

ROLLESTON CONSERVATION AREA CHARACTER APPRAISAL



April 2007



Aerial view of Rolleston

CONTENTS

1 INTRODUCTION

- 1.1 Background, scope, and use of this Document
- 1.2 Legislative Context
- 1.3 Methodology

2 ROLLESTON: ENVIRONMENTAL CONTEXT

- 2.1 Location & topography
- 2.2 Geology & Landmarks
- 2.3 Landscape, trees, planting & features of cultivation
- 2.4 Building Materials

3 EVOLUTION of ROLLESTON

- 3.1 Archaeological evidence
- 3.2 Historical development
- 3.3 Socio-economic overview

4 ROLLESTON - VILLAGE / TOWNSCAPE ANALYSIS

- 4.1 Setting : approaches, views into and out of the Conservation Area
- 4.2 Influence of historic grain / pattern of settlement / morphology
- 4.3 Sub – Areas / zones : variability of character
- 4.4 Local Building Patterns
- 4.5 Summary of distinctive features, foci & node points

5 RELEVANCE of the CONSERVATION AREA

- 5.1 Coherence and appropriateness of the Conservation Area and its Boundaries

6 EVALUATION of the CONSERVATION AREA – SUB AREAS/ZONES

6.1 Character zone A : (southern approach)

Anslow Lane, Brook Hollows, Knowles Hill, Burnside

- 6.1.1 character: senses, sounds, atmosphere, uses, hidden elements
- 6.1.2 listed buildings (+other notable buildings + artefacts), and monuments
- 6.1.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features
- 6.1.4 other positive elements
- 6.1.5 particularly negative aspects : inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting
- 6.1.6 vulnerability & threats
- 6.1.7 opportunities for enhancement and development
- 6.1.8 essential development principles to protect character

6.2 Character zone B : (central zone and western approach)

Church Road, Marston Lane

- 6.2.1 character: senses, sounds, atmosphere, uses, hidden elements
- 6.2.2 listed buildings (+other notable buildings + artefacts), and monuments
- 6.2.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features
- 6.2.4 other positive elements
- 6.2.5 particularly negative aspects : inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting
- 6.2.6 vulnerability & threats
- 6.2.7 opportunities for enhancement and development
- 6.2.8 essential development principles to protect character

6.3 Character zone C : (central)

Brookside

- 6.3.1 character: senses, sounds, atmosphere, uses, hidden elements
- 6.3.2 listed buildings (+other notable buildings + artefacts), and monuments
- 6.3.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features
- 6.3.4 other positive elements
- 6.3.5 particularly negative aspects : inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting
- 6.3.6 vulnerability & threats
- 6.3.7 opportunities for enhancement and development
- 6.3.8 essential development principles to protect character

6.4 Character zone D : (eastern approach)

Station Road, School Lane, Chapel Lane, Beacon Road

- 6.4.1 character: senses, sounds, atmosphere, uses, hidden elements
- 6.4.2 listed buildings (+other notable buildings + artefacts), and monuments
- 6.4.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features
- 6.4.4 other positive elements
- 6.4.5 particularly negative aspects : inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting
- 6.4.6 vulnerability & threats
- 6.4.7 opportunities for enhancement and development
- 6.4.8 essential development principles to protect character

7 SYNTHESIS for the CONSERVATION AREA

7.1 Wider vulnerability & threats

7.2 Changes in the Conservation Area since designation

8 RECOMMENDED STRATEGIES FOR ACTION

8.1 The Conservation Area and its Boundaries

8.2 Restrictions on Permitted Development Rights and Advertising

8.3 Statutory and local Listing

8.4 Environmental Improvements

9 EXECUTIVE SUMMARY

10 REFERENCES & SOURCES

APPENDIX 1 Summaries of Archaeological Reports and Listed Buildings

APPENDIX 2 The 'LOCAL LIST' : a summary of non listed buildings, artifacts and sites-important to local character

APPENDIX 3 Tree Preservation Orders & Protected Landscape

APPENDIX 4 Recommendations For Statutory Listing

APPENDIX 5 Demolitions & Conservation Area Consents

APPENDIX 6 Local Plan Policies supporting sensitive design and the conservation of character

1 INTRODUCTION

1.1 Background, scope, and use of this Document

1.1.1 Rolleston Conservation Area was designated by Staffordshire County Council on 3rd March 1970. This Conservation Area was in the series established by the County Council in the years following enactment of the Civic Amenities Act 1967. Currently, it is one of 25 Conservation Areas that have been designated within the Borough of East Staffordshire.

1.2 Legislative Context

1.2.1 The establishment of Conservation Areas was first made possible by the Civic Amenities Act 1967. The ROLLESTON designation was a reasonably early one in national terms, although Staffordshire County Council was by that time well advanced in identifying and establishing its Areas. Conservation Areas are defined within today's current legislation as being '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*' [Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69(1)(a)].

1.2.2 It is important that areas designated in this way are genuinely of architectural or historic interest, rather than merely being attractive areas in which to live and/or work. Whilst this can be a fine distinction to make, the validity and integrity of the concept stands or falls upon it. The production of a written appraisal of each Conservation Area is consequently of some considerable importance, since this provides a record of the area's fundamental special interest and the core base of buildings of architectural or historical value that exist within it.

1.2.3 Designation potentially gives the local planning authority greater control over extensions and demolition, the display of advertisements, and works to trees. Special consideration has to be given to proposals for development or redevelopment within a Conservation Area to ensure that its character and appearance are preserved or enhanced. In most cases, Conservation Areas are living and working communities, with both residential and commercial uses.

1.2.4 The purpose of designation is not to stifle or prevent change and evolution, but to control it in such a way as

to maintain and enhance character and local distinctiveness. In making decisions on future development within a Conservation Area, a council must *'pay attention to the desirability of preserving or enhancing the character or appearance of the area'* [Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990].

- 1.2.5 This should ensure that harmful change is not allowed, although some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the Conservation Area. These rights, which affect family houses, can be controlled by the serving of an Article 4 Direction, which enables a council to require a planning application for minor alterations, such as replacement windows and doors.
- 1.2.6 Section 71 of the same 1990 Act obliges councils *'to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas'*, and, in part, this appraisal fulfils this statutory duty (but see also below).
- 1.2.7 Despite their importance, there is no *statutory* requirement placed on local planning authorities specifically to prepare Conservation Area appraisals. However, under the 1990 Act, such authorities are required *'from time to time'* to undertake a review of their Conservation Areas. This is to ensure that their designation and boundaries remain relevant, logical and defensible.
- 1.2.8 As the number of designated areas steadily increases at a national level, the criteria and justification for designation are coming under greater scrutiny and challenge. It is therefore important for local authorities to have confidence in the continued relevance of their Conservation Areas, particularly those that have been in existence for a number of years.
- 1.2.9 English Heritage has advised councils to carry out appraisals of Conservation Areas within their district to identify the key features of the area and how they combine to give the place its particular character. By establishing what makes a place special and distinct, the local planning authority can more effectively ensure that changes through development, or through other changes resulting from its own actions or those of other statutory authorities, do not undermine this character and wherever possible can enhance it.
- 1.2.10 As well as identifying the positive features of a place, an appraisal can also highlight areas where there is scope for improvement. This could be in terms of new

development or redevelopment, or more small-scale improvements to, for example, the appearance of street furniture or signage. The results of appraisals can be used to help prioritise available resources for environmental enhancement.

- 1.2.11 The ROLLESTON Conservation Area was last appraised formally in March 1996. This re-evaluation has been prepared following fieldwork undertaken between June and November 2004.
- 1.2.12 This Conservation Area review has been commissioned to address the current Best Value Performance Indicator BV219. It will be considered for adoption as a Supplementary Planning Document for Rolleston helping to guide the formulation of policies for the preservation and enhancement of the area and assisting in the determination of relevant planning applications.
- 1.2.13 The emerging Local Plan proposes policies BE6 and BE7 which deal with Conservation Area matters; proposed policy BE8 concerns protection of the character of Listed Buildings; proposed policy BE9 supports the conservation of individual buildings or groups of buildings of architectural or historic interest; proposed policies BE10 and BE11 look to protecting or preserving sites of archaeological interest and scheduled monuments. Refer to Appendix 6

1.3 Methodology

- 1.3.1 The approach adopted for the appraisal process followed that contained within English Heritage's published guidance note '*Conservation Area Appraisals*' (March 1997).
- 1.3.2 Site work for the appraisal of the ROLLESTON Conservation Area was undertaken between June and November 2004
- 1.3.3 The appraisal was conducted through means of a detailed site-based evaluation backed up by research of appropriate secondary sources, including the Victoria County History, historic maps, Kelly's and White's trade directories, and web sites.
- 1.3.4 The archaeological potential of the Conservation Area was examined in several ways. County archaeological archives were consulted as part of a desk-based appraisal. Subsequently, information was gathered from the county Historic Environment Record (HER) and Sites and Monuments Record (SMR) during March

2004. This focused initially on the Conservation Area only.

- 1.3.5 The second element of the assessment consisted of detailed on location visual inspection and investigations. The work allowed for a qualitative re-assessment of the current Conservation Area, and in particular the apparent desirability of extending it to both the east and west. Subsequently, an extended search of the HER was made, covering these areas to the east and west of the existing Conservation Area.
- 1.3.6 Additional valuable assistance was provided by members of the Rolleston Parish Council, the Civic Trust and the Village Design Statement Group. Two local historians also provided detailed information based upon their own primary research – a process that is continuing.



1: *The centre of the village –the bridge carries the Spread Eagle crest on its outer sides*



2: *Without the lamp-post the scene is nearly identical*



3: *The outlook immediately into the fields is very attractive*

2 ROLLESTON : ENVIRONMENTAL CONTEXT

2.1 Location & topography

2.1.1 Rolleston (grid reference of the bridge over the Alderbrook in the centre of the village SK 236 277) is located on the edges of the flood plain of the River Dove, near to its confluence with the River Trent 4 miles directly north of Burton upon Trent.

2.1.2 The Alderbrook marks the centre of a village which is surrounded by fields and abundant trees, forming green ‘tentacles’ and clusters. These lines of greenery lead along the lanes down from the rising ground to the south and west, spreading north and east at the village centre, and rising again along *Church Road* towards Tutbury just over 1½ miles to the north-west.

2.2 Geology & Landmarks

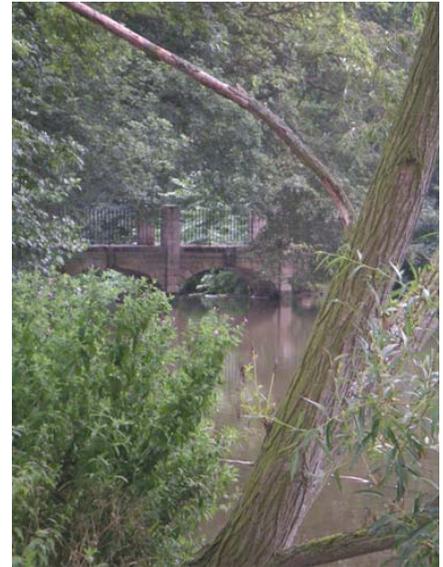
2.2.1 In spite of its modern name, ROLLESTON on DOVE was a Saxon settlement on the Alderbrook, about a mile south of the river Dove. The underlying subsoil is Keuper marl covered with silt from river deposits on the lower ground, and gravel deposits from glacial outwash. When the forests had been cleared, this provided fertile arable land and excellent grazing for cattle. Clay pits in Rolleston and Anslow provided material for bricks and tiles, exploited by the Mosley family at their brick and tile works. This explains the predominance of brick dwellings with tiled roofs, which almost entirely replaced timber-framed, thatched buildings, and the long brick walls along *Church Road*.

2.3 Landscape, trees, planting & features of cultivation

2.3.1 The Alderbrook flows North East through the centre of the village, from the fish-pond and waterfall at Brook Hollows spinney, at the south-west corner of the Conservation Area. This pond and its feeder stream follows the path of several ponds and spinneys which until the break-up of the Mosley lands (*The Lawn*) in the 1920s, were created in the wooded fields to the west. Most of these ponds have since been filled, although Brook Hollows pond remains a picturesque creation. Some of the spinneys which were evident on the 1890

maps, have also disappeared under cultivation or peripheral housing.

- 2.3.2 The trees are a significant and prominent feature in the landscape, some Wellingtonia at the site of the open-air swimming pool on *Rolleston Lane* (continuation of *Church Road*) being visible from the Peak District hills over 20 miles away. Raised gardens and lawns and mature undergrowth and large trees are a characteristic. The trees around the Alderbrook, although more recently planted, have become an attractive and dominating feature. The allotments close by the swimming pool form an attractive cultivated area, alongside the cemetery, which is separate from the central raised 'island' site upon which St. Mary's Church stands, near to village centre.



4: Bridge and waterfall focal point -slightly overgrown

2.4 Building Materials

- 2.4.1 Local clay has produced a warm, irregular looking smooth face brick, and roofing tiles. There are some Staffordshire blue tiled roofs, a smattering of Welsh and Westmorland slates, and one thatched cottage. Walls are topped with a variety of angled natural stone copings, half round blue bricks, and wall mounted wrought-iron railings in a variety of patterns are also found in most parts of the village. A small number of cottages have patterned roof tiles, otherwise the characteristic is plain tiles, with only the occasional decorative ridge. Of interest – one or two of the older cottages have a stone plinth



5: Black railings

- 2.4.2 Stucco and dash render occasionally finish a wall, otherwise walls are natural or white painted brick. The bonding is normally Flemish or English or Flemish garden wall. Pointing is occasionally struck weathered, but usually flush rubbed. Windows and doors are predominantly timber – a variety of styles mainly casement with a smaller number of sliding sash, although there is some penetration of the replacement market by pvcu.



6: Elsewhere white – significantly different visual impacts

- 2.4.3 Another feature of the area is the pleasing variety of paving materials, often mixed to colourful effect in courtyards and on pathways. Edgings include stone setts, and the more regular concrete curbs.
- 2.4.4 The churchyard itself and one or two other dwellings have curtilage walls of coursed sandstone, a feature that is much commoner in nearby Tutbury.



7: The 'Spread Eagle' and bus shelter island viewed from Brookside

2.4.5 Towards the centre of the village, over the Alderbrook and around the bus-shelter triangle, the railings guarding the bridges and the verges are white painted, in a variety of patterns, or tubular and horizontal.

3 EVOLUTION of ROLLESTON

3.1 Archaeological evidence

3.1.1 Rolleston is recorded in the Domesday Book under “The land of Henry de Ferrers” as “IN OFFLOW HUNDRED Henry himself holds Rolleston. Earl Morcar held it. There is land for 8 ploughs. In demesne are 4 ploughs, and 1 female slave; and 18 villans and 16 bordars with a priest having 14 ploughs. There is a mill rendering 5s. There are 50 acres of meadow, woodland pasture 3 leagues long and 2 leagues broad, arable land 2 leagues long and 1 broad. It is worth £10.” Rolleston was then spelt Roluestune. The name “Rolleston on Dove”, originally referred to the railway station, now applies to the whole village.

3.1.2 Sites & Monuments of historic value: There are currently 30 listed monuments, of varying historic value. The remaining parts of Rolleston Hall (the Estate Office and Ballroom) are not listed. Most of the listed buildings are private dwellings, but there are two buildings which deserve special notice: St. Mary’s Church and the Almshouses.

3.1.3 The oldest building is St. Mary’s Church, the oldest part of which is the Romanesque north entrance, which dates from about 1130. The church is unusual in that the public entrance is on the north side: the south porch provided private access for the Mosley family and their servants, who also had exclusive rights to seating and the erection of monuments in the south aisle. The stone porch of 1821 replaced a brick porch built in 1741. The original Romanesque arch between the nave and south aisle (previously an outer doorway) has been recut, if not rebuilt.

3.1.4 The core of the present structure is 13th. Century, although the tower and the western part of the nave are 14th. Century, and the North Aisle was not built until 1892, when the roof of the nave and chancel was restored to its original high pitch. At the same time, the south aisle was restored by the Mosleys and extended to the east over the site of a small external vestry; the top of the 1742 Mosley family vault was lowered to ground level, the railings removed and seats installed. The church had already been re-pewed (using oak from the old box pews) at the 1884 restoration, when the rendering and whitewash was removed from the walls, the tower arch opened up and the gallery removed.

3.1.5 In 1798, Stebbing Shaw described the church as “a very picturesque old stone fabrick, of the Gothic stile, having



8: Rolleston Hall – pre 1930



9: Church and churchyard – slightly raised as an island in the village centre

a good handsome spire, a chancel, two side aisles and a burying chancel or chapel to the South". There are several interesting monuments: these include an incised alabaster slab to John (d. 1485) and Margaret Rolleston, originally the lid of a chest tomb, which was rescued from the floor of the south aisle by the Rolleston family in 1909, restored and placed on the wall of the passage between the chancel and vestries; the tomb of the family of Thomas Caldwell (d. 1554) and the effigy of Bishop Robert Sherbourne, both in the sanctuary; the large and ornate tomb of Edward Mosley (d. 1638) in the south aisle.

- 3.1.6 The bell tower contains 8 bells, the earliest of which is the tenor bell cast by Henry Oldfield of Nottingham in 1586. The clock has recently been renovated, the mechanism electrified, and the faces painted and gilded. The church has 15 windows, including two by Kempe, two by Ward and Hughes and one by Camm. The east window of the south aisle dates from 1892, but contains Mediaeval stained glass; the west window was painted and fired by Octavia Spooner and Letitia Mosley in 1857. Between 2001 and 2002, external guards were fitted and damaged glass restored. The organ was paid for by the Mosleys and built by Norman and Beard in 1892; it was rebuilt in the mid 1990s by M.C.Thompson.
- 3.1.7 The churchyard, which is now very well kept, is full but is not closed because, by a Faculty of 1924, a section beside Tudor House is reserved for the exclusive use of the Mosley family. The boundary walls and entrances have changed considerably over the last 200 years. In 1837, a footpath and entrance from the south was stopped up and a new entrance made to the east (near the present boiler house). At the same time, the two entrances from Church Road were stopped up and a new entrance made opposite the north door. In 1856, the north wall was taken down and rebuilt, and in 1900 "an iron palisade had been placed on the Churchyard wall where cattle in passing along the road had been able to effect an entrance". In 1923, Sir Oswald Mosley gave part of his pleasure grounds as an extension to the churchyard, and the fence was moved back from level with the east wall of the Old Grammar School to its present position, where it forms the boundary with "Kimberley". In 1996, floodlighting was installed by Rolleston Civic Trust, and in 2000 a millennium yew tree and a cockleshell beech were planted and provided with elegant iron tree guards. There are several 18th. Century slate tombstones, the oldest being from 1744. For reasons which are now obscure, the tomb of George (d. 1824) and Sarah (d. 1825) Ridway was included in the Listing as an ancient monument. The Saxon cross to the west of the tower was moved to

Rolleston from Tatenhill and was set in its present position by Sir Oswald Mosley in 1897.

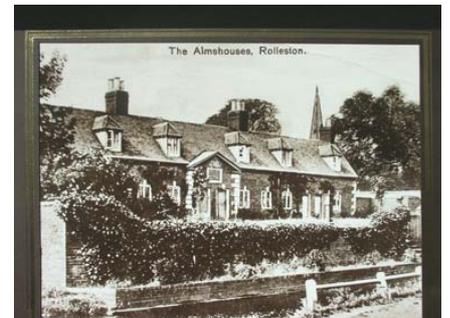
3.1.8 The Old Grammar School (St. Mary's Grammar School) was built and endowed by Bishop Robert Sherbourne in about 1520. Following a serious fire in 1630, it was restored by Sir Edward Mosley in 1640. The west wall is early 16th. Century, and the other three walls date from this restoration. It is built of local bricks with stone quoins, one of which bears the name of Walter Biddulph (Rector 1615 – 1651). In order to protect the gravestones and windows from the schoolboys, the entrance was turned from the north to the south in 1837. The new doorway in the north-east was opened up some time after 1870. The original quarry tiled floor is some 9 inches below the present wooden floor. The wainscot goes down to the tiles. The Grammar School was closed in 1909, when the Council School was built. It is now in frequent use for a variety of purposes.



10: *St Mary's Grammar School – coffees / meetings / social functions*

3.1.9 The Lych Gate is also the war memorial. It was built by public subscription and a gift of money and timber by Sir Oswald Mosley, and was opened in time for the first anniversary of the Armistice in November 1919. It was designed by a London architect, Cecil G. Hare, and built by Messrs. Bridgeman of Lichfield. It contains a beautiful bronze crucifix, as well as lists of those who fell in the two World Wars.

3.1.10 The six existing Almshouses were built in 1712 with money bequeathed for "a Hospital" by William Rolleston (d. 1673). Four others were subsequently added (1750 and 1808), forming two wings in front and to the sides of the originals. These were never very satisfactory, as they suffered from damp from the Alderbrook and were constantly in need of repair and redecoration. In spite of a major restoration, paid for by the Higgott sisters in 1892, the two wings were finally demolished in 1896 at the expense of Sir Oswald Mosley. The others were modernised in 1964 – 66. At the same time, the well was filled in and the pump was refurbished and moved slightly to the west. The two trees planted in 1902 for the Coronation of Edward VII in the front garden were originally *Fagus purpurea pendula*, a purple weeping variety grafted onto beeches: because of injudicious pruning, they have reverted to the common beech, but the Trustees have not succeeded in getting approval for their removal. In 2000, the bricked up gateway was reopened and new gates installed, following a design based on an old photograph.



11: *Almshouses on Burnside*

3.1.11 Rolleston Club, formerly the Victorian Commemoration Hall (not listed), was built in 1887 to mark Queen Victoria's Diamond Jubilee. The land was given by Sir Oswald Mosley, who also paid for its construction,



12: Rolleston Club

leaving the fund raised by public subscription to be used for furnishing and expenses. It was designed by A. Eaton of Derby and built by R. Kershaw of Burton. Although alcohol was banned until after the Second World War, it was the centre of many village activities and events. A major restoration was carried out in 1926 by Major Baguley who provided the materials and Rev. W. Bagnall who recruited the labour. Running water was installed in 1928 and electricity in 1929. The bowling green was ready for use in 1950, the lounge bar was opened in 1965, and major extensions and improvements were carried out in the early 1970s. In 1972, the Club was affiliated with the Club and Institute Union. In 1973 the club bought the freehold from Sir Oswald Mosley and in 1974 there were more alterations and extensions, followed by extensive interior refurbishment in the early 1980s.

3.2 Historical development

- 3.2.1 Throughout most of its history Rolleston was dominated by the Rolleston and Mosley families. The former presumably took their name from the village (Hrothulfstun) and must have increased their wealth and holdings through marriage with the Agards of Foston.
- 3.2.2 The first Mosley Lord of the Manor, Sir Edward, purchased the Rolleston Hall estate from the Rollestons at some time between 1612 and 1615. He was the youngest son of Nicholas Mosley, Lord Mayor of London, and became Chancellor of the Duchy of Lancaster. He acquired the Manor of Rolleston with copyhold and other privileges in about 1625. He died a bachelor and was succeeded by his nephew, another Edward, who was created the first Baronet by Charles I in 1640. His only son died without issue at the age of 27. Research is still continuing, but it is likely that these were absentee landlords, and it may be that the Caldwalls wielded considerable influence at the time.
- 3.2.3 The estate then went to Sir Oswald, the eldest son of Sir Oswald Mosley of Ancoats in Manchester. The "Rolleston" Oswald (d. 1751) accepted a baronetcy which had been declined by his father. His son, yet another Oswald, died in 1757. He had several children who died before they could succeed to the estate, which then went to his brother Rev. Sir John Mosley. As Sir John had the advowson (the right to present the Rector of Rolleston), he appointed himself to that position in 1777. He was an eccentric gentleman who could not bear the sight of women or servants, and failed to keep records of baptisms, marriages and funerals. He died in 1779.

- 3.2.4 The Rolleston estate then passed to a second cousin, Sir John Parker Mosley, whose eldest son Oswald Mosley Esq. predeceased him, so the title went to his grandson, yet another Sir Oswald who was M.P. for North Staffordshire and Chairman of Quarter Sessions. His daughter Sophia Anne left the “Sophia Anne Mosley Bequest” which paid for the construction of the north aisle of the church. Sir Tonman, his second son (the elder, Oswald having died), inherited the title in 1871.
- 3.2.5 Sir Tonman’s son, Sir Oswald “John Bull” Mosley, the fourth Baronet of the third creation, like his father and grandfather, devoted much of his life and fortune to the church, the school, the estate and the welfare of the village generally. Sir Oswald the fifth Baronet, who succeeded to the title in 1915, was less concerned with Rolleston, preferring race horses to beef and dairy cattle, and his son, Sir Oswald, the brilliant but unwise and unlucky sixth Baronet, scarcely knew the village.
- 3.2.6 During the 19th. Century, the Mosleys were great benefactors to the village. For example, as well as giving the **Commemoration Hall**, the 4th. Baronet gave the site of the new **Methodist Chapel**. In 1892, the old Chapel on Brookside was unsafe and too small. Sir Oswald walked round the village with two Chapel members, Thomas Oliver and John Bladon and offered three sites. The next year, he laid the foundation stone and gave £50 towards the building. Like his ancestors, he also continued to support the Church and Schools.
- 3.2.7 Most of the farms and other businesses were owned by the Mosleys. **Barn Farm** in *Chapel Lane* had the largest acreage (150 acres) after Home Farm, although the land was scattered in Rolleston, Anslow, Horninglow and Eggington. At the time of the 1919 sale, the tenant was Joseph Shelly, whose daughter still lives in the village. After the First World War, Barn Farm was bought by Staffordshire County Council in a scheme for rehabilitating ex-servicemen on smallholdings, and it was let to John Reeves.
- 3.2.8 Until about 1900, what is now the **Spread Eagle** was a working farm as well as an inn. Originally called the ‘*Eagle and Child*’, it became the ‘*Mosley Arms*’ in 1840 and the ‘*Spread Eagle*’ in 1851. Through most of the 19th Century, the tenants and innkeepers were the Robinsons. The most westerly two gables were originally two cottages: two more became the girls’ school, for a period of time. In 1920, the Inn and Croft were sold for £2,500 and let to “The People’s Refreshment Houses Ltd.” As well as providing employment at the Hall, the Mosleys encouraged other businesses in the village. In 1850, the father of Thomas Oliver the butcher moved to the



13: *Alderbrook, the bridge and the Spread Eagle at the turn of the nineteenth century-compare with the verdant appearance, today*

Old Post Office along Burnside as grocer and postmaster: this was within ten years of the introduction of the Penny Post. A bakery was added later and Thomas Oliver's apprentice, Thomas Whetton baked the wholemeal bread pioneered by the third Baronet. Even as late as the early 20th. Century, Miss Wain ran a laundry at **The Nook (3, Beacon Road)**, for the fifth Baronet and other villagers.

3.2.9 It was unusual for the Mosleys to sell property, but in 1800 they sold **Brooklyn** in *Chapel Lane* to Joseph Sutton, a butcher. In 1850, it was bought by Thomas Oliver who altered it to its present Victorian appearance. In 1915, it was bought by William Richards, who had married Ann Higgott, a descendant of the wealthy Agard family. In 1938 it was bought by Harold Dewey and in 1967 Ian Barker took over the butchery business, which has operated on or near the site for over 200 years. Another connection with the Higgott family is **Ivy House** in *Chapel Lane* (previously Higgott's Lane) which, like Ivy Cottage on the other side of the lane, was owned by generations of Higgotts until the last one died in 1909, when it passed to his nephew, Arthur Benwell.



14: Brookhouse Inn – then (c 1900)



15: Brookhouse Inn – now (2005)



16: Dower House –then (c 1900)



17: Dower House – now (2005)

3.2.10 The **Brookhouse Inn** on *Brookside* was originally a working farm. The building is basically early 18th. Century with Victorian alterations from 1877. It was one of very few three-storey buildings in Rolleston. At the time of the first (1919) sale of the Mosley estate, it was owned by "The Company", a private group which included Higgotts and Hopkins, and let to the Robinsons. In 1939, James and George bought it and the Robinsons farmed it until it was bought by Clark Securities in 1973. The farmland was separated off and the house became an hotel, which it has remained until the present day.

3.2.11 At the other end of *Brookside* is the **Dower House**, originally called 'The Cottage'. It belonged to Sophia Anne Mosley until her death in 1891, after which it was let to tenants. At the 1919 sale, it had 3 stalls, 8 loose boxes, a harness and saddle room, a coachhouse and a motor house for two cars with electricity provided by a gas engine and dynamo. Curiously, it had a cowshed and pigsties, as well as a flower garden and croquet lawn.

3.2.12 Together with other documents, the Vestry Minutes from 1819 to 1928, throw light on many aspects of the village in the 19th. and early 20th. Centuries. The Vestry covered the work of the present-day Parish Council and Parochial Church Council, as well as administering the Poor Law, the highways, bridges and street lighting. The Overseers of the Poor and Churchwardens, technically elected but in fact

appointed by the Vestry which was dominated by the Lord of the Manor and Rector (himself having been presented to the living by the Lord of the Manor), had immense powers. For example, they were responsible for paying the schoolmaster and for finding employment for paupers, who were set to such tasks as spinning hemp and picking stones from the fields for use in repairing the highways. Poor orphans and the children of paupers were bound as apprentices by the Vestry, some from the age of nine. They also dealt with Settlement Interviews, Settlement Certificates and Orders to Remove Paupers, who could be removed from the parish by the Constables if they did not have legal right of Settlement. The Churchwardens and Overseers dealt with Bastardy Bonds under which the family of the putative father could be bound in sums between £40 and £100 to indemnify the parish against any charges which might be incurred in maintaining illegitimate children.

- 3.2.13 Towards the end of the 19th. Century, the burden on the Vestry was gradually lightened as other bodies, local and national, took over more and more of its work. "Lewd women" could be sent to the House of Correction, and a Poor House or Work House was built in Belvedere Road, Burton, largely at the instigation of Samuel Higgott, a Rolleston Churchwarden (and, incidentally a descendant of the Agard family mentioned above). However, the Vestry and one of its successors, the PCC, still had the church to keep up.

3.3 Socio-economic overview

- 3.3.1 Amongst recent changes, mention should be made of the move from Tutbury to Rolleston of the Forest of Needwood Secondary School (later High School) in 1965. The school provided excellent facilities for the village, including a swimming pool and two large halls, as well as providing first class education for the children of Rolleston, Stretton, Tutbury and Anslow. As part of a major upheaval in local Secondary education, it was amalgamated with the Wulfric School in Horninglow, and the Rolleston site was gradually run down and transferred to Burton College who eventually sold it to Westbury Homes who in (2004) built 90 houses, many of which are two and a half or three-storey, on the site. This has added an urban look to that part of the village.
- 3.3.2 In the late 1950s, the County Council needed land for a new Junior School, so Barn Farm was sold separately and the barn was taken down: its site is now part of the School's front yard. The new school was built in the mid 1960s and was amalgamated with the Robert

Sherbourne School under the headmastership of George Arblaster in 1990.

- 3.3.3 Between the mid 1960s and the early 1980s, there was a rapid growth in housing, with *The Lawns*, *Hall Road*, *Walford Road*, *Twentylands*, and *Alderbrook Close* and *Meadow View* being built, mainly on former farmland. More recently, the Home Farm development has been added.
- 3.3.4 The railway line, which was built for the North Staffordshire Railway Company in 1848, providing a link between Burton and Tutbury, closed in 1960. Rolleston on Dove Station, which gave the village its present name, was opened in 1894. The track of the former line was bought by Rolleston and Stretton Parish Councils as "The Jinnie Trail" a nature trail and country walk in 1986.
- 3.3.5 The former Dower House became a Nursing Home and was eventually converted into a rehabilitation centre called the Dove Clinic, which closed in 2004. Also in 2004, the Post Office moved to Starbuck News at the other end of *Burnside*.
- 3.3.6 The willow trees along *Burnside*, now such a feature of Rolleston, were planted in 1952 to mark the Queen's Coronation.
- 3.3.7 There are now plans to move one of the doctors' practices from the Tutbury Health Centre to Rolleston.
- 3.3.8 Rolleston Swimming Club, a former thriving amenity as recorded on the village Millennium video is currently closed because of difficulties with health and safety.
- 3.3.9 St. Mary's PCC plans to provide disabled access to the north of the church via a ramp from *Church Road* and to move the inner steps of the Lych Gate 2 metres towards the church, so as to increase the head room. The Parish Council has recently replaced the pierced side panels of the Lych Gate with oak carved in the same design. The PCC also plans to improve the drainage and paths around the church and churchyard, to build an access ramp from the nave to the chancel, and to make the vestries into a two storey area with a tea bar and disabled users' lavatory on the ground floor, and an office with storage for local archives above. They also plan to improve the 'Old Grammar School', which is in constant use by village organisations, by demolishing the kitchen area and building a much larger kitchen, disabled users' lavatory and storeroom, as well as improving the heating and lighting in the main room. Facilities for the disabled have already been improved by installing a PA system and hearing loop in the

church, improving the lighting and providing large-print hymn books and service sheets.

- 3.3.10 The village has a lively social scene and within the Conservation Area activities centre around its Parish Church, the Methodist chapel, its schools and its shops. The Women's Institutes organise a wide variety of community activities. The 'Rolleston Club' provides a further social venue, and includes a bowls club.
- 3.3.11 The Scout Headquarters, the 'Jinnie Inn', the 'Spread Eagle' (known as "The Spread") and 'Brookhouse Inn Hotel' are all valuable foci for locals and visitors.
- 3.3.12 The village acts as a dormitory for people who work nearby at Burton, Derby and further afield. The quiet ambience of the village is marginally spoiled by the evident use of the *Station Road, Church Road, Rolleston Lane* route as a cut-through for traffic heading North and South between the A 38 and the A 50.
- 3.3.13 SUMMARY : Rolleston on Dove has a large number of both public and private organisations which provide a very active social life. These include amongst others the Parish Council, Village Liaison Committee, Village Design Statement Group, Civic Trust, PCC, two Women's Institutes, Rolleston Club with its own Bowls Club, Friends of John of Rolleston Primary School, Scouts, Guides, Cubs and Brownies, Rolleston Choral Society, the Cricket Club, Chapel and Church groups which include a large team of bellringers, and the Rolleston on Dove Special Events Committee which puts on twice-yearly events and occasional major festivals.

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Rolleston Parish Records (CRO)

Parochial Church Council Minutes (CRO)

Rolleston Educational Foundation Minutes

Sophia Anne Mosley Trust Minutes

Almshouses Trust Minutes (CRO)

Faculties (CRO)

4 ROLLESTON – VILLAGE / TOWNSCAPE ANALYSIS

4.1 Setting : approaches, views into and out of the Conservation Area

4.1.1 There is a surprise and a sense of occasion - the village idyll, to the visitor arriving at the bridge over the Alderbrook, by the side of the 'Spread Eagle', in the centre of the village. The setting is nominally tranquil and the combination of the sound of the flowing brook, the wind in the mature alders, limes and willows, combines with the glimpses beyond, to the green behind the pub, the long view up embanked *Church Lane*, and the discrete curving *Brookside* with its varied roofline of the irregular houses facing over the lane to a deep brook and grassed and treed borders. This area – the bridge, the pub and the church behind constitute the principal focus of the village.



18: *Burnside – Alderbrook – today (2005)*

4.1.2 Mention has been made of the green 'tentacles' – lines of trees and spinneys – which wind down from the higher ground to the north-west and south. The fields reach with them almost to the village centre, but because of the close clustering of buildings, the enclosures of hedges and high walls, and the curvi-linear nature of the approach roads, these green, yellow-brown and sometimes reddish buffer areas also come as a surprise, particularly when one moves around by foot. Brook Hollows spinney frames a theatrical water cascade to the almost hidden fish-pool. It ties across a focal point of access to the Conservation Area, and has a mixed 'personality' of architectural staging, and more recently developed wilderness. This approach has been changed significantly since the maps of 1890, with the estate development of *The Lawns* but the 'pinch-point' here over the bridge acts as a visual filter.



19: *Brook Hollows – waterfall and bridge*

4.1.3 The route from the east (A38 and Stretton) extends through fields and early and late 20th. century terraces and past estates of houses, through another pinch-point close to the old post-office. The lane riding down from Tutbury, tree-lined again, has an atmosphere of the old Rolleston / Mosley estate with the wrap-around estate brick wall with its curved copings stretching to the tree clad water tower, swimming pool, and the *Fiddler's Lane* track running out to the north-west.



20: View towards village from Marston Lane



21: Marston Lane



22: Gated path along raised gardens to cottages

4.1.4 A delightful view up to the village is obtained from *Marston Lane*. This along with the other routes is an important one to maintain, and any further building within the development boundary will have to take care to maintain the profile of high trees, the old varied rooflines, and the 'soft' green-yellow flank of the encroaching fields. Views from the paths and from the village edges along these paths, are critical to maintaining the surprise and intimate character of this village.

4.2 Influence of historic grain / pattern of settlement / morphology

4.2.1 The influence of historic grain and pattern of settlement can readily be detected by contrasting the historic 1890s maps with current aerial photographs. Small weaving routes to the village centre, and the clusters of farm yards, now nearly all converted to residential use, are clearly evident. The older well established buildings and even those of the 1870s to 1930s, all recognised the importance of space around each building, or groups or terraces of buildings. There is a difference in character between the terraces and the larger houses, but this shared quality of space around the dwelling, tree and hedge lined garden enclosures and their relationship to the lanes has been ignored recently by the development of the three major housing estates, developed after 1945 which ironically in their land division almost replicate burgage plot patterns – in this case an alien feature for this village.

4.3 Sub-Areas / zones : variability of character

4.3.1 The character of the village sub-areas or zones seems to alter from side to side of each of the lanes, rather than being cohesive in clusters. It is this opposing and otherwise complementary aspect which is fascinating and gives the village a distinctive ambience. For convenience of analysis, the area has been divided into 4 sub-zones (see section 6).

4.4 Local Building Patterns

4.4.1 Individual large houses, mainly 2 storied, and small groupings of terraces, the older ones with the First Floor window heads tucked close up under the eaves. Clustered farmyard buildings-now converted. Moderate duo-pitched roofs with local clay tiles or slate. Some

stucco and a variety of white painted buildings, otherwise local brick usually in Flemish Bond with flush rubbed lime and grit mortar pointing. Brick walls to the back of the pavement with raised gardens, and everywhere mature trees and planting. Dormers – mainly intersecting the eaves, and a smattering of newer roof-windows flush to the plane of the tiles, but hardly traditional in appearance. Chimneys, not elaborate but making prominent localised skylines to terraces and focal point buildings. Random use of stone for garden entries, and roughly hewn and coursed, attractively to St. Mary's churchyard. Stone plinths to a small number of older houses are of interest.

- 4.4.2 There are one or two timber framed buildings (listed) and a number of these and other dwellings have traditional Staffordshire lime-ash floors. However the considerable formalised development of late Victorian / Edwardian houses (1870s to 1930s) allowed for contemporary use of timber internal construction, with stone framed or featured windows, porches and doors, decorative ridges and finials, and some repetition of the wide overhanging eaves and verges.

4.5 Summary of distinctive features, foci & node points

- 4.5.1 The principal features and foci of the village as follows:
- ♦ St. Mary's Church – centrally located, the spire visible from most approaches, above, trees, houses and across fields
 - ♦ Spread Eagle – farm turned pub
 - ♦ the Alderbrook - *Brookside* and *Burnside*
 - ♦ Brook Hollows and the spinneys and tree-lined lanes leading to the village
 - ♦ *Chapel Lane's* twisting intimate and varied character
 - ♦ mainly 2 storey buildings of brick or white paint, with railings atop many walls



23: *An array of architectural decorative elements wrought into stylised composition*



24: *The Church can be heard as well as seen*

5 RELEVANCE of the CONSERVATION AREA

5.1 Coherence and appropriateness of the Conservation Area and its Boundaries

- 5.1.1 The boundaries of the Conservation Area, defined in 1970, reflected the characteristics described in the preceding section. The area was reviewed again in March 1996 with a new edition of the Conservation Area document. Neither the 1970 nor the 1996 appraisals make any attempt to explain the rationale behind the designation and the establishment of the boundaries of the Conservation Area beyond indication of revisions to the boundary, clarification of the Borough Council's policies for development, the recommendation of proposals for the area's enhancement, and to provide supplementary design guidance for development in the Conservation Area.
- 5.1.2 Perhaps because of the strong but individual characteristics of all adjoining lands, today, by far the greater part of the Conservation Area maintains an internal logic, coherence and relevance. However, small anomalies in the boundaries do exist. The Conservation Area boundary passes through unmarked parcels of land, loses defined corners, misses important areas where unrestricted development within the development boundary would threaten the integrity of scale, grain and visual profile of essential elements of the character of the area, such as the mobile-home / caravan site near to Home Farm, in the north west corner, and the playing fields to the Alderbrook county junior school near the centre of the village. Historically important groups of houses such as the terrace along *Station Road*, shown on the 1890 map, have previously been excluded. The *Fiddler's Lane* and Reservoir plantations were excluded, although other areas outwith the development boundary were included. It is felt that these are critically important features of the approaches to the village which need special protection.
- 5.1.3 The anomalies can be tidied up readily and, if the boundaries are to remain essentially as they are today and as designated, this should be done. However, that notwithstanding, there is a very strong argument to be made for making the alterations to the Conservation Area in terms of its extent and boundaries. This will be dealt with later in this appraisal.

6 EVALUATION of the CONSERVATION AREA – SUB-AREAS / ZONES

6.1 Character Zone A (southern approach) Anslow Lane, Brook Hollows, Knowles Hill, Burnside

6.1.1 character: senses, sounds, atmosphere, uses, hidden elements

The area critically centres along the axis of the Alderbrook, although *Knowles Hill* descends from the Horninglow area of Burton with a magnificent line of mixed deciduous and coniferous trees, alongside the field boundary, and *Anslow Lane* (originally '*Brick Kiln Lane*') reaches though the fields from Anslow, again with some skyline trees and fields behind a string of quite attractive 20th. century houses, and gardens.

The fields and the prevailing westerly aspect provide a fresh and quiet environment. The fish pool with its cascade, ducks, swans, heron and geese and the ever changing water profile in the channelled Alderbrook – home to mallard, add a permanent sound of water. The hidden pathways in Brook Hollows are a delight to discover and reveal the fields and spinneys beyond the fringes and *The Lawns* housing estate in a discrete manner.

There is a cluster of shops at the t-junction and bend at the bridge from *Burnside* to *The Lawns*, otherwise, there are homes, a residential nursing home in the Victorian stylised *Westfield House*, the historic almshouses set back in a gracious manner, with a backcloth of the large trees to the green, *The Croft* and the churchyard beyond, with the mature alders, willows and limes bordering the brook, providing a continuous rustling green mantle along the length of this road.

'*Rolleston Club*' building with its bowling green occupies a rather wide and unrelenting frontage. Nearer to the central focus of the road bridge, adjacent 'The Spread' is a quiet yard where the smithy and forge existed until the 1970s, and the recently closed Post Office building with its topiary front gardens and white wicket fencing finishes this line.

Bladons Yard and the area behind the '*Rolleston Club*' are irregular spaces that connect to garden, the school field, and the public field that stretches to houses



25: *Knowles Hill*



26: *Westfield House*

lining *Beacon Road* and *Chapel Lane*. Here public activities, play and sports can take place.



27: 14/16 Burnside



28: 5 & 6 Bladon's Yard

6.1.2 listed buildings (+ other notable buildings + artefacts), and monuments

The earliest and oldest buildings in this zone are '14/16 Burnside', which is a joined two tenement timber-framed house, constructed between 1600 and 1699. The adjacent almshouses followed shortly (c.1712) afterwards and are 1½ storey with a vernacular rather than 'polite' style to their details. '5 & 6 Bladon's Yard' are dated 1707 and sport a raised band (string course) – a feature of the same date and possibly the same builder to no 11 'Willow Cottage' nearby, and 'no 3 Beacon Road', which has raised brickwork lettering "**I.E 1707**" depicted on its elevation. The hand pump in the front lawn of the almshouses and the walls to the almshouses are also listed. The listings are deserved. No monuments are specifically listed here.

6.1.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features

There are only 2 dwellings on the upper length of the west side of *Knowles Hill*, early 20th. century and possibly used as tenant farm workers cottages at some time. However, 'Cornerways Cottage' and the small group of adjacent 19th. century dwellings, combined with individual dwellings reaching up *Anslow Lane* which are an attractive variety of mid 20th. century houses – 2 storey, all individual with a mix of facing materials and painted, rendered or natural brick walls, and mainly clay tiles roofs, all in mature and well landscaped gardens – all add to the approach and the character and appearance of the area.

Houses are mainly of a local variegated red-orange brick, with some white painted brickwork and timbered black & white gable to 'Westfield House'. Eaves to this building overhang a little more widely.

The conversion of the 19th. century 'Dairy Barn' and 'Old Barn', set back from the varied 'Stud Farm', are attractive and successful conversions which retain a sense of the farmyard cluster that is a significant feature recurring in the village. 'Stud Farm' itself, set back in well tended gardens has moderately pitched roofs of clay tiles, with squirrel-tail-shaped ridge-end finials, Its windows are arch headed with flush casements. This building may be worthy of statutory listing.



29: Cast-iron ventilator found in several parts of the village and in outlying farmsteads



30: Stud farm

The Alderbrook with its banks with flowers, ground cover, and weeping trees, is set in a straight wide route, with little white painted lattice balustraded pedestrian and small vehicle bridges. The white tubular rails running lengthways down *Burnside* are a significant visual feature leading the eye up and down to and from the village focal point. The Alderbrook flows from Brook Hollows spinney – semi-‘polite’ / semi wild ellipse of dark trees, gracious alders and beeches The boundary posts with diamond profile top rail set low to the ground, look uncomfortable against the originally formal setting, or in contrast with the bright posts and rails alongside the brook. The paths in the spinney are muddy, with occasional gravel, and unkempt edges to the water’s edges. The cascade waterfall is constructed in stone. Elsewhere the road and path finishes are nearly all tarmac.

Lighting and street furniture is dated, dulled by weathering and not particularly prominent, except by the Brook Hollows road bridge.

Boundaries include variegated hedges and mature trees, the prominent rails to the brook, old brick walls to the Almshouses, and a fair percentage of open grass lawns.

6.1.4 other positive elements

The shops for their function and conviviality are valued. The semi-surprise views out of the area from *The Lawns* entry, and up *Anslow Lane* and west from *Knowles Hill*, through the tree line are positive attributes.

6.1.5 particularly negative aspects: inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

The railings either side of the entry to *The Lawns* are a poorly conceived and ugly feature at a critical focal point. The extension to the ‘Rolleston Club’, is somewhat unflattering in design. There is potential to deal effectively with both to enhance their general appearance.

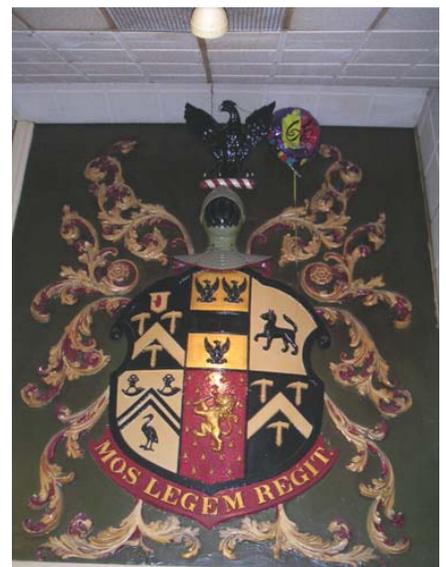
Similarly the stub posts on the green leading from the Spread Eagle are considered by some, to be rather ugly.

6.1.6 vulnerability & threats

The obvious threat to this sub-zone would be the potential damage to the magnificent lines of trees. Many of them are afforded some nominal protection, but this



31: Rolleston Club – frontage



32: ‘Custom Rules the Law’ – the Mosley dominated coat of arms representing 4 historic families with links to Rolleston or to each other – inside the Club building

must be strengthened by further fine tuning of the Tree Preservation Orders, and maintenance and replanting commitments locally.

It is difficult to envisage further infill on *Burnside* itself and certainly, little if any further infill development should be allowed on *Anslow Lane*.

6.1.7 opportunities for enhancement and development

The significant opportunity would be to address the 'theatrical' set-piece architectural romantic view of the waterfall cascade from the large pool in Brook Hollows. The paths and indeed the general access layout require some re-think to provide reasonable access to wheelchair users, and others.

Black painted street lighting would improve the general presence of many of the standards which currently are a mix of steel and concrete.

6.1.8 essential development principles to protect character

The use of local bricks, natural clay tiles, the steady replacement of pvcu windows by timber ones and the relationship of building 'footprint' to boundaries and site area, are critical success or failure factors.

6.1.9 Character Zone A : Summary

ROLLESTON Conservation Area Character Appraisal : Survey-assessment sheet
Date of Survey : September 2004

Sub Zone / Area	Character Zone A (central) Anslow Lane, Brook Hollows, Knowles Hill, Burnside
Roads, tracks, pavings, flooring formal / informal materials & colour	Tarmac roads. Prominent formal/informal grass verges. Pathways with timber pile edges in Brook Hollows. Alderbrook has built-up red-blue brick sides, overgrown with grass or ground-cover plants.
<u><i>Curtilage patterns</i></u> Boundary Materials & styles – hedges, walls, fences & ditches, trees & planting	Regular rectangular at Knowles Hill and Anslow Lane. Older irregular large plots become dominant at inner end of Anslow Lane and past B.H. spinney along Burnside Hedges with variety old fruit and other trees in gardens, complete mixture. Brook Hollows spinney and Burnside – exceptional treescape.
Morphology – building shapes & heights	Irregular, mainly 2 storey. Stud Farm is a delight of varied heights and masses. Almshouses steep pitched 1½ storey. Formal gables and eaves to Westfield House and the Rolleston Club are wide oversailing. Note: interesting projecting band/string course to 1700s cottages. Several properties have ugly side or rear flat roof extensions at 1 st Floor level.
Building Materials and styles of construction – roofs and chimneys, dormers & rooflights, walls, windows, doors porches, passages & archways, cellars Vernacular / Architectural styles & features	Nearly all natural clay tile roofs – red and blue mixture. Decorative finials to Stud Farm and newer house adjacent. End and ridge chimney stacks-simple brick with stepped collars. Modern roof lights (Velux type) to rear of some properties – considered visually damaging to front roofs. Some intersecting dormers. Rolleston Club has mechanical concrete tiles, as do some 20th. century houses. A few hipped roofs, mainly duo-pitch. Brickwork-varied local red variegated, flush rubbed pointing. Windows mainly casement styles. Doors-glazed panels and vertical timber planked. ‘Polite/stylised’ architecture to Westfield House and Rolleston Club, otherwise vernacular or 20th. century.

6.2 Character Zone B (central zone and western approach) Church Road, Marston Lane

6.2.1 character: senses, sounds, atmosphere, uses, hidden elements

Here along these two lanes, the scents of the adjacent greenery and farmland influence the atmosphere. The smell of commercial coffee from the Nescafe works Hatton site 1½ miles to the north occasionally makes its presence felt, but this is rare. The sounds are rural with the seasons, although the run of cars along the cut-through route is changing the awareness of commuter life, and the only really quiet area is the circuitous route through the Hall grounds which is now set out with heavily treed gardens.

The uses are mainly domestic, but the 'Spread Eagle', the British Legion's use of the attached cottages, the Church and the old Grammar School function as formal social venues. The mobile-home / caravan site along *Marston Lane* is underused and is somewhat out of place so close to the Conservation Area.

6.2.2 listed buildings (+ other notable buildings + artefacts), and monuments

Working up from the 'Spread Eagle', with the 'Dower House' opposite, also included are the Parish Church, its lych gate, the anglo-scandinavian cross, George Ridgway's chest tomb and the wrought iron churchyard railings and gates, the last two are listed buildings as well as being scheduled monuments. 'St. Mary's Grammar School' is located on the boundary of the churchyard, and at right angles a 19th. century or earlier wing is attached and in separate ownership. The churchyard itself is recorded as a monument as are the remaining parts of 'Rolleston Hall' and the hall grounds.

Along *Marston Lane* 'no's 2/4 Ferndale Cottage' – actually a set of 3 units-forms an attractive slightly skewed focus as viewed from *Church Road*. Further up *Church Road* the centrally placed lodge, (no 9), with its associated railings provides another attractive visual focus. Curiously its partner, at the further end of the grounds, and framed by the impressive curved formal railings, pedestals and urns of the upper gateway is not listed, yet deserves to be, although it has been modernised in fits and starts over the years. The listings and scheduling are all deserved.



33: *Ferndale Cottage, carefully restored, with its cast iron windows*



34: *No:9 Church Road – listed lodge with railings*



35: *Hall Lodge with its magnificent railings and gateway*

6.2.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features

This zone is a loop which contains a compacted inner zone containing the 'Mosley Mews' – an L-shaped courtyard development of ancillary buildings of single and 2-stories. These have all been converted from being farm/estate buildings, as evidenced by now bricked up coachway arches. The group includes stables and tack rooms with their long eaves level windows-reminiscent of weaver's cottage windows. The pavings in this yard are attractive and varied with diamond pattern and wirecut pavings, cobbles, and rolled grit. Varied edgings and two small courtyard garden areas with shrubs. The buildings are mainly white painted brick with a variety of tiled roofs and some 20th. century wide dormer extensions which are out of scale and damage the character of the group.



36: *Attractive irregularity of massing and features on Church Road*



37: *Mosley Mews-small scale linked informal courtyards*

On the outer side, the buildings line the edge of *Church Road*, veering high up behind high walls, at attractively inconsistent angles with pocket walled gardens, projecting gallery balconies at raised Ground Floor level, or set atop high raised and banked gardens.

Surrounding this cluster the hall grounds contain attractive large 20th. century houses sited more or less centrally in extensive and verdant gardens, heavily treed. There are two lower groups of terrace style semi-detached house and a longer terrace the reverse side of the Mosley Mews which has a different appearance owing to its setting behind high hedges and mature planted gardens.

Lighting in the mews is the occasional solitary standard lamp with private drive lamps. The occasional utilitarian lamp-post is located along *Church Road*.

6.2.4 other positive elements

The views starting from *Shotwood Close* and continuing around the upper bend of *Church Road*, along the extant estate brick wall, with its line and cluster of trees surrounding the water tower, swimming pool and the allotments including *Fiddler's Lane*, are important and require protection by the extension of the Conservation Area boundary.



38: *Fidlers Lane coppice and significant treescape on outskirts of village*

The almost hidden Victorian cottage, Hall Farm, is an attractive building set adjacent to the old estate walls where they return southwards along a field boundary to the old 'Lawn'.

Home Farm Mews displays more attractive features of overhanging colonnaded eaves, cast iron columns, mixed paviments and varying attractive brickwork walls, and subtle coloured boarding to doors and claddings. A dovecot straddling the barn's ridge provides an attractive variant to the profile normally obtained by traditional chimneys.



39: *More formal farmyard courtyard conversion*

6.2.5 particularly negative aspects: inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

The use of pvcu windows and the street edge bungalows with buff bricks and lower pitched roofs of concrete interlocking tiles, do not add to the character of this area.

6.2.6 vulnerability & threats

Probably the greatest threat is the temptation to infill the spacious gardens particularly on the *Church Road* stretch. The so-called 'grain': medium or large buildings located almost centrally to the plot, and with a well articulated relationship of height and length between building mass and hedge or road frontage, risks being destroyed by such development, and only very minor additions can be tolerated without the special character and appearance of the area being eroded and destroyed.

Other threats quite clearly are the use of inappropriate materials, including pvcu, and inappropriate design features – too large a gap between window head and eaves in the cottages, mock Georgian glazing bars in mock sliding sashes, concrete roof tiles and roof lights of large dimension inserted on the main roof facing the road.

The other threat is speedy cut-through traffic – this requires to be addressed by quite stringent measures of speed and road restrictors, if nothing else.

6.2.7 opportunities for enhancement and development

Mainly this would be careful repair and reinstatement of the high brick walls to the road edge on the south-west side, and the gradual improvement of the lower garden walls on the opposite side. An incremental replacement of pvcu windows by flush section casements or the occasional traditional sliding sash will really improve the appearance, and character.

Restoration of copings is urgently needed in some places.

The entrance to the mobile home site, already remarked upon, at the bend in *Marston Lane*, could be considerably improved by more sympathetic walling, and landscaping. The site itself presents an opportunity for low key sensitive development, but see 4.1.4 for critique and 7.1 for further comment.

6.2.8 essential development principles to protect character

as for 6.2.7

6.2.9 Character Zone B : Summary

ROLLESTON Conservation Area Character Appraisal : Survey-assessment sheet
Date of Survey : September 2004

Sub Zone / Area	Character Zone B (central zone and western approach) Church Road, Marston Lane
Roads, tracks, pavings, flooring formal / informal materials & colour	Tarmac roads and pavements. Courtyards have mixed clay paviers-smooth, patterned and drag faced. Cobbles and varied garden edgings and rolled gravel.
<u><i>Curtilage patterns</i></u> Boundary Materials & styles – hedges, walls, fences & ditches, trees & planting	Except in compact courtyard clusters the ‘outer circle’ of the Tutbury end of Church Road has large irregular polygonal plots. Marston Lane (eastern side) – buildings rise from back of pavement except Ferndale Cottage – short fore-garden. Gardens along Church Road raised above / behind hedged frontages, and mid height old brick walls – sunken road.
Morphology – building shapes & heights	2 storey. 1½ storey cottages in Mosley Mews some with inappropriate box dormers. Irregular shapes (from stylised to vernacular) with wide oversailing eaves on taller buildings. Square bays and porches. Moderate to steeply pitched roofs.
Building Materials and styles of construction – roofs and chimneys, dormers & rooflights, walls, windows, doors porches, passages & archways, cellars Vernacular / Architectural styles & features	Ridge chimneys in simple brick-create localised skylines. Slate and clay tiled roofs. Some concrete tiles on 20th. century houses. Intersecting dormers (pitched) in Victorian properties. Decorative ridge on some Georgian or Victorian properties. Note: small ridge-mounted dovecote on barn in Home Farm mews. Stucco, harling, painted finish and natural brick walls. Ferndale Cottages on Marston Lane has timber framing and painter plaster infill panels, and cast iron windows. Plank doors. Eaglehurst/Rosemount and 26/The Gables are fine stylised late Victorian/Edwardian houses, with steep red tiled roofs, oriels, stone-framed windows, with delicate fenestration. See ‘Local List’ appendix for other notable buildings.

6.3 Character Zone C (central) Brookside

6.3.1 character: senses, sounds, atmosphere, uses, hidden elements

Brookside even more so than *Burnside* enjoys the sensory experience of the Alderbrook, since a more intimate and enclosed relationship between the houses and the brook and its banks and hedgerow, develops.

This lane is quiet and still remains a play area for young people, and a walking area for everyone. It has a character which could be emulated in newer developments outwith the Conservation Area. The hidden cluster of buildings behind 'Brookside Farm', in particular, has distinctive form and there is evidence of one of the several orchards, which used to grow close behind the buildings fronting the lanes.

6.3.2 Listed buildings (+ other notable buildings + artefacts), and monuments

There are 5 properties listed along *Brookside*. 'Dean Cottage' (19th. century) which has some of the features of the 1707 cottage elsewhere in the village, next door to 'Brookside Farm' (2½ stories) with its intersecting brick gabled dormers and fine door-casing. 'Brookside Farm' on the historic photographs had a rounded outbuilding pairing another byre opposite the farm entry, which was called the *Bull House* for obvious reasons. The entry walls were curved. The *Bull House* has been replaced with a similar sized structure. The rear of the farm extending to a barn with a lateral loading bay at First Floor level under a projecting roofed extension is an unusual feature but found again at 'Brookhouse Inn'. Brookside farm courtyard buildings – single storied range, are now listed.

'7/8 Brookside' is listed, as is the 'Brookhouse Inn' hotel – originally a farm with again another cluster of farmyard outbuilding accessed under a lateral high cartway entry. All listings are deserved, the setting of the entire lane is particularly important and its appearance and character require special regard to preservation.

6.3.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features

An irregular curving lane, with a pavement that in parts forms a slightly raised walkway in front of the terraces,



40: View from near village centre, along Brookside



41: Cottages on raised pavement along Brookside



42: Brookside c 1900 with the 'Bull House' side building next to Brookside farm : now gone



43: Brookside Farm courtyard conversions



44: Brookside Farm – a fine listed building



45: View from Brookside bridge towards Station Road

crosses a farm track and rises again atop a grassy bank along a second terrace of cottages, set well back with long front gardens and hedges and a timber fencing. The majority of the varied 2 storey house-cottages, sit immediately at the rear of the pavement. 'Brookside Farm' and the houses nearer to the village centre have low brick walled fore-gardens, and a variety of wall topped railings are installed here. These walls have a secondary purpose of acting as an occasional flood defence.

The brook in being set down in the mid 1980s channel, albeit curvi-linear, has lost some of the informal charm that is apparent on the early photographs, and continues to flood dramatically, periodically. The ford (deep!) at the footbridge to 'Brookhouse Inn' is an attractive feature and the other footbridge gives a surprise view through to Station Road and the Victorian Houses beyond. This lane and the ford were the original route through from the village towards Dovecliff and Stretton, before the forming of *Station Road*.

The mixture of pavings in the 'Brookside Farm' courtyard is pleasing and reminiscent of the variety on 'Home Farm' and 'Mosley Mews'.

A solitary lamp post high on the bank by the hedge in front of the terrace near the 'Brookhouse Inn', is of some design merit and an appropriate style for this village. Elsewhere we return to the functional standards.

The colours of the brickwork, the render, the painted walls, black and white ironwork, the variegated pavings and the greenery make this lane a sensuous visual experience.

6.3.4 other positive elements

The views along the lane, and the surprise views into the farm courtyards and the suddenly gained view of the fields, as one stands on the elevated footbridge at the ford crossing, are valuable elements of the character of this sub zone.

6.3.5 particularly negative aspects: inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

Some 20th. century stylised window leading on one house, and an irregular 'modernisation' of one of the more significant buildings, have detracted from what otherwise is a delightful lane. The use of wood stains on some of the newer replacement windows in the house running up to 'number 15' is not a traditional finish, but

given the quality of timber for the joinery, is understandable, and adds visual interest.

6.3.6 vulnerability & threats

There is little which will threaten this lane and its character so long as detailed control preventing for example, the installation of pvcu windows and doors or the inappropriate enlargement of properties, or alteration of their frontages is maintained. Backland development however, should normally be avoided, since this would damage the setting of the lane, even though the backs are varied and of no significant architectural merit.

Excessive efforts of flood control should be avoided, rather careful sensitive detailed modifications may achieve the required protection.

6.3.7 opportunities For Enhancement and Development

These include the correction or re-instatement of architectural details where obviously incorrectly modified or altered, and possibly the enhancement of the grassed verge and bank to the brook, to prevent traffic erosion.

6.3.8 essential development principles to protect character

For the moment development in this area is virtually at an end. The irregularity of size, style and even surface of the facades, the gaps, planting and trees require careful protection.

6.3.9 Character Zone C : Summary

ROLLESTON Conservation Area Character Appraisal : Survey-assessment sheet
 Date of Survey : September 2004

Sub Zone / Area	Character Zone C (central) Brookside
Roads, tracks, pavings, flooring formal / informal materials & colour	Tarmac roads with grassed verges and higher bank near cottages near ford. Concrete and stone setts-edgings to lane. Brookside Farm Courtyard has pleasant variety of paviers-natural and aggregate mixed. Farm lane is compacted soil with some gravel.
<u><i>Curtilage patterns</i></u> Boundary Materials & styles – hedges, walls, fences & ditches, trees & planting	Irregular rectangles and strips. Buildings close to or at back of pavement, except at top end of lane where there are short foregardens. Low brick walls to fronts, and hedges at cottages near ford. Fewer trees and planting to curtilages. Some informal fencing. Growing varied treescape to bank and verges of Alderbrook.
Morphology – building shapes & heights	Varied steep pitched roofs 2, 2 ½ and 3 storey but cottages have low roofs. Pitched intersecting dormers on Brookside Farm. Some large ridge stacks form localised skyline. Note: High projecting roof on end gable propped wall to rear range of Brookside Farm covers lateral granary loading door. Similar feature to Brookhouse Inn.
Building Materials and styles of construction – roofs and chimneys, dormers & rooflights, walls, windows, doors porches, passages & archways, cellars Vernacular / Architectural styles & features	Fairly simple chimneys on clay tiles roofs. 7/8 Brookside carries an interesting dog-tooth string course. Walls natural brick or white painted. Arched headed casement windows and some sliding sashes. Panelled and cased doors to Brookside Farm, 7/8 Brookside, and Brookhouse Inn. Otherwise simple planked doors. Simple vernacular cottage styles except where formalised to Victorian and Georgian properties.

6.4 Character Zone D (eastern approach) Station Road, School Lane, Chapel Lane, Beacon Road

6.4.1 character: senses, sounds, atmosphere, uses, hidden elements



46: Good siting, scale, and use of appropriate materials to new house on corner site



47: Rebuilt barn and new house on School Lane – appropriate in scale and design



48: Farm outbuildings near to village centre – a quiet enclosure



49: Listed buildings important to forming the character of the lane

Station Road, busy with traffic has a more functional atmosphere once one has passed through the ‘pinch point’ between the bridge and the traffic-restrictor heading east. Nevertheless, the deeper gardens and the very tight turns into *Chapel Lane* and *School Lane*, with surprise views down to the footbridge across to *Brookside*, and the access lane to the ‘Brookhouse Inn’ add to the character.

School Lane twisting back to meet the bottom corner of *Beacon Road* and *Chapel Lane* twisting back again into the village incorporate a development of newer houses and a reconstructed barn which are of note because the setting with the retention of mature trees and backland gardens has been retained in a pleasing way, albeit with some need for new replacement planting. The environment here through the gaps from *Chapel Lane* and *Beacon Road* to fields (a kissing gate leads along field pathways here), is intimate, quiet and informal, although the infant junior school adds a cheerful sound at play times and at the end of the school day.

The rear garden of ‘The Hollies’, a 2 and 3 storey farmhouse, although in private ownership, offers a quiet interesting place that is both domestic and hints at its semi-industrial past. The suggestions for a Local Listing include this grouping of buildings deservedly, and the main buildings are suggested for statutory listing.

This zone incorporates 2 schools, a retail cluster (cane furniture and florist) at ‘Barn Farm’ and a butcher’s shop on *Chapel Lane*.

6.4.2 Listed buildings (+ other notable buildings + artefacts), and monuments

A number of listed buildings contribute to the area. The ‘Croft House’ is a fine 18th. century house with heavy timber and lime ash floors.

‘1 Beacon Road’ (*Thatched Cottage*) linked with ‘no 3’ a brick cottage sporting raised brick lettering “**I.E. 1707**” form a focus and provide a combination of attractive vernacular details, and a neat enclosure with the converted byre range opposite.

'No 1 Chapel Lane' (actually the second cottage along) is a timber framed building. 'The Hollies' is surprisingly not listed. 'Barn Farm' leading to 'Ivy House Farm' (unlisted), faces the listed cottages : 'Ivy Cottage', 'Linden Lea' and 'Wesley Cottage'. All listings are deserved.

6.4.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features

The quadrilateral new brick house – 'High Cross Bank' presents something of a shock stop-end to the pinch point as the approach to the bridge and the 'Spread Eagle' appears. It is welcome that the design is honest and departs from pastiche, although the framing of the important views to the visual centre of Rolleston is compromised by the direct and strong geometry. Set in an island site, this building hides a soft area of mature verges and gardens to the south side of *Brookside* with Alderbrook, as does the historic 'Croft House', next door.

Station Road sweeps round past the open aspect of the 20th century Alderbrook estate, which has little character, the principal attention for preservation being the southern edge of this road. This wraps around the sets of 1940s-1950s semis, the period piece 'Branksome' before viewing the 19th. terrace reaching along *Station Road* on the same side. The 'John of Rolleston (Infant / junior) School' (1909) is a pleasant stylised exercise in orange brick and red tiled roofs, with fine architectural details which has been marred by the insertion of pvcu windows and a late 20th. century single storey modern extension, which does not complement the architectural mannerisms and is somewhat out of keeping in design and scale.

The formal frontage to the 'Methodist Chapel' has a composure and some style: the swathe of tarmac in front of it detracts from its setting and the distinctly utilitarian forms and materials of the 'Alderbrook School' opposite break up the flow and texture of this otherwise charming lane.

The 'Poplars' (No 10 Station Road) reaches back to an old converted stables block in *Chapel Lane*. The capacious garden and the triangle of hedged gardens incorporating the little through-cut lane and opposite the garden at 'The Hollies' is an important minor soft focal point, and a meeting of ways, which must be protected against suburban hardening and infill development.



50: *Branksome on Station Road*



51: *Incompatibility of design styles and uncomfortable massing effect*



52: *A fine Victorian house, influenced by Georgian proportions*



53: *Old bracketed lean-to porch*



54: *Traditional window*



55: *Prominent functional details that do not meld easily with the surroundings*

Another minor pinch point is created where *Chapel Lane* returns to join *Station Road*, next to the 'Ivy House Farm'. Here the railings on walls re-appear and the variety of fruit trees in walled gardens provides a restful atmosphere.

6.4.4 other positive elements

Little details such as the cast iron ventilators in the walls to 'The Hollies', are notable. The brickwork and porch details to this building are also of character.

6.4.5 particularly negative aspects: inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

The scale and detailing of the 'John of Rolleston School' extension do not enhance its setting, and relate in a weak way to its character; the poor visual design quality of the 'Alderbrook School' frontage and the exposed gap which contains it detracts from the intimacy of the quiet curve of the lane, which otherwise would be reinforced by the 'Barn Farm' enclosures, and the listed buildings opposite. The appearance of the glassy roof of the conservatory at the corner of 'The Stables' site, on *Chapel Lane* and the impact it has on the quiet corner meeting point of the lanes, is somewhat uncomfortable. Had it been set back further behind the otherwise interesting brick wall, it would have had a significantly less detrimental impact.

The wide petrol station forecourt on *Station Road* with its prominent flat canopy on 2 stanchions and a range of stark white buildings creates a visual challenge to the character of the area, which requires to be addressed with sensitive design and landscaping, when the opportunity occurs to re-develop the site.

6.4.6 vulnerability & threats

The chief threat here as elsewhere in the village is the risk of infill development to the intimate gardens and larger enclosures which give the sub-zone so much character, and again the incremental installation of pvcu doors, windows and conservatory structures, can adversely affect the character and appearance of Conservation Areas, where they are particularly visible and prominent on street edges and frontages.

6.4.7 opportunities For Enhancement and Development

The frontage to the 'Methodist Chapel' and any replacement building to the 'Alderbrook School' site should be opportunities to expect a very high quality

and sensitive design solution incorporating appropriate landscaping and the establishment of new trees and replacement hedges. Railings and low brick walls can similarly be prescribed to add to the texture, colour and reinforce the character of this area. In places where cheap fencing had been installed, this must be replaced with appropriate quality walls, hedges, and railings. Ideally through traffic should be route away from this area with a system of owner/visitor only access being implemented.

6.4.8 essential development principles to protect character

Avoidance of infill schemes of development except for the potential for high quality replacement buildings at the 'Alderbrook School' frontage. Replacement of pvcu elements with more suitable alternatives which would enhance the character and return to quality joinery for doors, windows and conservatories, particularly along highly visible elevations.



56: The extended set-back of the buildings and their design styles do not enhance the character or appearance of this otherwise intimate lane

6.4.9 Character Zone D : summary

ROLLESTON Conservation Area Character Appraisal : Survey-assessment sheet
Date of Survey : September 2004

Sub Zone / Area	Character Zone D (eastern approach) Station Road, School Lane, Chapel Lane, Beacon Road
Roads, tracks, pavings, flooring formal / informal materials & colour	Tarmac roads and paths. Compressed gravel to small courtyards.
<u><i>Curtilage patterns</i></u> Boundary Materials & styles – hedges, walls, fences & ditches, trees & planting	Irregular but squarish, and strip curtilages to terraces on Station Road. Hedges predominate. Railings at back of pavement and wall-mounted depict gardens and curtilages. A few post and rail; fences deeply set within hedges. Mature trees and verdant gardens – mainly informal. Walled gardens to older properties, with a hint of earlier orchards.
Morphology – building shapes & heights	Possibly the greatest variety of styles in the village. Apart from Methodist Chapel and Schools, the houses are mainly 2 or 1½ storey, with moderately pitched roofs. 2 ex-farmyard clusters – now converted to domestic/light commercial use.
Building Materials and styles of construction – roofs and chimneys, dormers & rooflights, walls, windows, doors porches, passages & archways, cellars Vernacular /Architectural styles & features	Diverse styles and uses of materials One example of parapet gables, otherwise most roofs are oversailing. Mainly brick, with some painted walls, and one pebble dash rendered house. 3 or 4 timber framed buildings. Intersecting dormers to cottages. Patterned roof tiles and brickwork to 'Ivy Cottage' and 'Linden Lea'. Modern porch to curtilage house in Grey house grounds is out of scale. Some Victorian houses have square and faceted Ground Floor bays, formal door-casings and small leaded hoods. 'The Hollies' is a notable agglomeration of farm buildings and vernacular cottage. Interesting fenestration and window reveals to 'Beech Mount' in Beacon Road. The older windows are multi-paned, flush section casements. Some sliding sashes to 'polite' buildings. Variety of 20th. century elements.

7 SYNTHESIS for the CONSERVATION AREA

7.1 Wider vulnerability & threats

7.1.1 Specific threats to each zone have been dealt with in the preceding section. However, a number of wider concerns is addressed here.

7.1.2 Larger scale development in the late 20th. century within the development boundary has led to some uncharacteristic forms of design and land partition. The relationship of buildings to plot, boundaries and street frontages has changed, radically, with each swathe of development. Little attention has been paid to providing adequate landscaping. The intimate change of character and aspect from one side of the road to the other within the core of the Conservation Area, has given way to open frontages, little shade or privacy, and suburban micro environments.

7.1.3 There has been a tendency more recently to infill the plots of the larger parcels of land to capitalise on the attractiveness of the village's location and to increase sale value. Such development if poorly articulated can run counter to preserving and enhancing the character or the appearance of the Conservation Area.

7.1.4 Subject to the constraints of Planning Policy Guidance further development will require to be less regular, more intimate in scale, and occasionally sacrificing the tendency to infill a site with many units, and more simply devise either a large replacement dwelling where the site becomes available or develop a small scale cluster of units which reinforce some of the earlier groupings which have been lost. (*The focus for residential development in the emerging Local Plan is for Burton and Uttoxeter*).

7.2 Changes in the Conservation Area since designation

7.2.1 Along with the lowering of the bed of Alderbrook along Brookside, the demolitions at and the development of 'Home Farm' site are probably the most significant change, since the first Conservation Area document was drafted. However, it clearly indicates significant amounts of peripheral housing, and reference is made to it in the text. Other than that, modern extensions and

a spate of conservatories in the newer housing on the northern side of the area is the other change. Some trees have been lost.

- 7.2.2 There have been demolitions and new individual houses within the triangle defined by *Chapel Lane*, *School Lane* and *Station Road*. Generally these have been of high quality.
- 7.2.3 The various proposals for enhancement of the area, outlined in the 1996 document have not been implemented in the main. There is thus an opportunity for the Parish and Borough Councils to implement more environmental improvement and historic buildings grant schemes.

8 RECOMMENDED STRATEGIES FOR ACTION

8.1 The Conservation Area and its Boundaries

8.1.1 Since the production of the 1996 statement, this re-appraisal and evaluation of Rolleston's character and appearance allows for a more studied approach to recognising natural and traditional features that remain important and which require some reinforcement and extension. The planted and cultivated landscaping and trees surrounding the area and predominant within it, are particularly important and are something which has developed since the early photographs of the village were taken in the mid 1800s.

8.1.2 It is in Rolleston's interest to make the adjustments to the boundaries, proposed in this document, to continue to preserve and enhance the character and appearance of the area. Where local buildings, artifacts and sites of interest are perhaps not of such national significance to merit listing or located such that an extension of the boundary might be difficult to justify overall, these have been included in the Village Design Statement Group's 'Local List' in Appendix 2.

8.2 Restrictions on Permitted Development Rights and Advertising

8.2.1 Mention has been made in the zonal analysis of the need to restrict permitted development rights in certain instances. The Council is concerned about those changes to properties (including material changes of appearance) that will not only affect the individual property, but will also affect the character and appearance of the Conservation Area. The proposed Policy BE12 in the emerging Local Plan deals with this issue. Neutral and negative elements in the Conservation Area character appraisal are highlighted, as are opportunities for enhancement.

8.2.2 Proposals that are considered likely to have a negative impact on the character or appearance of the Conservation Area will be rejected. The Council will consider the implementation of Article 4 directions (under the Town & Country Planning General Development Order (1995) or as updated) and will refer to Part 2 subsection C regarding 'material changes of appearance'. Where relevant, the Council will also

consider controls under regulation 6 of the Town & Country Planning (Control of Advertisements) Regulations (1992 or as updated).

The proposed policy BE13 in the forthcoming Local Plan deals with this issue, and proposed policy BE14 deals specifically with Shop Front design.

8.3 Statutory and local Listing

- 8.3.1 Listing issues have been discussed for each zone of the Conservation Area in Section 6 of this appraisal. Appendix 2 contains a list of buildings that are recommended for consideration for entry on a local list of buildings of importance to the character of the Conservation Area. Appendix 4 contains recommendations for statutory listing.

8.4 Environmental Improvements

- 8.4.1 Opportunities for enhancement and development within the Conservation Area have been noted in section 6. Where appropriate the Borough Council will support or publish further details, supplementary to this section, as an enhancement policy or action plan (item 'Conservation Areas, para 11' of the forthcoming Local Plan refers).

9 EXECUTIVE SUMMARY

The summary is issued as a separate document and is available from the Borough Council. It is entitled ***Rolleston Conservation Area Character Statement*** (1st edition 2005).

10 REFERENCES & SOURCES

of immediate interest:

English Heritage (1997) *'Conservation Area Appraisals'*. London. English Heritage Publications
English Historic Towns Forum (1998) *'Report No 38 : Conservation Area Management'*. London.
English Heritage ISBN : 1 898261 43 1

'Kelly's Directory of Staffordshire', (1851 to 1940)
'White's Directory of Staffordshire', (1835 and 1851)

Pevsner N (2000) *'Staffordshire' (The Buildings of England)*. London Penguin Books

websites:

www.staffordshire.gov.uk
www.search.staffspastrack.org.uk

previous appraisals:

Staffordshire County Council (1970) *'Conservation Area 19 Rolleston'*, and
Borough of East Staffordshire(1996) *'Conservation Area – Rolleston'*

general and for more research, archaeological and design use:

CONTACTS & SOURCES OF INFORMATION

For information regarding policies, development and regeneration within the East Staffordshire Borough, contact East Staffordshire Borough Council and go through to: Policy Team & Local Plans, Development Control – Planning Section, and/or Building Control section, and Regeneration section, respectively.

East Staffordshire Borough Council - general enquiries 01283 508000

**Reception desk number for Development Services is
(Planning Control and Regeneration) 01283 508628**

Please mention which area, town or village is your concern, since different Planning Officers are allocated separate areas.

**Administration telephone number for Planning Control is01283 508606 or 508687
(for listed Buildings descriptions, and application forms etc.)**

Conservation Officer 01283 508661
(if the Conservation Officer(s) is(are) unable to take the call, a voicemail facility operates: please leave name and contact telephone with a brief description of the query and address to which it relates)

Landscape Architect / Arboriculturalist 01283 508553

**The East Staffordshire Borough Council website is www.eaststaffsbc.gov.uk
(this has a directory of contacts and much other information)**

The postal address for Planning, Conservation and Listed Buildings information and advice is:
**Development Control – Planning Control, East Staffordshire Borough Council,
Midland Grain Warehouse, Derby Street, Burton upon Trent, Staffs, DE14 2JJ**

ENGLISH HERITAGE the official advisory body on Monuments, Historic Area and Listed Buildings is based at 23 Savile Row, London, W1X 1AB

Customer Services telephone 0207 973 3434

The West Midlands office is at 112 Colmore Row, BIRMINGHAM, B3 3AG
Fax 0121 625 6821 telephone 0121 625 6820

The DEPARTMENT OF CULTURE MEDIA AND SPORT (DCMS) which issues guidance and legislation jointly with the Office of the Deputy Prime Minister in regard to issues affecting the Historic Environment, Conservation Areas and Listed Buildings is at 2-4 Cockspur Street, London, SW1Y 5DH

Other useful information and addresses can be obtained from:

Institute of Historic Buildings Conservation www.ihbc.org.uk

The Building Conservation Directory www.buildingconservation.com

The various local Civic Societies, Civic Trusts, The Staffordshire Historical and Archaeological Society and the small group of 'Village Design Statement' working groups are mines of information and are very willing to assist, with specific researches on the historic environment, planning issues etc. There are historic and archaeological societies and in addition the East Staffordshire Heritage Trust Company is committed to working on projects reviving buildings in the Borough.

Enquiries can also usefully be made of: Society for the Protection of Ancient Buildings, The Georgian Group, The Victorian Society, The Twentieth Century Society, CABE (Commission for Architecture and the Built Environment) Royal Institute of Chartered Surveyors, and Royal Town Planning Institute. These can be found via directory enquiries or by using a 'search engine'.

further reading, references and sources of information

Borough of East Staffordshire (1993) *'Countryside Design Summary'* Burton upon Trent. ESBC

British Standard BS 7913: 1998 *'Guide to The Principles of the Conservation of Historic Buildings'*. London. BSI

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Civic Trust (1967) *'Conservation Areas: Preserving the Architectural and Historic Scene'* in Architects Journal 18 January 1967, pp 123-212

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Department of Culture Media and Sport (previously joint author as Department of National Heritage with Department of the Environment) (1994) *'Planning Policy Guidance Note No 15: Planning & The Historic Environment'*. London, HMSO

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Worskett, R. (1969) *'The Character of Towns: An Approach to Conservation'*. London. Architectural Press

APPENDIX 1 - Summaries Of Archaeological Reports And Listed Buildings
Staffordshire County Council: Historic Environment Record
 Summary Report 22/11/2004

Site Name		Primary Record Number
Anglo-Scandinavian Cross, St Mary's Churchyard, Rolleston on Dove		00096
Record Type	Monument	
Summary	A scheduled possible 10th century Anglo-Scandinavian cross in St. Mary's Churchyard, erected on this site in 1897 by Sir Oswald Moseley who brought it from Tatenhill	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	CROSS Saxon - 901 AD to 1000 AD	
Materials/Evidence	Structure, stone	
National Grid Reference		SK23542771

Site Name		Primary Record Number
Rolleston Hall, Rolleston on Dove		00708
Record Type	Monument	
Summary	The site of an 18th century Georgian style mansion house, mostly demolished in 1926, although part of the east wing is incorporated into a modern house called 'The Paddock'. The mansion was built on the site of an earlier hall, which was possibly medieval in date	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	MANSION HOUSE Norman to Post Medieval - 1066 AD? to 1539 AD? MANSION HOUSE Norman to Georgian - 1066 AD to 1837 AD	
Materials/Evidence	Documentary evidence, brick, stone	
National Grid Reference		SK23252773

Site Name		Primary Record Number
Rolleston / Rolvestvne		02550
Record Type	Monument	
Summary	A settlement recorded in Domesday Survey of 1086	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	SETTLEMENT Saxon - 410 AD to 1065 AD	
Materials/Evidence	Documentary evidence	
National Grid Reference		SK23682775

Site Name		Primary Record Number
St. Mary's Grammar School, Rolleston on Dove		05217
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed 17th century grammar school with late 19th century additions. The school is constructed of red brick with stone quoins and dressings. The quoins on the left end have inscribed panels	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	GRAMMAR SCHOOL Post medieval -1600 AD to 1699 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23522770

Site Name		Primary Record Number
Brick Kiln, Rolleston on Dove		05221
Record Type	Monument	
Summary	The site of a Brick Kiln, which appears to have gone out of use by the late 19th century. The site is now built over	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	BRICK KILN Post medieval to Victorian - 1547 AD to 1884 AD	
Materials/Evidence	Documentary evidence	
National Grid Reference		SK23292712

Site Name		Primary Record Number
Gas Works, Rolleston on Dove		05222
Record Type	Monument	
Summary	The site of a probable mid to late 19th century gas works, identified on the 1st Edition Ordnance Survey map of 1884. The gas works appear to have gone out of use by 1901	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	GAS WORKS Victorian - 1850 AD? to 1900 AD	
Materials/Evidence	Documentary evidence	
National Grid Reference		SK23542763

Site Name		Primary Record Number
Cropmark Enclosure, Rolleston on Dove		05269
Record Type	Monument	
Summary	A cropmark enclosure of unknown date and function identified from an aerial photograph. The site has now been built over	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date		
Materials/Evidence	Enclosure - to cropmark	
National Grid Reference		SK23302761

Site Name		Primary Record Number
St. Mary's Church, Rolleston on Dove		08593
Record Type	Building (grade 1, date listed 12/03/1964, Group Value)	
Summary	A listed 12th and 13th century parish church which was much altered in the 19th century. Later alterations include restoration in 1892 by Sir Arthur Blomfield. The church is of finely coursed and dressed sandstone, and has a tower with a stone spire of 1892	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	CHURCH Medieval - 1100 AD to 1299 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23562771

Site Name		Primary Record Number
9 Church Road, Rolleston on Dove		08594
(see also 12671 for description of gate piers)		
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed lodge of early 19th century date, with 20th century alterations. The building has rendered brickwork and a slate roof. The listing includes the small enclosure of cast iron spearhead railings set to the east facing down Church Road	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	LODGE, Industrial to Victorian - 1800 to 1850 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23342778

Site Name		Primary Record Number
2 and 4 Ferndale Cottage, Marston Lane, Rolleston on Dove		08595
Record Type	Building (grade 2, date listed 26/03/1986)	
Summary	A listed row of cottages of early 18th century date, with late 19th century alterations. The row is divided into three units, and was possibly built as such. The buildings are of timber frame construction with painted and rendered infill panels, and a tile roof	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE Post medieval - 1700 AD to 1750 AD	
Materials/Evidence	Structure	
National Grid Reference		SK23492785

Site Name		Primary Record Number
Brookside Farm, Brookside, Rolleston on Dove		08596
Record Type	Building (grade 2, date listed 16/05/1973, Group Value)	
Summary	A listed early 19th century farmhouse with late C19 alterations. Red brick, tiled roof; end stacks. 2 storey and attic, 3 window front; dentil eaves, glazing bar sashes with segmental heads; stone heads to late C19 dormers and cogged gablets over each; central entrance, moulded surround and cornice over 6 flush panel door with overlight	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	FARMHOUSE Industrial to Victorian - 1800 to 1850 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23702779

Site Name		Primary Record Number
Outbuildings, Brookside Farm, Rolleston on Dove		08597
Record Type	Building (grade 2, date listed 23/07/1987, Group Value)	
Summary	A group of listed, early 19th century outbuildings including a barn and stable. The buildings are constructed of red brick with plain tile roofs	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	OUTBUILDING Industrial to Victorian - 1800 AD to 1850 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23712783

Site Name		Primary Record Number
Brookhouse Inn, Brookside, Rolleston on Dove		08598
Record Type	Building (grade 2, date listed 12/03/1964, Group Value)	
Summary	A listed early to mid 18th century farmhouse with later alterations. The house is constructed of red brick with a tiled roof and features an inscription reading 'DGH 1877' on the porch. The farmhouse is now in use as a hotel	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	FARMHOUSE Post medieval - 1700 AD to 1775 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23892781

Site Name		Primary Record Number
5 and 6 Bladon Yard, Burnside (ed:corrected), Rolleston on Dove		08600
Record Type	Building (grade 2, date listed 26/03/1986)	
Summary	A listed red brick house with a hipped tile roof, and an inscription dating the house to 1707. The house has been altered in the 20th century and is now in use as two units	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE Post medieval - 1707 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23682766

Site Name		Primary Record Number
The Almshouses, Burnside, Rolleston on Dove		08601
Record Type	Building (grade 2, date listed 12/03/1964, Group Value)	
Summary	Listed almshouses, constructed of red brick with stone dressings and a tiled roof and an inscription stating that the founder was Will Rolleston Esq. The almshouses are dated 1712, and were restored in 1892	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	ALMSHOUSE Post medieval - 1712 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23582759

Site Name		Primary Record Number
St. Mary's School House, Rolleston on Dove		08602
Record Type	Building (refer to 05217 - same building. Ed.)	
Summary	A listed 17th century school house with late 19th century additions. The building is constructed of red brick with stone dressings and quoins, two of which have inscribed panels	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	SCHOOL HOUSE Post medieval - 1600 AD to 1699 AD at some time	
Materials/Evidence	Extant building	
National Grid Reference		SK23502770

Site Name		Primary Record Number
1 Beacon Road, Rolleston on Dove		08604
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed 17th century house with late 19th century alterations. The house is timber framed with a reed thatch, although the timber framing has been infilled and replaced in parts by painted brickwork	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE Post medieval - 1600 AD to 1699 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23972761

Site Name		Primary Record Number
1 Chapel Lane, Rolleston on Dove (ed. 'Black and White Cottage')		08605
Record Type	Building (grade 2, date listed 26/03/1986)	
Summary	A listed house of 17th century date, with mid and late 19th century alterations and additions. The building is of timber framed construction with rendered and brick infill panels, other brick additions and a tiled roof	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE Post medieval - 1600 AD to 1699 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23942763

Site Name		Primary Record Number
The Spread Eagle Public House, Rolleston on Dove		08606
Record Type	Building (grade 2, date listed 26/03/ 1986, Group Value)	
Summary	A listed inn of possible 17th century origin with mid 19th century alterations. This building occupies a prominent position in the centre of the village next to the church, and on the banks of the brook that divides the village	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	INN Post medieval - 1600 AD to 1699 AD at some time	
Materials/Evidence	Extant building	
National Grid Reference		SK23602771

Site Name		Primary Record Number
3 Beacon Road, Rolleston on Dove		12655
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed early 18th century cottage with mid 19th and 20th century alterations. The cottage is of red brick with a tiled roof with an inscription reading 'IE 1707' at first floor level. It also has a small lean-to to the right	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE Post medieval - 1707 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK23972761

Site Name Primary Record Number
7 and 8 Brookside, Rolleston on Dove **12656**
Record Type Building (grade 2, date listed, Group Value)
Summary A listed 18th century house, with late 19th and 20th century alterations, constructed of red brick with a tiled roof. The house is now divided into two units
Administrative Area Parish, Rolleston, East Staffordshire Borough
Type and Date HOUSE Post-Medieval - 1700 to 1799 AD
Materials/Evidence Extant building
National Grid Reference SK23742780

Site Name Primary Record Number
Dean Cottage, Brookside, Rolleston on Dove **12659**
Record Type Building (grade 2, date listed 26/03/1986, Group Value)
Summary A listed early 19th century cottage with later alterations. The cottage has rendered brickwork and a tiled roof
Administrative Area Parish, Rolleston, East Staffordshire Borough
Type and Date HOUSE Industrial to Victorian - 1800 AD to 1850 AD
Materials/Evidence Extant building
National Grid Reference SK23692779

Site Name Primary Record Number
Dower House, Brookside, Rolleston on Dove **12660**
Record Type Building (grade 2, date listed 26/03/1986, Group Value)
Summary A listed early 19th century house with late 19th century alterations. The house has painted brickwork and a hipped tile roof
Administrative Area Parish, Rolleston, East Staffordshire Borough
Type and Date HOUSE Industrial to Victorian - 1800 AD to 1850 AD
Materials/Evidence Extant building
National Grid Reference SK23622777

Site Name Primary Record Number
14 & 16 Burnside, Rolleston on Dove **12661**
Record Type Building (grade 2, date listed 26/03/1986, Group Value)
Summary A listed 17th century timber framed house with 19th century alterations. The building is now divided into two units
Administrative Area Parish, Rolleston, East Staffordshire Borough
Type and Date HOUSE Post medieval - 1600 AD to 1699 AD
Materials/Evidence Extant building
National Grid Reference SK23572755

Site Name Primary Record Number
Hand Pump, East of The Almshouses, Rolleston on Dove **12662**
Record Type Building (grade 2, date listed 26/03/1986, Group Value)
Summary A listed hand pump of possible late 18th or early 19th century dates. The pump is cast iron with timber boarding and approximately 1.5 metres high
Administrative Area Parish, Rolleston, East Staffordshire Borough
Type and Date HAND PUMP Georgian to Victorian - 1750 AD to 1850 AD
Materials/Evidence Structure
National Grid Reference SK23592759

Site Name		Primary Record Number
Perimeter Wall at The Almshouses, Burnside, Rolleston on Dove		12663
Record Type	Building (grade 2, date listed)	
Summary	The listed perimeter wall enclosing the garden to the east of the Almshouses up to the river frontage. The wall is of early 18th century date, (although heavily restored in the early 20th century) and is constructed of red brick with a glazed terracotta, pitched capping	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	GARDEN WALL	Post medieval - 1700 AD to 1750 AD
Materials/Evidence	Structure	
National Grid Reference		SK23592759

Site Name		Primary Record Number
Barn Farmhouse, Chapel Lane, Rolleston on Dove		12665
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed farmhouse (now a house), dated to the late 18th century with early 19th century alterations. The house is constructed of red brick with a painted frontage and a tiled roof	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	FARMHOUSE	Georgian to Victorian - 1750 AD to 1850 AD
Materials/Evidence	Extant building	
National Grid Reference		SK23792772

Site Name		Primary Record Number
Ivy Cottage, Chapel Lane, Rolleston on Dove		12666
Record Type	Building (grade 2, date listed 26/03/1986)	
Summary	A listed former farmhouse, which is now in use as a house. The building is of late 18th century date with early 19th century alterations and constructed of red brick with a hipped tile roof and painted frontage	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	FARMHOUSE	Georgian to Victorian - 1750 AD to 1850 AD
Materials/Evidence	Extant building	
National Grid Reference		SK23802773

Site Name		Primary Record Number
Linden Lea and Wesley Cottage, Chapel Lane, Rolleston on Dove		12667
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed house of late 18th century date with mid 19th century alterations. The house is of red brick construction with a tiled roof of House, and is now divided into two units	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE	Georgian to Post medieval - 1750 AD to 1799 AD
Materials/Evidence	Extant building	
National Grid Reference		SK23812772

Site Name		Primary Record Number
Lych Gate and War Memorial, Church of St. Mary, Rolleston on Dove		12668
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed lych gate and war memorial, dated circa 1920. The Lych gate is of sandstone and timber frame construction with a tiled roof and painted memorial descriptions on the interior members. It forms the road frontage of otherwise a rather bare north approach to church	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	LYCH GATE Modern - 1920 AD Circa	
	WAR MEMORIAL Modern - 1920 AD Circa	
Materials/Evidence	Structure	
National Grid Reference		SK23562773

Site Name		Primary Record Number
St. Mary's Churchyard Railings and Gate		12669
Record Type	Monument (grade 2, date listed 26/03/1986, Group Value)	
Summary	The listed railings and gate to the churchyard which are of late 18th or early 19th century date. They are constructed of wrought and cast iron and run north from the south-west corner of the churchyard	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	RAILINGS Georgian to Victorian - 1750 AD to 1850 AD at some time	
Materials/Evidence	Structure, cast iron	
Type and Date	GATE Georgian to Victorian - 1750 AD to 1850 AD at some time	
Materials/Evidence	Structure, wrought iron	
National Grid Reference		SK23492771

Site Name		Primary Record Number
Ridgway Memorial, St. Mary's Churchyard, Rolleston on Dove		12670
Record Type	Monument (grade 2, date listed 26/03/1986, Group Value)	
Summary	A listed chest tomb to George Ridgway (died 1824), which is sited in St. Mary's Churchyard. The tomb is stone built and has an inscribed slate panel	
Administrative Area	Parish, Rolleston East Staffordshire Borough	
Type and Date	Chest tomb industrial to Georgian - 1824 AD	
Materials/Evidence	Structure	
National Grid Reference		SK23542772

Site Name		Primary Record Number
Gate Piers, Church Road, Rolleston on Dove		12671
Record Type	Building (grade 2, date listed 26/03/1986, Group Value)	
Summary	Four listed, early 19th century gate piers made of cast iron and square in plan, which are probably contemporary with the lodge	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	GATE PIER Industrial to Victorian - 1800 AD to 1850 AD	
Materials/Evidence	Structure	
National Grid Reference		SK23342777

Site Name		Primary Record Number
The Croft House, Station Road, Rolleston on Dove		12673
Record Type	Building (grade 2, date listed 26/03/1986)	
Summary	A listed early 18th century house with 20th century alterations and additions. The house is of red brick construction with a tiled roof, and has a rebuilt 20th century wing to the rear	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	HOUSE Post medieval - 1700 AD to 1750 AD	
Materials/Evidence	Structure	
National Grid Reference		SK23722776

Site Name		Primary Record Number
Ridge and Furrow, Rolleston on Dove		20287
Record Type	Monument	
Summary	The earthwork remains of medieval or later farming, identified on an aerial photograph from 1963	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	RIDGE AND FURROW Norman to Post medieval - 1066 AD to 1539 AD	
Materials/Evidence	Earthwork	
National Grid Reference		SK23502832

Site Name		Primary Record Number
Rolleston Hall Park		40136
Record Type	Monument	
Summary	A landscape park around Rolleston Hall, which was probably in existence by the first half of the 19th century	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	LANDSCAPE PARK Post medieval to Victorian - 1547 AD to 1900 AD	
Materials/Evidence		
National Grid Reference		SK22912733

Site Name		Primary Record Number
St. Mary's Churchyard, Rolleston on Dove		50225
Record Type	Monument	
Summary	The churchyard surrounding the Church of St. Mary's, Rolleston, which is possibly also of 12th century origin	
Administrative Area	Parish, Rolleston, East Staffordshire Borough	
Type and Date	CHURCH YARD Norman - 1100 AD? to 1199 AD? at some time	
Materials/Evidence	Earthwork	
National Grid Reference		SK23542771

APPENDIX 2 - The Local List: A Summary Of Non Listed Buildings, Artefacts And Sites Important To Local Character

This list does not identify village buildings listed nationally. The properties indicated by an ^(a) are marked 'significant' on Map 1 in the 1996 document. No justifications were given for this at the time. It is not clear to the compilers why some of these were selected when others were excluded, so additional properties and features now considered significant by the Rolleston on Dove Village Design Statement Group, the local Civic Trust and the Parish Council are also listed.

SECTION 1 The Conservation Area

- 1.1 Significant buildings in the Conservation Area that are not already listed.
- 1.2 Other structures/features, some quite small, which enhance the Conservation area.

SECTION 2 The village adjacent to the Conservation Area

- 2.1 Significant buildings not already listed.

SECTION 3 The rest of the village

- 3.1 Significant buildings.
- 3.2 Other structures/features, some quite small, which enhance the village.

SECTION 4 Natural features, not publicly owned, important to the character of the whole village

- 4.1 Open fields reaching into the heart of the Conservation area.
- 4.2 Areas of trees.
- 4.3 Other spaces.

SECTION 5 Buildings and features vulnerable to change of use

REFERENCES

- (a) *Borough of East Staffordshire Planning & Engineering Services*, March 1996, 'Rolleston Conservation Area' (includes a marked map, 'Map 1', of Rolleston).
- (b) *Borough of East Staffordshire*, the document of listed buildings in the Borough, as seen in the Planning Section of Development Services, ESBC, Burton upon Trent.

SECTION 1 The Conservation Area

1.1 Significant buildings in the Conservation Area that are not already listed

(i) Chapel Lane

(a)Back of Barn Farm House plus the florist's shop at end of row	Part of the group including the listed Barn Farm.
(a)The Methodist Chapel	If no longer a chapel, this would be ripe for re-use/redevelopment.
(a)The Stables & Rose Cottage	A small terrace on Chapel Lane behind 'The Poplars' on Station Road.
The Hollies	With its large barn, wall and gardens, it is important to be aware that whilst this property could also be redeveloped at some future date into more than one house garden infill development would be detrimental to the character of the Conservation Area.
Brooklyn House	Permission now granted to alter/extend two outbuildings in the butchers yard into a small dwelling for dependent relative.
The Butcher's shop	A charming little building. Should remain as a small shop.
Ivy House & Ivy House Farm	With associated walling.

Additional Comments: The properties in Chapel Lane are not numbered. However, in the 'listed buildings document'^(b), 'Number 1' seems to describe 'Black & White Cottage'. 'The Old Barn' next door (which logically could be described as Number 1) is shown as listed on the Map^(a) but doesn't seem to be described in the Listed building document^(b).

(ii) School Lane

(a)John of Rolleston School	The original front part.
The Grey House & newly built Barn	This renovation and rebuild is considered significant.

(iii) Beacon Road

(a)No. 2, (a)No. 4, (a)Nos.6+8 (one house)	Cottage to left of footpath opposite Field Drive.
(a)Beams Cottage (No. 7)	
(a)Beech Mount including building to right of main gate	

Additional Comments: Note that there seems to be an anomaly between the Listing document^(b) and the Map^(a). The listed timber-framed cottage with reed thatch 'No.1', adjacent to 'No.3' (the cottage marked 1707, currently being restored) is shown on the Map^(a) as only 'significant'. This anomaly has been corrected elsewhere in the text.

(iv) Church Road

South side

The 'Old Girls School'	This is, effectively, a wing of the Spread Eagle Inn, though entered from the 'jitty' by the Church between the car park and Church Road. Unlike the rest of the Inn this is not shown as listed or significant on the Map ^(a) , nor does it seem to be listed as part of the Inn.
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- (a) St. Mary's Close
- (a) High Bank, No. 11
- (a) All of Mosley Mews

(a) Hall Lodge, the west lodge of the old hall with associated gates, railings, gate posts, walls and pillars (see also 1.2)

North side

- (a) The Old Rectory & Thorny Hollows
- (a) No. 4
- (a) Nos. 6,8,10,12,14
- (a) No. 18
- (a) No. 26 'The Gables'
- (a) Nos. 28 & 30, 'Rosemount' & 'Eaglehurst'

- (a) No. 34
- (a) Nos. 36,38,40,42
- (a) Nos. 54 & (a)56
- (a) Home Farm (1870), Nos. 58/60
- (a) Oakcroft Home Farm Barn

(a) The rest of the old farm area

(v) Hall Grounds

- (a) The Old Hall & (a) The Paddock
- (a) Cedar Cottage & (a) Old Hall Cottage

- (a) Well House & (a) Two Pins
- (a) Threeways
- Westmorland Cottage

(vi) Marston Lane

- (a) No. 1
- (a) The Old Dairy

(vii) Burnside

- (a) The Old Post Office (see also 1.2(ii))

- Bay-windowed house
- (a) No. 9 'Smithy Cottage'
- (a) No. 11 'Willow Cottage'
- (a) Rolleston Club
- (a) The Croft

(a) Potting shed of listed houses Nos. 14/16

Vehicle entrance on Hall Grounds.
This includes some properties with frontages on Church Road (e.g. No. 17).
Planning Application made to extend this.

One converted building.
The cottage behind the new rectory.
A row of cottages (No. 14 was 'Mosley Farm')

A pair of semi-detached houses. The Mosley 'Eagle' decorates a gable end on Eaglehurst.

A row of cottages, with some modern additions.

A pair of cottages.
Planning applications in for addition and alteration.
Side wall with window on Church Road is connected to Home Farm cottages mentioned above.
Some buildings now converted to dwellings, some demolished.

Parts of the old hall.
A pair of semi-detached cottages with some alterations (planning application in for Cedar Cottage to extend and add a new double garage).
A pair of semi-detached cottages.

Detached house on corner of Church Road set on a significant village site.
Part of the old Mosley farmyard which is now on the right of the entrance to a small housing development.

Important shop and significant building on site in centre of village (corner of Station Road) with lovely garden including topiary. Essential part of the village.
On corner of Blacksmith's Yard.

Significant site on The Croft. Planning application in for large extension.
Application for some alteration has been granted.

Westfield House

Matches the 1897 Rolleston Club architecture. Opposite the Almshouses. It is a residential home for the elderly.

(viii) Brookside

^(a)No. 2

^(a)Quaintways

Brookside Court barn conversions

^(a)No. 6 'The White Cottage'

^(a)Nos. 9 to 14

Nos. 18 to 21

Cottage in Dower House grounds.

Double-fronted cottage next to the listed 'Dean Cottage'.

Marked as Listed on Map^(a) before conversion.

The rest of the row that includes two cottages that are listed (Nos. 7 & 8).

Terrace after farm and before footbridge to Brookhouse Hotel.

(ix) Station Road

^(a)Old Bakehouse & outbuilding

^(a)Croft House, the rear extension

^(a)The Poplars, No. 10

^(a)Branksome House, No. 24

Outbuilding being altered with planning permission in association with development next door.

Extension overlooking the Alderbrook to listed 'Croft House'.

Large extended house which also has an entrance on Chapel Lane.

Near to corner of School Lane.

(x) Knowles Hill

Wren Cottage, No. 4

Part of group on corner of Anslow Lane (see xi).

(xi) Anslow Lane

^(a)Cornerways Cottage

^(a)Grace Cottage

^(a)Stud Farm)

^(a)Stud Cottage)

Sysondale

On corner of Anslow Lane.

Interesting group of buildings, part converted.

Large extended property.

1.2 Other structures/features, some quite small, which enhance the Conservation Area

(i) Church Road

Gates, railings & gateposts

The other gateway to the old Hall next to the 'significant' Hall Lodge (see 1.1(iv) above), on the south side of road, to west of those listed by No. 9.

Wall of the old Hall grounds

Extending along south side of the road from the built-up area to Fidlers Lane.

Edward VII postbox

In wall on north side of road in vicinity of No. 58.

Island and bus stop shelter

Opposite the Spread Eagle at junction of Church Road and Brookside.

Bridge over the Alderbrook

In the centre of the village with stone carvings of the 'Mosley' eagle each side.

(ii) Burnside

Private gate made of horseshoes

Between post office (now closed) and Blacksmith's Yard. Probably assembled in the Smithy that was once in the area.

Topiary in post office garden (now closed)

On the corner of Station Road and Burnside.

(iii) Brook Hollows

The 'Waterfall' dam and associated bridge

(iv) Station Road

Kissing gate to Croft House

North side of road.

SECTION 2 The village adjacent to the Conservation Area

2.1 Significant buildings not already listed

(i) Knowles Hill

Apple Acres

With outbuildings and large garden.

(ii) Station Road

'New Row' cottages, Nos. 30-52

Difficult to understand why these are not in the Conservation Area.

(iii) Beacon Road

Little Steading, No.21

Interesting example of a more recent style.

SECTION 3 The rest of the village

3.1 Significant buildings

(i) Beacon Road

No. 59

Maintains style of the old village in a contemporary area.

(ii) Marston Lane

Nos. 21, 23, & 25

Act as a 'gate post' to the village from the north.

(iii) Church Road

Old Hall stables

South of water tower, behind allotments off Fidlers Lane. Now dilapidated but had a very interesting design.

(iv) Beacon Drive

Timber-clad council houses

Once not uncommon, now of a construction that could disappear rapidly.

(v) Station Road

The 'Jinnie' Inn

Because of its history and association with the building of the Jinnie Railway.

Victorian/Edwardian houses

South side of road around the junctions with South Hill and Walford Road; developed adjacent to the railway station separate from the old village.

Berrington House, No. 93
No. 93A – behind No. 93

Probably the home of the gas works manager?
Includes the small brick & tile structure in its garden.

(vi) South Hill

Key House

On east side of South Hill.

(vii) Fairfield Avenue

Nos. 1 to 5

Typical semis of their day + 1 detached.

(viii) Rolleston Road

Horninglow Cross
Elmleigh

First house in Rolleston on east side of road.
Large interesting property.

(ix) Dovecliffe Road

Strudwick House, No. 22
No. 28 to 40

Terrace of cottages.

(x) Knowles Hill

Nos. 56 and 72

The original 'smallholdings'.

3.2 Other structures/features, some quite small, which enhance the village outside the Conservation Area

These may need registering, protecting and, in some cases, restoring

(i) Church Road

The wall south of the road
The water tower

Between Hall Road and Fidlers Lane.

In the trees, south side of road, between built-up area and Fidlers Lane.

The Mosley Stables

In the allotment field

(ii) Marston Lane

Old Parish Boundary Stone

In the hedge on west side of the lane just beyond the bridge over the Mill Fleam.

(iii) Craythorne Lane

Old Parish Boundary Stone

South side of the land at the right-angled bend near the current boundary.

(iv) Station Road

Sewage pumping house

Accessed via the driveway between Nos. 91 and 93 (now converted to a small dwelling).

SECTION 4 Natural features, not publicly owned, that are important to the character of the whole of the village

4.1 Open fields reaching into the heart of the Conservation Area

These confirm the rural nature of the village

(i) Beacon Road

(1) Gap alongside footpath opposite Field Drive.
(2) Space by side of No. 59.

(ii) Brookside

Field between the Brookhouse Hotel and cottages in Brookside giving a view into the flood plain meadows and agriculture.

(iii) Knowles Hill

The view between the trees* across the fields to the west.

4.2 Areas of trees

(i) Knowles Hill

The aforementioned line of trees* to the west of the road.

(ii) Burnside and Brookside

Trees along this length of the Alderbrook.

(iii) Church Road

(1) The roadside spinney of Home Farm at the western entrance to the village and conservation area.
(2) The trees surrounding the swimming pool to west of village.

(iv) Chapel Lane/School Lane/Beacon Road junction

Trees are an important feature of this part of the Conservation Area.

(v) Craythorne Lane

Trees at its junction with Beacon Road, then trees alongside the lane add to the rural nature of this part of the village, right up to its boundary with Stretton parish.

4.3 Other spaces

(i) Dovecliffe Road

The flood plain and cricket ground in front of the houses at eastern entrance to the village.

SECTION 5 Buildings, features and areas vulnerable to change of use

5.1 The post office (now closed), Station Road/Burnside. A very prominent building in the Conservation Area on the main road junction in the village adjacent to the bridge over the brook and the Spread Eagle. With two very distinctive clipped Yew trees.

5.2 John of Rolleston School, Sherbourne site, School Lane. In the Conservation Area, it is typical of its era and sets the scene in School Lane. Similar buildings were common but are now disappearing. In fact several similar have been lost in the district in recent years.

5.3 Chapel Lane. Green spaces in the Conservation Area. Gardens between buildings give essential rural character to this lane. John of Rolleston school, Alderbrook site, is not a special building in itself but its surrounding playing fields also help form the character of Chapel Lane and the village.

5.4 The Methodist Chapel, Chapel Lane. Like the Robert Sherbourne School, it is very typical of its era. Its replacement or change of use would have a marked effect on the street scene in the heart of the Conservation Area.

5.5 The Dower House, Church Road/Brookside. In the Conservation Area, it is presently unobtrusive in the village scene but any major redevelopment could have a very detrimental effect.

5.6 The Garage, Station Road. Vehicle servicing station on the edge of the Conservation Area in front of, but not hiding the Brookhouse. Unsympathetic development of this site could have a major effect on the scene along the village's main thoroughfare.

5.7 The swimming pool, Church Road. Hidden in trees to the south of the road beyond the built up area west of the village. It may have some architectural significance. Any development on this site would have a major visual effect on the approach to Rolleston from Tutbury.

5.8 The Caravan Site, Marston Lane. Some of this site is unfortunately rather decayed. It is and always has been far less intrusive into the countryside than is often claimed. It is not an inappropriate feature in the village. Any buildings taller than the caravans could, however, be very dominant in the northern approach to the village along Marston Lane from Derbyshire. This would be quite contrary to Rolleston's character of hiding in the landscape.

5.9 The Jinnie Inn with its large garden and car park.

5.10 Old Boys Grammar School in Church Yard, also called the School Room.

5.11 Rolleston Club – large site with bowls club behind.

5.12 Burnside Shops – including the middle one of the original three.

APPENDIX 3 - Tree Preservation Orders & Protected Landscape

Generally, under part 8 of the Town & Country Planning (Listed Buildings and Conservation Areas Act) 1990 anyone intending to carry out, in a Conservation Area, works to a tree (such as lopping, topping, or felling) is required to give the Authority 6 weeks notice in writing – a section 211 Notice.

For detailed information or for clarification contact the Borough Council's Landscape Architect / Arboriculturalist.

The attached map delineates the protected groups of trees, spinneys and individual trees to which a Tree Preservation Order applies.

The forthcoming Local Plan in policies NE13 and NE14 outlines measures to conserve existing trees and hedges, and to require detailed landscaping proposals prior to allowing development. These policies will be especially important to Conservation Areas.

APPENDIX 4 - Recommendations for Statutory Listing

The Local List will be reviewed along with those buildings specifically identified in the text with a view to making recommendations to the Department of Culture Media & Sport via English Heritage, to list the relevant structures.

This appraisal recommends that 'The Hollies' on Chapel Lane (mentioned in the 'Local List') and Stud Farm on Anslow Lane are considered for statutory listing, both for its intrinsic value and for the contribution of its site and setting to the village and the borough.

APPENDIX 5 - Demolitions & Conservation Area Consents

The rule here is “if in doubt, ASK !”

This is because the interpretation of the laws governing demolition in a Conservation Area have been the subject of several cases, and required the clarification of circular DETR / DCMS 2000 / 01, amongst other notices.

In simple terms Conservation Area consent is required for the demolition of most unlisted buildings within a Conservation Area. Listed Buildings’ demolitions or partial demolitions – including structural features, internal demolitions and demolitions of listed curtilage structures are dealt with separately, by Listed Building applications.

Conservation Area consent is ***not usually*** required for the demolition of non listed buildings of less than 115 cubic metres volume, walls of less than 2 metres in height (or 1 metre when it abuts a highway), or agricultural buildings erected after 1st January 1914.

When considering such applications the Local Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Account needs to be taken of the contribution made by a building to the architectural and historic importance of the area and of the wider effects of the demolition on the building’s surroundings and the area as a whole. The general presumption should be in favour of retaining buildings which make a positive contribution to an area.

If demolition is acceptable in principle, the Local Authority still requires to consider what is proposed for the site following demolition. If there are no acceptable redevelopment plans, then consent will not normally be given. It is worth remembering that work which has an effect on the appearance of a building particularly in a Conservation Area (e.g. the removal of chimneys) may need planning permission. And, where development rights have been restricted (‘Article 4 directions’ for example) or withdrawn then changes to the appearance of the building will usually require Planning Permission

APPENDIX 6 - Local Plan Policies Supporting Sensitive Design And The Conservation Of Character

App.6.1

A core strategy in the emerging Local Plan, CPS3 deals with the principles of appropriate (urban) design. These principles apply just as readily to new design in villages, in general, and in Conservation Areas in particular.

'In considering the design of development proposals the Borough Council's aim is to ensure that new development makes the maximum contribution to improving or preserving the built environment of the borough. Such an approach will ensure the conservation of areas which are already valued and the enhancement of areas currently less valued. In considering development proposals the Council will have regard to how the development relates to the following urban design objectives which are drawn from "By Design – Urban design in the planning system : towards better practice"'

- character- a place with its own identity;
- continuity and enclosure – a place where public and private spaces are defined clearly;
- quality and the public realm – a place with attractive and successful outdoor areas;
- ease of movement – a place that is easy to get to and move through;
- legibility – a place that has a clear image and is easy to understand;
- adaptability – a place that can change easily
- diversity – a place with variety and choice '

App.6.2

Built Environment policies indicate the applicability of these principles, and state:

'Although these are urban design objectives they, and the following policy are applicable to towns and villages alike. They are also applicable to both large and small developments as significant small developments can have a great impact on their surrounding area. It is recognised that situations will vary and certain objectives or policy elements will be more important in some cases than others. The production of *Village Design Statements* and the County Council's *Residential Design Guide* ..and *Planning for Landscape Change* document will provide a degree of guidance as to how the objectives and policy will be applied. The Council will provide further Supplementary Guidance to illustrate how the design of development should reflect the characteristics of particular areas. Where a site will have a significant impact on an area, either due to its large size or its prime location in a sensitive area, the Council may request a detailed design statement to be prepared by the developer indicating how the objectives set out above and the following policy have been taken into account in the design of a proposal. Where planning permission is granted for the demolition of unlisted buildings of intrinsic archaeological or historic importance, the Council encourages the carrying out of *archaeological buildings recording* prior to demolition'

BE1 The borough council will approve applications for development which respond positively to the context of the area surrounding the site of the application and in themselves exhibit a high quality of design which corresponds to or enhances surrounding development. such considerations will apply equally to new development and development which involves the re-use of existing buildings. in considering whether design of development proposals is satisfactory, the borough council will have regard to following factors

- (a)** The layout of the development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area.
- (b)** How elements of any open spaces, both hard and soft, in the proposed development relate to each other, the proposed buildings, the characteristics of the site and the surrounding landscape's character and appearance.
- (c)** The density and mix of the development in relation to its context and the uses to which the development will be put.
- (d)** The massing of the development in terms of the shape, volume and arrangement of the building or buildings in relation to the context of the development.
- (e)** How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.
- (f)** What materials will be used within the development and how they interrelate with each other, their immediate context and any traditional materials used in the area.
- (g)** The detailing and construction techniques to be used in the development and how they interrelate with each other, and relate to the immediate and overall context.
- (h)** Adverse impacts on the immediate and general environment in terms of emissions and other impacts and any use of techniques or mechanisms to reduce those impacts.
- (i)** The extent to which the design of the development takes into account the safety of users and reduces the potential for crime to occur in accord with s. 17 of the Crime and Disorder Act 1998.

App.6.3

Conservation Areas are specifically noted in the 'Built Environment' section at para 9:

9. The special character of the settlements in the Borough has evolved over centuries and the Council considers that, to safeguard and enhance this character, it is vital to ensure that the pace of change is controlled and that new development should make a positive contribution to its surroundings. This Plan includes policies for the protection of the historic features of the area and for the design of new buildings. The Council will therefore give a high priority to the objective of preserving and enhancing the character and appearance of conservation areas in considering all proposals for development, in accordance with guidance set out in PPG15.
10. One of the requirements of PPG15 is that the basis for the assessment of the character and qualities of existing or proposed areas should be set out in the Plan. The resulting assessments then form the basis for the consideration of any development proposed in a Conservation Area. As indicated by English Heritage the Council will only designate areas of real 'specialness' in the local context. The following criteria will be used as the basis of the assessment of this 'specialness':-
 - a) Origins and development of the area;
 - b) Prevailing and former uses in the area and their influences on it;
 - c) Any archaeological significance;
 - d) Historic and architectural qualities of the buildings;
 - e) Character and relationship of spaces;
 - f) Prevalent and traditional building materials;
 - g) Local details and special features;
 - h) Contribution of any natural or cultivated elements;
 - i) Setting of the area and its relationship to the landscape;
 - j) Any neutral areas or negative factors.

These criteria will also be applied when considering extensions to existing conservation areas.

BE6 Development will not be permitted in a Conservation Area, unless it preserves or enhances the character or appearance of the Conservation Area;

- (1) **If an application for outline permission is made within a Conservation area, the Local Planning Authority will require details of siting, design and external appearance of all buildings, under the provisions of Article 3(2) of the General Development (Procedure) Order.**
- (2) **Consent to demolish an unlisted building in a conservation area will not be granted unless it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would preserve or enhance the character or appearance of an area.**

Redevelopment involving demolition will only be permitted where there are detailed plans for the site already approved.

- (3) **Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.**
- (4) New development should respect the character of the existing architecture in scale, grouping and materials.
- (5) Proposals for development adjacent to Conservation Areas should be designed to be in harmony with the character or appearance of the area.
- (6) When considering development proposals the Council will take care to ensure that views into and out of the conservation area remain unspoilt.
- (7) Permission will not be granted for development on sites identified in conservation area Designation and Enhancement documents which contribute to the appearance or character of the Area, even if that site is also within a development boundary.

BE7 The Council will be prepared to consider making exceptions to other policies in this Plan where this would enhance the character of a conservation area.

App.6.4

Listed buildings (many of which are sited in Conservation Areas) are covered in the emerging Local Plan, as follows:

LISTED BUILDINGS

These buildings represent the best of the Borough's heritage, being of special architectural or historic value, and as a finite resource, once lost cannot be replaced. In accordance with the aims of PPG15, the Council will seek to retain and protect all listed buildings. This reflects the importance of protecting listed buildings from unnecessary demolition, unsuitable and insensitive alteration, and will be the prime consideration for the Council in determining an application for Listed Building Consent.

BE8 The character of listed buildings will be protected by the following means:

- (1) **The Council recognises its statutory duty to have special regard to the desirability of preserving listed buildings and their setting;**

- (2) Applications for alterations or extensions to listed buildings will only be granted when they relate sensitively to the original building;
- (3) Where the demolition of a listed building is to be permitted, the Council may require by condition or seek agreement that:-
 - (a) demolition shall not take place unless detailed plans have been approved for replacement buildings;
 - (b) the building is retained until such time as redevelopment takes place;
 - (c) important external and internal features of the building are salvaged and stored or reused;
 - (d) there is an opportunity for the appearance, plan layout and particular features of the building to be measured and recorded prior to demolition; and
 - (e) provision is made for archaeological investigation by appropriately qualified persons and excavation of the site where appropriate.
- (4) Where Listed Building Consent is granted for the demolition or alteration resulting in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological building recording to take place prior to, or during, the commencement of works.

13. As set out in PPG15 the best way to retain listed buildings is to keep them in use. New uses will often mean modifications to the building. A balance therefore has to be struck between the need to preserve listed buildings and the requirements of other policies in the Local Plan. This means that the need for flexibility in the application of other policies in the Local Plan to ensure new uses has to be recognised.

BE9 The Council will be prepared to consider making exceptions to other policies in this Plan if this would secure the retention of a building of architectural or historic interest or enable an historic building or group of buildings to be given a new lease of life. Where new development is to provide income for the upkeep of historic buildings, a planning obligation agreement will be sought to secure that objective.

App.6.5

Archaeological sites and scheduled monuments are generally covered by the proposed Local Plan policies BE 10 and BE11:

ARCHAEOLOGY

14. There are many features of historic and archaeological interest in the area. Those scheduled as Ancient Monuments have statutory protection but the Council recognises the importance of protecting not only known sites but also new ones as they are discovered. If it is necessary to permit development that could affect a site where there is clear evidence of archaeological interest, the Council will ensure that there is an opportunity for archaeological excavation and recording before development occurs.

BE10 Sites of significant archaeological interest will wherever possible be protected from new development. Development proposals affecting sites of potential interest should be accompanied by an evaluation of the archaeological implication of the development, based if necessary on trial evaluation and by an indication of the means and resources to be made available to protect and/or record the archaeological interest of the site. Approval may be conditional upon appropriate means and facilities being available by the developer for archaeological investigation.

BE11 There will be a presumption in favour of the physical preservation of scheduled Ancient Monuments and unscheduled archaeological remains of national importance, and development which would disturb or adversely affect any such monument or remains or its setting will not be permitted.

App.6.6

Protection of open areas within settlements is covered in the emerging Local Plan by policy NE6:

PROTECTION OF OPEN AREAS WITHIN SETTLEMENTS

10. Areas of open land within settlements can contribute to the character of a settlement. Where such sites are developed the character of a settlement or area may be harmed. Where such harm would occur it is important that such sites are protected from development. Village Design Statements, promoted by the Countryside Agency, can play a positive role in identifying and recording what is special about a village. The Council has already formally adopted several Village Design Statements as SPG.

NE6 The development of open areas of land within town and village development boundaries will be allowed, subject to other policies in this plan, unless the land contributes positively to the character of the surrounding area and provides visual amenity for the community.

In settlements without development boundaries, the development of open space will not be permitted where the land contributes positively to the character of the surrounding area and provides visual amenity for the community.

App.6.7

Restrictions on 'Permitted Development' (ref : section 8.2) are covered in the emerging Local Plan by policy BE12:

THE STREET SCENE

15. To preserve areas of particularly high aesthetic quality such as Conservation Areas the Council wishes to minimise visually and aesthetically damaging street 'clutter' such as unsightly litter bins, freestanding advertisements, signs, public utilities equipment, power supplies and communication technology. The Council will aim to remove unsightly street furniture and where necessary replace it with more appropriate structures. Furthermore, the use and appearance of shop security shutters will need to be controlled. The Council may also wish to exert greater control over development which does not usually require planning permission. The Borough Council will therefore impose Article 4(2) Directions on dwellings in Conservation Areas where it considers there is a real threat to the character and appearance of the area and in exceptional circumstances will consider seeking the approval of the Secretary of State for Article 4(1) Directions in Conservation Areas or other areas of special quality where there is considered to be a real and specific threat due to the exercise of permitted development rights

BE12 The Council will apply Directions in Conservation Areas to remove the permitted development rights for buildings in exceptional circumstances where development could have a real and specific detrimental effect on the special architectural or historic character of the area and in exceptional circumstances will apply to the Secretary of State for consent to apply Directions to other areas of special quality where there is a real and specific threat.

App.6.8

The control of advertisements is a significant issue in Conservation Areas. The emerging Local Plan highlights general considerations:

16. Advertisements and signs are important to the proper functioning of shopping and commercial areas, but the Council considers that the display of advertisements needs to be carefully controlled to ensure that they do not have a damaging impact on the environment.
17. The Town and Country Planning (Control of Advertisements) Regulations 1992 gives powers to the Council to restrict the display of advertisements in the interests of amenity and public safety. Some categories have deemed consent by virtue of the Regulations, but most advertisements require a specific consent for which application is made to the Council. The Council also has powers to remove advertisements by the issue of a 'Discontinuance Notice'.
18. In carrying out its duty to control advertisements, the Borough Council will seek to ensure that advertisements are not unduly prominent in the street scene. Any advertisement which is likely to detract from the visual amenity of its surroundings

will be refused consent. Particular care will be taken when considering the display of advertisements on listed buildings, in conservation areas and in the countryside. This will ensure that the special character of these buildings and areas is protected.

BE13 In determining applications for consent to display advertisements, the Borough Council will consider the effect of the proposals on local amenities and public safety. The Council will not grant consent for the display of an advertisement unless it is satisfied that it:

- (1) is well located in relation to the building or site on which it is to be displayed;**
- (2) is of a suitable size, colour and design;**
- (3) is of a design and materials that are acceptable in the locality;**
- (4) does not stand out as an inappropriate or unduly prominent feature;**
- (5) does not contribute to visual clutter in the street scene;**
- (6) does not intrude upon the amenities of immediate neighbours;**
- (7) does not adversely affect the safety of users of any form of transport and pedestrians.**
- (8) is illuminated in manner appropriate to the locality and its position on the building or site**

19. The Council will expect most illuminated advertisements to be confined to commercial areas and to be at fascia level. The aim is to ensure commercial premises have no more than one fascia and one projecting sign, as then the display is unlikely to be prominent, and will not detract from amenity or public safety to an unacceptable degree, or create advertisement clutter. On petrol filling stations, particularly in rural areas, the Council will seek to minimise the total number and area of advertisements displayed to reduce clutter. Further guidance on the implementation of Policy BE 13 will be provided in Supplementary Planning Guidance.

App.6.9

The design of shop fronts is also given some consideration in the emerging Local Plan. Proposed policy BE14 will have an impact on many Conservation Areas:

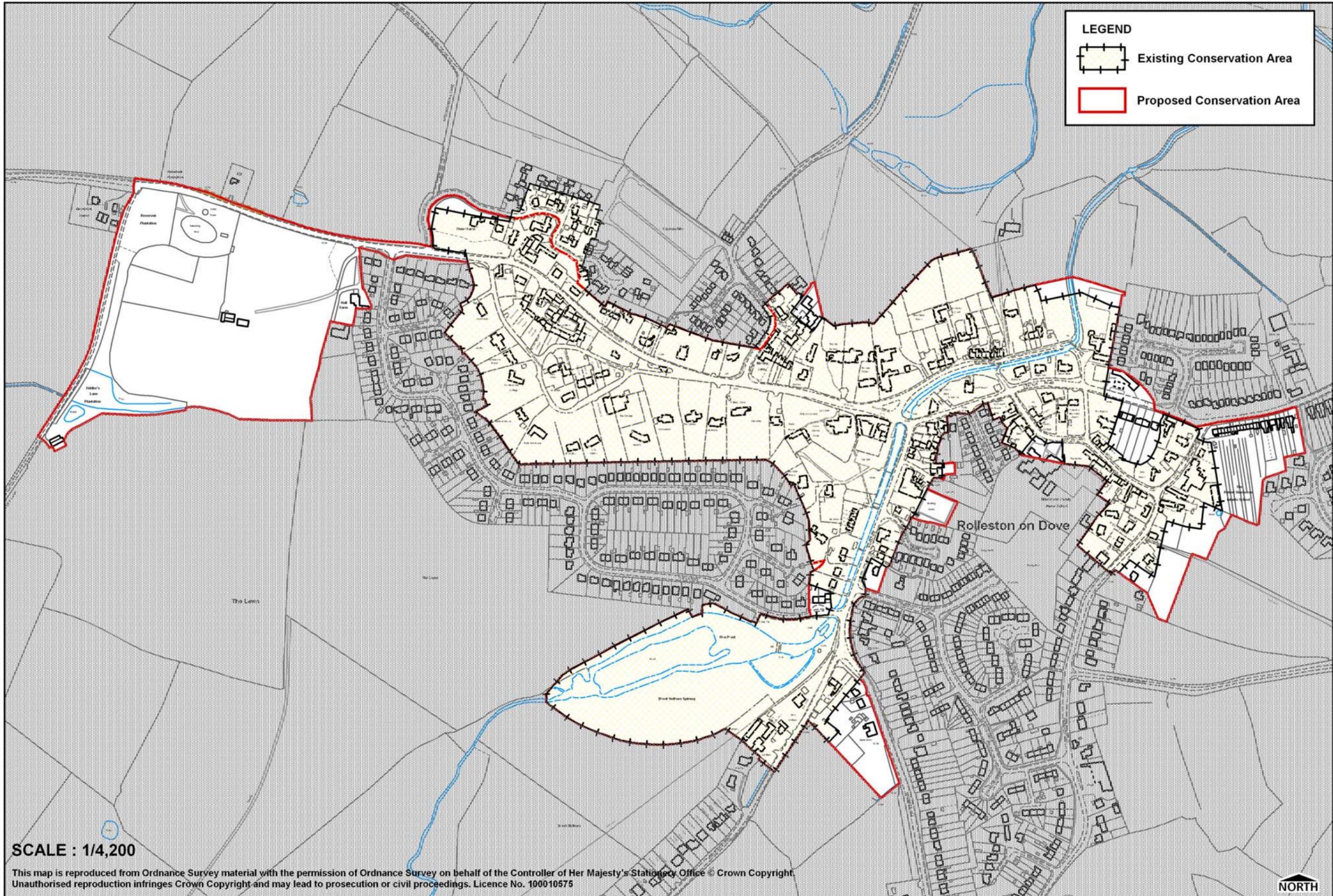
20. Shopfronts have a considerable influence on the appearance of buildings and the street scene. They are necessary to advertise and inform and can add vitality and interest to an area. They can also detract from buildings if due regard is not had to the age or architectural character of the building or area

BE14 The Council will not grant permission for new, replacement or altered shop fronts unless they are designed to be sympathetic to the remainder of the building and to the character of the surrounding area.

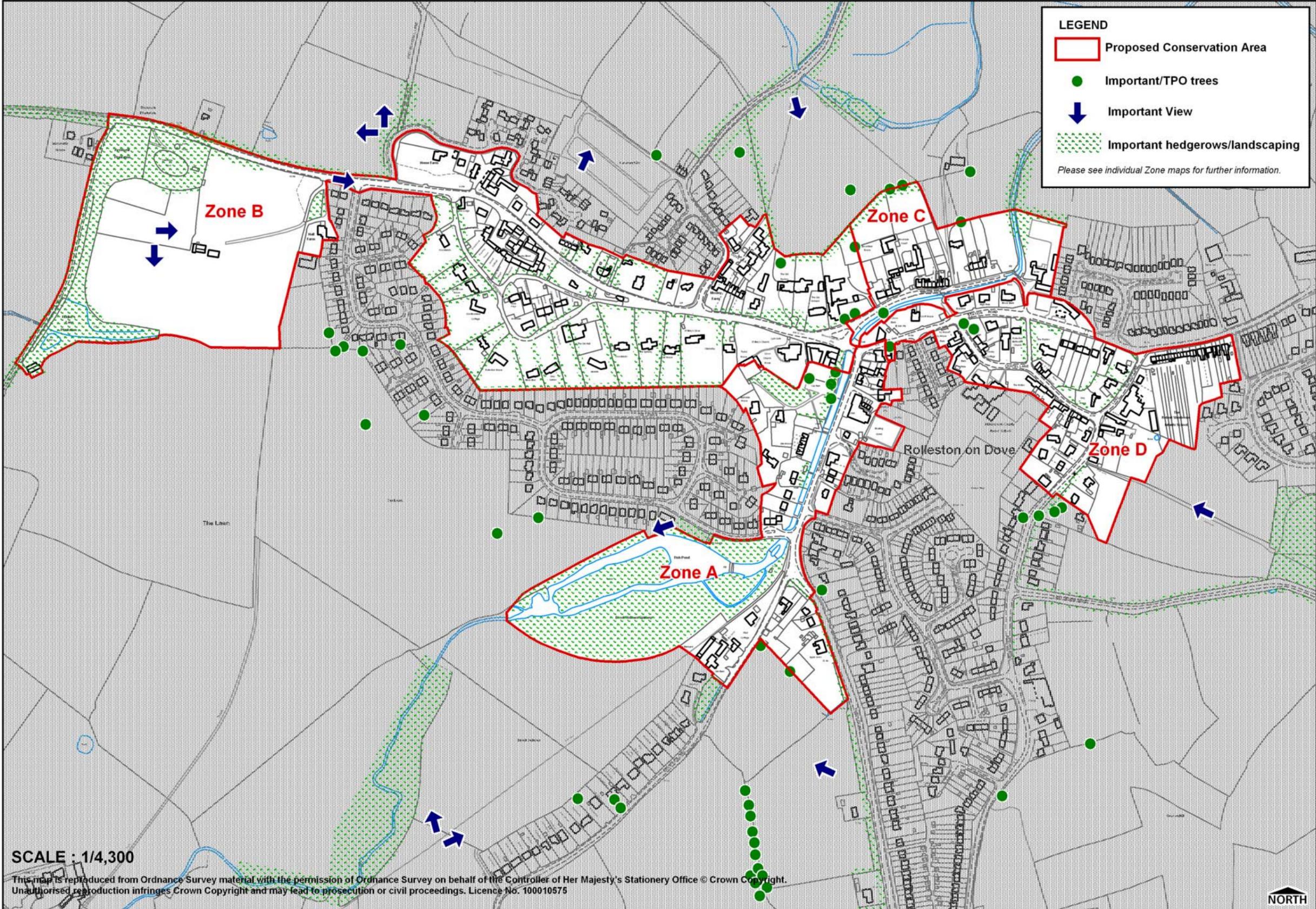


Rolleston – circa 1890

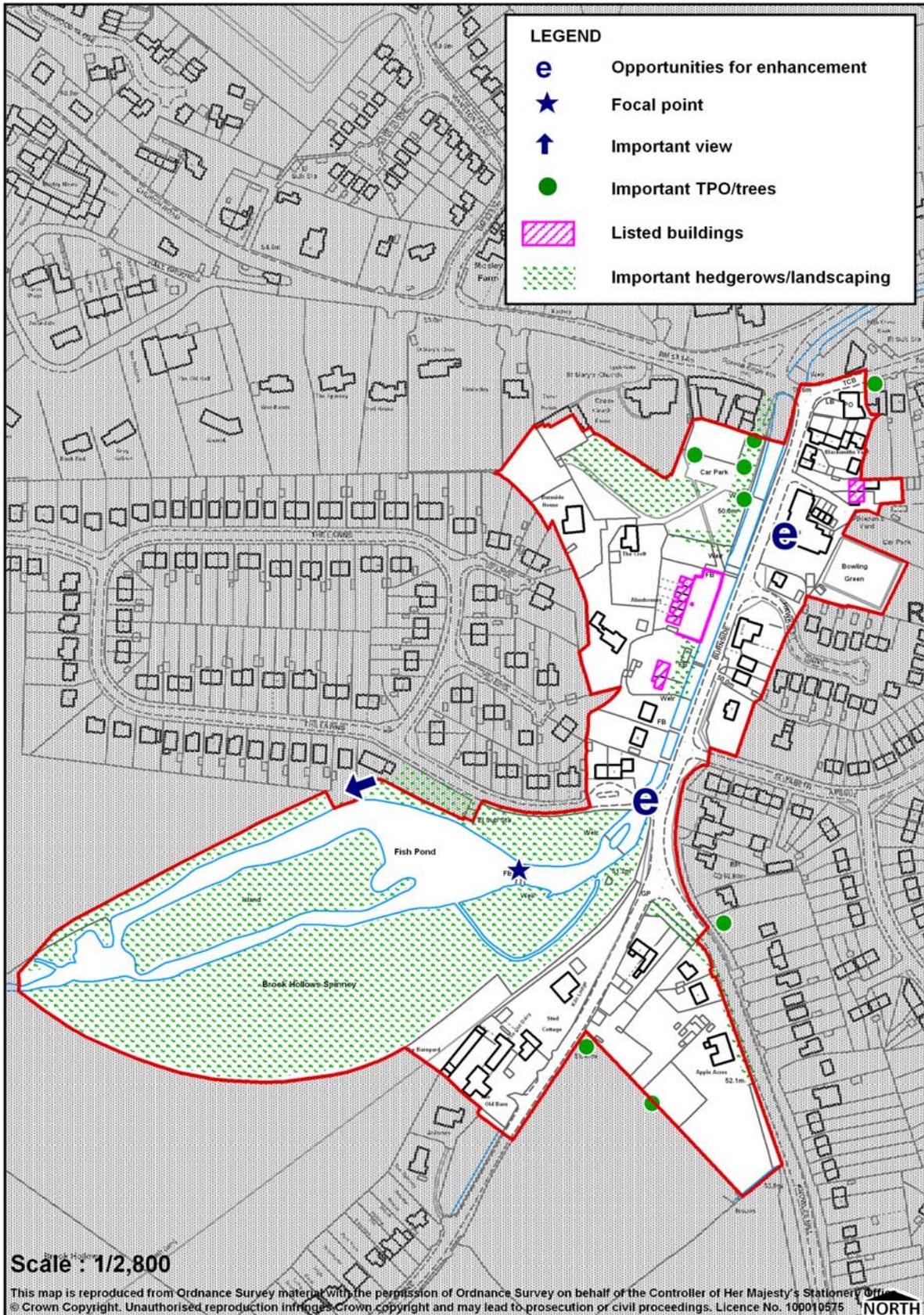
ROLLESTON EXISTING CONSERVATION & PROPOSED CONSERVATION AREAS



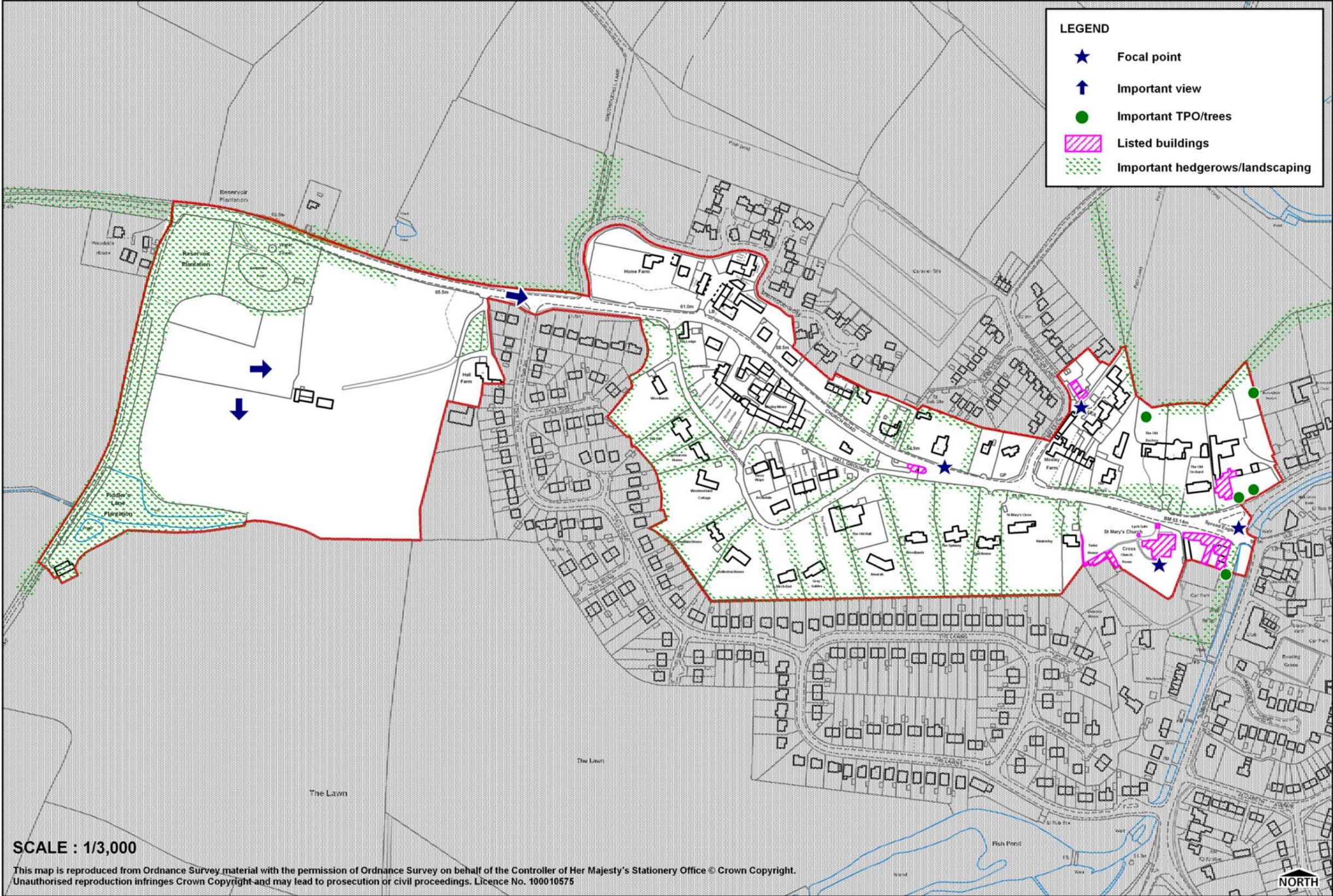
ROLLESTON CONSERVATION AREA



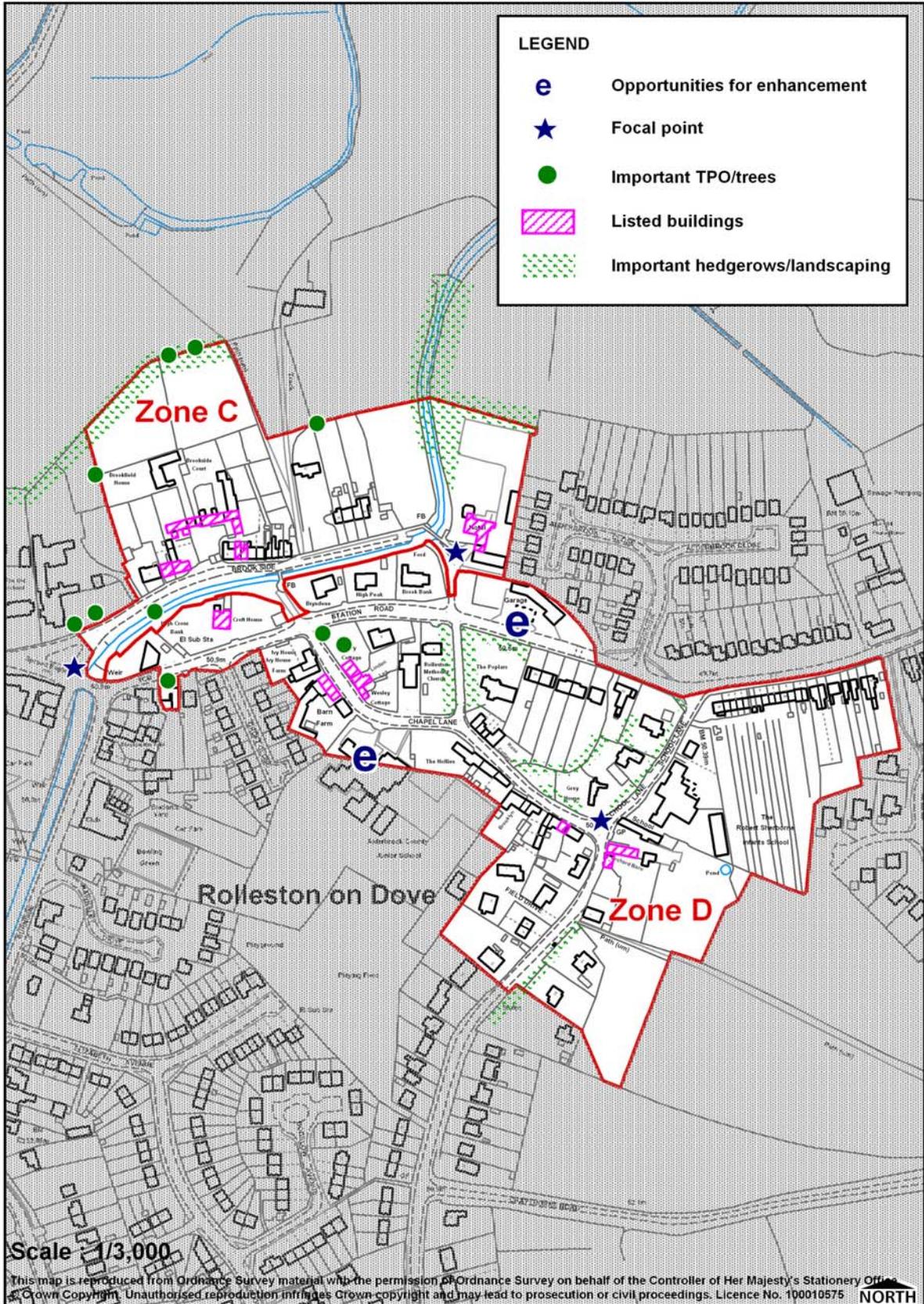
ROLLESTON CONSERVATION ZONE A



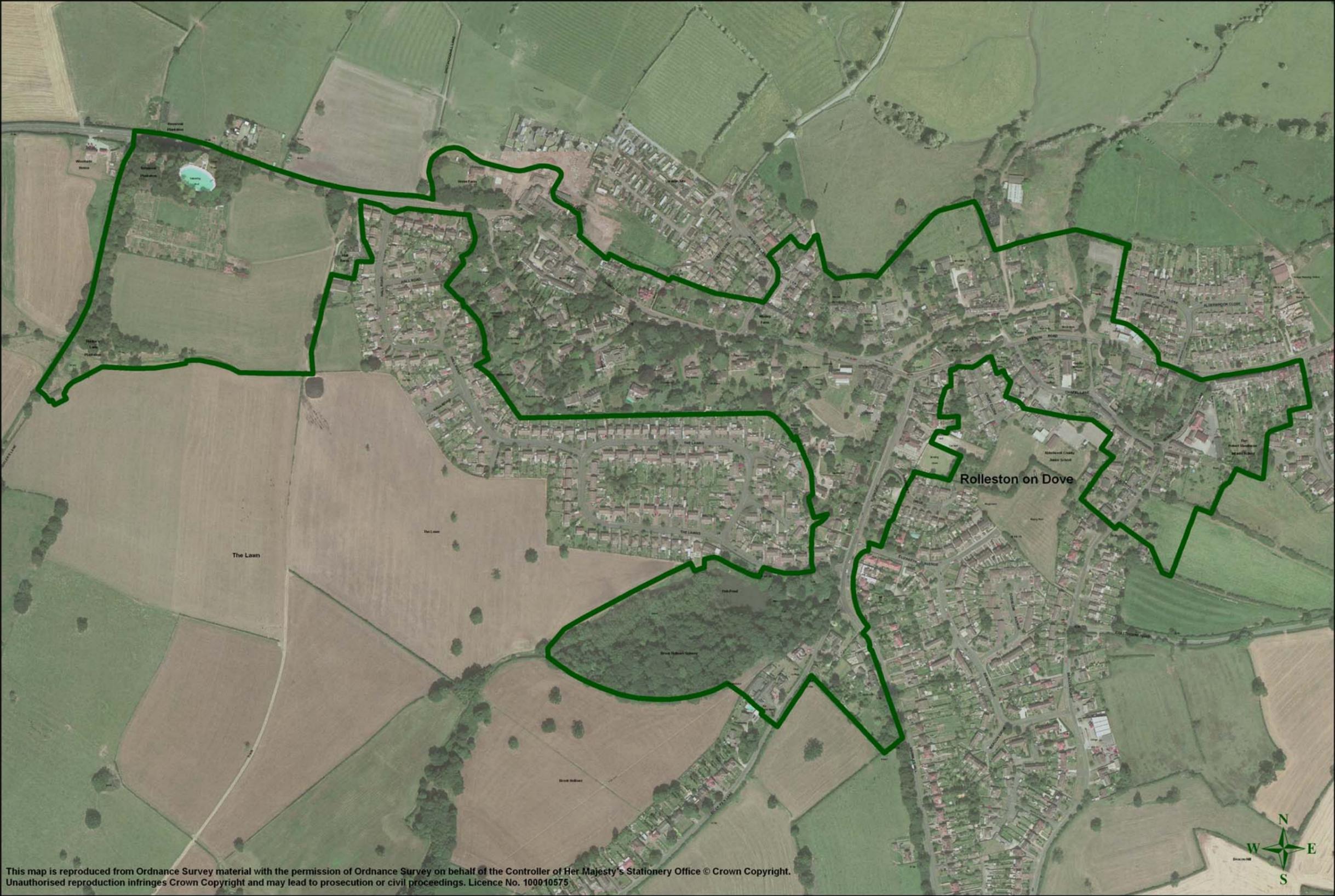
ROLLESTON CONSERVATION ZONE B



ROLLESTON CONSERVATION ZONES C AND D



AERIAL VIEW OF ROLLESTON ON DOVE
& PROPOSED CONSERVATION AREA



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