



CONSERVATION AREA 48

ELLASTONE



The cover map of Staffordshire was first published by Hermann Moll in 1724. It gives special emphasis to the roads, rivers and parkland. The County boundary differs from the present one, as parts now in Shropshire, Worcestershire and Warwickshire are included.

STAFFORDSHIRE COUNTY COUNCIL
COUNTY TOWN & COUNTRY PLANNING COMMITTEE
TOWN & COUNTRY PLANNING ACT 1971

CONSERVATION AREA 48

ELLASTONE



PURPOSE OF DESIGNATION

The rapid changes now taking place in town and village, whilst giving practical benefits, also threaten many beautiful and historic areas with destruction or despoliation. Such areas, often unique in character due to rich variation in types of buildings, trees and open spaces, form an important part of the national heritage.

In the past, individual buildings of architectural or historic interest have been protected by legislation, whereas attractive groups of buildings, often of little individual value, and areas of character, beauty or historic importance have been mainly unprotected.

The Town and Country Planning Act, 1971, remedies the deficiency by enabling local planning authorities to designate as conservation areas those "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance."

Potential conservation areas exist in many towns and villages, varying in size from complete centres to groups of buildings. Although often centred on historic buildings, they may include features of archaeological importance, historic street patterns, village greens or areas of particular character.

Staffordshire has been strongly influenced by the effects of the Industrial Revolution and consequent growth of industry and population. The pressures resulting from this growth cause considerable problems in terms of visual environment, nevertheless many areas and settlements of good traditional character still remain in the towns, villages and country estates. Their preservation cannot be considered in isolation, without taking into account the natural growth and future needs of people, commerce and industry.

Conservation is the means by which existing character can be preserved and enhanced with due regard for other demands. Designation of the Conservation Area followed by detailed design proposals will form the basis for positive action, but ultimate success will depend on active public interest and support.

CONSERVATION AREA * ELLASTONE

Ellastone, a scattered village, straddles the B5032 Cheadle-Ashbourne road midway between these two towns, and is divided by this road into Upper and Lower Ellastone.

Lower Ellastone, in the flat floor of the Dove Valley is flanked by the river itself and the woodlands of the Derbyshire eastern bank; Upper Ellastone climbs away from the valley towards the slopes of the Weaver foothills along a ridge bounded by the two tributaries of the River Dove, Northwood Brook and Sandford Brook.

Lower Ellastone, south-east of B5032 is basically a loose grouping of cottages and farms, and mill buildings centred on the confluence of the tributary streams and the mill race. The main concentration of buildings is along Dove Street, a partially sunken lane leading from the B5032 to cross Ellastone Bridge into Derbyshire. The bridge itself, dated 1777, is ashlar stone faced with two main spans with segmental arches and is listed by the Secretary of State for the Environment as being of special architectural and historic interest. At the other end of Dove Street, Cross Farm House, an irregular stone and tile house dating probably from the 17th century is also listed.

The buildings of Dove Street, of local stone or brickwork, some colour-washed, are widely spaced with the exception of those where the road narrows at Buck Farm and closely flanked by the substantial brick and stone buildings of the farm itself and the small terraced cottage group opposite. An overall open rural character achieved by the informal arrangement of cottages separated by open areas leads the eye to the countryside beyond.

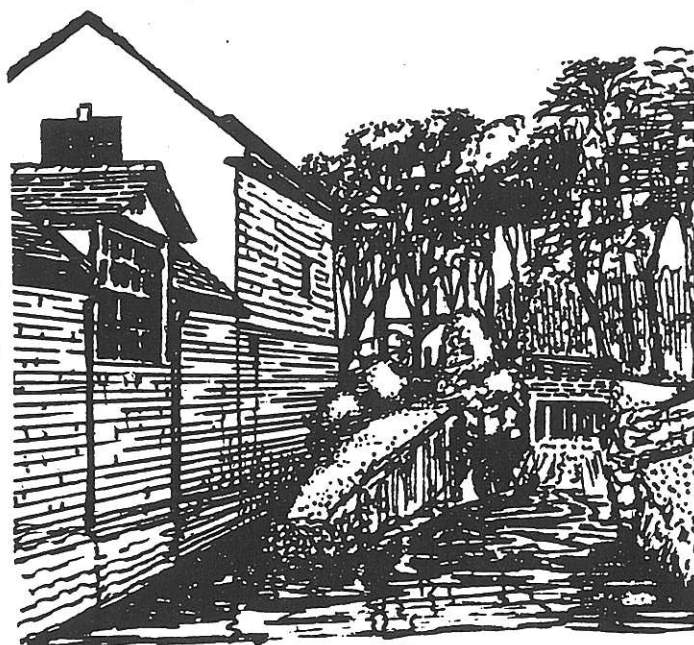


Dove Street

The peaceful environment of Dove Street is affected by the traffic and disturbance connected with the industrial activities in and around the old cheese factory. This building, and surrounding ones less permanently constructed, accommodate several businesses including a monumental mason, and a welding and metal casting business and the resulting debris and derelict plant could with advantage be cleared and the area tree planted.

The corn mill itself, adjoining the cheese manufactory, still functions, although electric-powered since 1920.

Its form, and evidence of the structure and sluices strongly recollects its original water power and the surrounding landscape is dominated by water in the form of mill race, tributary streams and mill pond with their bordering willows. East of the mill pond the composition is completed by the brick and stone Dove Farm backed by the woodland bounding Calwich Park.



Corn Mill

Upper Ellastone centres on the T-junction where the Cheadle - Ashbourne road turns sharply east and is joined by the Wootton road. At this junction the road widens to form an appropriate emphasis, and is immediately dominated by the imposing stone building, formerly the "Bromley Arms", supported by the more modest buildings of the "Duncombe Arms", and the brick and stone cottage groups at the cross-roads opposite the "Bromley Arms".

The former "Bromley Arms", now used for sales of antiques, is a particularly stylish house, probably dating from the late 17th century, constructed in rubble ashlar stone with hipped tiled roof and stone stacks. Enrichments of the severe form of the building are rusticated quoins, moulded plinth and stone forestair to the central doorway.



The former Bromley Arms

Its importance may be judged by the Grade II* classification as a listed building, one of only 100 in the County.

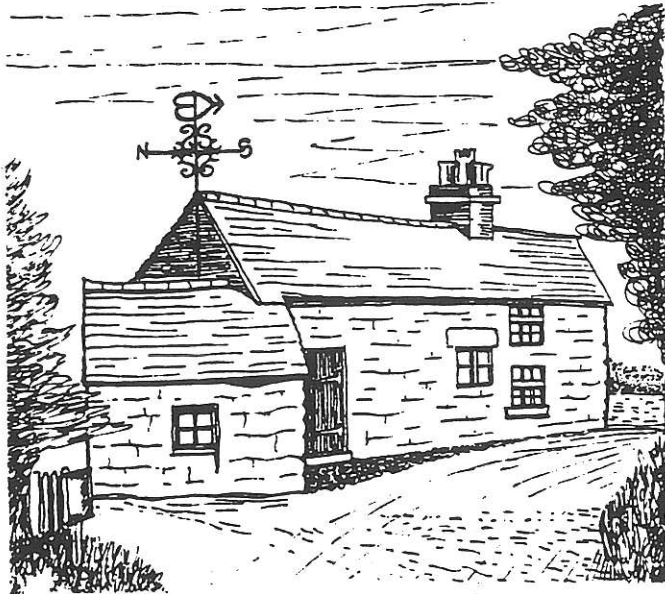
If Lower Ellastone epitomised the early rural industrial basis of the local economy with its mill and associated buildings, Upper Ellastone to an exceptional degree provided for the spiritual and social needs of this small community. In addition to the two public houses mentioned, there are, or were originally, two Methodist Chapels (Wesleyan and Primitive), a School, Parish Hall, Smithy, Parish Pump, and small shops grouped at the road junction. The Vicarage and St. Peter's Church top the rise and dominate the longer view at the cross road and the road leading to Ashbourne as it drops away to cross the valley of the Tit and Northwood Brooks. St. Peter's Church is of some interest in that both chancel and tower are dated 1588 and 1586 respectively. The tower looks of earlier date and may have been restored in 1586.

The loosely grouped buildings of Upper Ellastone either adjoin the Ellastone/Wootton road, or lie along Church Lane, a back loop lane. Along the main road most buildings are of a consistent character, stone-built of ashlar or rubble with steeply pitched tile roofs and often with stone copings to the gables as with Stone Cottage, a typical late 16th century Yeomans house. Both this cottage and Adam Bede's House, an early 17th century house interestingly connected with George Eliot's "Adam Bede", are listed as of architectural or historic interest.

Church Lane is a narrow sunken back lane looping from its junction with the Wootton Road adjacent to the church back to the main road further north. Although the Parish Hall and the Village School and two cottages on this lane are brick-built, contrary to the tradition of the locality,

other stone cottages abut the road edge and emphasise the lane's enclosure and narrowness particularly at its north end where the cottage and unusual side porch contain the view.

It is apparent that the character of Ellastone is principally that of domestic buildings mostly small in scale

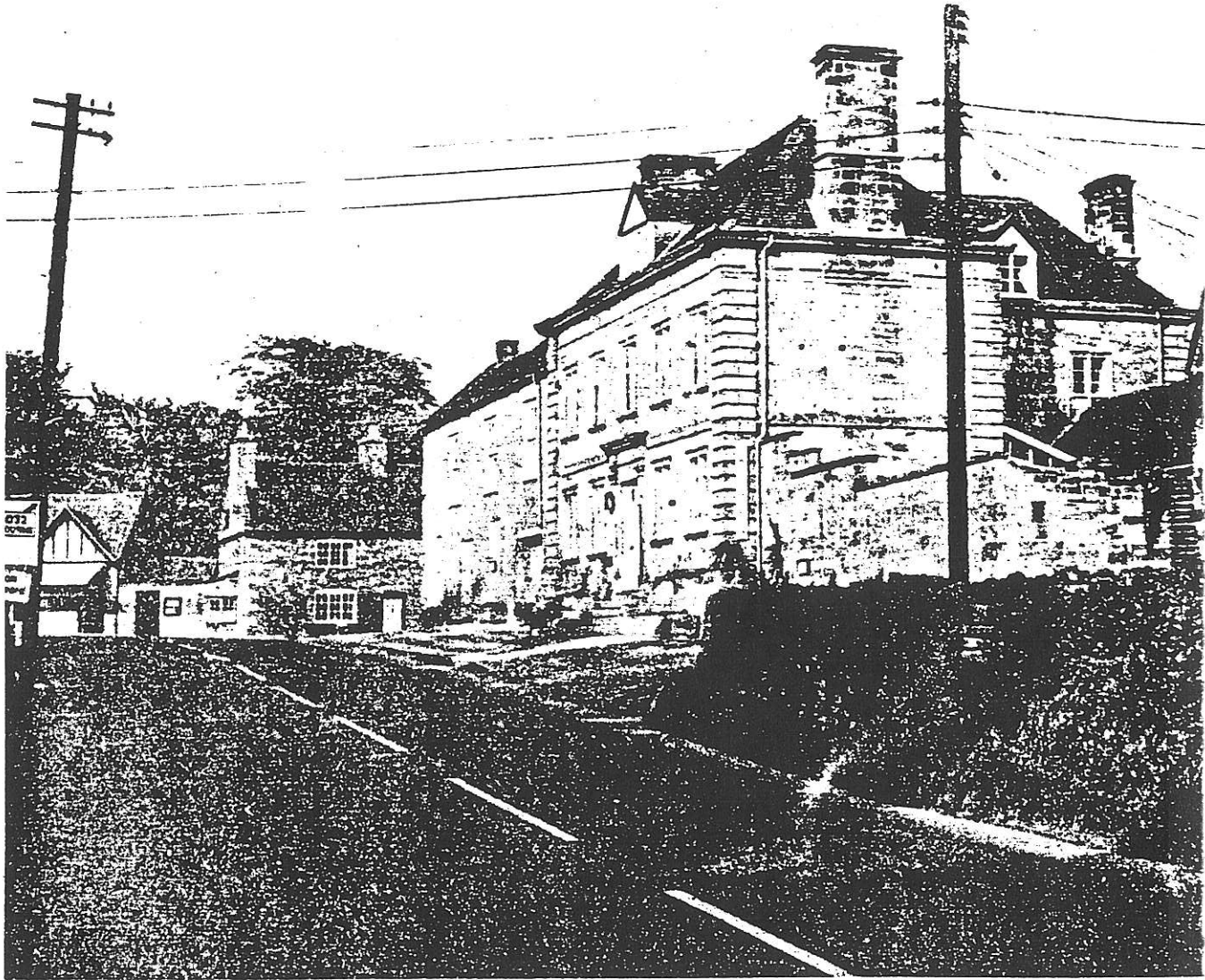


Cottage at entrance to Church Lane

often widely spaced and raised above sunken roads topped by dry stone walls. Especially in Upper Ellastone a major unifying factor is the predominance of local stone in buildings and garden walls and the particular building style resulting from use of this material. New buildings should respect this local traditional use of materials, especially the widespread use of stone.

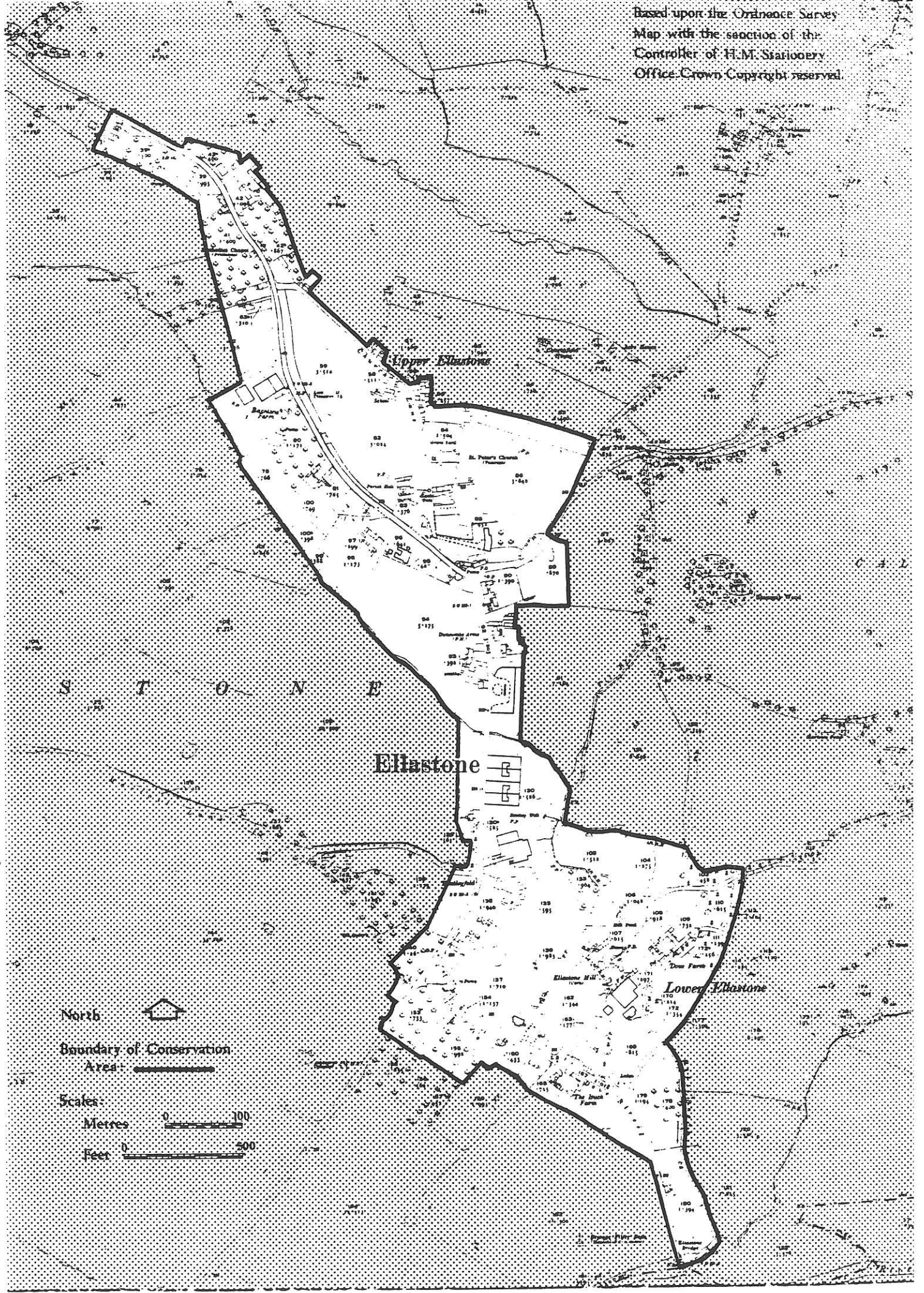
The village has received some new development, mainly unobtrusive in the older village scene by being screened from the main road. Any additional development should be concentrated within minor building groups and avoid infilling between isolated buildings. The latter course would destroy the informality and openness characteristic of Ellastone and create ribbons of development.





It is to preserve the existing character and ensure the compatibility of new development that Ellastone is designated as a Conservation Area.



ELLASTONE * THE FORMER BROMLEY ARMS

Based upon the Ordnance Survey
Map with the sanction of the
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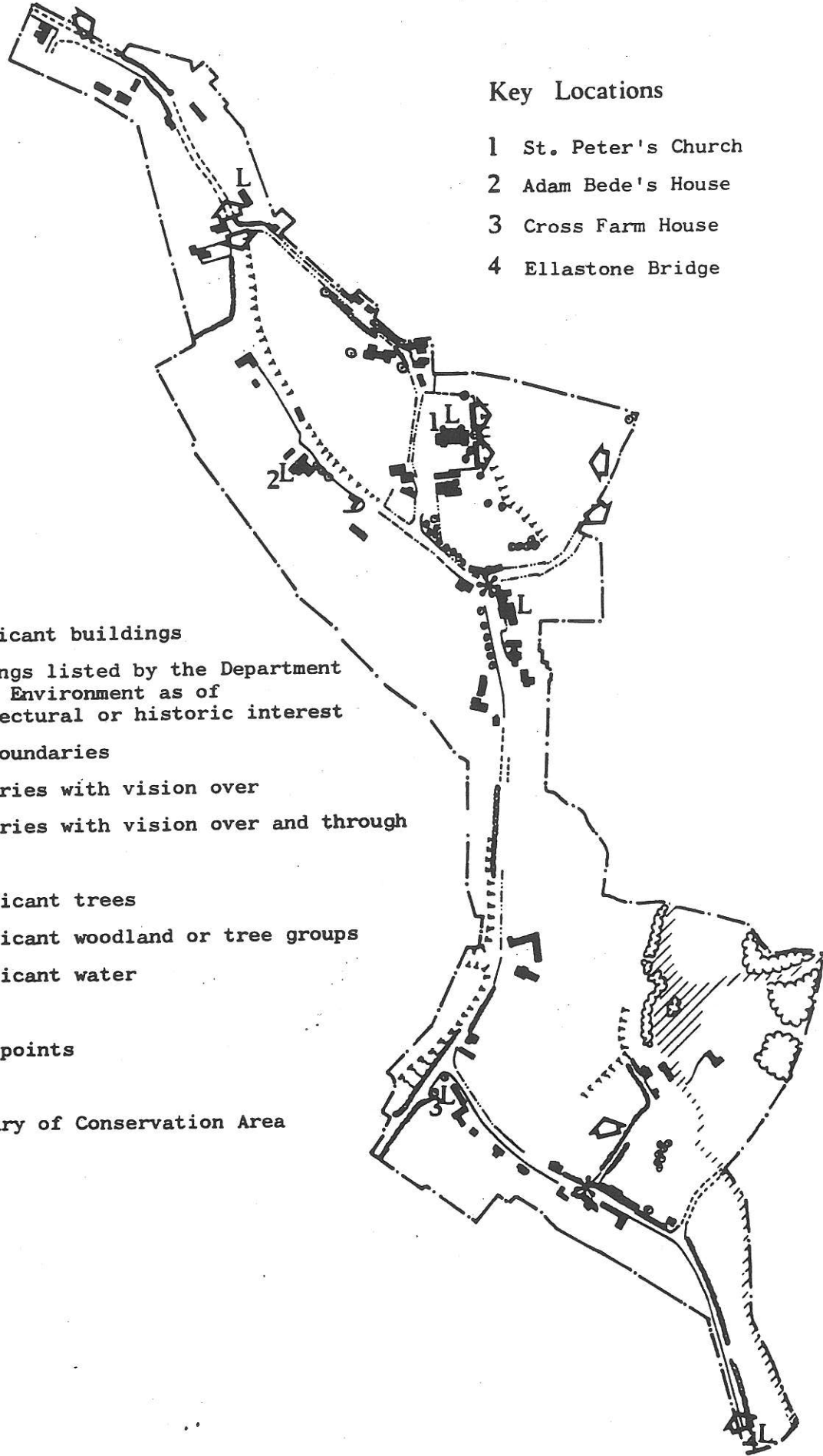
North 
Boundary of Conservation Area 
Scales:
Metres 
Feet 

Key Locations

- 1 St. Peter's Church
- 2 Adam Bede's House
- 3 Cross Farm House
- 4 Ellastone Bridge

Visual Factors

-  Significant buildings
- L** Buildings listed by the Department of the Environment as of architectural or historic interest
-  High boundaries
-  Boundaries with vision over
-  Boundaries with vision over and through
-  Hedges
-  Significant trees
-  Significant woodland or tree groups
-  Significant water
-  Banks
-  Focal points
-  Views
-  Boundary of Conservation Area



VISUAL ANALYSIS

FUTURE ACTION

The Conservation Area has been carefully considered by the Local Planning Authority in consultation with the District Council and local amenity bodies.

A specific responsibility is placed upon the Local Planning Authority and the Minister to take account of the character of the Conservation Area when exercising their planning duties and grant-giving powers. Development proposals affecting such areas may also be advertised and account taken of representations received in determining each case.

The Town and Country Planning Act, 1971, makes it clear however that designation of a conservation area is only a prelude to action for preserving and enhancing its character and appearance. The present document is concerned with the reasons for designation. It analyses and defines the basic qualities of the particular features and groups of buildings which it is considered make a significant contribution to the character of the Area. Further reports will set out detailed policies and plans for the Area including recommendations to developers on types of development, on design and on materials considered suitable. The policies may include requirements for detailed information on particular classes of applications, advertisement of applications and proposals for retention of important buildings.

It may be necessary to prepare detailed proposals for improving the appearance of the Area by action such as reduction of traffic congestion, screening of particular features and provision of alternative outlets for undesirable development.

It is hoped that improvement and enhancement of conservation areas will not be completely dependent upon long-term proposals, or restricted by the uncertainties of individual development. Much can be achieved in the immediate future by collective action in street re-decoration, removal of untidy signs and advertisements and planting of trees. Public participation is essential to attract local interest and to support voluntary action by amenity bodies in restoring and improving the beautiful parts of environment.