



# NEWBOROUGH CONSERVATION AREA

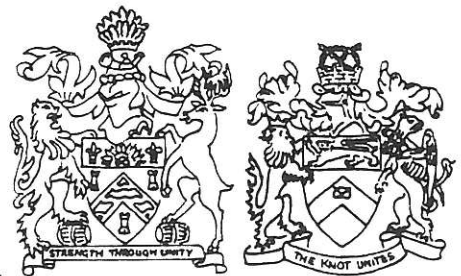
The cover map of Staffordshire was first published by Hermann Moll in 1724. It gives special emphasis to the roads, rivers and parkland. The County boundary differs from the present one, as a result of successive boundary changes.

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STAFFORDSHIRE COUNTY COUNCIL  
EAST STAFFORDSHIRE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

NEWBOROUGH  
CONSERVATION AREA



## PURPOSE OF DESIGNATION

The pace and scale of modern development threatens many attractive and historic areas with destruction or despoliation. These areas, often unique in character, form an important part of the national heritage.

In the past, individual buildings of architectural or historic interest have been protected by legislation, whereas attractive groups of buildings, individually of little architectural merit, and areas of character, or historic importance have been mainly unprotected. The Town and Country Planning Act, 1971 empowers local planning authorities to designate as conservation areas those "areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance."

Conservation areas exist in many towns and villages, varying in size from complete centres to groups of buildings. Although often centred on historic buildings, they may include features of archaeological importance, historic street patterns, village greens or landscape parks. Staffordshire has a particularly rich and varied heritage ranging from country estates, picturesque villages, and market towns to sites of the Industrial Revolution. Many such areas and settlements still survive relatively unspoiled and have been, or will be considered for designation as Conservation Areas.

Designation of a Conservation Area does not by itself exclude new development, nor can its preservation be considered in isolation from natural growth and the future needs of people, commerce and industry. It does however ensure that claims for the preservation of the character of an area take their proper place when changes are proposed. Although designation of a Conservation Area will be followed in due course by detailed proposals for the enhancement of the area, ultimate success will depend on the active interest and support of the community.

## NEWBOROUGH \* CONSERVATION AREA

Newborough, situated about half-way between Burton and Abbots Bromley in many ways typifies the rural hamlet.

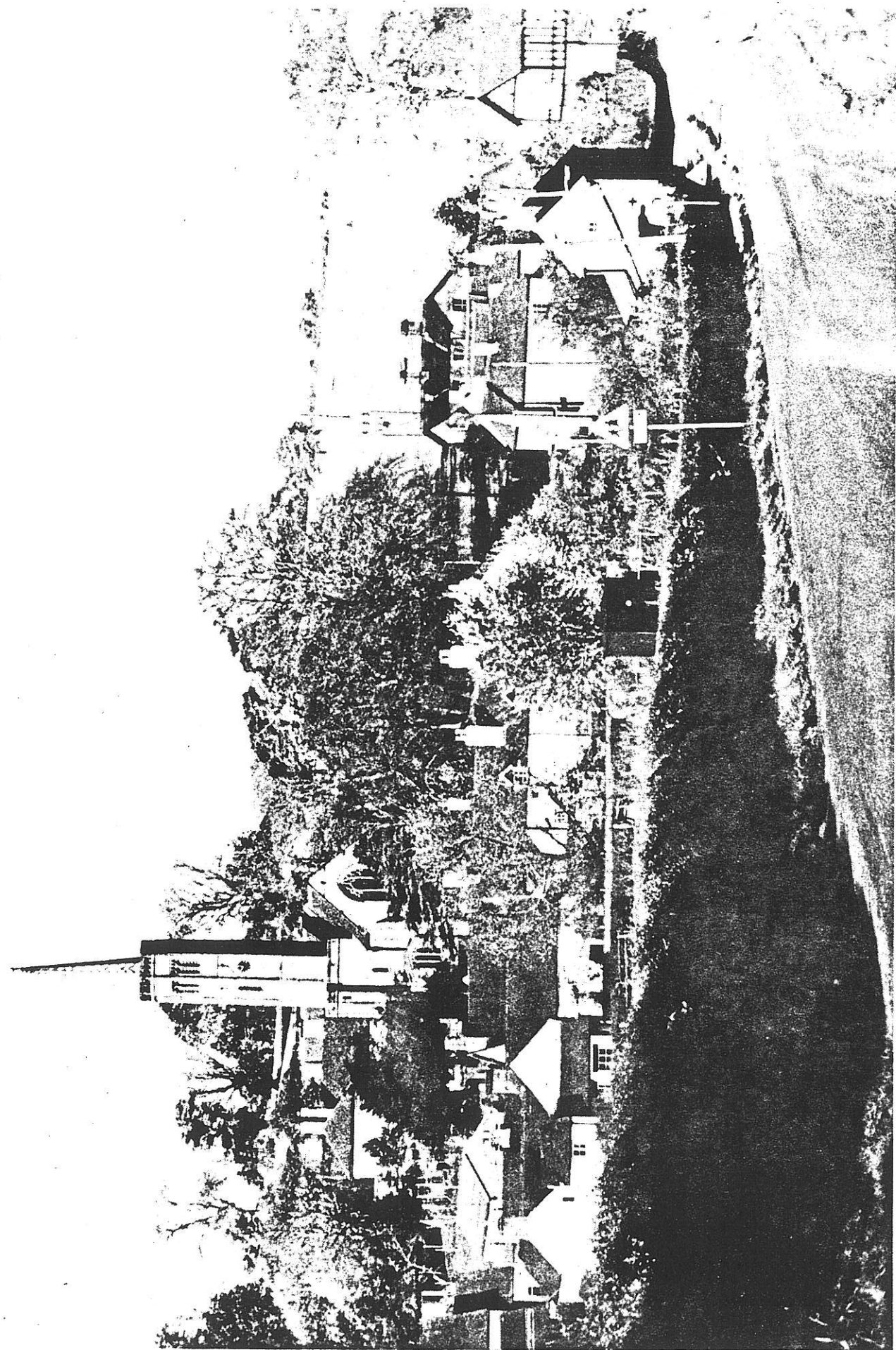
As seen in the view from the east the cluster of buildings nestling in the valley of the River Swarbourn congregates around the spired Parish Church of All Saints in a setting of farmland, woven with numerous hedgerows and an abundance of trees.

This haphazard appearance, however, belies the straightforward historical development of the village which has radiated outward from the old village green, along the four main roads, confined by valley sides and sited above the area liable to flooding.

Newborough was probably one of the first settlements deep within the triangle of land between the Rivers Dove, Blithe and Trent. Prior to the Norman Conquest Needwood Forest extended over the whole of this area and the population was very sparse. In 1086, however, the land passed to Henry de Ferrers who encouraged the settlement of the area through land grants to his troops.

In 1263, Robert de Ferrers III, grandson of Henry formally designated the hamlet of Agardsley as a Borough, in his words, the "Novus Burgus" or New Borough. Shortly after, in 1266, Robert's lands were confiscated for his part in the civil war and granted by King Henry III to his own son Edmund, the Earl of Lancaster. The present extent of Duchy of Lancaster land in the area is a legacy of that era.

By the end of the 14th century, however, the "town" had failed to live up to these early expectations and had begun to contract, perhaps largely due to competition from neighbouring centres. Farming in the area continued as the major occupation, to such a degree that the prospect of the loss of pasture rights at the time of the enclosure



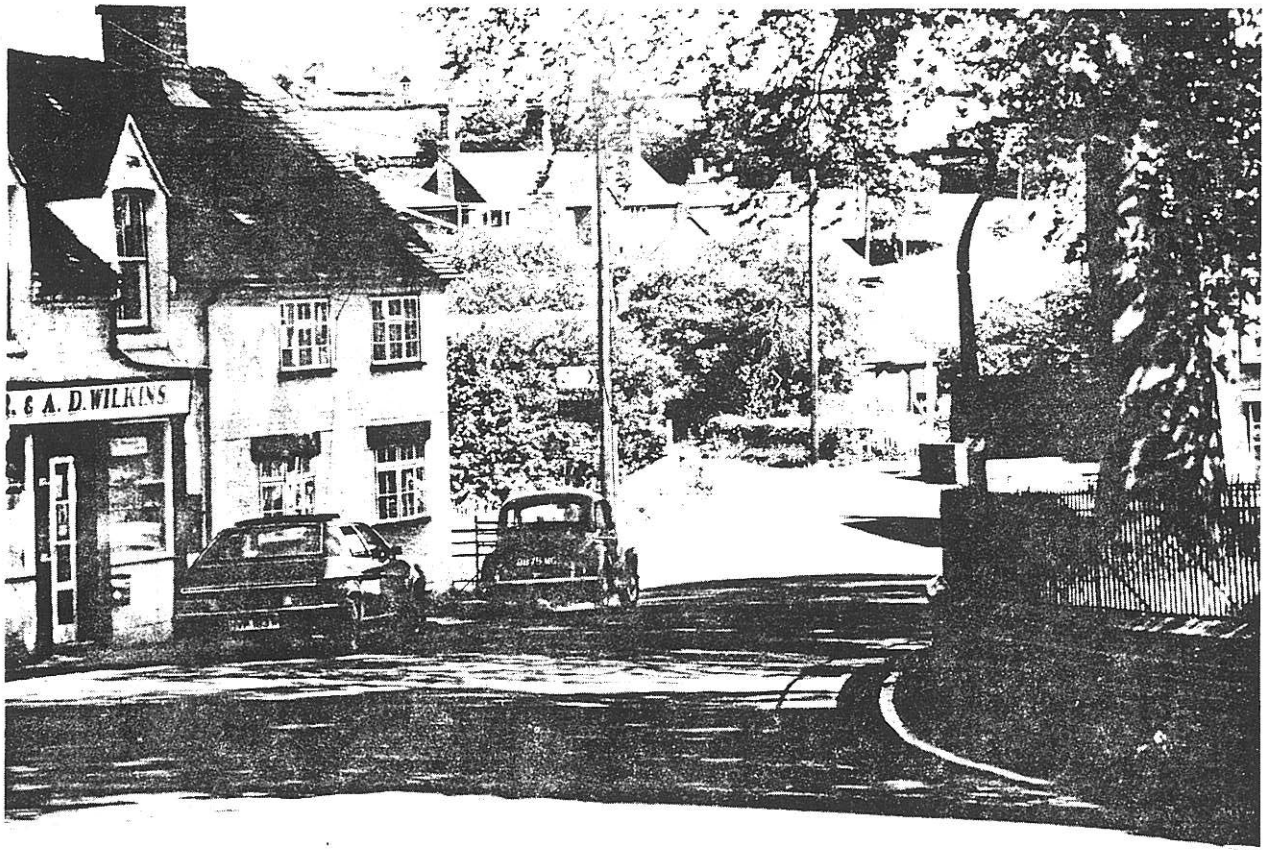
plans in the 1650's to pay for Cromwell's army, led to fierce opposition and riots involving several hundred local people. Although the Restoration temporarily averted the Commonwealth enclosure plans, the Inclosure Act of 1801 finally resulted in the formal allotment of land which gave rise to the present regularity of the field system.

The form of the village centre has remained largely unchanged since the Inclosure Act although many buildings have been replaced and repositioned. The openness and breadth of the former village green, still known as "The Green", although now taken up by the road, at the junction makes it different in character from each of the four approaches to the village. It forms the focal point of the village although the definition which the space must once have had has been reduced to some degree by road improvements, the demolition of buildings on the church corner at the turn of the century and between the shop and the river in the last two years.



'The Green'

In spite of that, the village store on the corner of Holly Bush Road, the elevations of the Red Lion P.H. and its adjacent red brick cottage still clearly delineate two sides while the church railings, culminating at the gable end of the school effectively identify the third.



### Post Office and Duffield Lane

The earlier Church of All Saint's, built in brick and in the perpendicular style was situated east of its present day replacement and had a much more confined churchyard with no burial ground. The existing church, consecrated in 1900 was designed by J. Oldrid Scott, and built of stone in the Early Decorated style. The lofty tower on the south side which dominates the village is square in its lower stages and octagonal above. It is topped by a recessed spire for a total height of 120 feet, but it is thought this did not form part of Scott's original design.





## All Saint's Church

The churchyard retained above road level by a brick wall surmounted by iron railings, boasts many fine trees, with a number of beech and oak and also examples of yew and cedar. These mature trees make an attractive frame for the church and emphasise this location as the focal point of the village. The trees and hedges in the village and on the surrounding valley sides are extremely important to the rural village character and the proposed Conservation Area boundaries take note of this.

The rather open approach from the east, winding down Duffield Lane which is only partially enclosed by hedgerows, contrasts with the approach along Church Lane from Abbots Bromley where the sunken lane is given a corridor-like atmosphere by the overhanging mature pine and oak trees.

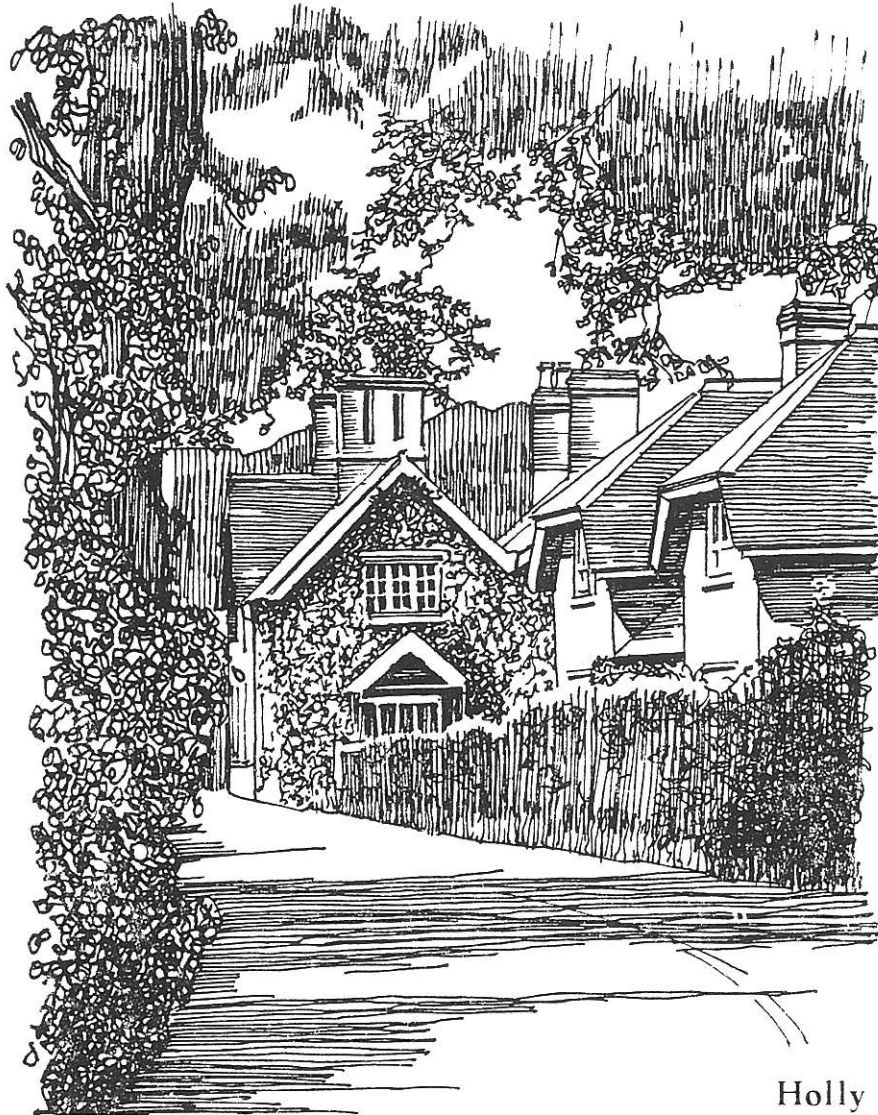


Church Lane

Descending towards the old village green, "Church Lane Cottage" on the right, sited close to the road frontage and rendered with white stucco increases that effect and whilst the vicarage and church are set back, thus creating space, their size and bulk maintains the impression of enclosure.

Whilst the Church of All Saint's is the only building in the village listed by the Department of Environment as being of special architectural or historic merit (Grade B), many others are worthy of note for their value as part of architectural groupings or the overall village setting.

The houses of Holly Bush Road, although not of individual merit, are important in this area close to the centre for providing a density of development which encloses the street scene reinforced by the hedges and walls which front these properties. On the junction of Holly Bush Road with the Church Lane the red brick house of 1891 with its crested

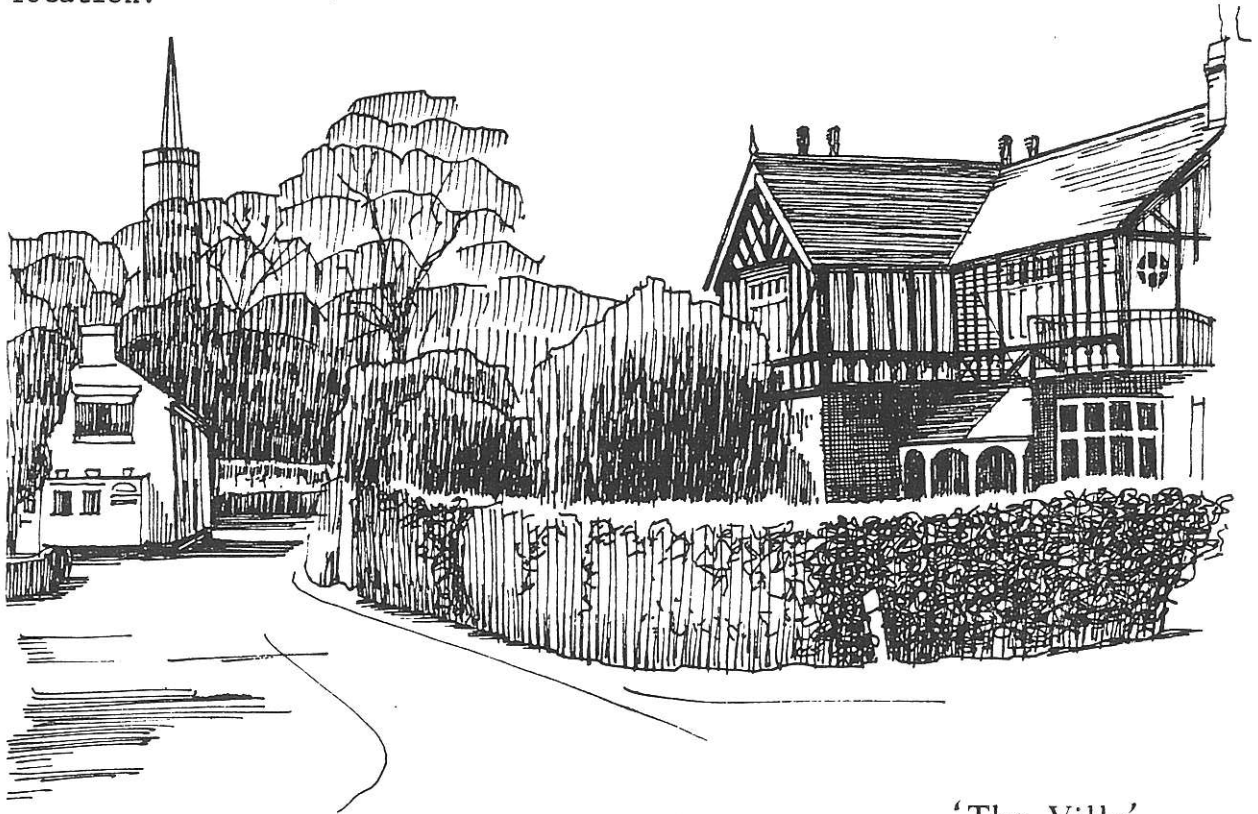


Holly Bush Road

ridge tiles is set in its own grounds and save for its abandoned and partly dilapidated state provides an attractive element in the village centre.

Near the river, just south of "the Villa", "Swarbourne House" creates a point of interest with its white rendering, contrasting brick chimney stacks and variety of roof levels.

At the east end of the village at the fork between Back Lane and Duffield Lane is "The Villa". This early 20th century half-timbered residence forms the visual focus of the area and its scale and standard of upkeep help to create an eye-catching feature in this location.



'The Villa'

In Yoxall Road, past the school, itself rebuilt in the late 19th century and displaying an attractive roof with fishscale tiling the dominant building is "Green Farm House" built in the Georgian style probably also towards the end of the 19th century. Emerging from the enclosure created by this building and the privet hedge opposite, the vista re-opens to expose the river in the foreground and the rising ground behind, to the south east. With the north western valley side it contains the village to create a feeling of unity and consistency of character.

It is anticipated that designation of Newborough as a Conservation Area will help to protect the attractiveness and character of the village and promote measures for its improvement.

2162  
7.193ha  
17.77

4864  
2.160ha  
5.34



2148  
656ha  
1.62

2139  
263ha  
3.12

2231  
2.099ha  
5.19

122.8m

3141  
1.141ha  
2.82

2718  
1.295ha  
3.20

2014  
927ha  
2.29

4051  
3.516ha  
8.69

4029  
2.346ha  
5.80

4835  
1.101ha  
2.72

6033  
9.345ha  
23.09

5226  
1.29ha  
3.32

4816  
1.502ha  
1.24

4706  
397ha  
98

4300  
632ha  
1.56

5206  
1.01ha  
2.5

5400  
1.85ha  
4.6

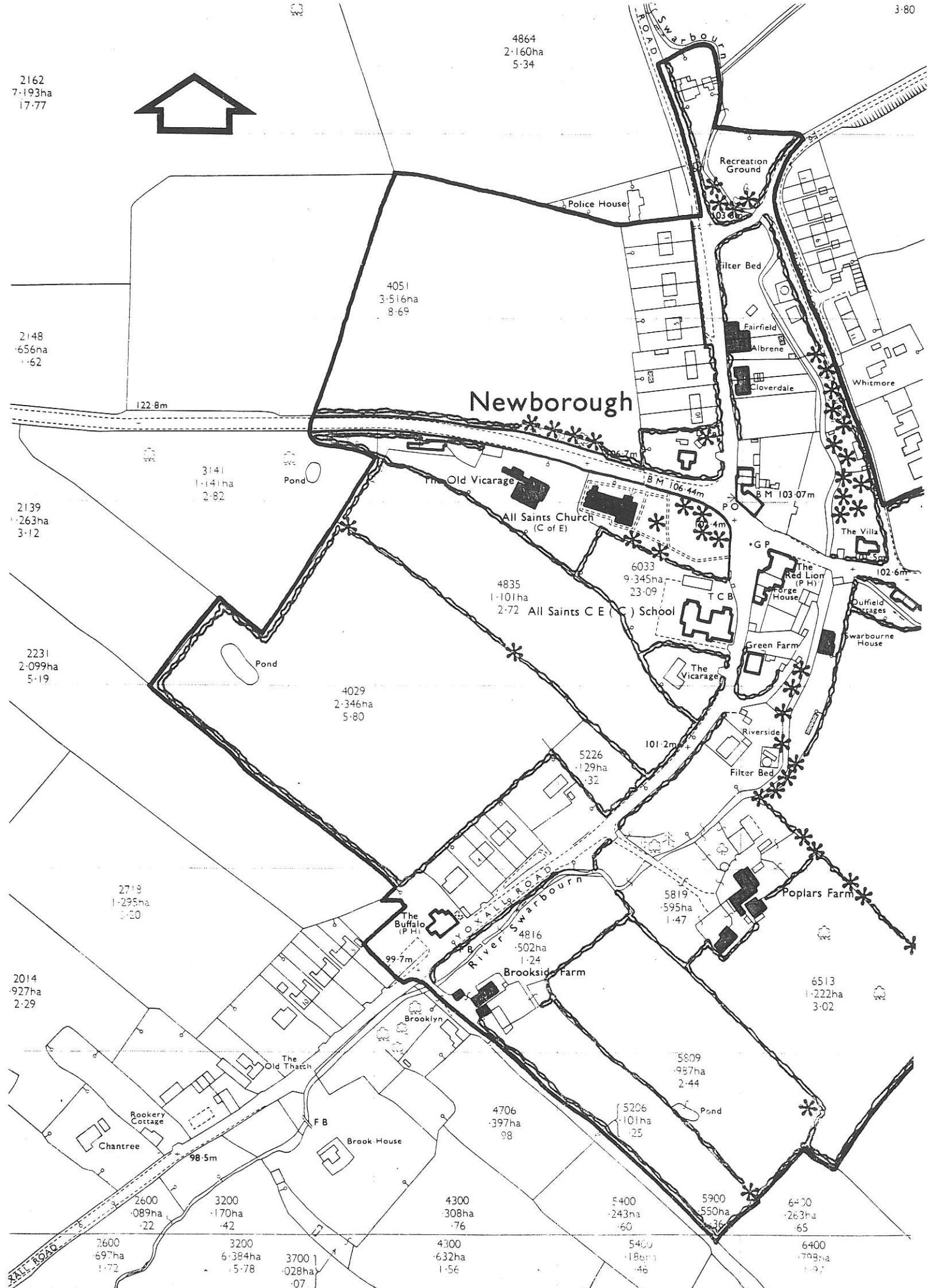
5809  
987ha  
2.44

5900  
550ha  
3.6

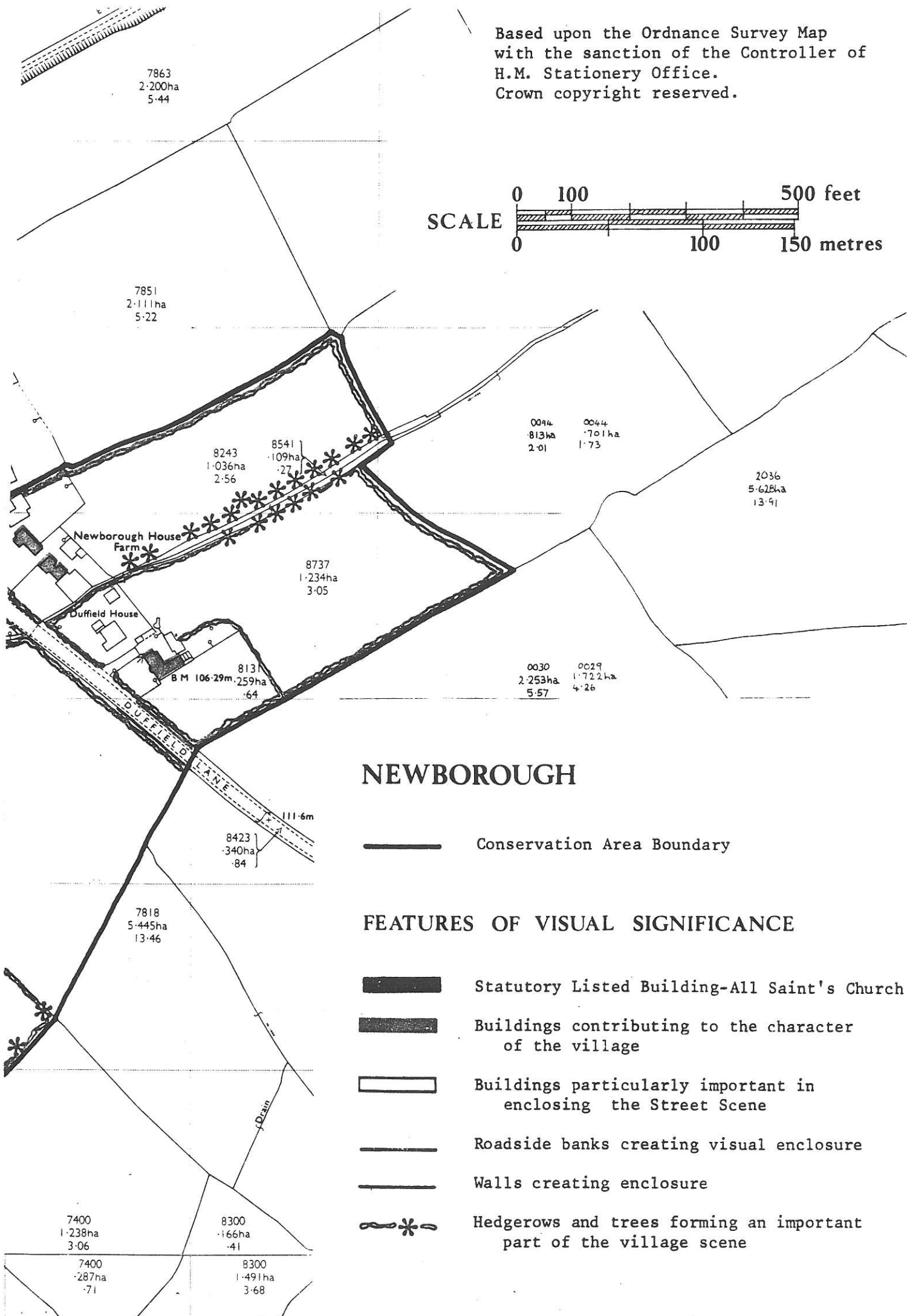
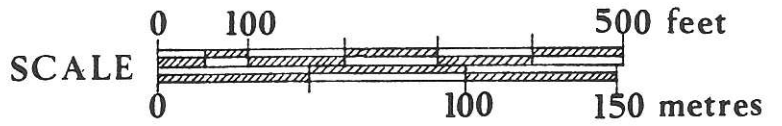
6513  
1.222ha  
3.02

6400  
798ha  
19.7

# Newborough



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## FUTURE ACTION

The Conservation Area has been carefully considered by the County, District and Parish Councils in consultation with local people and amenity bodies.

A specific responsibility is placed upon Local Planning Authorities to take account of the character of Conservation Areas when exercising their planning duties and grant-giving powers. Development proposals affecting such areas must be advertised and account taken of representations received from local and national interests in determining each case.

Designation of a Conservation Area is only a prelude to action for preserving and enhancing its character and appearance. The present document is concerned with the reasons for designation. It analyses and defines the basic qualities of the particular features and groups of buildings which are considered to make a significant contribution to the character of the area. In due course further reports will be prepared setting out advice and guidelines for any future development in the area.

Detailed plans may be required showing the design of new buildings when applications for outline planning permissions are being made; there will also be special liaison with the Highway Authority and with the Post Office and Electricity Boards over their own development. Conservation Area status involves specific statutory obligations to obtain listed building consent for the demolition of virtually any building in such an area, to notify the planning authority of intention to cut-down, uproot, top or lop trees, and to comply with special regulations which may be made to control advertisements.

Improvement and enhancement of Conservation Areas is not dependent only upon long-term proposals. Much can be achieved in the immediate future by local initiative in such matters as the continued maintenance of buildings and open spaces, and planting of trees. Public participation, interest and voluntary action by local bodies in restoring and improving the attractive parts of the environment is essential following the Local Planning Authorities initiative in designating the area.



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