character area are red brick and painted redbrick, slate and timber framed windows. The properties are primarily domestic in scale and the window styles are predominantly replaced sashes. Many of the windows have segmented brick arches to the ground floor, some with keystones and others without. Chimneys are a fairly prominent feature throughout the area, even on the modern properties.

Intrusive and damaging factors

Minor and piecemeal alterations to many of the properties has resulted in an overall change to the coherent character that would once have existed with the terraces in this part of the conservation area. New windows, doors, roof tiles all contribute to the erosion of the original character. No consistent style has been followed in the



Traditional buildings with strong horizontal emphasis on Main Street



The inclusion of paths and alleyways add character to the area

replacement of these features creating a loss of cohesive character.

At the corner of Crowberry Lane and Main Street is a disused garage. This is unsightly and should be a priority for redevelopment.

5.2 Church And Central Conservation Area

Character Analysis

This area is dominated by the St James' Church and the character is informed by its location and setting. It is also divided into two sub-character areas, that to the north of Main Street, and that to the South, with the building layout is informal to the south of Main Street, but to the north there is a fairly consistent building line.

This area has the collection of oldest buildings with a mix of timber framed and brick buildings within the conservation area. This obviously has had a strong influence on the character of this area.

This character area is also defined by the open space between and surrounding the buildings, particularly south of Main Street. There is very limited intrusion of modern development. In fact, almost half of the buildings in this area are listed, which indicates that this is a particularly sensitive part of the conservation area.

The building line in this area is located on a fairly sharp curve along Main Street with the church positioned prominently to the south of it. The curve has resulted in views constantly changing as one moves through this area and contributes to the church being a focal point.

There are also very attractive views as the conservation area is approached from the south and west by the cemetery. This area is enhanced by the quality of the public realm, with the use of railings and green space having the character of a rural lane. The undefined pavements further add to this character, especially in Church Lane.



St. James' church is a visually prominent landmark from the west



Railing to the church



The war memorial

The war memorial to the east of the church also enhances the character of the area being located on a grassed island with a low chain rail around it. The island is clearly well maintained and highlights its importance in the centre of the conservation area.

The architectural and historic qualities of buildings

There are several types of architectural style present within this character area. There appears to be a hierarchy of buildings in this area with the church at the top and then the grander buildings of the Old Vicarage and White cottage with the timber framed buildings along the north of Main Street forming the domestic scale.

The timber framed buildings opposite the church add to the character of the area with their low height and prominent white and black finish.

Local details and building materials

The mix of architectural styles has also led to a variety of building materials. Stone is prevalent with the prominence of the church, though is little used elsewhere. Timber, red brick and painted brick are very distinguishable but the render of the Old Vicarage must also be noted.

The public realm is important in this character area because there are strong public spaces surrounding the church. The use of railings, green space and the location of the war memorial are all important to this area.

Intrusive and damaging factors

Given that much of the historic character of this area has survived with limited intrusion by modern development there



The Old Vicarage, Church Lane

are no major damaging features. The intrusive features that do exist are in the form of poor maintenance of roads to the rear of the church and some modern alterations to the historic buildings. The advertisements on the Shoulder of Mutton public house are not appropriate for the building or its sensitive location.

5.3 Station Road

Character Analysis

Station Road is characterised primarily by semi-detached and detached houses. Much of this character area has been recently developed in the later half of the 20th century, with sections of modern development grouped together. The modern development has been mitigated to an extent by the landscaping, trees and green space to the front gardens.

The historic character is derived primarily from the Victorian buildings such as St Thomas Russell Infant School and the pair of semi detached houses to the south of Station Road.

The architectural and historic qualities of buildings

The main buildings of historic and architectural interest are those of Victorian date. There is only one listed building within the whole character area, Barton Court a grade II mid 19th century property. This is a two-storey building with engraved stucco, sash windows and a door case with rectangular fanlight.

Local details and building materials

The prominent building materials in this character area are redbrick, stone dressing and slate and clay tile roofs. Windows are a mix of sash and casements, some original timber window frames exist but several replacement windows have encroached in the area.



Modern houses along Station Road viewed north west. The front gardens and trees enhance the, otherwise, plain architecture.



Victorian semidetached houses to the south of Station Road.



The Thomas Russell Infant School, is a positive building within the conservation area.

Intrusive and damaging factors

The high proportion of modern development has detracted from this character area to an extent, though the front gardens go some way to neutralise the effect of the modern development in this sensitive historic location.

5.4 Wales Lane

Character Analysis

This character area is distinctive from the buildings in West Main Street and Station Road character areas with the building line set back from the road. This character area can be divided into two further sub areas with the east side of Wales Lane forming the primary area. The properties built on land to the rear of Wales Lane and Main Street in Bell Lane forming the secondary area.

The character of the whole area is not clearly defined because of these two sub areas. The building types are varied with the residential, primarily detached houses on Wales Lane and the complex of residential and commercial buildings set back in Bells Lane.

Wales Lane is distinct with its green spaces largely in the form of front gardens and the views between properties. In contrast Bells Lane is an enclosed space with limited, visible, green space or public space. It is cohesive in character because of the predominance of red brick. The high walls to the west of Bell Lane conceal the gardens behind.



View of green space on Wales Lane, with Bell Lane to the rear



Listed building 23 Wales Lane of early 19th century date



Listed building 25, 25a and 27 Wales Lane of early 19th century date

The architectural and historic qualities of buildings

The buildings on Wales Lane are a mixture of listed buildings of 19th century date at the south and undesignated 20th century buildings to the north. The 20th century buildings are a mix of 1930s semidetached houses and more recent detached properties. There is a varied roofline along this part of Wales Lane with the alignment of roof pitch alternating and the buildings heights ranging from 2 to 3 storeys.

Bell Lane is characterised by its red brick and brick painted buildings fronting the tarmac lane. There are high walls lining either side of Bell Lane, either in the form of buildings or as a boundary treatment. The buildings immediately visible within Bell Lane are reused and altered properties of 19th and 20th century date. Despite their alterations they have retained their character and many of their original features such as timber doors and boarding.

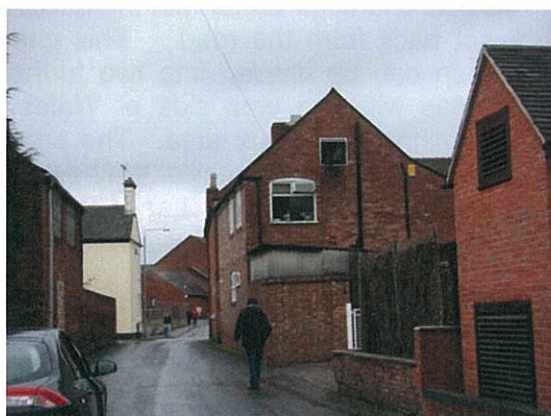
Local details and building materials

The primary building material is red brick and painted brick with slate roofs. The historic buildings on Bell Lane and 25-27 Wales Lane have casement windows tucked under the eaves and detailing to the eaves cornice as either toothed, brick or timber modillion.

The predominant roof type is gabled though there are some properties with hips. There is a variety of gable and hips fronting the road.



Reused building on Bell Lane, with redbrick and timber detailing



Properties looking north out of Bell Lane



Modern 20th century buildings on Wales Lane, with pastiche porches.

Intrusive and damaging factors

In Wales Lane there has been modern 20th century development though this has been set back from the road. The classical style porches are an attempt to reflect the style of 78 Main Street, but look a little at odds with the modern character of the rest of the house.

5.5 Dunstall Road

Character Analysis

Only the east side of Dunstall Road has been included within the conservation area. This area is characterised as much by its green space as its buildings, with tree screening and hedges defining the boundary of most of the properties.

The properties are large and being built on spacious plots appear quite grand. They are quite distinct in this area with several large houses of 18th - early 19th century date dominating the built environment. The character of this area is therefore very distinct from the rest of the conservation area which is primarily defined by small scale properties.

Four of the seven buildings in this character area listed: three Grade II and one, Barton Hall, Grade II*. The large plots of land, with the houses set back from the road provide a sense of wealth and importance to this part of the area. The layout with the space between properties is almost as important as the buildings themselves for defining the special interest of this area.

There are modern buildings in Manor Court but these have been largely concealed behind tree screening and high walls. They have little impact on the

character of the conservation area because they are barely visible from the



Barton Hall one of the grand Grade II* listed 18th century properties along Dunstall Road.



View out to the north of Dunstall Road and the conservation area



The listed Lodge an attractive 19th century house on Dunstall Road

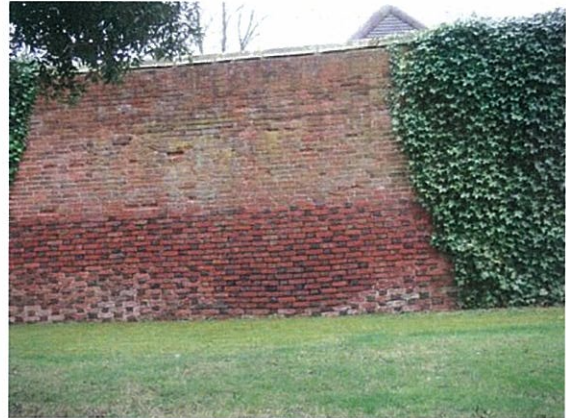
public highway. There is also a modern house of mid – late 20th century date at the southern end of Dunstall Road.

The architectural and historic qualities of buildings

The architectural design of the houses in Dunstall Road is quite typical of grand houses of 18th and 19th century date. The buildings are individually designed rather than being of a uniform style. The Lodge and Dower House are both large detached buildings with slate roofs. The Dower House has been rendered and whilst it has attractive detailing to chimneys and has retained sash windows on the first floor front elevation, much alteration has occurred. The front elevation to the ground floor has been extended and altered, though it has replicated 19th century features such as the pedimented bays.

The Lodge is an attractive early 19th century brick building of three stories. The hierarchy of the fenestration is a typical feature of a house of its date. From the front elevation there appears to be little alteration, though the house has been greatly extended to the rear.

The alterations to individual buildings has not generally detracted from the character of the area as a whole. Many of the alterations are to the rear of the properties so are barely visible. Where alterations have occurred on the front of the buildings they are generally in keeping with the character of the property. With the buildings being set back from the road, alterations are not immediately visible, and therefore the overall character has been retained.



Wall to the front of Manor Court largely concealing the development behind



The Dower House one of the Grade II listed buildings in Dunstall Road.

Local details and building materials

There is a predominance of red brick buildings with sash windows, but due to the mix of architectural styles the materials and details are also mixed. The roofline and styles are varied, but with the low-density development this does not detract from the overall cohesive character. The scale of buildings is particularly important.

Intrusive and damaging factors

The Youth Centre to the south of the character area is of a poor modern style

with limited architectural features. It is particularly intrusive as it partially conceals the attractive buildings to the north. Some attempt has been made to screen the site with the low boundary hedge to Dunstall Road.

The modern house to the south of Dunstall Road is at odds with the rest of the character of the area, however, being set back, and screened by vegetation it remains largely neutral in the overall character.

5.6 The Towers and Crowberry Lane

Character Analysis

This area consists of two joined sites, that to the north of Crowberry Lane and to the west of Dunstall Road. The character of this whole area is one of informal layout with large open plots of land with buildings dispersed throughout.

The area is set behind Main Street and is quite distinct in character from the formal layout seen in much of the conservation area. The character is largely Victorian with Crowberry Cottage and the Towers buildings largely dominating the area.

The architectural and historic qualities of buildings

Crowberry Lane has a mix of architectural quality. Crowberry Cottage is an attractive example of a Victorian cottage with many of its original architectural features such as windows, chimney pot, porch and segmented arches over the door and windows, detailed with alternating red and black burnished bricks.



Crowberry Cottage to the north of the conservation area, a positive contribution to the character of the area



The Towers redevelopment showing the awkward composition of design elements



The Towers redevelopment showing the addition of modern elements on to the historic building.

The farmhouse and cattle sheds to the east of Crowberry Lane are also Victorian though there has been a greater level of alteration than at the cottage. This arrangement of buildings creates an attractive group and development should respect this historic grouping. The large hay shed is in a poor state of repair, but given it is painted black and has the lean-to to the north it adds a rustic quality to the farm. Being largely open it has a limited adverse effect on the Victorian group.

The Towers conversion, whilst it has in some respects reflected Victorian detailing as an overall composition, it has at times become too cluttered resulting in a confused style. The original detailing is assumed to be Victorian, though this is difficult to determine from the existing built form, given the scale of alterations. The layout of buildings follows a form of two courtyards and in this way links to Crowberry Lane developments. The prominent architectural qualities are in the mixed roof forms with the use of gables, hips and half-hips and casement style windows. Historically much of this site has been altered, though the historic character has been retained in the use of redbrick and some of the mock tudor features.

Local details and building materials

This character area is dominated by red brick, gables, clay tiled roofs and casement windows. The landscaping to Crowberry Lane is mainly green with the farm to the east. At the Towers there is a much higher percentage of tarmac to green space. Both areas use black powder coated railings to define private dwellings.



The Hall in Crowberry Lane, an oversized building in this location

Intrusive and damaging factors

The Village Hall to the south of Crowberry Lane is intrusive in that its scale is too large for its location. Whilst this back land area has some larger properties they are not as block like as the hall. An attempt has been made with the brick finish, detailing to the brick corbels, false windows on the ground floor, and the articulation on the front elevation to reflect terraces or bays. The overall effect, however, with regard to bulk, fenestration and roof pitch is not in keeping with development in this part of the conservation area.



Derelict garage site detracts from the aesthetic quality of the conservation area

In addition, the vacant garage site to the south does little to enhance the edge of this character area with its run down appearance. Several Section 215 notices have been served in an attempt to remedy the problem, but the Local Authority does not have powers to insist on demolition.

6 Proposed Conservation Area Boundary

Boundary Changes

The walkover survey identified two areas that have sufficient character to be considered for inclusion into the conservation area. The survey also identified one area that lacks the special character and therefore should be considered for removal (Figure 4 identifies these areas).

Extensions

One is to extend the eastern boundary to include properties 88-94 on the south side of Station Road and properties 77-93 on the north side of Station Road. This section is being considered because there are some attractive properties, probably late Victorian / early Edwardian date, that retain characteristics of this end of the conservation area. In particular buildings 88-90, 85 and 91 are neutral within the street scene being fairly typical early-mid 20th century properties. There are some buildings within in this proposed area that have limited architectural quality, particularly the four that adjoin the conservation area on the north side of the road. These have been included to link the attractive properties into the conservation area. These houses of poorer quality are slightly set back from the road, which does render them subservient to the more attractive properties.

Much of the conservation area east of Efflinch Lane has a mix of very good, neutral and negative buildings and in this way the proposed extension would not be altering this character. It would be hoped



North side of Station Road; a proposed extension to the conservation area.



East end of Station Road; a proposed extension to the conservation area.



The Knoll; proposed extension to the north west of the conservation area

that inclusion within the conservation area would help enhance the eastern entrance to the area by affording greater control over design and increased protection over trees.

The other extension is proposed at the western end of the conservation area, on the north side of Main Street, to include The Knoll. This appears to be an Arts and Crafts style building, most likely contemporary with the lodge that is included within the conservation area on Main Street. This building is of a different character to this part of the conservation area but not to the area as a whole. It is set in a large green open space set back from the road down a long drive way. In its setting it is more in keeping with the character of the conservation area at the north of Dunstall Road. In this respect it is in keeping with the character of the conservation area. Designation would also afford protection to trees within this area, which are visible towards The Knoll.

Removal

Behind the south side of Main Street there is a large late 20th century development, constructed c. 1979. The development runs south along and off Park Road. As part of this development there is a row of detached houses on Fallowfield Drive (1-11) that are directly behind the houses on Main Street that have been included within the conservation area. The style and date of these houses is contemporary with the late 20th century development and faces towards this modern development.



Modern housing to the south of the conservation area 1-11 Fallowfield Road, proposed for removal

These houses would therefore appear to be associated with the modern housing rather than the historic conservation area. It would seem appropriate therefore to remove them from the conservation area to ensure a defensible boundary tight around the historic properties of the original linear street pattern.

7 Problems, Pressures and Capacity for Change

On initial inspection the conservation area appears to have quite a cohesive character when viewed along Station Road and Main Street. On closer inspection, however, the area is quite diverse. The identification of character areas highlights the diverse architectural styles present within the area and the varying use of plot size, materials and open space.

Along the west end of Main Street the building line is clearly defined fronting onto the road. There are small domestic scale buildings of residential and small-scale commercial use. To the centre of the conservation area the strict building line and street pattern is not clearly defined with the Church being located on a corner and set back from the main building line. There are several timber-framed buildings in this character area as well as individual buildings of historic interest that are more sparsely developed.

To the east of the conservation area along Station Road there is a significant amount of 20th century development. Largely set back from the road with green front gardens, these modern buildings are quite negative in their lack of architectural detailing and their failure to retain the character of the area. The green frontages do go some way to minimising their intrusive nature on the area and the key buildings of interest remain prominent, such as the School.

In addition to the three linear character areas along Main Street and Station Road there are three areas behind the main thoroughfare. Wales Lane to the south is



Part of the extension to the 16th century house on the corner of Wales Lane and Main Street



War memorial located outside the church, emphasising the importance of public space in the conservation area



The Shoulder of Mutton listed public house at the centre of the conservation area.

a small character area with a mix of building types. Along Wales Lane the character is derived primarily from the listed buildings with some other more modern development encroaching on the character to the north. The rest of this character area is defined by buildings in Bell Lane, which are primarily red brick. The prominence of red brick walls are also important in Bell Lane.

To the north side of the conservation area are the character areas of the Towers and Crowberry Lane, defined by sparse development within green space as well as the reuse and redevelopment of buildings to the east. The last character area is Dunstall Road, which is dominated by 18th and 19th century houses, set within large plots. The green space and tree-lined road greatly contribute to this character area.

The different architectural styles and details within the six character areas show that the conservation area, overall, has a diverse character. The individual sub areas are generally very cohesive in their architectural style and the retention of these individual elements has given the conservation area its interesting and unique character.

The continual enhancement and preservation of these areas should ensure

the character of the conservation area remains. Inappropriate development should be refused permission and those areas where buildings or sites exist that have been highlighted as negative features or opportunity sites in the conservation area should be prioritised for redevelopment. The garage at the junction of Crowberry Lane and Main Street is one of the key opportunity sites.

Street clutter, which includes sign posts, traffic signs, lighting columns etc., is a problem within the conservation area with numerous standardised traffic signs detracting from the visual amenity of the area. Measures should be taken to reduce this clutter, retaining only items that are strictly necessary and of a high quality.

The proposed extension would afford greater protection to buildings of architectural merit and would create a more defensible boundary to both the east and west of the conservation area. The proposed removal of houses in Fallowfield Drive from the conservation area would create a more defensible boundary and give greater emphasis to the historic character of the conservation area. The inclusion of groups of late 20th century properties in the conservation area weakens its overall character.

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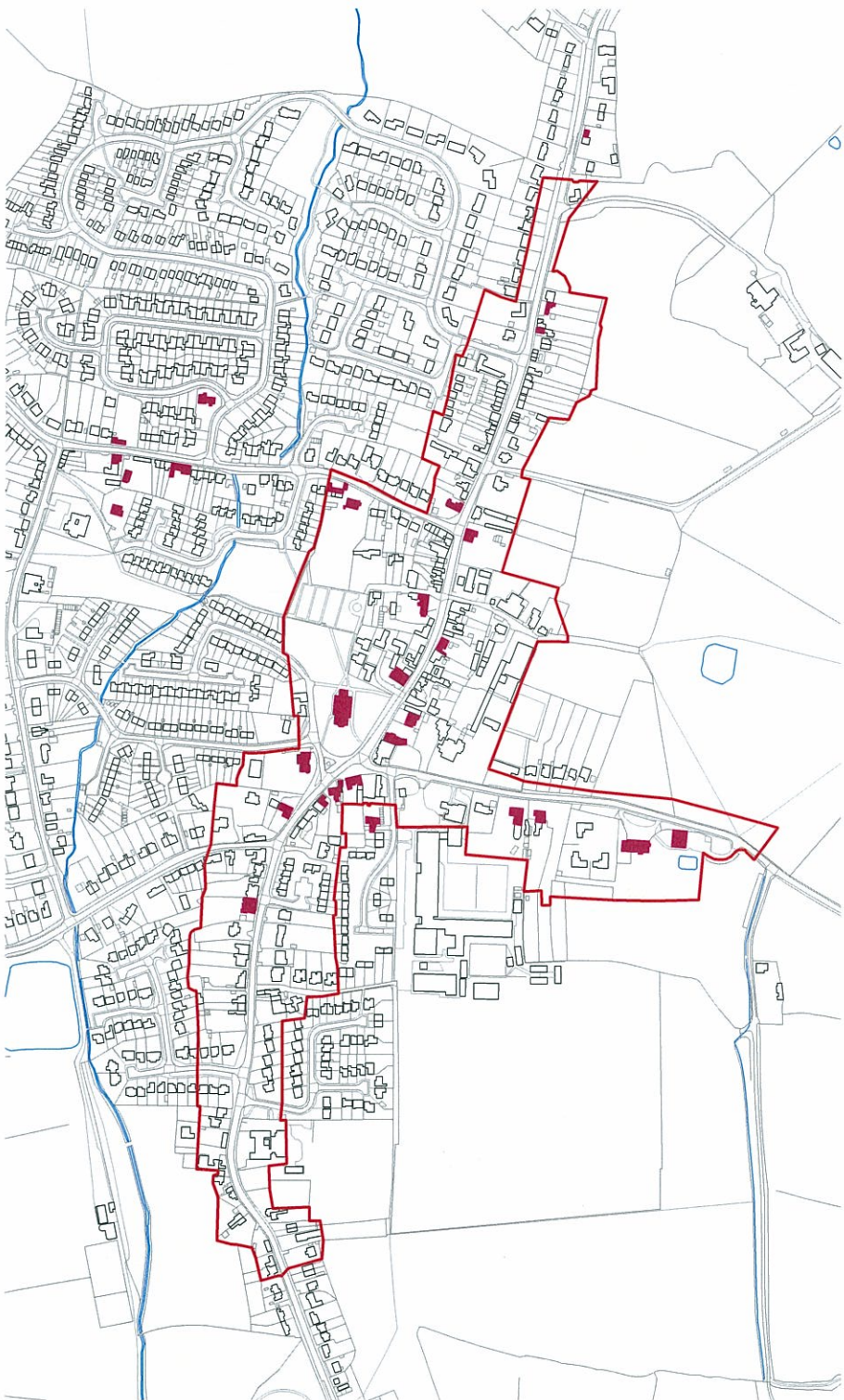
9 Appendices

Appendix 1: Listed Buildings within the Conservation Area

Address	Date	Grade
Church of St. James, Church Lane	1517	II*
The Old Vicarage, Church Lane	Early 19C	II
Dower house, Dunstall Road	Early 19C	II
The Lodge, Dunstall Road	Early 19C	II
Barton Hall, Dunstall Road	18C	II*
The Deer House, Dunstall Road	18C	II
Nos. 10 & 12, Main Street, (north side)	Late 17C	II
No. 14, Main Street, (north side)	Late 17C	II
Shoulder of Mutton Public House, Main Street (north side)	Late 18C	II
No. 8, Main Street (north side)	Late 18C	II
No. 20, Main Street (north side)	Early 19C	II
No. 24, Main Street (north side)	17C	II
No. 48, Main Street (north side)	17C (19C brick)	II
No. 78, Main Street (north side)	18C	II
Nos. 130 & 132, Main Street (north side)	17C	II
No. 142, Main Street (north side)	17C	II
Barn to west of No. 174, Main Street (north side just outside of the conservation area)	17C	II
No. 7 Main Street (south side)	17C	II
Nos. 15 & 17, The Old Parsonage, Main Street (south side)	Late 18C – early 19C	II
Bell Inn, Main Street (south side)	Late 18C	II
No. 10 (Barton Court), Station Road	1840	II
Wharfe House, Station Road	18C	II
No. 23, Wales Lane (east side)	Early 19C	II
Nos. 25, 25A & 27, Wales Lane (east side)	Early 19C	II
No. 2, Wales Lane (east side)	17C (small 16C fronting Main St)	II

Appendix 2: Unlisted buildings that make a positive contribution to the Conservation Area

Address
No. 164, Main Street
No. 114, Main Street
No. 112, Main Street
No. 110, Main Street
No. 108, Main Street
No. 106, Main Street
No. 104, Main Street
No. 88, Main Street
No. 57, Main Street
No. 49a, Main Street
Nos. 35-49, Main Street (Odd)
No. 18, Main Street
Nos. 16 & 18, Station Road
Nos. 27-33, Station Road (odd)
The Thomas Russell Infants School, Station Road
No. 75, Station Road
No. 80, Station Road
Nos. 84 & 86, Station Road
Nuttall Bank, Dunstall Road
The Towers, Dunstall Road
Church, Crowberry Lane
Crowberry Cottage, Crowberry Lane
Nos. 1-7 (odd), Wales Lane
Croft Side, Bell Lane
The Croft, Bell Lane
Croftside, Bell Lane
The Knoll, north of Main Street
Nos. 85 & 91, Station Road
Nos. 88 & 90, Station Road



This drawing may be used for the purpose intended and only written dimensions shall be used.

- Key**
- Conservation Area boundary
 - Listed Building

Revision Details	By	Checked	Date	Scale
Barton under Needwood				

Drawing Title
 Conservation Area
 boundary and Listed
 Buildings

Scale(s) at A3	1:5000
Drawn	CLH
Checked	ASD
Date	08.04.08

Figure Number
 D119525/AR/01

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Figure 1

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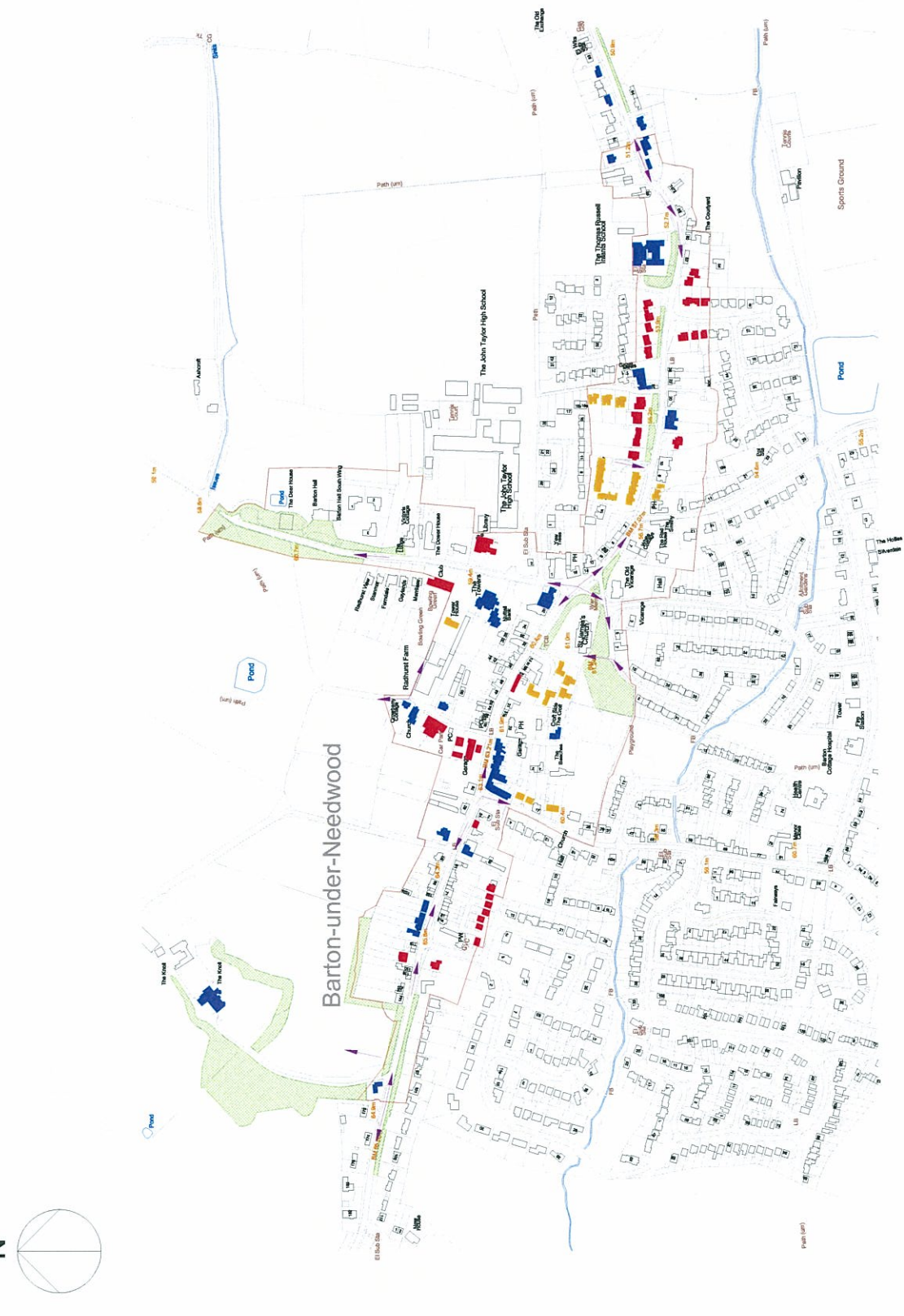
Key

	Conservation Area boundary
	Negative Building
	Positive Building
	Neutral Building
	Important Trees and Green Spaces
	Views

Revision Details	By	Check	Date	Suffix
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Spatial Analysis				
Scale(s) at A3				
1:5000				
Drn	CLH	CLH	06.04.08	
Draw Ref Number: DT19625/AR/02				

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Figure 2





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- Key**
- Conservation Area boundary
 - West Main Street
 - Church & central Conservation Area
 - Station Road
 - Dunstall Road
 - The Towers & Crowberry Lane
 - Wales Lane

Revision Details		By	Checked	Date	Scale
Barton under Needwood					

Drawing Title

Character Areas







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CLH	APP
Date	08.04.08
Day job number	
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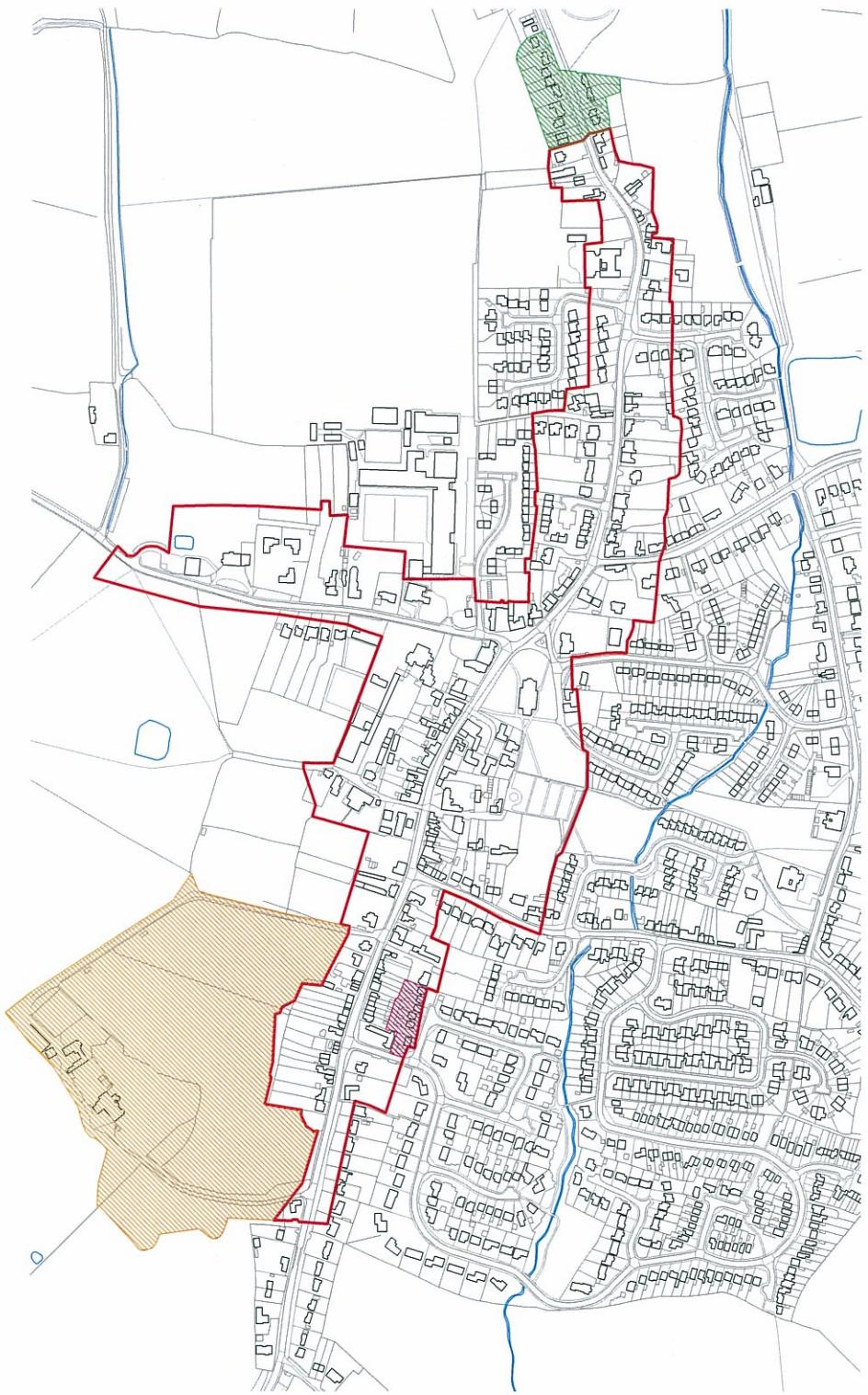
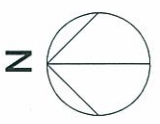
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Figure 3

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Key	
	Conservation Area boundary
	Extension
	The Knoll
	Odd 77-93 & Even 88-94 Station Road
	Removal
	1-11 Fallowfield Drive



Revision Details		By	Date	Suffix
Job Title		Barton under Needwood		
Drawing Title				
Proposed Boundary Changes				
Scale(s) at A3				
1:5000				
Rev	Chk	App	Date	
CLH			08.04.08	
Dwg Ref Number				
D119525/AR/04				
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Figure Number				
Figure 4				