

TATENHILL CONSERVATION AREA

APPRAISAL & MANAGEMENT PLAN

2013

Acknowledgements:

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Cottages opposite Tatenhill Thanksgiving and Memorial Hall

EXECUTIVE SUMMARY

The village of Tatenhill occupies a valley location at the edge of the River Trent some three miles south west of Burton-upon-Trent. Designated originally in 1978, this Conservation Area Appraisal and Management Plan (CAAMP) is designed to set out the key features of the conservation area against current best practice and policy.

It examines the distinctive qualities of the settlement and the conservation area before going on to set out management proposals and guidance to ensure that these features are preserved and enhanced.

Tatenhill is an Ancient Parish and has a history intertwined with the Needwood medieval hunting forest, a large number of freehold farmsteads and estates and large grazing and dairy farms which occupied the landscape until the end of the 18th century. The 13th century Church of St Michael and All Angels was once the mother church for the ecclesiastical district. As such the village remained at some prominence from the Middle Ages onwards, whilst remaining a collection of farmstead and small cottages.

After the Second World War significant ribbon type development occurred along the routes through and adjacent to the village occurred. There has been considerable change in the village since 1978, some of which has undermined the original character. It retains much of the typical village character and a range of heritage assets coupled with a distinctive undulating, sinuous townscape.

The conservation area has a strong relationship with the surrounding landscape. The village itself sits in the transition between the mid-Staffordshire plateau and the Trent valley; views into and out of the village are particularly important to the conservation area. There are three distinct characters explored

in more detail, the historic core, the northern ribbon and the area around the crossroads to the south. All are distinct as a result of the age of historical development, age of buildings and the relationships of buildings to the street creating both attractive and not so attractive spaces.

It concludes by setting out some overall management proposals for the Conservation Area and rules for the acceptability of new development. The protection of key views and spaces are all detailed and explained. Particularly important is the protection of the built form's relationship with Main Street including front boundaries, roofscapes and the public realm itself.

Guidance is provided to ensure that the characteristics of these buildings are retained to preserve the overall integrity of the streetscene. This is considered to be an enforcement issue, with permitted development restrictions not being fully enforced. Care needs to be taken to ensure that homeowners accord with these rights. The use of limited Article 4 directions is recommended to remove some further permitted development rights.

1.0. INTRODUCTION

The Tatenhill Conservation Area

Tatenhill lies 3 miles west of Burton-on-Trent, Staffordshire. Comprised of less than 100 dwellings, the village occupies a valley site surrounded on all sides by open countryside. The village is arranged along a single road – Main Street – with a cluster of development at the crossroads to the south. The village is a good example of ribbon development along a key route, as shown by the built form in Tatenhill Village Map (Figure 1.1.). Development over the past 40 years has seen a variety of new houses added to this ribbon. In the main these have been mostly single dwellings, with a few instances of small clusters of development, such as at The Woodlands.

The village sits within the valley cut by the Tatenhill Brook as it flows from north-to-south. To the north the valley runs upwards towards Henhurst Hill and onwards to the village of Anslow which sits atop a plateau. To the east, the village is screened from the Trent floodplain and Burton-on-Trent, by Battlestead Hill with its steeply sloping sides which offer patches of woodland. West of the village, the landform gently rises through a network of tracks, pasture fields and scattered woodland clumps. To the south, the land opens out into the Trent floodplain proper.

The area has been designated as a conservation area since 1978. Its original designation focused on the narrow street and tightly knit building groups, which when coupled with the gentle curves of Main Street creates a series of changing vistas. This characteristic is still evident today. This Conservation Area Appraisal and Management Plan (CAAMP) is therefore designed to replace and update the original 1978 report.

The Purpose of a Conservation Area Appraisal

A conservation area is described by section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of ‘special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. New development in conservation areas is controlled by more rigorous planning controls via the removal of some permitted development rights, such as the demolition of structures and the installation of aerials. The designation also gives protection for all trees. Further controls can be put in place in the form of Article 4 directives which remove further permitted development rights under the Town and Country Planning (General Permitted Development Order, 1995, 9As amended).

English Heritage Guidance on CAAMPs states that the purpose of the document is to “understand and articulate why the area is special and what elements within the area contribute to its special quality and which don’t”. It goes on to state that CAAMPs should “set out the way in which development pressure and neglect will be managed to ensure conservation areas retain the qualities that led to their designation.” It is important to note that the designation should not be seen as a block to development, nor should it encourage development.

This document is split into two parts – the Conservation Area Appraisal and the Management Plan. It will replace the existing 1978 Conservation Area Appraisal and add in a Management Plan that sets out how the preservation and enhancement of the conservation area should be taken forward into the future. As part of this, this document explores the exact rationale behind the conservation area designation and its boundary and where necessary makes amendments.

The Scope of this Study

This CAAMP will focus solely on the character and setting of the village of Tatenhill. It will look at the village as a whole and is therefore not constrained by administrative boundaries (specifically the civil Parish boundary which cuts through the conservation area boundary). Instead it will focus on the physical characteristics of the settlement and the surrounding countryside. The study will focus on the original rationale for designation and seek to identify if this is still relevant and how it may have changed since the original designation.

This study will also include an assessment of historical context, key heritage assets and current relevant planning policy. The document will then go on to explore the setting of the village in the landscape, its local character and built form, before making recommendations for its on-going management.

It should be noted that whilst there are a number of listed buildings within this conservation area, the purpose of this document is to consider the village and its setting as a whole and not just specific buildings. Separate legislation and guidance exists to safeguard the historical elements of listed buildings and their curtilage.

The contents of this appraisal and the topics discussed are based on best practice as set by English Heritage, as well as an AMEC assessment undertaken.



The Alms Houses, Northern tip of the village



View of The Stables and Tatenhill Crossroads



New Row Cottages, Main Street



AN OUTSTANDING EXAMPLE
OF AN 18th CENTURY TOWN
HOUSE WITH REGULAR AXIAL
FACADE AND WALLED
FRONT ENCLOSURE
FAULTED ONLY BY THE
UNSYMPATHETIC REBUILD
OF THE DORNIERS.
TIMBER CLAPBOARD JAMBS
AND CHEEKS SHOULD
MORE PROPERLY BE
DRESSED IN LEAD
WITH FLAT OR
ARCHED ROOF IN LEAD

WINSTON PARR

The Old Rectory, Main Street

PART 1 - CONSERVATION AREA CONTEXT

2.0. Planning Policy Context

3.0. Historical Context

4.0. Heritage Assets

2.0. PLANNING POLICY CONTEXT

National Policy

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

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

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

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

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

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

Local Policy

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

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

Design Guidance

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

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

3.0. HISTORICAL CONTEXT

Settlement Origin

Tatenhill is an ancient ecclesiastical parish stretching from the River Trent to Needwood Forest. It was originally made up of four townships; Tatenhill, Dunstall, Barton-under-Needwood and Wychnor. Tatenhill gets its name from the combination of an old English name 'Tata' and the hill to the east of the settlement, where Tatenhill Brook forms a valley.

In pre-historic and Roman times parish settlements were centred at the river but over time became established on higher ground to the west. A Roman road supposedly runs a short distance to the south of the village. In Saxon times Barton-under-Needwood was the main settlement and had the largest population locally. However, the mother church of the ecclesiastical Parish was at Tatenhill which gave it special importance within the local area.

In 942, Tatenhill was among land given by King Edmund to Wulfsgige the Black. By the middle ages the area contained several freehold estates, it was in fact unusual for so many to exist in one area as copyholders (tenants) were more common.

The township of Tatenhill had rights of pasture to the ancient Needwood Forest. In the early 19th century the Forest was enclosed, with a large section allotted for use of Tatenhill residents. Grazing was the most common agricultural use of land at this time. However, the area also contained a number of dairy farms and arable land uses.

It was later that century that the Bass family of Burton upon Trent moved into the area and started to influence its development. They took up residence firstly at Byrkley Lodge and then Rangemore Hall and were responsible for a number of key features which now give the village its unique character.



View from the crossroads along Moores Hill



The Thanksgiving and Memorial hall



The Rectory and St Michael and All Angels Church

Historical Growth

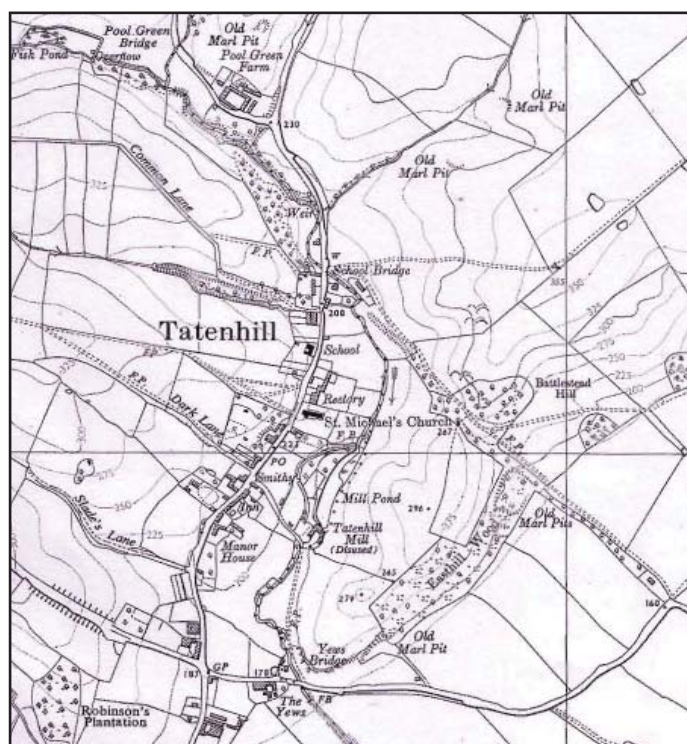
The original settlement was based at Tatenhill Common near the Bass Arms Mews however, almost all development since the 19th century has been focused in the current Tatenhill village area. It is possible that the area around the crossroads at the southern end of Tatenhill initially developed around a route through the Needwood Forest (now Branston Road / Moores Hill). The 17th century toll cottage can still be seen directly on the crossroads. Another early building is the 17th century Horseshoe Inn, given its current name in 1801.

The original church, now much altered, dates back to the early thirteenth century and was extended in the fifteenth century. However, restoration in the late nineteenth century belies its true age. The neighbouring rector's house was constructed in the early 18th century, a large building described as 'unusually sophisticated in its rural setting'.

Development is likely to have taken place firstly around a number of estate farms (Brookfield Farm, Manor Farm and Pool Green Farm) and the mill, now Mill House. There has been a water mill recorded at Tatenhill Brook, since the early 13th century. The mill was built for the production of corn but between the 1770s and 1818 the equipment was used for grinding screws. By 1834 it was a corn mill again and continued to be in use until the 1930s. The 19th century mill house still survives and is now in residential use. There is anecdotal evidence of a small Wesleyan Chapel having been built within the grounds of Mill House in the mid-eighteenth century and indeed one particular outbuilding does bear a striking resemblance to chapels of that type elsewhere.

The 19th century school building, now School House, acted as a key focal point for community activities by offering a reading room, social clubs and amateur dramatics; however, this has long since closed and again has been converted to residential use. Its community role reduced when the Tatenhill Memorial and Thanksgiving Hall was constructed in 1951, as an alternative to a standing stone War Memorial. Another key community resource is the bowling green built in the late 1980s.

The Tatenhill Historical Development map (Figure 3.1.) demonstrates how Tatenhill has developed since the late 1800s. The majority of houses in the village are small cottages and villas built in the 18th and 19th century. In the lower section of the village near the crossroads, several houses were added in the 50s and 60s and there are two small more modern housing developments.



Tatenhill in 1970 (Staffordshire Archives)

4.0. HERITAGE ASSETS

Listed Buildings

A number of buildings in Tatenhill are listed Grade II and Grade II*, see the Tatenhill Listed Buildings map (Figure 4.1.). Full details of the village's listed buildings are available from English Heritage's website or the Borough Council, but a summary of their key features is given below.

- Church of St Michael and All Angels [Grade II*] - The Parish Church is located on Main Street and has a 13th century core but was substantially extended over the 15th century. Prominent Gothic Revival architect George Frederick Bodley restored the church in approximately 1890. The Church displays coursed, dressed and squared sandstone, with a tiled roof, tower, nave and chancel.



St Michael and All Angels Church, Main Street

- Church House [Grade II] - A late 18th century dwelling house with 19th and 20th century alterations. The building uses red brick with painted stone dressings and a hipped tiled roof.



Church House, Main Street

- Crossroads Cottage [Grade II] - This Dunstall Road cottage was constructed in the late 17th century and was altered in the late 19th and 20th centuries. The building is timber framed with a brick infill; it has a tiled roof and a brick ridge.



Crossroads Cottage

- The Old Rectory [Grade II*] - Former rectory now a dwelling house dating from the early 18th century. The building uses red bricks with stone dressings, has a tiled roof and verge parapets. Overall it is in a rural Baroque style and stands out in its setting.

- The Hawthorns [Grade II] - Located on Main Street this late 17th century cottage was altered in the late 19th and 20th centuries. The building is red brick with a timber frame. It has gabled dormers and a gabled porch.

- The Nook [Grade II] - The Nook is a 17th century cottage on Main Street. It was refaced in the 19th century and now displays painted brick and a thatched roof. It has a Gothic boarded segmental-headed door and a large gabled dormer. This cottage has been included in the listing for group value.



The Nook, Main Street

- The Cedars [Grade II] - The Cedars is a house on Main Street built in the early 19th century and constructed using red brick. It has a slate roof and glazing bar sashes with painted keystone heads. The house is set back from the road and the grounds contain a magnificent cedar which makes an important contribution to the street scene. Both the small stables buildings adjacent to the road are also listed separately.

- The Horseshoe Inn [Grade II] - Originally built for residential purpose, its core dates to the 17th century but was refaced in the mid 19th century. The exterior is painted brick, with a tiled roof, stepped eaves and a single gabled dormer to the right of the centre when viewed from Main Street.



The Horseshoe Inn, Main Street

- The Mill House [Grade II] - The 19th century house associated with the old mill. The house was altered in the mid 19th and 20th centuries. It is constructed from red brick, has a tiled roof and a central entrance within a moulded surround with cornice and double part-glazed doors. There is also a later attached Gothic bay.

- School building/chapel to rear of Mill House [Grade II] - Like many of the area's older buildings the school house is red brick with a tiled roof. It has pointed diamond-pane Y-tracery windows and coach arches.



School/chapel to the rear of Mill House

Other Townscape and Heritage Assets

Despite being a fairly historic village, most of the remaining buildings that are not listed are of modern construction. Nevertheless, there are a number of buildings and structures that offer either enclosure or key details that ought to be recognised as part of this study.

- The Well – The village well (now outside of the civil Parish) adjacent to School Bridge at the far north of Main Street.
- New Row, Main Street – Six attractive terraced cottages built in Flemish red / yellow bond set back from the street and with recent high quality extension to both ends.
- Croft House, Main Street – Large red brick building with portico to the side entrance. Its scale and mass create an attractive counterpoint to Church House.
- Croft Lodge, Main Street - Small semi-industrial looking red brick building and outbuildings in the heart of the village built to the back of footpath, originally constructed as stables serving Croft House.
- Robin Hood Cottages, Main Street – An attractive row of Victorian cottages, built by the Robin Hood branch of Manchester Oddfellows ,with brick and render facades and small gables.



The Well, to the north of the village



New Row Cottages, Main Street



Robin Hood Cottages, Main Street

- Manor Farm Barns / Stores adjacent to Main Street – A series of covered stores and lean-to barns that sit to the back of pavement opposite the Cedars in the heart of the village.

- The Beeches, Main Street – Attractive three-bay property built to back of pavement in local orange-red brick attached to The Stables.

- The Rise/Stables, Main Street – This building defines and helps enclose the crossroads junction while offering an attractive fenestration arrangement, though insensitive replacement windows have undermined the overall effect.

- Brookfield Farm House, Dunstall Road – Built fronting Dunstall Road the main farmhouse remains an important gateway to the village from the south. The farmyard has been redeveloped as part of the attractive Woodlands development.

- The Yews, Branston Road – A large red brick farmhouse which sits at right angles to the road. Three-bay with bay windows to the ground floor, appears two storeys but uses roofspace for third.

- Cliff Cottage, Branston Road – A small red brick detached dwelling with gingerbread bargeboards, doubled gables to street and bow windows.



Manor Farm barns



The Rise/Stables at the Crossroads



The Yews, Branston Road

Archaeology

Archaeological records for the area highlight a number of features, many of which are related to the historical development of this settlement. The Church of St. Michael, specifically its 13th century remnants and the adjacent 18th century Old Rectory are highlighted as potentially having some archaeological interest, but this is preserved and protected through their listed building status. The Church itself has historical relevance as the 'mother church' for the original ecclesiastical Parish.

At the southern extent of the village there is a record of a medieval settlement that has since been abandoned. The conservation area boundary appears to draw a curved line around this area in order to include the extents of the settlement. It may also explain why this quadrant of the crossroads has been left empty. It may also explain why the historic village core is some distance from the crossroads, unusual as this is where settlements traditionally tend to emerge.

To both the north-west and south-east are vestiges of medieval farming. Ridge and furrow patterns have been observed in the fields and to the south-east are ditches associated with the early draining and farming of the Trent Valley for agriculture. This coupled with the early corn mill (on the site of the current mill) demonstrate the settlements origins as a medieval farming community complete with houses and a Church. Why the original medieval settlement was abandoned and relocated up the valley is unclear, however, in most cases, village abandonment was as a result of the Plague.



St Michaels and All Angels clock tower



The Old Rectory, Main Street



Site of original medieval settlement



Outbuildings associated with the Rectory, Main Street

THE MAIN FABRIC OF THE BUILDING IS WELL RESTORED, WINDOW OPENINGS RETAINED
 WINDOW FRAMES ON FIRST FLOOR WITH ARCHED HEADS WELL CHOSEN, BUT GENERALLY ELSEWHERE ON MAIN BUILDING POORLY CHOSEN UPVC WITH QUARTER LIGHTS ARE NOT APPROPRIATE. GILLS NEED TO BE REINSTATED



A MORE APPROPRIATE MEANS TO PROTECT THE GRASSED AREA WOULD BE DWARF TIMBER BOLLARDS, NOT HUGE ROCKS

The Stables and The Beeches, Tatenhill crossroads

PART 2 - CHARACTER APPRAISAL

5.0. Landscape and Setting

6.0. Local Features

7.0. Built Form

5.0. LANDSCAPE AND SETTING

Topography and Geology

Tatenhill clearly sits within a narrow valley that rises into the mid-Staffordshire plain from the Trent Valley, as seen in Tatenhill Topography map (Figure 5.1.). As a result the village sits on the transition between the floodplain character and the upper plateau which offers an almost unique landscape setting for the village.

The valley within which Tatenhill sits runs north to south and as a result has a clear relationship with the settlement, it too running in a linear fashion north-south along the valley floor. To the immediate east and west of the settlement the topography rises with some degree of steepness, towards higher ground. The presence of the large escarpment known as Battlestead Hill dominates the eastern flank of the village, running to the south where it terminates in a cliff-like formation pointing south towards the Trent floodplain. The British Geological Survey (BGS) record this feature as a glacial-fluvial deposit within the more common Mercia-mudstone which characterises the plateau landscape.

To the west, the valley side is less pronounced, with the landform gently rising through a series of pasture fields to the top of the plateau. A small settlement, associated, but not conjoined with, Tatenhill has developed here – namely Tatenhill Common – which historical records suggest was the site of the first settlement. The southern elements of Tatenhill advance onto the floodplain with a series of river deposits and sand and gravel deposits being commonplace, resulting in gravel extraction having been a common activity in the local area.

Local Landscape Character

As with the geology, the village of Tatenhill sits on a transition between two National Landscape Character Areas (NCAs). The southern end is within NCA 69, the Trent Valley Washlands, whilst the northern end is part of NCA 68, known as the Needwood and South Derbyshire Claylands. As a result only elements of each NCA description are relevant to this CAAMP.

Relevant elements from NCA 68 (which describes the landscape of the northern end of the conservation area, include:

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



Landscape Setting

Immediate Landscape Setting

Relevant elements from NCA 69 (which describes the landscape of the southern end of the conservation area) include:

- Flat broad valleys, contained by gentle side slopes, with wide rivers flowing between alluvial terraces;
- Large field patterns with a mixture of arable and pastoral farming;
- Small broadleaved woodland and hedgerows are prominent in the landscape; and;
- Straight major roads giving way to small winding lanes.

This transition from north to south is part of the overall character of this conservation area and worthy of significant note.

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

- **Battlestead Hill and escarpment:** The large alluvial mass of Battlestead dominates the village to the east, with a mixture of mature woodland and plantation woodlands covering much of its slopes. The cliff edge at the southern most point of the ridge is a distinctive landscape feature.
- **Gently sloping pasture land:** The valley side to the west is more gently sloping and characterised by small paddocks and pastoral fields as it rises gently towards the top of the plateau. This land displays distinct hedgerows and some remnants of ancient woodland.
- **The valley floor:** The principle built element of the conservation area is arranged around the narrow valley floor, relates to the Tatenhill Brook (eastern edge) and runs in a ribbon north to south.
- **The floodplain edge:** The southern foot of the valley adjacent to the Trent valley has long views over flat arable land. The junction of some straight and geometric roads with the wider winding lanes is distinctive of the crossroads.

The relationship between these four characteristics is unique in the local area and the conservation area, offering some of its most distinctive features.



Gently rolling landscape

6.0. LOCAL FEATURES

Local Character Areas and Typologies

Tatenhill village can be split into three separate and distinctive built character areas. These are outlined below with reference made to their townscape features and dominant archetypes and are shown in Tatenhill Character Areas map (Figure 6.1).

Northern Development

The northern—most of these character areas is typical of the modern ribbon development that is found in urban areas throughout Britain. Here a mix of older cottages and terraces are dominated by the modern infill of detached properties which are generally built of uncharacteristic brown and dark red brick. The previous conservation area appraisal did recognise the character of small cottages and number of small paddocks running down to the stream, but this identification did not prevent the subsequent approval of uncharacteristic infill. The indigenous character of the village has been significantly eroded by development over the last 20 years, by the building of larger, modern detached properties.

Many other properties along this stretch have also been enlarged through extension to the side or using the roof space. In many cases, larger dormer windows or pop-ups have been used insensitively detracting from the traditional street scene. Building plots have evolved with ever greater front gardens or forecourts which have since incrementally been changed into large parking areas. Many of the larger houses have little in the way of soft landscape within their front gardens save for dense coniferous front hedges designed to screen the properties from the street.

Traditional frontages that remain are characterised as having a mixture of white painted picket style fences and coniferous planting to offer a screen and a degree of privacy. As a result the northern area has a fragmented character and does not possess a uniform identity.

Where street frontage is found in the village in the form of traditional terracing there is a stronger sense of character and enclosure. Coupled with this, glimpses through the properties to the east and the woodlands atop Battlestead Hill are an important feature (identified within the 1978 appraisal) offering a strong connection with the landscape. This is an aspect of the inherent identity and should be preserved and enhanced.



School House, Main Street

Historic and Civic Core

As the character area name suggests this part of the village has the greatest concentration of the principle historic buildings, which, in part offer a collective character. The Church, the Thanksgiving and Memorial Hall and Horseshoe Inn are all within a short distance of one another along Main Street. A large proportion of these historic buildings are listed, but they also include a number of much larger properties set within ample grounds – such as the Cedars, the Old Rectory and Tree Mount.

These larger buildings sit within large plots often with mature landscape surroundings – such as the Churchyard or the Cedars. Large trees within the street and within front gardens add a softer appearance to this area. Only the pub demonstrates the traditional back of pavement plot. This character area is separated visually from the others by paddocks which run down to the road from the wider landscape further enhancing the ‘green’ character.

Notwithstanding the grand nature of some of the properties there are remnants of the historical; working environment that once characterised the villages. Manor Farm dominates the centre of the village with its stalls and stores backing directly onto the road. The former Mill (now listed) along with its on-site Chapel is located within this area but adjacent to the Tatenhill Brook. In addition, Croft Lodge has clear features that belie its industrial or commercial past, again coming right up to the road. These key buildings offer a glimpse of the former local employment within the village. This dichotomy of uses – between the grand houses and the employment buildings – is an essential component of the overall character of the area.

The pattern of streets is also unique in this area, where the typical ribbon development is supported by a number of small lanes running at right angles off Main Street. These short lanes (degrading to farm tracks after some 100 yards) offer a network of historic backlands and backplots, some of which have been subject to infill development since the Second World War. However, Main Street remains relatively unchanged and free from new development. These backland plots and lanes are therefore an important feature of this character area.



Croft House, Main Street



Paddock opposite the Old Rectory

Tatenhill Crossroads

This character area is located around the junction of Main Street, Branston Road, Dunstall Road and Moores Hill. Development here is characterised by ribbon development along two of the four crossroad arms and at the redevelopment of the Brookfield's Farm yard complex, The Woodlands. To the north east Battlestead Hill ends in a steep cliff beyond which the character area opens out into the Branston floodplains and the wider Trent Valley. This area is typified by larger detached properties, some of which are conversions.

Buildings in this character area are of mixed types and ages with a high proportion of modern bungalows (1970s onwards), many with roofs pitched presenting gables to the road. This is coupled with a number of inter-war semi-detached houses along Main Street and a selection of municipal housing to the centre of the crossroads. The original appraisal described these as 'not all in sympathy' with the conservation area's character. However, they provide strong enclosure along Main Street. By contrast, the high quality development at Brookfield Farm, including careful conversion and limited infill, has created an attractive close called the 'Woodlands' which has a mixture of terraced, semi-detached and detached dwellings set 'cheek-by-jowl' with each other and within a wider landscaped setting.

One final note about this character area concerns the large paddock which occupies the south-western quadrant of the crossroads. Behind its iron railings, the paddock contrasts sharply with the back of pavement developments at the junction, including The Stables and the former toll booth for the Needwood Forest road.

This contrast between back of pavement and frontage space is then reflected on the opposite corner with a large segment of green space between the road and the chamfered corner provided by the Council properties. In short, this character area, may be seen almost as a separate village in its own right, showing a progression from crossroads, to historic core, to ribbon development, to modern housing on the periphery.



Berry Hill Cottage, Dunstall Road



Bungalows to the north of the Crossroads

Key Views, Vistas and Landmarks

The Tatenhill Townscape Analysis map (Figure 6.2.), identifies the views, vistas and landmarks of key importance to the character of the conservation area.

The Church of St. Michael and All Angels and the Old Rectory occupy key positions in the centre of the village and are principle landmarks in terms of scale and prominence. A number of larger properties occupy sites to the east and west of Main Street, but as they are principally set back from the road they are unable to act as key landmarks.

The buildings flanking the crossroads to the southern end of the village are surrounded by a number of locally significant buildings, such as the old toll booth, now known as Crossroads Cottage, and The Stables. The Horseshoe Inn also occupies a similar back of pavement location and this, coupled with its community use, acts as a landmark feature.

Despite the relatively small number of local landmarks, Tatenhill benefits from a series of important and attractive views. Important amongst these are views towards and from Battlestead Hill. Views into the village from the public footpaths approaching from the east, afford rare opportunities to see the settlement in its entirety within the valley bottom. Similarly, there are a number of paddocks that offer gaps within the built form out towards the landscape. Views towards the village from the south are hidden behind hedging and the curve of Battlestead Hill. From the north, limited views of the northern end of the village are obtained from Postern Road as it descends into the village.

However, one of the most important characteristics of the conservation area is the gently undulating and weaving nature of Main Street observed when travelling in either a north or south direction. A series of sequential views open and close, pinched by buildings in a random fashion and then opening out in places where paddocks come right down to the road. These views are well enclosed by buildings with limited set-backs, mature vegetation and boundaries, and ultimately by the narrowness of the valley itself.

This 'randomness' of the sequence is highly desirable, and when associated with the narrow valley location this is a unique settlement in the area, as others sit atop the plateau or within the form of the Trent floodplain.



Views out into the landscape from Main Street

Positive and Negative Spaces

Tatenhill does not have any formally designed spaces or squares. The linear character of the village means that the principle public realm is the street in front of the houses. In most cases, the mature vegetation of the properties lining the routes creates a pleasant, soft character to the public realm.

There is however, a small space at the junction of Main Street and Branston Road which has recently benefitted from investment improving the quality of the space and transforming it from a large area of mud formerly used to park vehicles.

The churchyard is at present overgrown in need of improvement. With the benefit of a management regime an attractive green space could be created which would be of great benefit to the village.

The green area in front of the Memorial Thanksgiving Hall and adjacent to the bowling square has some green elements but the recent introduction of a formal car park requires some further investment in order to improve its incorporation into the streetscape.

In all other aspects the green elements of the street are within private ownership and therefore are able to contribute indirectly to the quality of the streets. The tendency for households to grow large tall hedges detracts from the overall character of the street at the interaction between private space and the street is lost.



Recently improved green space at the Crossroads



Churchyard



Improved car park at Memorial and Thanksgiving Hall



Inappropriately tall hedges in private gardens

7.0. BUILT FORM

Built Scale and Mass

Traditionally there are five principle typologies of building in Tatenhill.

The first is the larger two and 2.5 storey (using the roof space) detached properties, many of which have a bulk and volume that indicates in some cases their origins as estate properties or farmhouse. Prime examples of the key mass of these larger buildings are The Old Rectory and The Yews.

Secondly, there are the detached properties of post-war origin which are common towards the edges of the village. These do not reflect the mass of the first classification but enclose the street well with uniform building lines.

Thirdly, there are smaller cottages often between 1 and 1.5 storeys. Steeply pitched roofs create opportunities to use the roof space to provide additional accommodation. These are common in pairs or as terraces using gables or gablets to ensure that light enters the buildings. Some of these exhibit an industrial scale of development and reflect the traditional cottage industries found within a village of this type – early examples of live/work.

The village includes a fourth category, that of low rise outbuildings, farm buildings, stores and single storey cottages. In fact, the low rise element of the village is common and runs cheek-by-jowl with the taller buildings often creating interesting compositions of height and mass arranged around yards or along the side of the road to provide access.

Lastly, there are a number of modern dwellings that have a varied inconsistent scale and mass. Standardised storey heights and larger deeper buildings, as well as the introduction of bungalows, have collectively begun to erode the traditional village vernacular.



Brookfield House, Main Street



Outbuildings associated with the Cedars

Architectural Features

The conservation area does exhibit a discernible local character, which has been partially emulated by recent development to varying degrees of success. The dominant materials include red orange brick and stone detailing, either as string course or quoins. Render is not uncommon, usually as a subservient decorative feature almost always in a white or a cream colour.

Brick arches, blue brick details and yellow header brick, as part of a Flemish bond, are also common within the conservation area. In many cases a standard stretcher bond has been used on the older properties, with Flemish only seen in 19th and early 20th century buildings.

The use of gablets or gables is common coupled with deep eaves and decorative dentil work. Roofs are usually steeply pitched in a front to rear arrangement, with the ridge running parallel to the principle frontage of the dwelling. In some cases hips are used, with a number of properties having a half hipped roof.

Red and blue clay tiles are common with newer properties using slate tiles. Concrete products are becoming commonly used as a cheaper substitute and but this is diluting the quality of the more traditional buildings.



Flemish bond



Render on Brookfields farm house



Hipped roof, New Row cottages

Hard and Soft Landscape Palette

The dominant floorscape materials are now bitmac and concrete products. There are examples of granite kerbs but these are slowly being replaced with concrete, disappointing given the conservation area status. Driveways are increasingly becoming larger as residents pave over gardens to provide car parking – these are typically concrete blocks, gravel and in some cases bitmac. Setts have been used in limited instances.



Granite kerb

The conservation area benefits from some very mature trees. Some of these are traditional oaks and ash, but there are an increasing number of ornamental types within residential gardens.

Copper Beech is common, especially around the southern crossroads and there are numbers of mature evergreen varieties including a large and distinctive Cedar, (at the Cedars) and some very mature Yews in the churchyard.



Red brick wall to Croft House

Hedges tend to be the typical ornamental privet or box, but native hedgerows of Hawthorns, Maple and Elder can be found around the paddocks and fields surrounding the built form.

The wooded sides of Battlestead Hill have been enhanced with planting over the last 15 years. This is in addition to planting at the southern end of the village (around the crossroads) creating a strongly wooded character to the conservation areas.

The previous Conservation Area Appraisal recommended increasing the treed boundaries of the settlement and this appears to have been delivered.



Stone setts at the Woodlands

Boundary Treatment and Enclosure

Traditional boundary treatments include picket fences, native hedging and curved top metal railings. All three boundary enclosure types are to be found within the conservation area, but the metal fence is found only at the crossroads to the southern end.

Traditional hedging has been replaced with ornamental varieties at Victorian properties and subsequently by conifers by some of the more recently built dwellings. This boundary treatment is incongruous and dilutes the character of the conservation area, especially when used as front boundaries.

Red brick and stone walling are also common features. Stone is often used as a coping or detail feature within a red orange brick wall. However, some dressed stone walls are also prominent beside the key landmark buildings. Random stone walls are evident but are not that common.

Clear definition of front boundaries is being eroded by the introduction of off road parking on former front gardens. Later developments of housing were often built without a front boundary feature. As a result the clarity of the edge of the public realm of the conservation area is steadily being eroded.



Iron railings



Hedges and picket fences



Red brick walling and mature trees



New development at the Woodlands, formerly Brookfields Farm yard

PART 3 - MANAGEMENT PLAN

8.0. Key Issues

9.0. Protection and Enhancement

10.0. Enforcement and Permitted Development Rights

8.0. KEY ISSUES

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

Tatenhill as a village has gradually developed over time into a settlement containing a mix of house types from small 18th and 19th cottages to family homes built in the 1990s. The civic buildings in the village also vary in type and age from the 13th century Tatenhill Parish church, to the 1950s Tatenhill Village Memorial and Thanksgiving Hall. In terms of the conservation area this means that the area has already been subject to many changes that erode its character and appearance. Despite this the village is an attractive settlement with a rich history and has much to benefit from the protection afforded by conservation area status.

The following sections will explore the key features of the village that contribute towards its conservation value and which should therefore be protected and, where appropriate, enhanced. Factors that detract from its quality will be identified and addressed accordingly.

Defining the Village Character Areas:

Within the village there are three distinct character areas which require different strategies for enhancement and protection as part of the conservation area. These are: the Northern end of the settlement; the Historic Civic core and the Tatenhill Crossroads. Protecting the definition of these separate character areas is a core aim of the Management Plan.

Northern development:

This character area consists of the northern tip of the settlement and is a typical example of ribbon development and contains some attractive cottages and terraces. The character of these properties and their contribution to the townscape has been undermined by development of large detached properties over the thirty years. Little can be done to reverse such an impact but future development in this area should look to the historic vernacular for reference design guidance.



Tatenhill bowling club



Alms Houses at the northern tip of the village

Historic and Civic Core:

It is the core of the village that has the most to offer and therefore the greatest need for protection in conservation terms. The collection of historic and civic buildings creates a central focus for the village that would benefit greatly from means of ensuring pedestrian safety. This could be achieved by resurfacing the highway in contrasting high quality paving which encompasses the footpaths and the carriageway. This would give a clear signal to vehicle drivers that pedestrians have the right of way.

Properties within the Historic Core include those with civic roles such as the church and the village hall but also historic dwellings such as the Old Rectory and Tree Mount. The character of the conservation area is dependent upon the quality and setting of these buildings and therefore they should be protected from inappropriate change of use and alterations, whether they are listed or not.

Tatenhill Crossroads:

Notwithstanding the fact that the dominant effect of historic buildings within this area has been somewhat undermined by more recent constructions, there are a number of key views out the area towards Battlestead Hill and into the surrounding landscape which should remain unobstructed. Inter-war properties along Main Street provide a strong sense of enclosure, which is now the precedent vernacular for the street and should be maintained.



Tatenhill Church within the Historic and Civic Core



Newer development at The Woodlands

Landscape and Setting:

The landscape setting of Tatenhill Village is as crucial to the conservation area as the buildings themselves. The village lies within the Tatenhill Brook valley and as a result this landscape form has been a direct determinant of the townscape form. In order to retain this key characteristic, development must be prevented from encroaching further up the sides of the valley.

Over the past few decades new development has spread along Main Street in a ribbon, resulting in a settlement with an attenuated form which lacks a real central focus. It is therefore important that the linear form be contained, and the village's setting within the landscape be retained by restricting only limited development to selected infill sites

Within the local landscape there are a few key views which should also be protected:

- Battlestead Hill - The Northern development character area contains some views of Battlestead Hill and these should be actively preserved and protected from new development (including extensions) and tall hedges.
- Eastern Footpaths – Footpaths lying to the east of the village hold key views of the village as it sits within the valley bottom.
- Paddocks – There a number of paddocks which cut through the settlement along Main Street offering views into the surrounding landscape. Those of particular quality should be preserved while others may be suitable for some new development.

It is therefore important that these key views are protected as their loss would dramatically change the conservation area setting. In order to protect these views it is proposed

that the conservation area boundary is extended to incorporate the most important of views into and out of the village. Clusters of woodland also form a key part of these views and hold historical value as part of the former Needwood Royal Hunting Forest.

Boundary Treatments:

Boundary treatment is not consistent within Tatenhill with the resultant plethora of different types of fencing and means of enclosure, which distracts from the character of key heritage properties. It is therefore advised that existing regulation concerning the height of boundaries facing the highway be enforced in order to improve the consistency of enclosure within the village. New development should comply with the historical vernacular by using privet hedges.

- Enclosure - With community agreement it should be possible to institute a voluntary regime of the replacement of poor quality means of enclosure, by the introduction of advisory leaflets.
- Hedgerows - Hedgerows play an important role in defining boundaries with ornamental hybrids being especially common. Privet hedges, often combined with a low brick wall are a classically Victorian boundary treatment and should be replicated and preserved within the village.
- Iron railings – Some iron railings are present within the village and their protection should be of the highest priority.

Views and Vistas:

Tatenhill possesses a number of key landmark buildings within its townscape. Most prominent of these are the Church and the Old Rectory. The scale of these properties dominates the historic core of the village. Views of these buildings on the approach along Main Street should be protected as they act as a gateway into the main historic core of the village and give insight into the historic form of Tatenhill.

The few properties which occupy back of pavement footprints make an important contribution to the conservation area as they are more prominent within the townscape. Views of these properties should be maintained.

The sinuous nature of Tatenhill is an important feature of the settlement and sequential views unfold as one progresses along Main Street which proclaim the organic nature of the village. This succession of views should be protected and where possible enhanced and defined through careful landscaping, enforcement of boundary heights and sensitive design for any new development.

Agricultural Buildings:

Tatenhill has a strong association with local agricultural activities – in the past a large majority of residents worked on nearby land. The mechanization of farming has meant that this is no longer the case. However, the impact of this heritage is still evident and contributes greatly to the character of the conservation area. The decline, dereliction and eventual demolition of these structures and outlying elements would detract from the village’s heritage. In order to prevent this from happening, the diversification of agricultural holdings should be encouraged as long as existing buildings are retained and renovated.



Views into the wider landscape



Agricultural land use



Manor Farm in the heart of the village

New development

Since its designation as a conservation area in 1978 Tatenhill has had problems with the construction of new buildings built of inappropriate materials, their scale and relationship with the highway and inconsistent roof forms. The overall result has been an erosion of the key characteristics identified by the 1978 conservation area appraisal. This demonstrates the importance of the development of a conservation area management plan and its enforcement.

Scale and mass

Tatenhill provides a range of family accommodation in its varied housing stock. There has been significant housing development in the village since the original conservation area designation, but regrettably, little of this recognises the vernacular of the village that the original conservation area status required.

At the time of the original conservation area designation, there were three main housing typologies within Tatenhill; the large detached dwelling, small cottages and finally, outbuildings historically associated with agricultural land uses.

New development should therefore take these three historic typologies into account according to the most dominant type within the immediate setting.

It is of vital importance that within the Historic Core character area that new properties or alterations to existing properties strictly follow the immediate vernacular and protect views of the key properties of special heritage value.

Within the Northern and Tatenhill crossroads character areas new development should

take into account the materials and form of the most traditional buildings and aim to reinstate key features, for example, windows, doors, roof pitch, boundary treatments etc.

Design

It should not be expected that new buildings should ape and slavishly replicate the traditional Victorian building styles at Tatenhill. Rather the design should be based on a careful analysis of the basic characteristics of the vernacular and produce a modern building that sits easily and comfortably alongside the existing, creating point and counterpoint in harmony

- Materials - New development should use the traditional palette of building materials; red brick, small portions of cream or light coloured render, clay tiles

- Gables and gablets – new properties should follow the precedent of roof form already set in its immediate surroundings and character area.

- Porches – some small porches may be acceptable but must reach an appropriate balance of mass.

- Detailing – many of the existing properties in Tatenhill display brick arches, blue brick detailing, and some stone detailing. New development should not try to replicate this but instead reference it in the design.

- Enclosure – many Tatenhill properties have large front gardens, some driveways and some planting. Therefore new development should take into account the surrounding character area when at the design stage in order to reinforce the prevailing level of enclosure.

A FINE EXAMPLE OF THE BEST WAY
TO REHABILITATE AN EXISTING FARMHOUSE
AND OUTBUILDINGS, TOGETHER WITH THE
INCORPORATION OF NEW HOUSES.

WINDOW OPENINGS RETAINED AND WELL PROPORTIONED
WINDOW FRAMES SENSITIVELY INSERTED

FLOORSCAPE TREATMENT OF DRIVES AND ACCESS WELL
SPECIFIED AND EXECUTED - COMBINATION OF ASPHALT AND BLOCKWORK



THE PIECEMEAL ALTERATIONS TO EACH HOUSE HAS
SUCCEEDED IN DESTROYING THE UNITY OF WHAT
WAS ORIGINALLY A WELLDESIGNED AND BUILT
TERRACE IN EDWARDIAN STYLE

THE TRAGEDY OF REMOVING THE HIPPED ROOFS FROM
THE LEFT HAND PAIR AND REPLACING WITH A THIN
MEANLY PROPORTIONED FLAT ROOF IS MOST UNFORTUNATE
ONLY THE FAR RIGHT HOUSE RETAINS THE ELEGANT
SASH WINDOW AT UPPER LEVEL.



Existing properties:

Certain controls need to be exercised over existing properties within the village in order to ensure that key features are retained, and are not subsumed or relegated to a minor role. These will be either stated within various development control documents, such as this, the design guide etc. or by the use of Article 4 directions.

- Windows and doors – Upvc windows will not be allowed to be used in replacement, but double glazing/double layering of windows is permitted, providing that the replacement frames are identical to the original in timber section. Style of doors to be sympathetic to the original fabric of the building. All replacement frames must be fixed in existing openings, with the same reveal as extant.

- Front gardens – existing properties should not replace soft landscaping in front gardens with a driveway for off street parking. The cumulative impact of this would significantly harm the conservation area.

- Dormer windows – neighbouring villages have seen the quality of their conservation areas severely damaged by the addition of large incongruous poorly designed dormer windows (i.e. in terms of scale, materials, and fenestration). This is an example of where an Article 4 direction would be appropriate.

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



Replacement windows at Robinhood cottages



Solar panels on the White House



Paved drive at East Hill



Public Space and the Public Realm:

Tatenhill has little to no public space mainly due to its ribbon development form, constrained as it has been by the valley location. As a result it is front gardens and drives that make the biggest contribution to the public realm. Due to the wide variety of properties from different decades there is limited uniformity to these spaces.

At Tatenhill Crossroads a small patch of public space exists but is not fully utilized and therefore makes a little or no contribution to the conservation area. This space is therefore one of the few areas which could provide some form of public function. Whilst some improvements have recently been made to this area, it is an underused and valuable resource that with a careful and simple design could be made more useful and attractive for the community to enjoy.

The grounds of civic buildings such as the church and the village hall are privately owned and so despite their very visible presence make little contribution to the village's public space provision.

However, improvements to the landscaping and maintenance of these areas would ensure they had a more positive contribution – this could also help encourage people to use these community focused buildings.

Enclosure of the Public Realm

Within the Historic Core character area the landscaped grounds of civic buildings provide appropriate spaces between each landmark building and soften their presence within the streetscene. Special protection should therefore be given to the curtailage of these civic buildings and mature trees in and around this land.

Traditional frontages of the properties in the village have commonly been altered significantly by the paving over of front gardens and planting of large trees which screen the dwelling from street view. This has resulted in a loss of the traditional street scene and its sense of enclosure.

It is therefore recommended that restrictions be placed on the replacement of front gardens with driveways and that front hedges are kept to a minimum height of 1 metre to reinforce some level of interaction between dwellings and the street scene.



Hedges prevent interaction with Main Street

ENCLOSURE CREATED BY BUILT FORM AND
PARTICULARLY WALLS AND PLANTING
CREATE HUMAN SCALE



9.0. PROTECTION AND ENHANCEMENT

Alterations to the Conservation Area Boundary Green Space

It is proposed that the conservation area boundary be altered to incorporate more of the wider landscape around Tatenhill. The landscape setting of the conservation area is as important a feature as its buildings and townscape.

Townscape and landscape have over time worked hand in hand to create a settlement which deserves special designation. Therefore both should be considered as valuable. The Tatenhill Revised Boundary map (Figure 9.1.) outlines the new boundary and the features which justify its alteration.

Views and Vistas

Tatenhill's position within the valley is a key landscape feature which adds to the special character of the village. Therefore in order to protect the views obtained into the village, the boundary has been extended to the west to incorporate the ridge at which Tatenhill first comes into view when approaching the village.

The boundary has also been extended to include a greater portion of the Battlestead Hill landform as it holds key panoramic views into the village and over the remainder of the Trent Valley.

Views out of the village towards paddocks and open fields have also been incorporated into the new boundary at Tatenhill Crossroads, the nursery and the water meadows to the north of the village.

The boundary changes also seek to protect key green spaces within the village and its surrounding landscape. Of particular importance to the setting of the Conservation Area are the paddocks which travel down the valley slopes and cut straight into the heart of the settlement opposite the church, and opposite Manor House.

The water meadows at the northern tip of the village have also been included in the new boundary as they provide an indication of the historical relationship between the settlement and the brook before much of the land was built upon. The meadows also contain ridge and furrow examples of archaeological interest.

All in all these green spaces within the village form an important piece of its history and therefore should be brought under the protection of the conservation area designation. Expansion of Conservation Area Boundary

The boundary therefore needs to include all of the above elements and so should be expanded from the 1978 boundary which simply traces the extent of the built form.

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

Visual boundaries include physical field boundaries (particularly along the ridge of the valley where few other visible boundaries exist, Branston Road and Postern Road, the edge of woodland clusters at Robinson's Plantation and the Battlestead landform.

This new boundary therefore differs from its predecessor as it factors in the landscape setting of the conservation area rather than just focusing on architectural features. This reflects changes in the purpose of conservation areas which now seek to reflect the settlement's setting as well as its built form. Tatenhill is a village which has both historical interest and architectural merit and its views, vistas, green space, listed buildings and landscape setting are all an important part of this.

Landscape and Public Realm Setting

Public footpaths and highway treatments

It has been established that the historical treatment to the footpath surfacing and kerbs have been replaced over time through modern highway intervention. The impact of this the northern development character is not great, but has had a significant degrading affect on the Historic and Civil Core and to some extent the Tatenhill Crossroads character areas.

It is therefore proposed that new development should seek to re-instate traditional surface areas with the use of natural stone flags, complemented by natural stone kerbs and edges. This is deemed to be an essential restoration measure within the Historic Core with an acceptance that this treatment could be reduced nearer to the northern and southern extremities.

Consideration should be given to the provision of natural speed restriction to foster pedestrian safety by applying strategic crossing points and banding across the carriageway, using natural stone setts. The treatment could also be applied at junctions, providing a shared surface status.

Protection of roadside verges

A number of grass verges in the Tatenhill Crossroads and to some extent the northern development character areas are becoming rutted and damaged by vehicle overrun. It is therefore proposed that a number of low level robust timber bollards are introduced to vulnerable areas to reinstate the verges and prevent further degradation.

Front boundaries

Traditionally, most of the front boundaries to the properties will have provided a clear and distinct edge to the adopted highway as well as providing definition within the overall streetscape. This has been eroded over time due to the pressure of household wishing to park a number of vehicles within the curtilage of their homes. In these locations the front boundary, wall, railing or hedge has been removed and the front garden paved over to provide a parking surface. It is proposed that the front boundaries should be redefined, to restore the traditional condition.

The historic and civic core does not suffer from this on a major scale but the northern development character area has suffered from this practice. It is therefore proposed that permission will be required to remove any further boundaries and likewise paving gardens and new developments should incorporate the suggested extent of front boundary. The suggested minimum width of boundary to the front of each property should be the whole extent minus the width of one car park drive i.e. 2.5m. The maximum area of paving should not exceed 5.0 x 2.5m.

Front boundaries should be walls or iron railings in the Historic and Civil Core to a maximum height of 1.0m or a combination of a lower wall with railing inset or hedge inset. Hedges to be Beech, Yew or Privet. The Tatenhill Crossroads and the northern development character areas could also have the same boundary treatment but it will also be acceptable also to have mixed native hedges and steel railings or a combination of the two.

Coniferous planting in front gardens

Most conifers that are found in domestic gardens are not native and do not reflect the overall landscape character. This should only be considered to be an important issue when there is a danger that the conifer is planted in a prominent position and likely to contribute to the overall street scene of the village. It is therefore proposed that planning permission will be required to plant non-native conifers in front gardens and fast growing species such as Lawsons and Leylandii are actively discouraged. Yew is considered to be an acceptable conifer. Scots Pine is native but not commonly found in the wider landscape of this Parish.

Trees in hedgerows

The perimeter boundary of the Conservation Area has been extended to help preserve the rural edge and protect key views. Within the increased boundary it is proposed that the existing hedgerows be reinforced where there are gaps. Single mature trees are traditionally present in hedgerows, and therefore standard trees should also be introduced to enhance the overall landscape character feature. Native species should be chosen such as Oak and Field Maple. Ash should be avoided due to the Chalera fraxinea disease that is spreading through the countryside.

Woodland management

The existing woodland within the conservation area should be managed to ensure longevity and age structure. This is especially important in the vicinity of Battlestead Hill. Access with the introduction of footpaths and tracks could also be considered.



Views across landscape



The gateway into Tatenhill



Paddock connecting the landscape with the centre of Tatenhill, Main Street

10.0. ENFORCEMENT & PERMITTED DEVELOPMENT RIGHTS

Current Condition

Despite Tatenhill's designation as a Conservation Area in 1978 there has been a large amount of development which has directly eroded of the special character of the village. This highlights that within the area there has been a lack of enforcement and control over householder alterations and new builds.

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

In the case of Tatenhill, new development and householder alterations have taken little notice of guidance set out in the original 1978 Conservation Area Appraisal. Many changes that have occurred have been within permitted development rights however, the use of materials has not been monitored or effectively controlled.

Development that is not permitted within a Conservation Area has also occurred including roof alterations, solar panel installation and loss of boundary walls.

New development has taken place throughout the village, in some cases on land recommended for protection by the original Appraisal. This new development has taken little account of the local vernacular in design terms.

As a result the village has expanded inappropriately resulting in the loss of key views and vistas, damage to the enclosure of the public realm and

inconsistency in building style and materials. Despite the negative impact of recent development Tatenhill still has a special character which should be preserved and enhanced in accordance with its Conservation Area designation. It is crucial that this revision of the Conservation Area Appraisal and Management Plan is put into place and enforced effectively to avoid any further deterioration of the village.

Recommendations

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

Stricter design controls are needed for new development proposed within the Conservation Area. It is new development which took place during the 1990s which has undermined the guidance of the original Conservation Appraisal.

New development must follow guidance provided in the Tatenhill Parish Design Guide (2011) which provides comprehensive detail of the design code which will ensure that new development complements the local vernacular. Furthermore, the emerging Tatenhill Parish Neighbourhood Plan will provide more detail on where new development is to be located, housing numbers and housing type.

Controls under the Designation

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

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

A crucial consideration affecting all applications is that all proposals must demonstrate an enhancement or preservation of the character or appearance of the conservation area. This is subject to the judgement of the Borough Council.

However, this Conservation Appraisal and Management Plan must be read in conjunction with the both Parish Design Guide and Neighbourhood Plan where it will be seen that the clear guidelines on the meaning of “enhancement or preservation of the character or appearance of the Conservation Area” are set out.



Solar panels visible from the highway



Sensitive extension to New Row

Article 4 Directions and Enforcement

Many householder alterations have damaged the integrity of the Conservation Area and potentially pose a continued threat to the special character of the village. It is therefore recommended that appropriate Article 4 Directions are sought to control permitted development detrimental to the character or appearance of the Conservation Area.

It follows, therefore that, in order that this action will be effective, enforcement action against development restricted within the General Permitted Development Order (all versions) or covered by an Article 4 Directive, must be improved

Materials

Permitted development rights only allow replacement materials which are similar to that which they replace. This should be better enforced within the Conservation Area in order to preserve the unified appearance of the village architecture as it was originally designed. However, permitted development rights for the replacement of roof tiles, windows and doors should be removed regardless of the materials used.

The installation of double-glazing itself does not have a detrimental effect on the conservation area but the replacement window frames and glazing bars must be of timber sections similar to the original. The frames must be fitted in the window openings so as to retain the brick reveal. Setting replacement windows too far forward so as to be almost flush with the face of the brickwork will not be permitted

Suggested Article 4 Direction: Part 1 Class A Paragraph A.3 a) of the GPDO outlines that householder materials used in exterior work should be of a similar appearance to the host building. It is suggested that the replacement of roof tiles, windows and doors, even if using similar materials, should not benefit from permitted development, and the rights to this facility be removed under an Article 4 direction.

Roof alterations

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

Porches

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

Hardsurfacing

The replacement of front gardens with hardsurfacing is development hugely detrimental to the Conservation Area as it interrupts enclosure of the highway and alters the historical character of both the dwelling in question and its relationship with the street. It is therefore recommended that these permitted development rights be removed under an Article 4 Direction.

Suggested Article 4 Direction: Part 1 Class F of the GPDO allows householders to hard surface within the curtilage of a dwelling house in whole or in part. It is therefore recommended that these permitted development rights be removed under an Article 4 Direction in order to protect the loss of front gardens for parking drives.

Boundary Walls

Within a Conservation Area, Conservation Area Consent is required to demolish a gate, fence, wall or railing more than one metre high next to a highway, footpath or bridleway, or open space. Elsewhere in the designated area permission is required to demolish a gate, fence, wall or railing that is more than two metres high.

The removal or inappropriate replacement of boundary walls is a highly visible alteration to the street scene that is detrimental not just to listed buildings but to all properties and their collective impact on the street scene. It is therefore recommended that permitted development rights that enable householders to remove walls if below one metre beside a highway or below two metres elsewhere be removed through an Article 4 Direction.

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

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



Paved front drive



Boundary red brick walls



School House, Main Street

11.0. Figures

Figure 1.1. Tatenhill Village Map

Figure 3.1. Tatenhill Listed Buildings

Figure 4.1. Tatenhill Historical Development

Figure 5.1. Tatenhill Topography Map

Figure 6.1. Tatenhill Character Areas

Figure 6.2. Tatenhill Townscape Analysis

Figure 9.1. Tatenhill Revised Boundary



Project Title
TATENHILL CAAMP

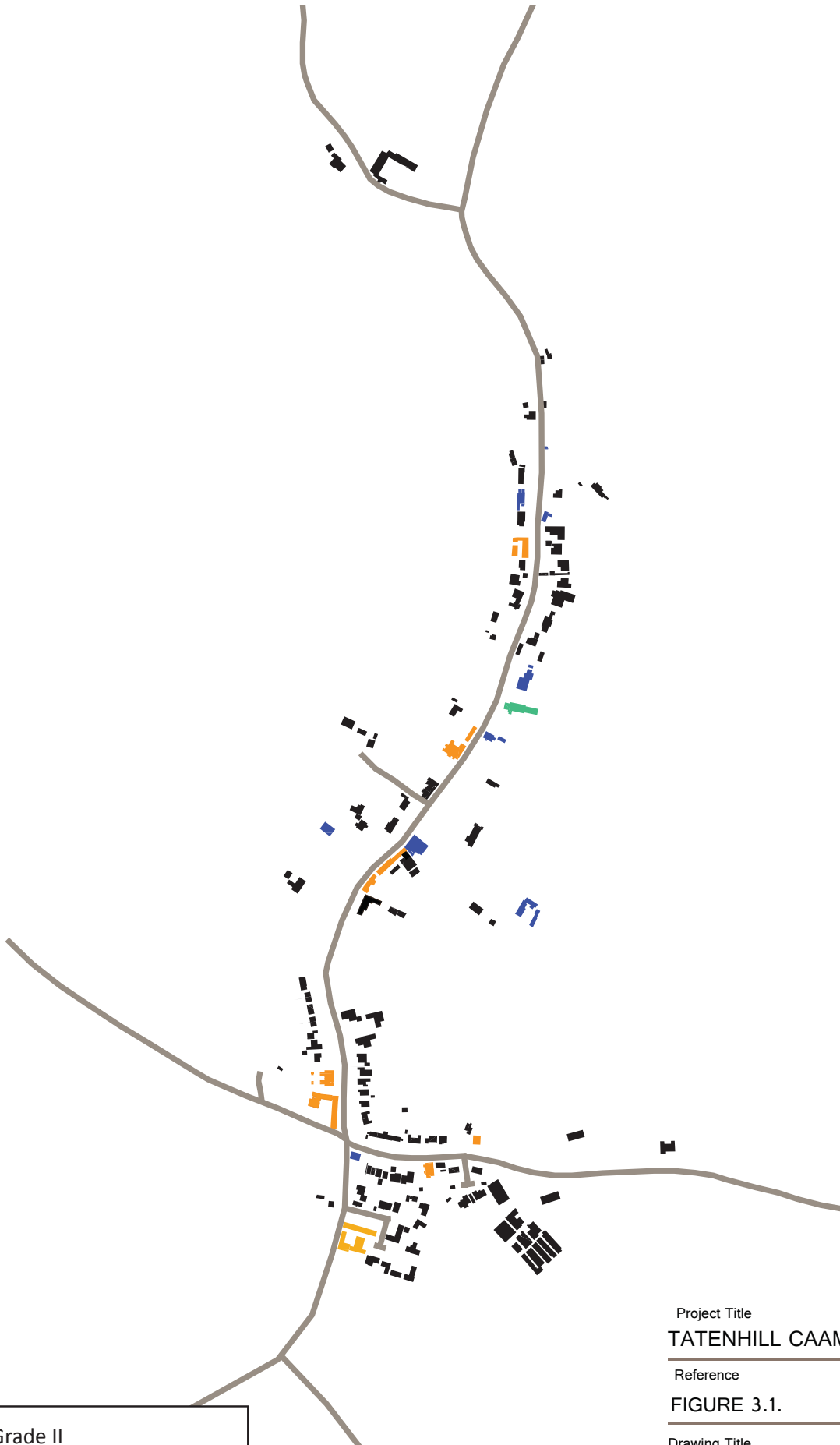
Reference
FIGURE 1.1.




Drawing Title
TATENHILL VILLAGE MAP

Scale
1: 5000@ A4

Date
May 2013

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	Grade II
	Grade II*
	Other significant buildings

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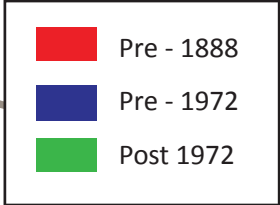
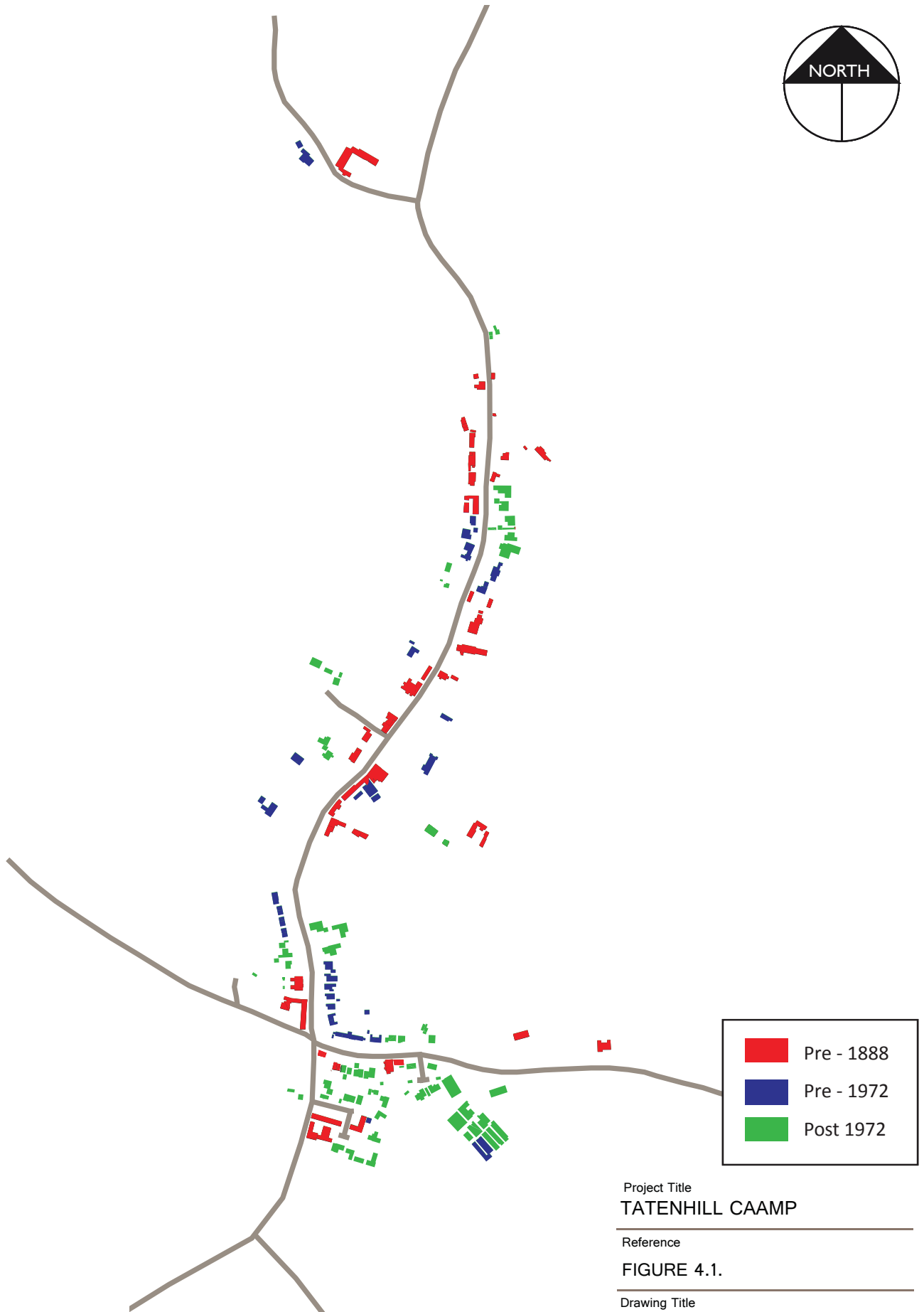
Project Title
TATENHILL CAAMP

Reference
FIGURE 3.1.

Drawing Title
TATENHILL LISTED BUILDINGS

Scale
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Date
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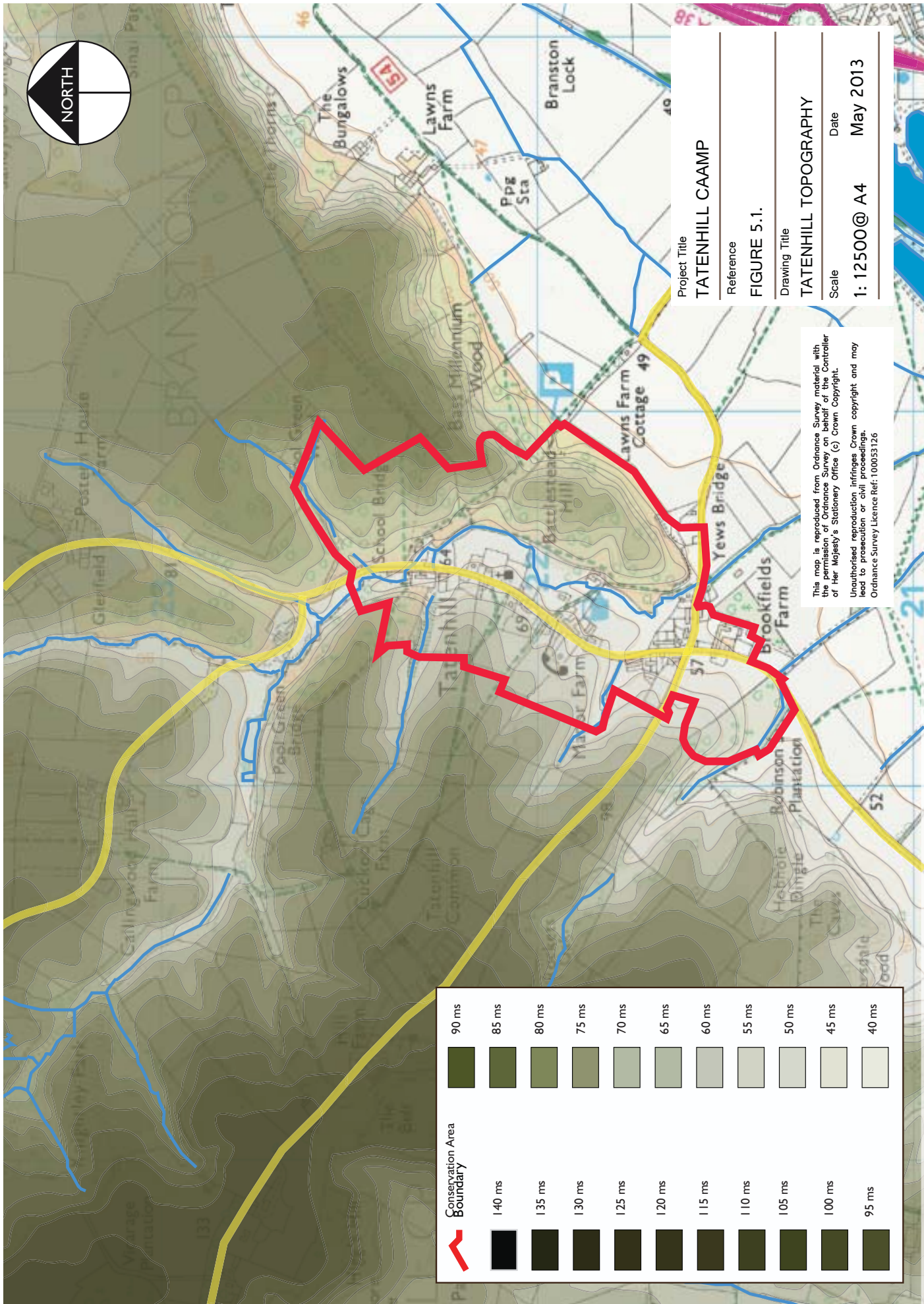
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FIGURE 4.1.

Drawing Title
TATENHILL
HISTORICAL DEVELOPMENT

Scale
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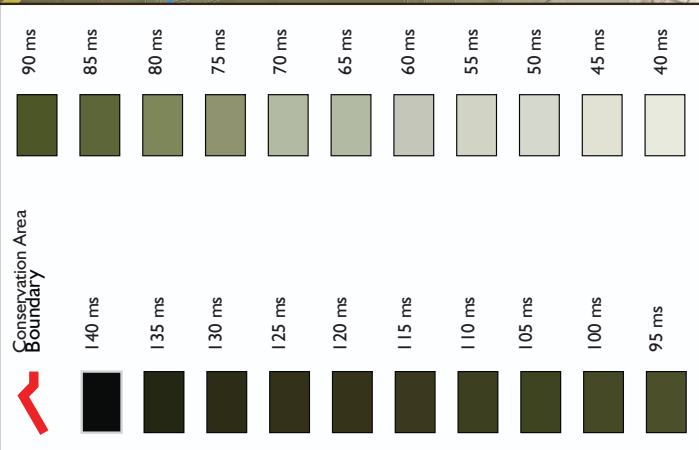
Reference
FIGURE 5-1.

Drawing Title
TATENHILL TOPOGRAPHY




Scale
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	Northern Development
	Historic and Civic Core
	Tatenhill Crossroads

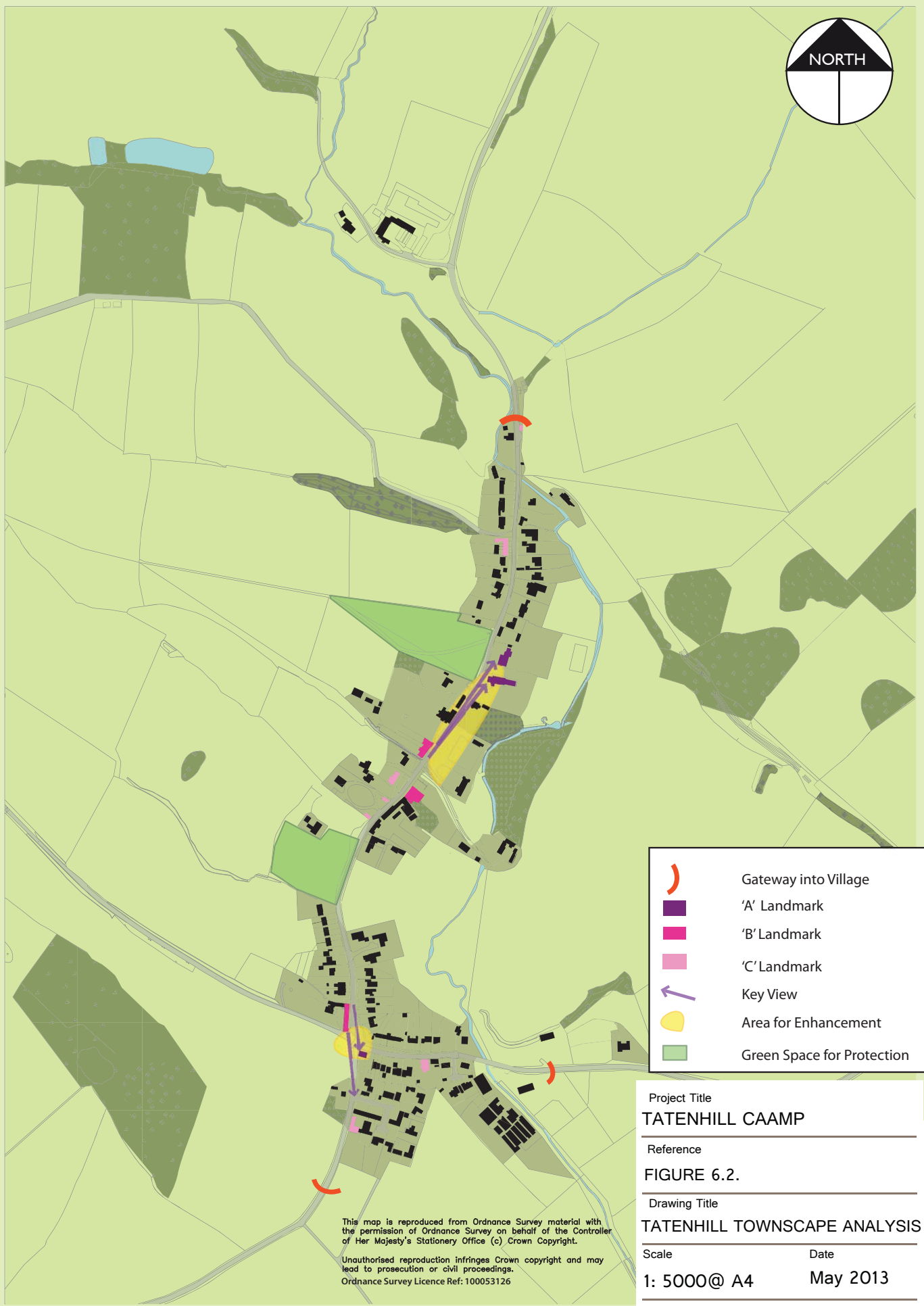
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Reference
FIGURE 6.1.

Drawing Title
TATENHILL CHARACTER AREAS

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

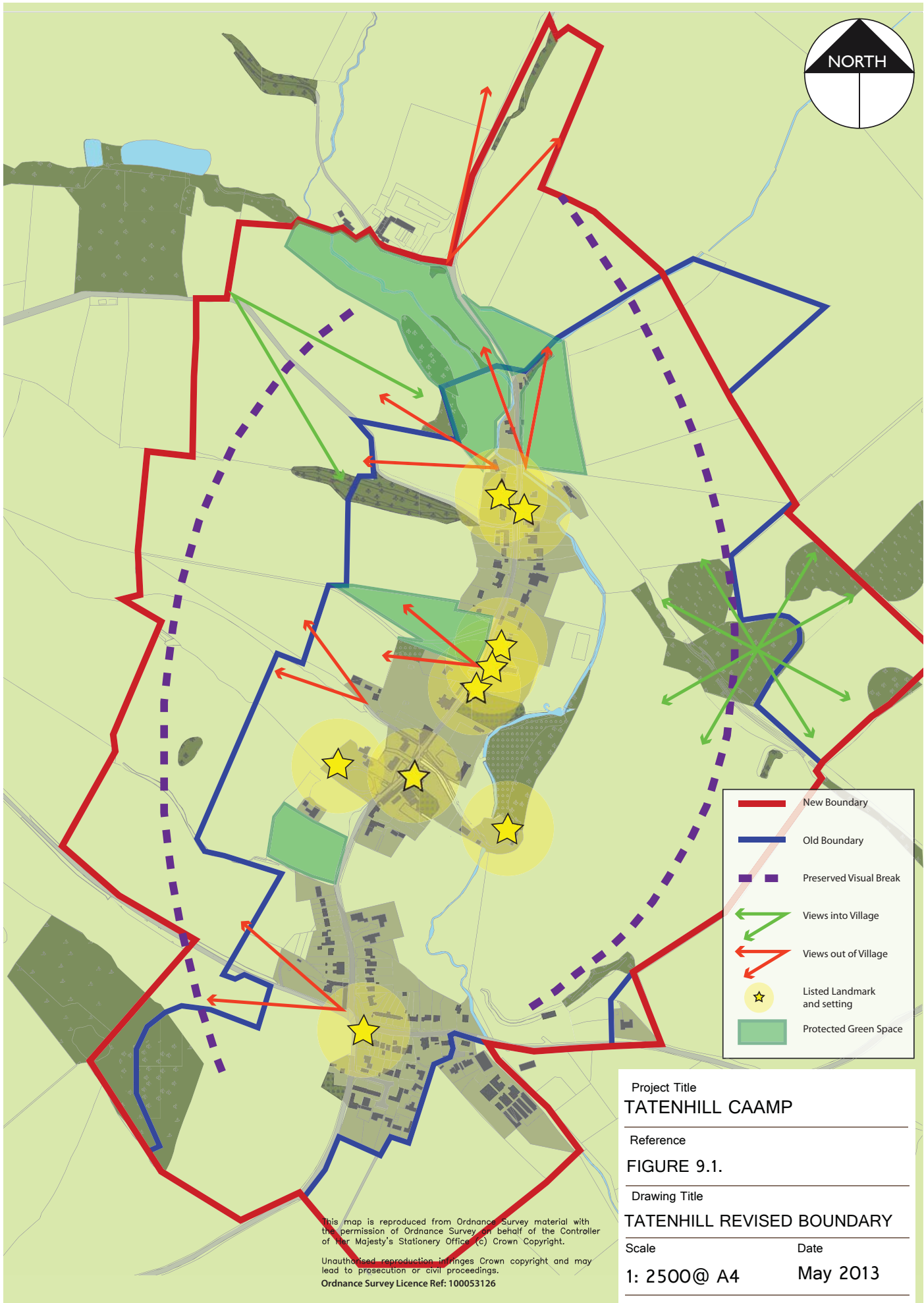
Project Title
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Reference
FIGURE 6.2.

Drawing Title
TATENHILL TOWNSCAPE ANALYSIS

Scale	Date
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Project Title
TATENHILL CAAMP

Reference
FIGURE 9.1.

Drawing Title
TATENHILL REVISED BOUNDARY

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