



RANGEMORE CONSERVATION AREA

APPRAISAL & MANAGEMENT PLAN

2013

Acknowledgements:

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View out of Rangemore towards Tatenhill

EXECUTIVE SUMMARY

Rangemore village falls within the hinterland of Burton-upon-Trent. The building of the village was commissioned in the 1800s with the sole intention of creating housing and amenities for workers on the nearby Rangemore Hall estate. In the intervening period little development has taken place within or adjacent to the village, resulting in the original character and appearance of the village, for the most part, being preserved; in 1990 the village was designated as a conservation area.

This Conservation Area Appraisal & Management Plan is an update of the original Conservation Area appraisal, which was commissioned following the village's designation, and carried out in accordance with best practises. It ensures continued compliance with recent rationalised planning guidance and planning legislation, which promotes the preservation and enhancement of such areas.

The appraisal is divided in to two elements. It builds on the original understanding of why the village was designated a conservation area originally. It reviews the physical characteristics of the village and its relationship with the surrounding area; and compares the changes which have taken place since the original appraisal. The appraisal goes on to identify and contextualise the key heritage features and characteristics of the conservation area which are worthy of preservation and details a management plan for their protection and future enhancement.

The appraisal identifies two distinctive areas of heritage importance within Rangemore, recognised by their contrasting functions. These being the main thoroughfares of Tatenhill, characterised by its civic buildings, and Chapel Lane, which is predominantly residential in nature. In common, both areas

have a plethora of architecturally diverse and attractive buildings. These range from small cottages and estate mews, to large and imposing Victorian villas and farmhouses.

As important to the heritage character of Rangemore as its built form, are the views within and out of the village, which provide a unique backdrop. Time has eroded some of the character of the village; resulting in more contemporaneous materials used to service public spaces, a loss of soft landscaping and unsympathetic new development.

The appraisal concludes by devising a management plan to support the continued enhancement of Rangemore Conservation Area. Recommendations include, expanding the existing conservation area to incorporate the wider landscape setting, in order to protect the land from development pressure and to preserve views of the village for those entering. Other enhancements to the existing conservation area recommended include, built development improvements, in the form of enhancements to public footpaths, highways and car parks by the re-instatement of sympathetic building materials; introduction of announce features at key gateway sites; replacement of front boundary treatments to properties, many of which have long since gone; and, finally, a landscape management plan for the hedges and woodland found within the village.

Finally, without preservation of the existing special heritage qualities of the Rangemore Conservation Area, its enhancement is futile. To this end, the appraisal recommends effective implementation of local planning policies and enforcement measures to limit unlawful permitted development.

1.0. INTRODUCTION

The Rangemore Conservation Area

Rangemore lies five miles to the west of Burton upon Trent, Staffordshire. A small village, Rangemore comprises of approximately 40 dwellings arranged along two roads, Tatenhill Lane and Chapel Lane, as seen in Rangemore Village Map (Figure 1.1.). Despite its size, the village has a range of key public buildings (all listed) including a Church, School and working man's club, in addition to a large Vicarage and a number of other rather impressive dwellings.

In the mid to late 1800s, William Bass, Lord Burton commissioned the building of the village to house workers on his Rangemore Estate. The village was created to be a 'model village' containing all the key services needed by the workers, hence the plethora of impressive public buildings seen today. The main Rangemore Hall complex is positioned a mile south-west of the village.

This village sits atop the Staffordshire Plateau, set within a landscape of pastoral fields surrounded by dense broadleaf woodland much of which is the remnant of the wider Needwood Royal Hunting Forest, now part of the National Forest. Long views, which are terminated by the dense woodland banks, stretch from the village across this plateau but only from a few locations. The only real topographical change is to the south, where the landscape falls away towards Rangemore Hall.

The area has been designated as a conservation area since 1990, but the village has seen very little development during the elapsed period - save for extensions and alterations to specific dwellings. As a result much of the village's original character remains.

The original Conservation Area Appraisal for Rangemore focused on the relationship

between principle public buildings arranged along Tatenhill Lane. Specifically mentioned are the school and the church, both designed by the highly regarded Victorian architect, Butterfield. The Appraisal leaves the remainder of the village unexamined.

This new Conservation Area Appraisal and Management Plan (CAAMP) is therefore designed to update and replace the original report, providing a more in depth analysis of why the village deserves to be under this designation and recommending ways in which it should be protected or enhanced into the future.

The Purpose of a Conservation Area Appraisal

A conservation area is described by section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

New development in conservation areas is controlled by more rigorous planning controls by the postponing of some permitted development rights, such as demolition and roof alterations, and offers protection to all trees. Further controls can be put in place in the form of Article 4 directives under the guidance of the Town and Country Planning (General Permitted Development Order, 1995, 9As amended).

English Heritage Guidance on CAAMPs states that the purpose of the document is to "understand and articulate why the area is special and what elements within the area contribute to its special quality and which don't". It goes on to state that CAAMPs should "set out the way in which development pressure and neglect will be managed to ensure conservation areas retain

the qualities that led to their designation.”

It is important to note that the designation should not be seen as a block to development. It should be neutral on this point.

This replacement document is divided into two parts – the Conservation Area Appraisal and the Management Plan. The document will replace the existing 1990 Conservation Area Appraisal and add in a Management Plan that sets out how the preservation and enhancement of the conservation area should be taken forward into the future. As part of this, it explores the exact rationale behind the conservation area designation and its boundary, and makes amendments where appropriate.

The Scope of this Study

This CAAMP will focus solely on the character and setting of the village of Rangemore. It will look at the village as a whole, focusing on its physical characteristics, its setting within the surrounding countryside and its relationship with the Rangemore Estate. The study will focus on the original rationale for designation, and seek to identify if this is still relevant and how it may have changed since the original designation so as to accurately chronicle the current situation.

It is not intended that the Conservation Area Appraisal consider the nearby Rangemore Hall complex as this has been studied at length as a result of its listed building designation. This document will also set out a strong rationale for widening the boundary to include the remainder of the village within the conservation area.

The original Conservation Area Appraisal did not include the detail necessary to fulfil the role of a modern Conservation Area Appraisal.

This study however will comprise a much wider breath of information including an assessment of historical context, key heritage assets and current relevant planning policy. The document will then go on to explore the landscape and setting, local character and built form of the village, before making recommendations for its ongoing management.

The content of this appraisal and the topics discussed are based on best practice as set by English Heritage, as well as an assessment undertaken by AMEC, which considered the shortcomings of the original Conservation Area Appraisal. It should be noted that whilst there are a number of listed buildings within this conservation area, the purpose of this document is to consider the village and its setting as a whole and not just specific buildings. Separate legislation and guidance exists to safeguard the historical elements of listed buildings and their curtilage.



Looking into the village from the north west



Number 1 Chapel Lane

PART 1 - CONSERVATION AREA CONTEXT

2.0. Planning Policy Context

3.0. Historical Context

4.0. Heritage Assets

2.0. PLANNING POLICY CONTEXT

National Policy

National policy guidance for the conservation area is provided by the National Planning Policy Framework (NPPF). The NPPF supports the designation of conservation areas under the 1990 Act. Conservation areas are a tool for preserving and protecting the character of an area through recognition of its key assets and the important collective contribution they make.

Paragraph 7 sets out the three dimensions of sustainable development, the third of which – ‘the Environmental Role’ - states that planning should “contribute to protecting and enhancing our natural built and historical environment.” There follows a number of factors which the NPPF suggests should be taken into account:

- The extent to which assets can be put to viable uses consistent with their conservation
- The wider social, cultural, economic and environmental benefits that conservation can bring
- The ability of new developments to make a positive contribution to local character and distinctiveness
- Opportunities to draw on the existing contributions made by the historic environment to the character of a place.

Paragraph 58 highlights that new development should respond to heritage assets (which include listed buildings and conservation areas) without discouraging appropriate innovation. While Paragraph 60 encourages the “integration of new development into the natural, built and historical environment.”

Chapter 12 provides specific guidance for the enhancement and conservation of heritage assets. Paragraph 126 states that Local Authorities should develop “positive strategies for the conservation and enjoyment of the historic environment.” This CAAMP is designed to assist in providing that role. It goes on to state the importance of heritage assets in being ‘irreplaceable’ and that conservation should be commensurate with their significance. In this instance, ‘significance’ relates to architectural or historic interest and the conservation of unique characteristics. It should not focus on the protection of listed buildings specifically, as separate protection is provided for them, rather the contribution they may make to the wider settlement character.

Paragraph 139 states that “not all elements... of a conservation area will necessarily contribute to its significance.” It is important that buildings that positively contribute are acknowledged (beyond those that are listed) so that they can be sufficiently protected from alteration or loss. As a result, this CAAMP includes an assessment of buildings that contribute to the character of the overall streetscene (in addition to those that are listed) and also identifies elements that detract.

Local Policy

The adopted Local Plan (2006) is soon to be replaced by the new Local Plan for East Staffordshire which is now at the Preferred Options stage. The conservation area policies set out in the 2006 Plan have not been saved and no longer form part of the development plan. However, given the advanced stage of the emerging plan, Policies SP1 and DP8 of the Preferred Option (2012) are relevant and can be used to guide this review.

Policy SP1 states that in rural settlements, the scale of development should be appropriate to the size and function of the village. Given the relatively small size of this settlement and its low position in the Borough's Settlement Hierarchy only limited small-scale development is appropriate. Policy DP8 states that new development will be permitted, as long as it will 'preserve and enhance' the conservation area. It also introduces a series of strict criteria for new development, including being in scale and character for the surrounding settlement, being designed in harmony with the local character and ensuring that views in and out of the conservation area are preserved. In developing this document, the test set by Policy DP8 has been kept in mind in order to provide sufficient evidence to assess the suitability of future proposals.

Design Guidance

In addition to the Local Plans, the East Staffordshire Design Guide Supplementary Planning Document (2008) guides new development within the Borough and should be read in conjunction with this CAAMP. It states that buildings should be designed to reflect the local characteristics of the site and its situation. It is a detailed study and offers some good advice regarding local form, function and character, including a study of local building materials. No detailed study is made of the subject settlement but the included palette of material study is a useful element for this CAAMP. It includes: timber window frames, red-orange brickwork, natural Hollington stone, white and cream renders and blue and red clay tiles. The document does not restrict new development to traditional materials but highlights that care should be taken to ensure that buildings sit comfortably within the local character.

The Tatenhill Parish Design Guide (adopted as an East Staffordshire SPD in 2012) was prepared by Tatenhill Parish Council and provides targeted guidance for the villages of Tatenhill and Rangemore. Chapters 4 and 5 provide relevant guidance to assist in the design of new development. Their summaries provide guidance for the Tatenhill and Rangemore conservation areas and should be read in conjunction with this CAAMP.

3.0. HISTORICAL CONTEXT

Settlement Origin

Rangemore sits within the ecclesiastical parish of Tatenhill, an ancient parish stretching from the River Trent to Needwood Forest. It was originally made up of four townships; Tatenhill, Dunstall, Barton-under-Needwood and Wychnor, but the village of Rangemore, has a much more recent history.

In pre-historic and Roman times the parish settlements were centred by the river but over time became established on higher ground to the west. Barton-under-Needwood was the main settlement under the Saxons and had the highest population locally. However, the mother church of the parish was at Tatenhill, making the village a crucial focus within the area.

In 942, Rangemore was among land given by King Edmund to Wulfsige the Black and by the middle ages the area contained several freehold estates. It was unusual for so many free holders to exist in one area as copyholders (tenants) tended to be more common. The area was one of the last areas to experience enclosure, largely because the land was under the ownership of the English Crown, and as a result the geometric field pattern to the west of the Barton Road and to the north of Tatenhill Lane is relatively unique in the landscape.

The Needwood Forest once stretched over much of this area and was used as a medieval Royal hunting forest, with routes through the area controlled by toll (the nearest toll booth at nearby Tatenhill is still in existence). Byrkley Park was the original estate within the local area and pre-dates both Rangemore village and Rangemore Hall.

Rangemore as a settlement originally consisted of Rangemore Hall and its associated gardens and out houses, built in 1822 by the then Lord

Burton after the land was gifted to him by King George IV. Also in the area are the old gasworks and farms associated with the Hall. In the 1850s Michael Thomas Bass, a brewer, purchased and restored the Hall and a little later constructed Rangemore village to house his workers. He built the local church, All Saints, in 1867.

In the 1950s the estate was broken up and parts sold off. The Hall itself was sold to Staffordshire County Council in 1949 and opened as Needwood School for the partially deaf in 1954. In 1985 the school was closed and sold to developers who converted it into luxury apartments. The estate is still managed by the Trustees of the Rangemore Estate who still own a good deal of property within the village and its wider estates – albeit the Hall is in private ownership.



All Saints Church Tatenhill Lane

Historical Growth

When the Bass family developed Rangemore village in the 1870s, the settlement was built up around a few existing buildings including Rose Cottage, the Post Office, Dingle Farm and the Parsonage. The Bass' built houses of varying sizes, mostly from brick with gothic or Tudor detailing. The school and attached teacher's house were built in 1872 using an architectural style which continued to be used for the next twenty years, seen in the Chapel Lane farmhouse (1880s) and the former vicarage (1890).

The Rangemore Listed Buildings and Historical Development map (Figure 3.1.) demonstrates how the village has developed since the late 1800s. The majority of houses are 18th and 19th century cottages with some villas. Some houses have been added on infill sites over the past few decades but otherwise growth has been very limited.



Chapel Lane



Views across the playing field



Mews at Rangemore Hall

4.0. HERITAGE ASSETS

Listed Buildings

Surprisingly, Rangemore has very few listed buildings. Rangemore Hall and its surrounding estate are listed but are not included in the conservation area. The location of these listed buildings within the village is shown on the Rangemore Listed Buildings and Historical Development map (Figure 3.1.). A brief overview of Rangemore's listed properties is given below:

All Saints Church [Grade II]*

Built in 1866-7 by prominent architect Butterfield, the chapel was paid for by the Bass family. The south aisle was added in 1884-6 (also by Butterfield) and in 1895 a chancel was added (by architect Bodley). The structure itself uses chisel-draughted, coursed and dressed stone. The roofs are tiled and have verge parapets. Later additions to the chapel are more richly decorated than its main body.



All Saints Church

All Saints Primary School [Grade II]

All Saints Primary School is associated with the All Saints Church and was constructed in 1873, possibly also by Butterfield. The building was paid for by the then Earl of Burton, and is constructed of red brick with stone dressings, a tiled roof and a stone gabled bellcote. The projecting gable of the school house displays patterned tiles and barge boards. The arched door is Tudor in style and mullioned windows are used. The churchyard wall and gates are also Grade II listed and are thought to also be by Butterfield.



All Saints Primary School across the graveyard

Other Townscape and Heritage Assets

Although the Rangemore conservation area contains only two listed buildings there are other historically important assets, both within the conservation area and within its immediate setting. It is the wealth of architecturally distinctive and attractive buildings, all built around the same period that gives Rangemore its distinctive character, and which contributes significantly to the qualities of the conservation area.

- The Old Rectory, Tatenhill Lane – Built in 1890 forming the gateway to the village from the east, is typical of the Rangemore vernacular, built of red brick with a red tile roof and decorative ridge tiles and tile hanging cladding. The chimney is very distinctive, and its decorative wall enclosure further adds quality to the architectural form.
- 1880s Clubhouse – Built in 1886 with a red tile roof, red brick, half timber wall, this fabulous single storey building has a decorative local stone carved entablature over the doorway, and an interesting weathervane atop the cupola. This building should be strongly considered for listing.
- Forest Gate Farm, Chapel Lane – Occupying the prominent location at the top of Chapel Lane, this large two-storey farmhouse, complete with outbuildings and associated barns. Constructed of the local red brick, tile hanging and red clay tiles with dominant cat-slides, this building forms the bookend to the settlement and gateway from a well used public footpath.
- Blackpitts – Although some distance from the main settlement, views to and from this large dwelling and outbuildings from the conservation area make it important. It is built in the Rangemore style similar to Forest Gate Farmhouse.
- Dingle Farm – This is one of the other farms associated with the estate and Rangemore village. Access from Tatenhill Lane and seen clearly from the conservation area this farm has survived without much alteration since its construction as part of the wider Rangemore estate and village.
- 1 - 6 Tatenhill Lane – These three pairs of Victorian semis appear likely to have been built under the guidance of Butterfield or Bodley all possessed of high quality architectural merit. Decorative bargeboards, small porch detail, hanging tiles and other symmetrical stone detailing elevate these originally estate cottages to high quality examples of the local Victorian vernacular.
- 2 - 8 Chapel Lane – This short terrace of properties, running from Chapel Lane at right angles actually address Tatenhill Lane. Complete with outhouses, animal shelters, coal stores and other associated elements these properties offer a unique snapshot of late Victorian estate cottages, typical of their era and remaining in a relatively unchanged condition.
- The Old Post Office, 15 Chapel Lane – This is a relatively unassuming building, now converted to a dwelling, and has significant relevance to the wider settlement. This is due to its historical context, (together with the positioning of the post-box in the wall) and its position, which pinches the townscape along Chapel Lane.

Archaeology

Given that the settlement has only a recent history there is little in the way of archaeology in and around the settlement of Rangemore. Most of the crop marks and features in the landscape offer glimpses of post-medieval boundaries now defunct. However, two interesting points of reference are located to the eastern end of the village where a remnant Holloway and a track crop mark offer a glimpse of the historic route through the Needwood Forest that has developed into Tatenhill Lane.

To the south of the conservation area, earthworks associated with Rangemore Estate and gardens are common. To the north-east there are records of a Roman horde and a Saxon barrow which show how this landscape has been used for centuries. Incidentally the lack of medieval features in the landscape supports the fact that the land was owned predominately by the Crown and used as a hunting forest.



View of Memorial and St Michael's Church



View from top of Chapel Lane



The Rangemore Commemorative Plaque



Dingle Farm



The play area opposite All Saints Church



The Kennels



The Rangemore Club, Tatenhill Lane



Numbers 2 - 8 Chapel Lane



Forest Gate Farm, Chapel Lane



Church Cottages, Tatenhill Lane

PART 2 - CHARACTER APPRAISAL

5.0. Landscape and Setting

6.0. Local Features

7.0. Built Form

5.0. LANDSCAPE AND SETTING

Topography and Geology

Rangemore village sits on a plateau of land rising out of the Trent Valley, as seen in the Rangemore Topography map (Figure 5.1.). The village lies at one of the highest points within the local landscape and is bordered to the east by a ridge bounded by two steep valleys formed by tributaries of the River Trent. These tributaries characterise the wider landscape but there are few that have influenced the settlement of Rangemore and its form.

To the north of the village the land gradually slopes down towards Needwood in a shallow gradient. Immediately south of the village the land steeply drops into Rangemore Park and the Trent Valley. As a result Rangemore is afforded views of the landscape to the south of the village, only terminated by the dense pockets of woodland that characterise the Rangemore Estate.

The geology around Rangemore has strongly influenced the form of the land. Glacial till deposits have been worn away by the River Trent to reveal the mudstone bedrock below, resulting in the steep valleys that characterise the landscape. The plateau on which Rangemore sits, is almost entirely of one localised geology – the glacial till dropped after the last ice age.

Local Landscape Character

The village of Rangemore is located transitionally between two Local Landscape Character Areas; the Surveyor Enclosed Plateau Farmlands and the Settled Plateau Farmland Slopes as defined by the Staffordshire Landscape Character Assessment.

The Surveyor Enclosed Plateau Farmlands are characterised by the relatively late (19th century) enclosure of forest or heathland and are traditionally intensely farmed landscapes usually dominated by large broadleaved and coniferous woodland. The landscape itself is undulating with a scattering of woodland blocks.

In turn the Settled Plateau Farmland Slopes provide dense woodland that gives a more forested character. Agricultural boundaries are predominately mixed age Oak and strongly contribute to the wooded character of the area. This area is associated with the immediate setting of the settlement, where the fields are slightly irregularly formed, and the gently sloping landscape has had some impact on the field pattern.



Landscape Setting

Immediate Landscape Setting

At the national scale, Rangemore lies within National Character Area 68, 'Needwood and South Derbyshire Claylands'. Relevant elements from NCA 68 describe the landscape of the conservation area:

- Gently rolling landscape, dissected by numerous river valleys;
- Frequent plantations and ancient woodland in the former Forest of Needwood;
- Predominantly pasture with good hedgerows;
- Red brick, half timbered villages with sandstone churches.

The immediate landscape setting can therefore be characterised into two distinct elements:

- *Geometric Linear Farmland* – This land is made up of a pattern of medium to large scale formal geometric fields. Linear roads and tracks cut through the landscape while blocks of woodland interrupt the gently rolling plateau.
- *Irregular Wooded Farmland and Parkland* – This area contains irregular and varied sized fields with several dispersed farms. This is more typical of the landscape to the south of the village, and coupled with the parkland associated with Rangemore Hall has resulted in a diverse and visually interesting landscape mosaic.

Whilst not relevant to the immediate landscape setting of the settlement, the geometric field pattern of the Surveyor Enclosed fields west of the 'Barton' road has some relevance to the local historical character of the settlement, reflecting the last elements of enclosure associated with the taming of the wider heathland and woodland mosaic of the Needwood Forest.

The relationship between these two characters is unique in the local area, and distinctive of the conservation area which determines its form and original function and offers some of its more distinctive features.



Gently rolling landscape

6.0. LOCAL FEATURES

Local Character Areas and Typologies

Despite its small scale the difference between the civic functions along Tatenhill Lane and the more domestic scale of Chapel Lane means that two distinctive characters have been identified within the urban form of Rangemore. These are outlined below with reference made to their townscape features and dominant archetypes, shown graphically in the Rangemore Character Areas map (Figure 6.1.).

Tatenhill Lane

Tatenhill Lane/Church Road is dominated by a series of large Civic Buildings - the Church, the School, the Club and finally the Old Rectory. In most cases these buildings are set within landscaped grounds such as the Churchyard, the school playing field and the larger treed garden of the Vicarage, all with mature hedged boundaries or walls of local stone. Although these features form a series of local landmarks, they gently blend into the landscape.

The glut of mature vegetation provided as part of the garden offers an eastern bookend to the churchyard and the woodland group at the west. These provide the start and end of the character area, and consequently the built form of the village itself.

A number of small lanes run south from Tatenhill Lane leading to Dingle Farm and the Kennels, both formerly part of the wider Rangemore Estate but lie outside the original 1990 conservation area.

In between the large civic buildings, there is a mix of house types, from sizeable detached dwellings to smaller matched pairs and a series of cottages, many designed by Butterfield during the mid-1800s. The majority are built of red-brick with hanging tiles and decorative bargeboards.

The smaller cottages offer the only respite from this ornate Victorian style with some limited wall rendering. To the far eastern end of the village there are a number of more modern, semi-detached houses, likely built to house agricultural workers. These are set further back from the road atop a small rise and are out of character with the wider streetscape.



The now redundant bell tower at All Saints School



Tatenhill Lane and Church Cottages



View towards Rangemore along Chapel Lane

Chapel Lane

Chapel Lane runs at right angles away from Tatenhill Lane and other than a few impressive buildings (such as Forest Gate Farmhouse at the far northern end) is mainly comprised of smaller cottage type dwellings and more modern detached dwellings.

There are additionally a series of infill developments that have occurred during the mid-20th century constructed using incongruous bricks and post-war gables to the road. As they are all set back some distance from the road they interrupt the spatial enclosure created historically. Nevertheless, the passage of time and the maturing landscaping is beginning to soften the original incongruity and they are now established as part of the character in their own right.

Whilst the principle building frontages are arranged in a north-south orientation, parallel to the road, there are a number of cottages and terraces arranged at right angles to it, offering gables to the road and 'pinching' the vistas up and down the lane. The properties within the character area tend to be enclosed by hedges, although a few of the more traditional estate cottages and even Forest Gate Farm have low picket fences (some not well maintained) defining the boundary.

Key Views, Vistas and Landmarks

The Rangemore Townscape Analysis map (Figure 6.2.) accompanies the following section, identifying the views, vistas and landmarks key to the character of the conservation area.

The clear and easily recognisable landmarks within Rangemore are the All Saints Church and School and Rangemore Club. But, due to their close proximity to one another within such a small settlement the group is rather 'overpowering', but does form a distinctive part of the overall character of the settlement. As they sit within a reasonably flat landscape these 'landmarks' are viewed across low hedges and fields from some distance. In addition, the large properties of Forest Gate Farmhouse and the Old Rectory also serve as local landmarks given their size and 'bookend' role within the settlement pattern.

Views up and down Tatenhill Lane are important to the conservation area, specifically when travelling from the west where the topography causes the landscape to open up beyond the village. In addition, glimpsed views through the mature settings of the key buildings (especially the Church yard) offer views down to the woodland surrounding the Rangemore estate and gardens. The views along Chapel Lane framed by buildings and out to the open countryside are key in further connecting the settlement with its surrounding landscape.

There are also key views into the village, mainly across the low hedges and flat landscape from the north. One such view is obtained from the public footpath running directly north from Chapel Lane affording fine views of the settlement when viewed back from around 200m.

Another key view of the church, school and western boundary of the settlement is seen from Rangemore Hill when travelling south along the road past Stud Farm. These wider landscape views, and glimpses from the settlement out towards the surrounding landscape remain important elements of the settlement's character.



The gateway out of Rangemore towards Tatenhill



Views from Tatenhill Lane

Positive and Negative Spaces

Rangemore has a small civic space at the junction of Tatenhill Lane and Chapel Road including a small seating area and an interpretation plaque. This is attractive but has little effect on the overall appearance of the conservation area. In addition, a recreation ground and bowls club offer a number of attractive and well managed green recreation areas to the north-western quadrant of the village opposite the churchyard of All Saints. The church has benefitted from some recent management which has enhanced its landmark presence within the street scene.

Tatenhill Road itself is attractive, with wide verges offering a 'green' feel to the public realm. However, the poor quality surface car park adjacent to the Rangemore Club at the eastern end of the village undermines the street's enclosure and is constructed of poor quality materials. In turn, Chapel Lane has little in the way of soft landscape along the street.



View of All Saints from public footpath



Gateway into the village from Tatenhill Lane



Rangemore play facilities

7.0. BUILT FORM

Built Scale and Mass

Rangemore Village has its own locally distinctive built character. This is largely due to the majority of its properties being constructed in the same period by the Bass family in the late 1800s. Until this point the settlement did not exist per se save for widely scattered cottages and farms.

Four principle building typologies exist within Rangemore. These are the detached small cottage, estate mews, estate cottage twin and semi-detached estate home archetypes. The majority of these are two storeys.

There is a significant number of large scale 'stand alone' farmhouses and large pairs of Victorian villas, with higher ceilings and a steeper roof pitch. These properties have a heavy bulky mass and a strong vertical emphasis.

Aside from the larger Victorian scaled properties, Rangemore does have some smaller, cottages and terraced type properties. These are more common away from the main Tatenhill Lane, and often display low-slung eaves.

Architectural Features

Rangemore has a distinctive character representative of the period in which the majority of its properties were constructed. This gives the village a coherent consistency throughout and should be a key element in the consideration of any future development within the conservation area.

Strong departures from the essential characteristics identified within this document would be visually harmful

Red brick is the dominant material within Rangemore while red clay tiles, honeycombed local stone and half timbering are also widely

used. The larger the building the wider the selection of materials used – the prime example being Forest Gate Farmhouse, which uses hanging tiles, half-timbering and render along with the consistent red brick construction.

Render colour in Rangemore is neutral with variants on white and cream most commonly seen, although a pink cottage does exist, but as it adds variety to the streetscene it is acceptable.

Roofs are often pitched to the road and catslide roofs are a common feature on the larger properties. Finials, heavy but elegant bargeboards, decorative ridge tiles and deep eaves are common features.

Porches are present on all properties, either as a small appendage over a front door or as part of the wider architectural ensemble. Chimneys are elegant and decorated, once a showcase of wealth, and are representative of the era in which they were constructed.

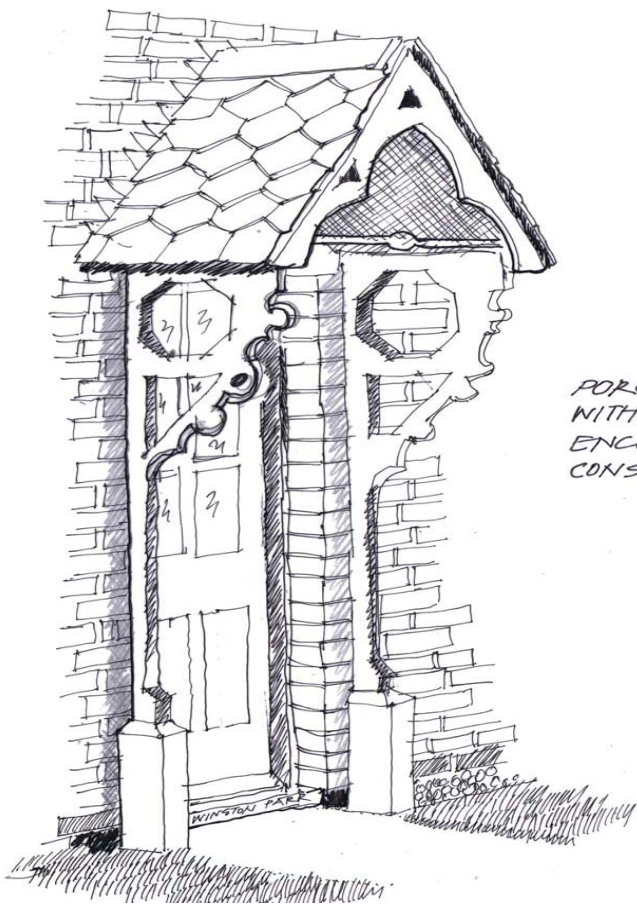
Stone is not a dominant building material in Rangemore save for the Church. However stone is commonly used as a decorative feature, for example as quoins and window surrounds, with some stone mullions. This aspect of decorative detailing is also common within the wider area and in line with the landscape vernacular outlined previously.

* UNITY OF ELEMENTS

- RHYTHM OF THE REPEATED ELEMENTS OF TWIN GABLES • MAJESTIC CHIMNEYS •
- UNIFIED HEDGES BINDING THE COMPOSITION TOGETHER •
- WICKET GATES REPEATING •
- SPACES BETWEEN PAIRS OF HOUSES THICKLY PLANTED •
- CORNER PORCH CANOPY • GALLOWS BRACKET •



WINSTON PARK



WINSTON PARK

PORCH CANOPIES ARE TRADITIONAL WITH GAMBUE TO THE ROAD. TOTALLY ENCLOSED PORCHES WOULD NOT BE CONSISTENT WITH THE VERNACULAR

Hard and Soft Landscape Palette

There are significant areas paved with stone setts within Rangemore. However, regrettably, the dominant floorscape materials are bitmac and concrete. There are examples of stone kerbs but these are in the process of being replaced by concrete products. Setts are laid in a typically square pattern and, typical of their age, do not exhibit the random patterns of earlier cobbled streets.

In terms of soft landscaping, there are very few mature trees within the village. However, ornamental planting in the front gardens of the larger properties offers a significant green feel to the settlement.

The mature trees that do exist are located only at each end of the settlement with the majority clustered around the Vicarage and the war memorial – the latter is outside of the 1990 conservation area but is very influential as a backdrop to the church and should be considered as part of the overall character and appearance of the streetscene and thus included within the conservation area designation.



Tarmac is used widely in the public realm



Native hedgerows are to be encouraged



Wooded clusters add much to the Conservation Area



Boundary Treatment and Enclosure

Picket fences of various colours (white, brown and black) and privet hedges are the most common boundary fronting the highway. In some cases a hedge (privet in most cases) is provided behind the fence but there are many examples of where the picket fence stands on its own. This feature is an important element of the character of the conservation area. Privet hedges are common without fencing on some of the larger properties. Some native species such as hawthorn can also be found.

Some red brick walls have been erected within the last few decades and due to their age and design do not make any significant contribution to the conservation area. Walls are used for the larger, civic buildings only. The Churchyard is enclosed by a low wall, with stone infill between red brick corner and panel detailing. A similar scaled wall surrounds the Vicarage. There is some use of metal railings in the village but this is quite infrequent.

Some properties are sited at back of pavement whilst most have a small front garden. Large front gardens and drives are less common. Enclosure to the rear is a mixture of close boarded fences, low picket fences and some post and panel fences. Traditionally this would have all been lower picket fencing, and the rear boundaries of many of the properties along Chapel Lane particularly detract from the overall quality of the settlement when viewed from the outside.



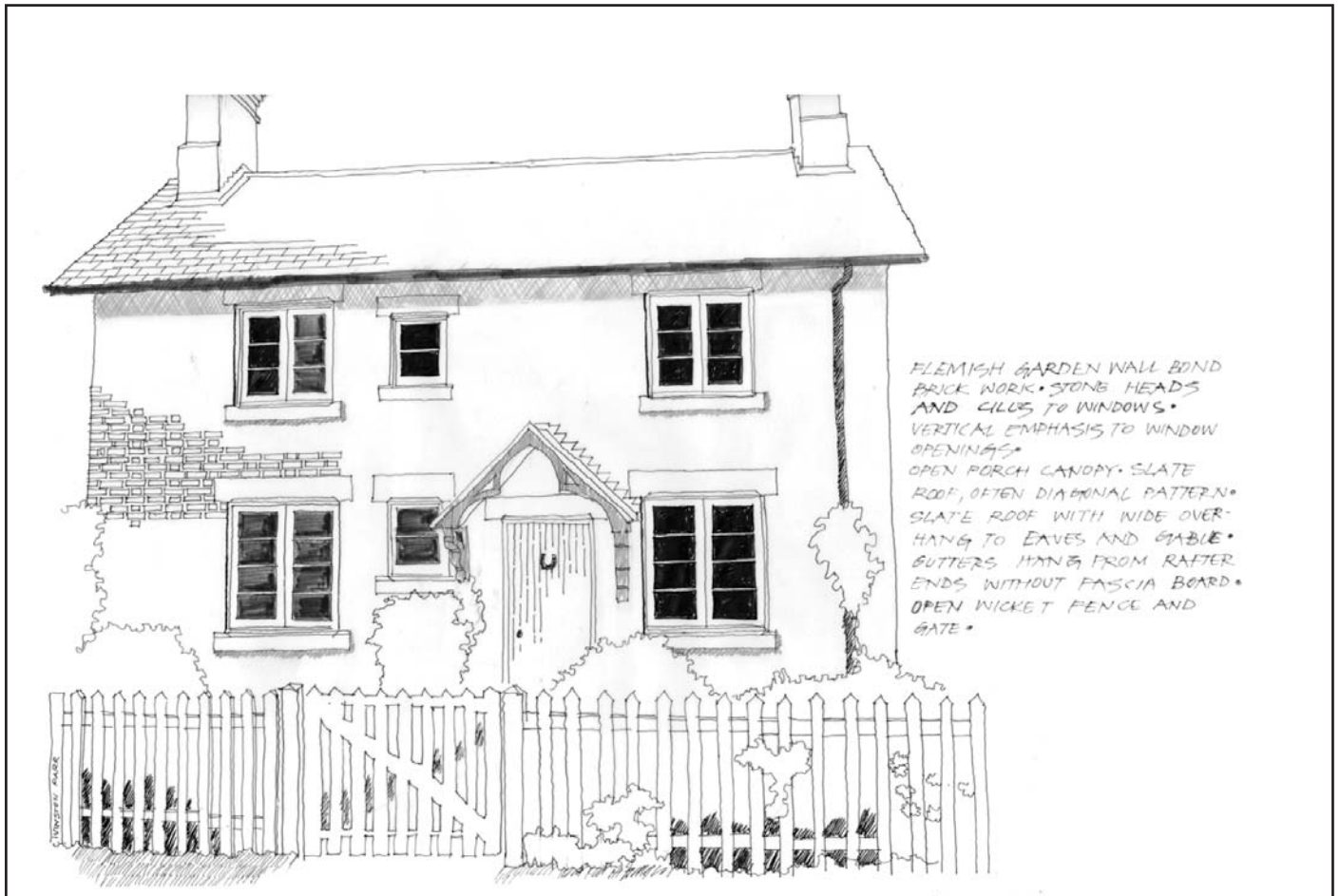
Red brick walls with mature trees

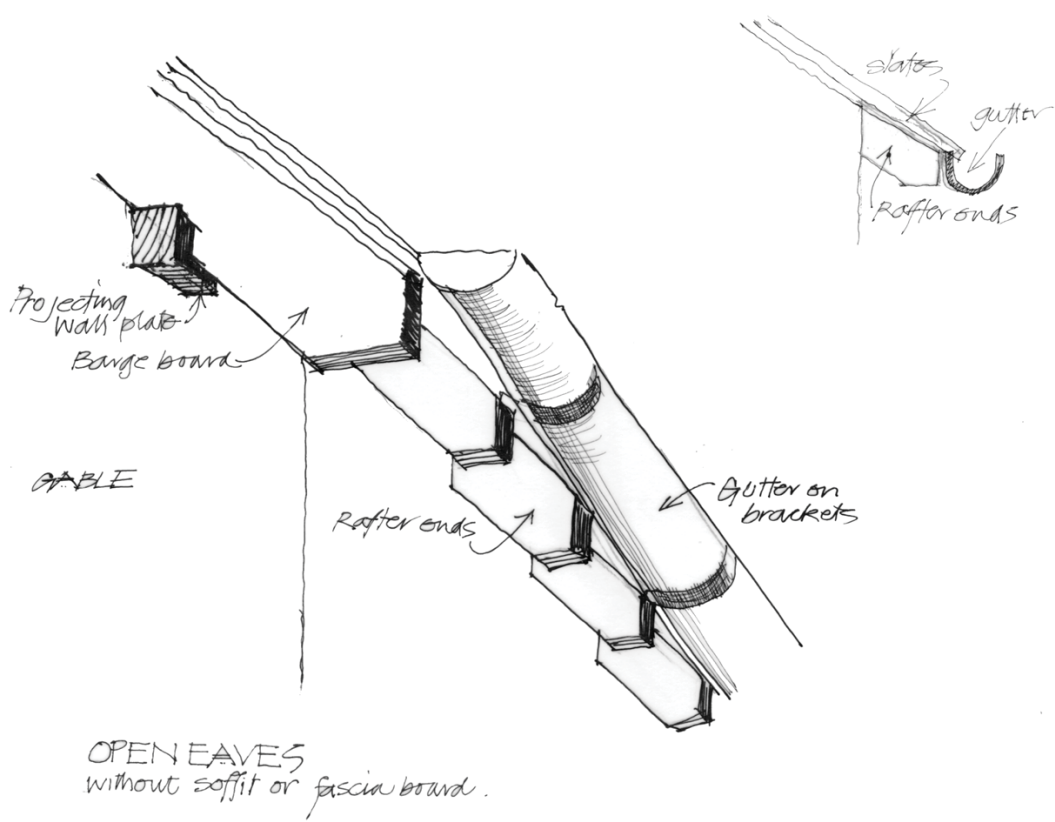


Stone wall enclosing All Saints



Picket fencing is the most common boundary





PART 3 - MANAGEMENT PLAN

8.0. Key Issues

9.0. Protection and Enhancement

10.0. Enforcement and Permitted Development Rights

8.0. KEY ISSUES

“The purpose of a CAAMP is to understand and articulate why the area is special and what elements contribute to its special character and which don’t”, (English Heritage, Understanding Place: Conservation Area Designation, Appraisal and Management, 2011).

The history of the village is perhaps the most important factor when assessing what makes Rangemore unique. The following sections will explore the key features and characteristics of the village contributing towards its conservation value, how these should be protected and where appropriate enhanced. Meanwhile, factors which are detracting from its quality will be identified and addressed accordingly.

Defining the Village Character Areas:

Within the village there are two distinct character areas which require different strategies for enhancement and protection as part of the conservation area. The first is along Tatenhill Lane and the second along Chapel Lane. Protecting the definition and distinctiveness of these separate character areas should be a central aim of the Management Plan.

The Tatenhill Lane character area contains the main civic functions of the village and displays a ‘run’ of these large functional but very attractive buildings. Meanwhile buildings within the Chapel Lane character area are smaller family homes which give the area a more domestic function.



Church Cottages



The Chapel Lane character area

Landscape and Setting:

The landscape setting of Rangemore village is as crucial to the conservation area as the buildings themselves. The village lies at the transition between two defined landscape character areas and so enjoys views of pastoral fields as well as dense broadleaf woodland, historically part of the Needwood Royal Hunting Forest. Long views from the village over these open fields are terminated by woodland banks which give a sense of enclosure within the immediate landscape setting.

It is therefore important that these clusters of woodland have some level of protection as their loss would dramatically change the setting and key vistas would be lost. In order to protect these views it is proposed that the conservation area is extended to incorporate the most important views into and out of the village.

Boundary Treatments:

Boundary treatment is relatively consistent within Rangemore and this is important to ensure consistency and avoid a 'mish mash' of fencing which distracts from the character of properties.

Hedgerows - Hedgerows play an important role in defining boundaries with ornamental hybrids being especially common. Privet hedges, often combined with a low brick wall are a classically Victorian boundary treatment and should be replicated and preserved within the village.



The landscape setting is crucial



Rear of number 2 - 8 Chapel Lane

New development

Scale and mass

Lord Bass and his architects designed Rangemore to be a 'model' village in the sense that it was to contain all the required key services (church, vicarage, school, working men's club, post office, shop etc.) and house those who worked on his estate. As a result there are some very large imposing civic buildings beside small to medium sized dwellings. This gives the village an imbalance which is unusual but a distinctive characteristic of Rangemore.

This relationship of scale between dwellings and civic buildings is something that should be preserved through controls over the scale and mass of new development (be it a new house or an extension to an existing dwelling) to ensure that the dominance of the civic buildings in the Tatenhill Lane character area is maintained and their landmark status retained.

New development located by the 'bookends' of the village must reinforce the gateway into the settlement either by ensuring Forest Gate House and the Old Vicarage retain their dominance in scale or by re-establishing a gateway presence further along the street.

Meanwhile, within the Chapel Lane character area buildings are predominantly smaller family homes, many of the cottage typology. Therefore any new development should accord with this typology in scale and mass. Observance of this objective will prevent new development from dominating existing properties and should instead aim to settle new forms into the street scene.

Design

It should not be expected that new properties should attempt to replicate the dominant Victorian building style at Rangemore. Each period of change should be identifiable. It should be possible to produce a harmonious modern style of architecture which will continue the basic elements of existing buildings, identifiable through analysis of:

- Materials - new development should use the traditional palate of building materials; red brick, small portions of cream or light coloured render, clay tiles;
- Pitches to the road – the roof alignment of new properties should follow the precedent already set in its immediate surroundings and character area;
- Porches – some small porches may be acceptable but must reach an appropriate balance of mass;
- Detailing – many of the existing properties in Rangemore display decorated bargeboards and tiles. New development should not try to replicate this but instead reference this in the design.
- Enclosure - not all Rangemore properties have front gardens, some are set closer to the road. Therefore new development should take into account the surrounding character area and trend in order to reinforce and conform with the existing level of enclosure.

Existing Properties

Certain controls need to be exercised over existing properties within the village in order to ensure that key features are retained. These will be either stated within various development control documents, such as this, the Parish Design guide, the emerging Neighbourhood Plan or through the use of Article 4 directions.

- Windows and doors – There must be a careful choice of materials when replacing windows and doors to ensure that they are sympathetic to the original fabric of the building. This does not necessarily mean that UPVC windows are unacceptable in all circumstances. Double glazing/double layering of windows is permitted and in fact encouraged, providing that the replacement frames are identical to the original. All replacement frames must be fixed in existing openings, with the same reveal as extant.

- Front gardens – Existing properties should refrain from replacing soft landscaping in front gardens with a driveway for off street parking. The cumulative impact of this significantly harms the conservation area. This issue will be addressed in more depth in the following chapter.

- Dormer windows – The quality of the conservation area has been damaged by the addition of large incongruous poorly designed dormer windows (i.e. in terms of scale, materials, and fenestration). This is an example of where an Article 4 direction would be appropriate.

- Solar panels – Such installations may significantly damage the street scene and diminish the character of historic buildings. An Article 4 direction may be suitable to tackle this issue as careful consideration should be given to the conflicting goals of the conservation of buildings and the conservation of energy.



Changes to windows and doors to be sympathetic



Solar panels detract from the special designation

Buildings Recommended for Listing:

A number of properties hold special heritage value and should be considered for listing. This would provide an extra layer of protection in addition to the protection afforded by this document. Properties to be considered for listing are as follows:

- The Old Rectory, Tatenhill Lane
- 1880s Clubhouse
- Forest Gate Farm, Chapel Lane
- Dingle Farm
- 2 - 8 Chapel Lane



The Rangemore Club at the heart of the village



Forest Gate Farm, Chapel Lane



2 - 8 Chapel Lane

Public Spaces

The public spaces within the village are not at present fully utilized and, if effectively managed and enhanced could make a more significant contribution to the townscape.

The Rangemore war memorial is a space which could be improved and made more of a feature within the church grounds. Some stone paving and benches immediately surrounding the memorial would make it a pleasant meeting point.

The car park at Rangemore Club detracts from the aesthetics of the street scene and is in fact an eyesore. It does not relate well with Tatenhill Lane and disrupts the sense of enclosure established on both sides of it. Plans should be made to enhance this area by a sensitive design of hard and soft landscaping, screening and resurfacing.



View east along Tatenhill Lane

The Public Realm

The range and type of hard and soft landscaping used within the village has a significant impact on the character of the area in terms of complementing architecture and blending the settlement with its natural landscape setting.

Ornamental planting – This is most common within the grounds of civic buildings and should be protected and maintained.

Cobbles/Setts – Setted areas along side roads in the village should be maintained and protected. Elsewhere tarmac and concrete have proliferated, replacing more traditional, indigenous materials. Consideration should be given to the reversal of these changes which have already occurred.

Enclosure of the Public Realm

The level of enclosure in Rangemore varies between the two character areas. At Chapel Lane the majority of residential properties are set close to the road creating enclosure to the street. The characteristic quality of the street has been regrettably undermined by post-war developments which are set further back with large front gardens that disturb the rhythm of the street. This form of development must not be repeated in any future proposal.

Within the Tatenhill Lane character area the landscaped grounds of the church, school, club and former vicarage place appropriate spaces between each landmark building. Mature trees within these plots soften the presence of these landmark buildings and aid transition between the built form and the landscape setting. Special protection should therefore be given to the curtailage of these buildings and mature trees in and around this land.

9.0. PROTECTION AND ENHANCEMENT

Alterations to the Conservation Area Boundary Green Space

It is proposed that the conservation area boundary be altered to incorporate more of the wider landscape around Rangemore. The landscape setting of the conservation area is as important as its buildings and townscape. Townscape and landscape have over time worked hand in hand to create a settlement at Rangemore which deserves special designation.

Therefore both should be considered equally valuable. The Rangemore Revised Boundary map (Figure 9.1.) outlines the new boundary and the features which justify its alteration.

Views and Vistas

In order to protect the character and appearance of all approaches to the village the boundary has been extended to incorporate views from Tatenhill Lane in the east and the gateway into the village at the western crossroads. In addition, views from public footpaths to the north and south of the village are included in the new boundary in order to protect key views of the conservation area in its landscape setting.

Views out of the village towards woodland clusters are also protected by the new boundary. It is important that any new development which takes place within the conservation area is prevented from obstructing any of these key views to and out of the village.

The boundary changes also seek to protect key green spaces within the village. Of particular importance to the setting of the conservation area is the green space behind the Church and School, the Playing Fields and the fields at Forest Gate farm. These green spaces form an important piece of the village's history and therefore should be brought under the protection of the conservation area designation.

Wooded areas at the Branston crossroads gateway to the village and around the memorial have also been included in the new conservation area boundary. The trees at the village gateway reinforce the sense that one is arriving at a settlement while vegetation gives the war memorial a sense of enclosure within the grounds of All Saints Church.



Views into the landscape setting

Locally Significant Buildings

On the outskirts of Rangemore there are four properties which although not within the settlement boundary have an important historical relationship with the village; Dingle Farm, the Kennels, Gables House and Blackpits, along with the village itself, historically formed part of the Rangemore Hall Estate. These properties are not listed and so their inclusion in the conservation area will help protect the local significance that they hold. Expansion of Conservation Area Boundary

The boundary should include the above elements which form key characteristics of the conservation area. In light of this, the conservation area boundary should be expanded from the 1990 boundary, which simply traces the extent of the built form.

Visual breaks in the landscape have been used in order to ensure that the boundary can be identified more easily at ground level. This is preferable to simply drawing a boundary through the middle of a field and can help avoid disputes when land comes under question.

Visual boundaries include where open fields meet woodland clusters at Holly Bank, the Vicarage Plantation and the Rangemore Estate. Rangemore Hill road is also used as it provides a visual break which can be easily recognised on the ground.

This new boundary therefore differs from its predecessor as it factors in the landscape setting of the conservation area rather than just focusing on its built form. This emphasises changes in the purpose of the designation which now seeks to reflect the setting of the settlement as well as its built form.

Views, vistas, green space, listed buildings and landscape setting are all important constituent parts of Rangemore, which is a village that combines historical interest and architectural merit.



The Kennels



Wooded clusters form a visual landscape break

Landscape and Public Realm Setting

Treatment of Public Footpaths and Highways

It has been established above that the historical treatment of the surfacing of kerbs and footpaths have been replaced over time through modern highway intervention. This has significantly degraded the character of the Tatenhill Lane character area in particular.

It is therefore proposed that new development and other funding streams should contribute to the re-instatement of traditional surfaces with the use of natural stone flags, complemented by natural stone kerbs and edges. This is deemed to be an essential restorative measure within the vicinity of the Church and Club.

Pedestrian safety can be improved by encouraging slower vehicles by installing strategic crossing points and banding across the carriageway, using natural stone setts. The treatment could also be applied at junctions, providing a shared surface status.

Thresholds and Gateways

It is proposed that an announcement feature be introduced at both ends of the village of Rangemore at locations where travellers approach the core area from either Tatenhill Lane or Chapel Lane.

The gateway feature could be in the form of sett paving thresholds in the carriageway complemented with specimen native trees, possibly forming pinch points at the entrance.

Management of Car Parks

The streetscape of Rangemore would benefit from improvements to the surface and boundaries of the two existing car parks adjacent to the Club and recreation grounds. The Club car park boundary should be bounded by either a 1.0m high stone wall or low wall with steel railing and native hedge.

Front boundaries

Traditionally, most of the front boundaries to the properties will have provided a clear and distinct edge to the adopted highway providing definition within the overall streetscape. This has been eroded in places and it is proposed that the front boundaries should be redefined, to restore the traditional condition.

Front boundaries should be stone walls in the Tatenhill Lane area of the village and be a maximum height of 1.0m or a combination of a lower wall with railing inset or hedge inset. Hedges are to be Beech, Yew or Privet.

Other boundaries within the Tatenhill Lane and Chapel Lane character areas could also have the same boundary treatment but it will also be acceptable to implement white or brown timber picket fences especially with a hedge planted immediately to the rear.

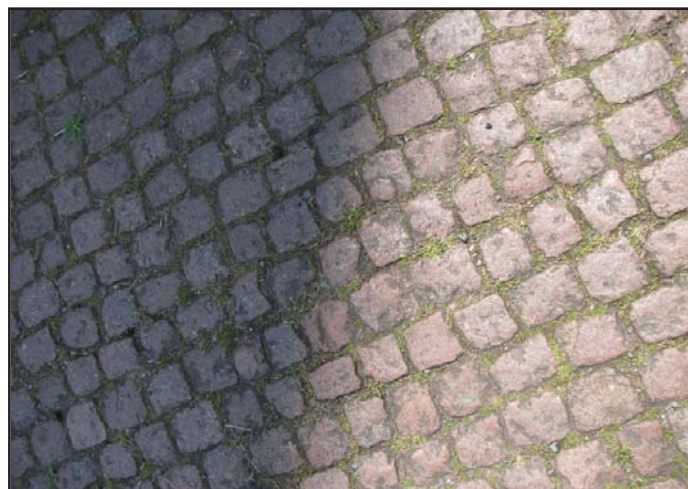
Trees in hedgerows

The perimeter boundary of the conservation area has been extended to help preserve the rural edge and protect key views. Within the increased boundary it is proposed that the existing hedgerows be reinforced where there are gaps. Single mature trees are traditionally present in hedgerows, and therefore standard trees should also be introduced to enhance the overall landscape character feature.

Native species should be chosen such as Oak and Field Maple. Ash should be avoided due to the Chalera fraxinea disease that is spreading through the countryside. Large trees such as Oak, Beech and Lime should be introduced to enhance the main road along Tatenhill Lane.

Woodland management

The existing woodland within the conservation area and its boundary edges should be managed to ensure longevity and age structure. Access with the introduction of footpaths and tracks could also be considered especially where it can enhance links with the existing footpath network.



Stone setts



Key gateway into the village



Woodland requires management

10.0. ENFORCEMENT & PERMITTED DEVELOPMENT

Current Situation

Despite the designation of Rangemore as a conservation area in 1990 there have been instances of development which have eroded the special character of the village. It is clear that there has been a lack of enforcement and control over householder alterations and new builds within the area.

English Heritage emphasises that the monitoring and enforcement of the Management Plan is of vital importance. Their guidance document (Understanding Place: Conservation Area Designation, Appraisal and Management, 2011) highlights that the regular monitoring of changes in the appearance and condition of the conservation area is crucial in ensuring that appropriate action can be taken promptly as and when issues arise.

In the case of Rangemore it can be said that the damage done has been limited. The original Victorian character of Rangemore has on the whole, been well preserved, despite some insensitive new development. It is therefore of crucial importance that this revision of the conservation area is enforced effectively to avoid any further deterioration of the village.

Recommendations

The following section explores the key areas of concern within the conservation area and makes recommendations to ensure continued preservation and enhancement.

Stricter design controls are needed for new development proposed within the conservation area. New development must follow guidance provided in the Tatenhill Parish Design Guide (2011) which provides comprehensive detail of the design code which will ensure that new development complements the local vernacular.

Furthermore, the emerging Tatenhill Parish Neighbourhood Plan will provide more detail on where new development is to be located, housing numbers and housing type.



Cottage, Tatenhill Lane

Controls under the Conservation Area Designation

Under the conservation area designation some permitted development rights are automatically removed and households must seek Conservation Area Consent from East Staffordshire Borough Council.

- Consent is needed to demolish any building within the designated area
- Six weeks notice is required prior to the pruning or felling of trees (with a trunk diameter of more than 75mm when measured at 1.5m from the ground) within the designated area
- Permission is required for some alterations or extensions
- All roof extensions and alterations require planning permission
- Installation of micro-generation on the principal or side wall or roof slope requires planning permission, if visible from the highway (solar panels on principal or side elevations and stand alone solar panels all require permission)
- All boiler flues, aerials and antenna require permission
- Cladding of a property's exterior is not permitted development in conservation areas under Part 1 Class A Paragraph A2 a) of the GPDO (2008) and so planning permission must be sought
- The council has more control over the erection of advertisements and signs
- Extra publicity is given for applications which are deemed to affect the character or appearance of the conservation area

A crucial consideration is that all proposals must demonstrate an enhancement or preservation of the character or appearance of the conservation area. This is subject to the judgement of the Borough Council. However, guidance can be sought from both the Tatenhill Parish Design Guide and Tatenhill Parish Neighbourhood Plan where clear guidelines are given on the meaning of "enhancement or preservation of the character or appearance of the conservation area".



Design must seek guidance from vernacular



Red brick is the dominant building material

Article 4 Directions and Enforcement

Unrestricted householder alterations have contributed damage to the conservation area and pose a continuing threat to the special character of the village. It is therefore recommended that enforcement is improved against development restricted within the General Permitted Development Order (all versions) and that where appropriate Article 4 Directions are put in place to restrict or curtail permitted development detrimental to the character or appearance of the conservation area. It is suggested that the following elements should be removed from permitted development rights by the imposition of an Article 4 Directive:

Materials

Permitted development rights only allow replacement materials which are similar to that which they replace. This needs to be better enforced within the conservation area in order to preserve and enhance the collective appearance of the village architecture. However, permitted development rights for the replacement of roof tiles, windows and doors should be removed regardless of the materials used.

The installation of double-glazing itself does not have a detrimental effect on the conservation area but the replacement window frames and glazing bars must be of timber sections similar to the original. Frames must be fitted in the window openings so as to retain the brick reveal. Setting replacement windows too far forward so as to be almost flush with the face of the brickwork will not be permitted. Suggested Article 4 Direction: Part 1 Class A Paragraph A.3 a) of the GPDO outlines that householder materials used in exterior work should be of a similar appearance to the host building. It is suggested that the replacement of roof

tiles, windows and doors, even if using similar materials, should not benefit from permitted development rights, and which should be removed under an Article 4 direction.

Roof alterations

The GPDO removes the right of householders to make any roof alterations within Article 1(5) land (protected land which includes conservation areas). To date there have been some poor roof changes in nearby villages (e.g. large dormer windows) which are visually detrimental to the appearance and quality of the conservation area. To avoid this it is suggested that enforcement of Part 1 Class B of the GPDO (2008) is improved. This is not to discourage householders from utilising roofspace but requires that such alterations are carried out in a sensitive manner taking direction from the Parish Design Guide.

Porches

Porches are a prominent feature within the local vernacular and therefore it is necessary for new or replacement porches be designed appropriately. Part 1 Class D of the GPDO permits households to construct a porch of 3 square metres. It is recommended that this permitted development right be removed under an Article 4 Directive in order to better control the design of new porches.

Hardsurfacing

The replacement of front gardens with hardsurfacing is development hugely detrimental to the conservation area as it interrupts enclosure of the highway and alters the historical character of both the dwelling in question and its relationship with the street.

It is therefore recommended that these permitted development rights be removed under an Article 4 Direction.

Suggested Article 4 Direction: Part 1 Class F of the GPDO allows householders to hard surface within the curtilage of a dwelling house in whole or in part. It is therefore recommended that these permitted development rights be removed under an Article 4 Direction in order to protect the loss of front gardens for parking drives. All changes to front drives must seek planning permission and meet the design and size requirements set out in Chapter 9.

Boundary Walls

Within a conservation area, Conservation Area Consent is required to demolish a gate, fence, wall or railing if it is more than one metre high next to a highway, footpath or bridleway, or open space. Elsewhere in the designated area permission is required to demolish a gate, fence, wall or railing that is more than two metres high. The removal or inappropriate replacement of boundary walls is a highly visible alteration to the street scene that is detrimental not just to listed buildings but to all properties and their collective impact on the street scene. It is therefore recommended that permitted development rights enabling householders to remove walls (if below one metre beside a highway or below two metres elsewhere) be removed through an Article 4 Direction.

Suggested Article 4 Direction: Part 2 Class A of the GPDO allows householders to remove gates, fences, walls or railings within a Conservation Area if they are below one metre high beside the highway and below two metres high elsewhere.

It is therefore recommended that these permitted development rights be removed under an Article 4 Direction in order to protect traditional boundary treatment and its contribution to the enclosure of the street.



Boundary treatment makes a significant contribution



Porches are a key theme in the vernacular



View from the Rectory to Rangemore Club

11.0. FIGURES

Figure 1.1. Rangemore Village Map

Figure 3.1. Rangemore Listed Buildings and Historical Development

Figure 5.1. Rangemore Topography Map

Figure 6.1. Rangemore Character Areas

Figure 6.2. Rangemore Townscape Analysis

Figure 9.1. Rangemore Revised Boundary



Project Title
RANGEMORE CAAMP

Reference
FIGURE 1.1.

Drawing Title
RANGEMORE VILLAGE MAP

Scale
1: 5000@ A4

Date
May 2013

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Rangemore Listed Buildings

- Grade II
- Grade II*
- Other significant buildings



Rangemore Historical Development

- Pre- 1884
- Pre- 1972
- Post 1972



Project Title
RANGEMORE CAAMP

Reference
FIGURE 3.1.

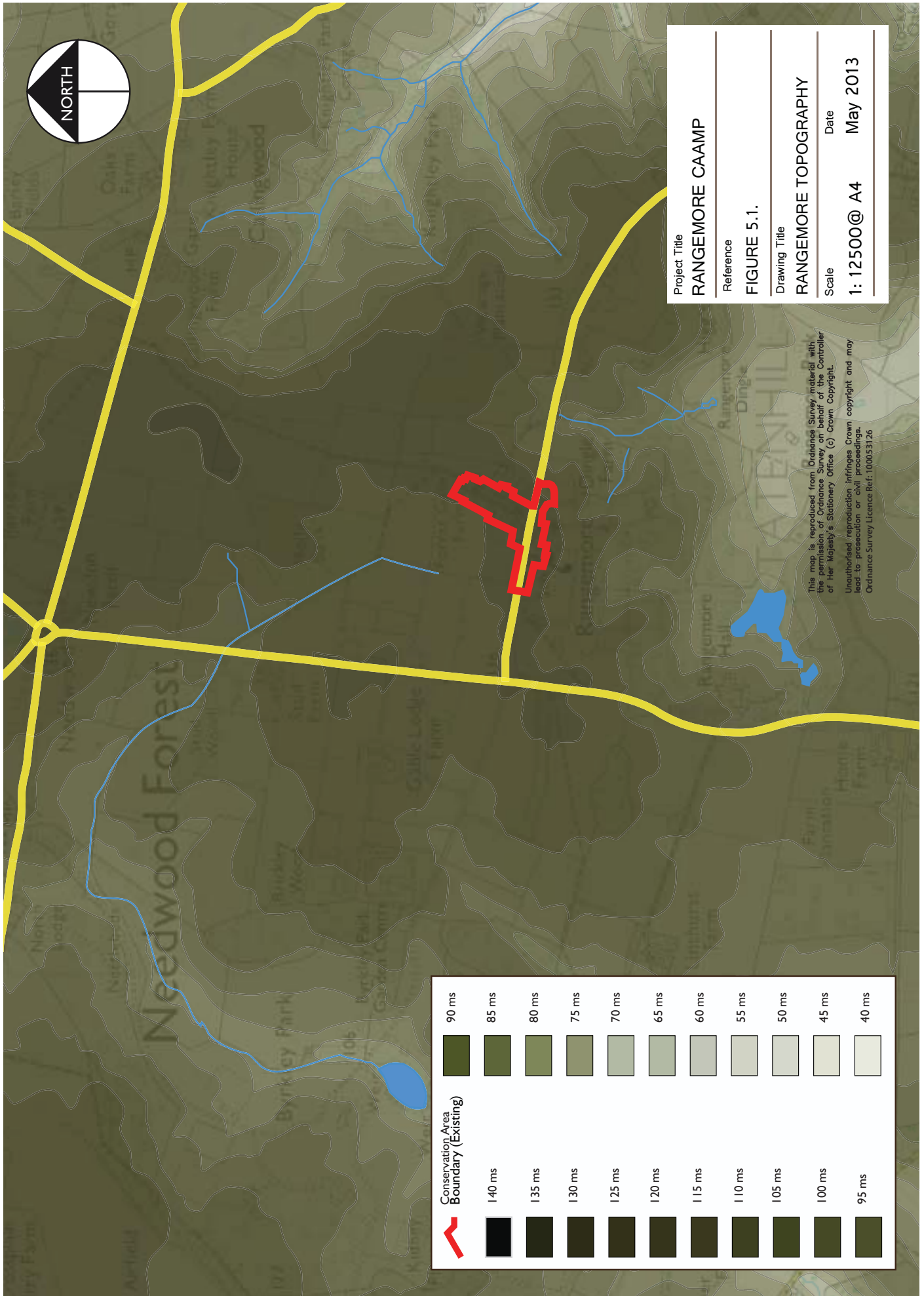
Drawing Title
**LISTED BUILDINGS
AND HISTORICAL DEVELOPMENT**

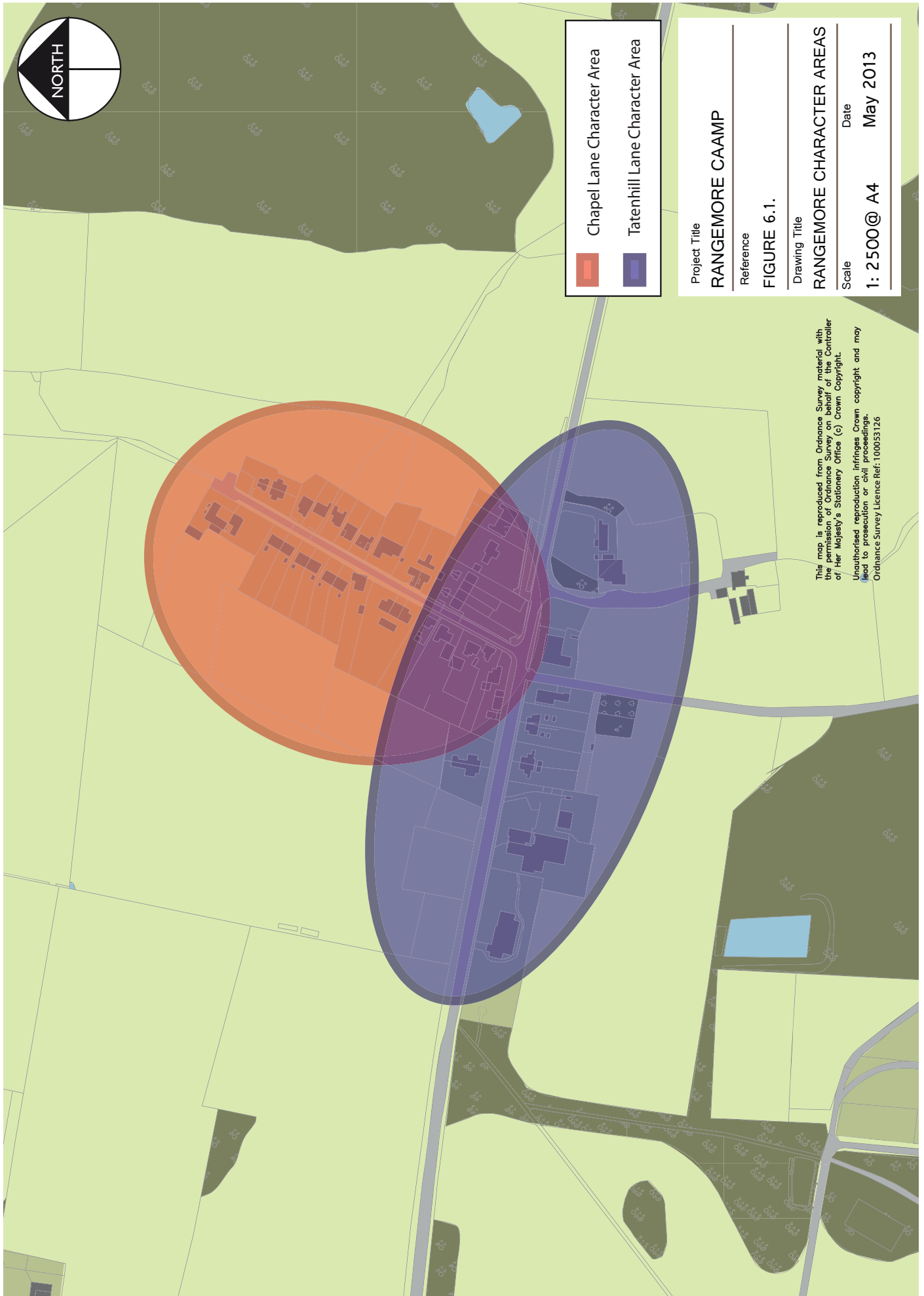
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Project Title
RANGEMORE CAAMP







Reference
FIGURE 6.2.

Drawing Title
**RANGEMORE
 TOWNSCAPE ANALYSIS**

Scale
1: 2500@ A4

Date
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-  Gateway into Village
-  'A' Landmark
-  'B' Landmark
-  'C' Landmark
-  Key View
-  Special Feature
-  Area for Enhancement
-  Green Space for Protection



	New Boundary
	Old Boundary
	Preserved Visual Break
	Views to Village
	Views out of Village
	Listed Landmark and setting
	Recommended for Listing and setting
	Protected Green Space

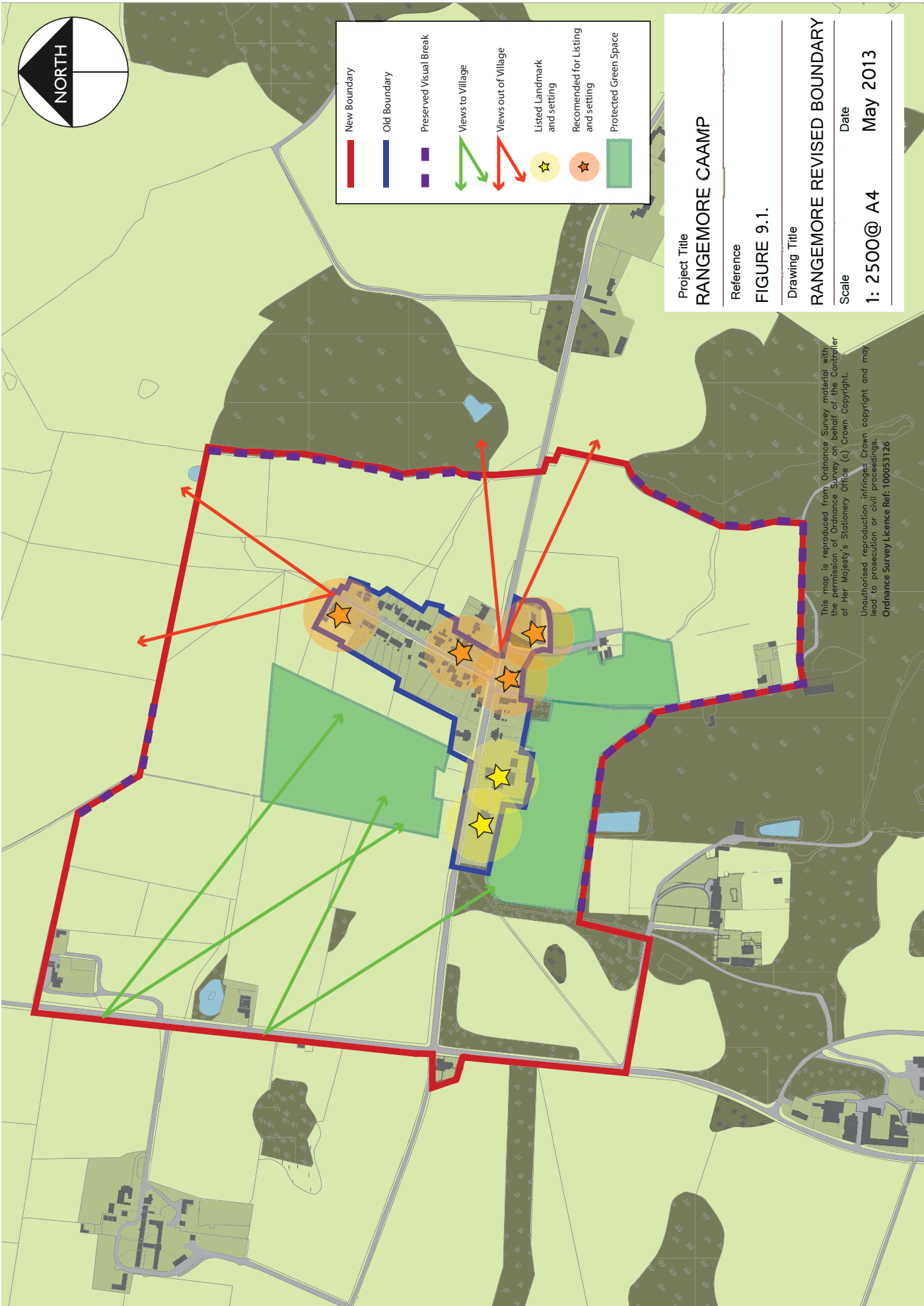
Project Title
RANGEMORE CAAMP

Reference
FIGURE 9.1.

Drawing Title
RANGEMORE REVISED BOUNDARY

Scale
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May 2013



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Views north towards Rangemore

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