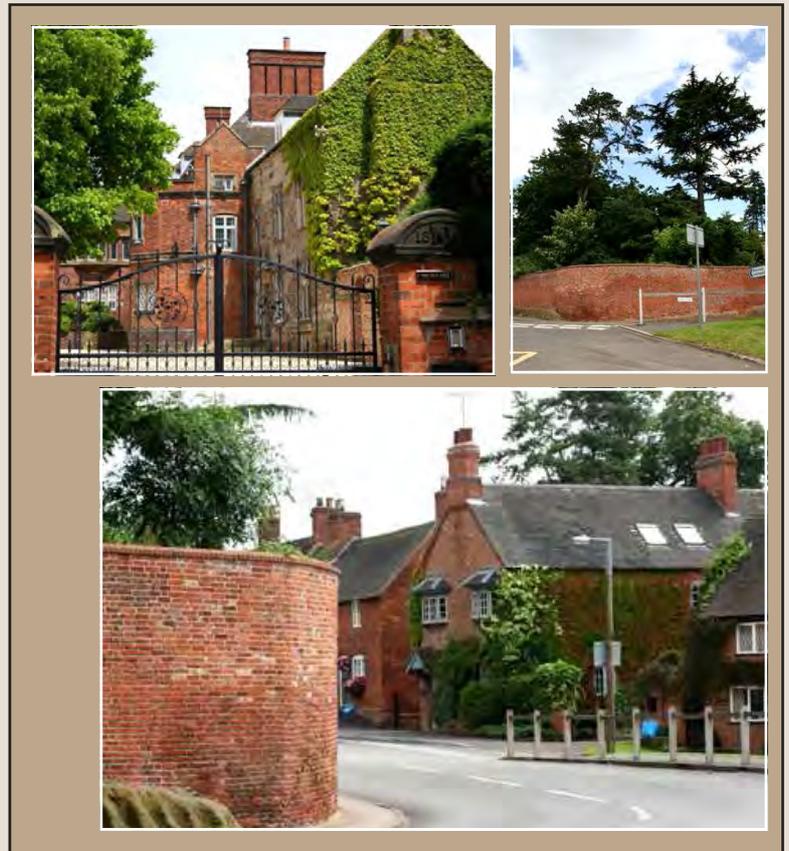


# Netherseal *Conservation Area* Character Statement



**2010**  
***CONSULTATION DRAFT***

**SOUTH DERBYSHIRE  
DISTRICT COUNCIL**

# Netherseal *Conservation Area*

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# Netherseal *Conservation Area*

## Introduction

This statement has been produced by Mel Morris Conservation for, and in association with, South Derbyshire District Council. It sets out the special historic and architectural interest that makes the character and appearance of Netherseal worthy of protection. It also assesses the degree of damage to that special interest and thus opportunities for future enhancement. This document will be used by the Council when making professional judgements on the merits of development applications.

The Netherseal Conservation Area was designated by South Derbyshire District Council on 13th July 1978.

## Summary

Netherseal lies in the extreme south of the County of Derbyshire. The edge of the parish, and of the village, is marked by the River Mease, which snakes along its southern perimeter. This also marks the County boundary with Leicestershire. The village did at one time belong within Leicestershire and was only drawn into Derbyshire in 1897.

The area is characterised largely by rolling lowland, becoming almost flat around the River Mease. The soils in Netherseal are generally rich clays, but free draining and shallow upon the sandstone bedrock, with large areas of alluvium & river terrace deposits trailing the river valley. The church and the primary school sit on a knoll of "Bromsgrove Sandstone", which is classified as "highly permeable" sandstone. It was good, productive land for agriculture and the area was only enclosed with regular field patterns in the 18<sup>th</sup> century. The wooded areas are most commonly associated with mature parkland. These mature trees, many of which are conifers or evergreen shrubs planted in the 19<sup>th</sup> century, make a strong contribution to the character of the village. Elsewhere, to the south and west, the character is more open and tree cover is limited to small copses and trees scattered along the river banks.



To the north and east of Netherseal lies the South Derbyshire coalfield, which played an important part in the late 19<sup>th</sup> century development of the village. The northern part of the village, beyond the boundary of the conservation area, was extensively developed following the sinking of the pit in 1855, but the southern half of the village remains largely untouched by any signs of industrial development or its influence.

The grounds of two former large houses dominate the conservation area and between them sits the Church of St. Peter. To the west lie the grounds of the former Netherseal Hall, largely hidden behind tall brick boundary walls, which retain mature gardens, parkland trees and shrubberies. The Hall, which dated from the 1620s or thereabouts, was demolished in the 20<sup>th</sup> century and in its place stands Newlands House, a Leonard Cheshire Home, built in 1984. A large amount of the original landscaped grounds, laid out in 1756-9 and embellished in the mid 19<sup>th</sup> century, are preserved. To the east of the church lies Netherseal Old Hall with its old, beautiful and extensive 15-acre garden and ponds, largely hidden and enclosed by boundary walls, yew hedges and lime trees.

The River Mease is a significant river as it drains the coalfield into the River Thames. Its character is mainly that of a tightly meandering watercourse. The guaranteed supply of water from the river and its tributaries led to the establishment of a corn mill in Netherseal, first recorded in Domesday Book (1086), and an historic corn mill still survives today. The river is internationally acknowledged as a site of ecological importance with the designation of Special Area of Conservation, under the European Habitats Directive for the rare presence of spined loach (*Cobitis taenia*), a bottom-living fish, as well as white-clawed crayfish. The River Mease is fed by a series of small tributaries, such as the stream that runs around the northern perimeter of the Netherseal conservation area, originally fed by a spring, and the large Hooborough Brook to the east, which drains a large part of the South Derbyshire coalfield. The river has a quiet character with little impact on the main views within the conservation area.

The distinctive characteristics of Netherseal can be summarised as follows:

- a strong sense of antiquity
- a variety of building lines creating continual movement and interest along the streets
- spacious streets with wide grassy verges
- verdant character with mature parkland trees and large evergreen shrubs – a mixture of deciduous and evergreen trees (dominated by limes, Scots pine and Cedars)
- several large, mature landscaped gardens incorporating complex watercourses and planted zones of different character
- the planned layout is influenced by the presence of natural watercourses but the village is contained between these watercourses and neither the stream nor the river is immediately apparent
- predominantly brick buildings and a preponderance of brick boundary walls, with high status buildings in stone
- gentle contours and some sharp bends give rise to some surprising and memorable views

## **Area of Archaeological Potential**

An area of archaeological potential has been defined through an assessment of the known archaeological, documentary and plan-form evidence of the settlement. It has been carried out as part of the review of each conservation area in consultation with the County Archaeologist, the Development Control Archaeologist and the Sites and Monuments Record Officer at Derbyshire County Council.

An area of archaeological potential may encompass both statutory designations (including Scheduled Monuments and Registered Historic Parks and Gardens) and other non-

statutory site information from the Derbyshire Sites and Monuments Record. It shows the probable extent of settlement and industrial activity during the medieval and/or post-medieval periods.

Within the area of archaeological potential there may be reasonable expectation that archaeological evidence relating to the medieval and/or post medieval periods may survive below ground.

Over the centuries, as settlements grow and develop, their focus may shift. Consequently, an area of archaeological potential need not necessarily coincide with the boundary of the conservation area.

## Conservation Area Analysis

### Historic Development

“Seal”, the collective name for the area around Netherseal & Overseal, was already a large and well-established community by 1086. Church Street runs roughly parallel with the river to its south, just above the flood plain, and it is here that a settlement was first established, possibly originating in the 7<sup>th</sup> century. The plots between the houses on the south side of the street drop down to the River, and probably originated as crofts. Stretching west of Church Street, where it turns into Main Street, further crofts are evident. To the north of the street the evidence for any early settlement pattern has been obliterated by the creation of landscaped gardens within the grounds of two large houses: Netherseal Hall (demolished) and Netherseal Old Hall. It was only in the 18<sup>th</sup> century, by a private agreement of 1755, that the outlying farm land was enclosed from open fields. The enclosure was subsequently confirmed by Act of Parliament in 1799.

A water-powered corn mill appears to have existed on the site of the present mill since at least 1650, although the present mill building is eighteenth century (pictured right). A mill was recorded in Domesday Book (1086), its precise whereabouts unknown but probably very close to the present mill.



The proximity of the River Mease may have been the original reason for the village but the small settlement, which originated as a small group located along Church Street, appears to have quickly developed in a linear form along Main Street. Dog Lane appears to have been part of the medieval settlement (with its pattern of “crofts” and “tofts”) with crofts extending northwards as far as Clifton Road, possibly a back lane behind the frontages on Dog Lane. The village was certainly developed along the west side of Main Street by the 17<sup>th</sup> century, as photographic evidence of the old buildings indicates. The presence of the stream, as well as the river, enabled the creation of fishponds, as it was easy to divert the flow of the stream and top up the levels in the ponds. Well-stocked bream and pike fishponds were a valuable and reliable source of fresh food in the medieval period for the lord of the manor. The L-shaped planned layout of the village

was influenced by the presence of the two natural watercourses and the village is contained between these watercourses.

The plots on the east side of Main Street, with their backs towards the stream, together form a shallow, rectilinear slice of land, with sparse development in 1785. Their rear boundaries are bordered by the gardens of the Hall, clearly indicated on the 1829 estate plan. They appear to be roadside encroachments, built onto the common or wasteland.

Nether (i.e. lower) and Over (i.e. upper) seal are separate parishes today, but Overseal did not have its own Anglican church until 1840 and was originally part of the parish of Netherseal. Netherseal was sometimes, therefore, known as Great Seile or Church Seile. "Seal" is spelt in various ways in historic documents; Seal, Sela, Scegla, Sheile or Sceyle, and probably originally came from "scegel", meaning little copse.

The Domesday Book (1086) refers to "SELA" which was part of the large barony of the Norman Henry de Ferrers. Between 1066 and 1086 the land had been handed over to Henry's third son Robert. 6 carucates of land and 21 villagers are mentioned with 12 smallholders, a mill and 12 acres of meadow.

A church was founded in the 12<sup>th</sup> century, close to the manor house (now Netherseal Old Hall), as mediaeval churches so often are. The 13<sup>th</sup> century north arcade is the earliest part, but it is the 15<sup>th</sup> century tower with full-height angle buttresses that has the greatest impact in the local scene.



Ralph de Seile held the manor of Netherseal as a sub-tenant of Earl Ferrers in the time of Henry II (1154-89), but disposed of part of it. The mill was sold, with Ferrers' consent, to Ralph de Gresley, and 120 acres of land were given to the Cistercian Abbey of Merevale. Ralph's son, also Ralph, gave further gifts to Merevale. This would not have met with opposition from Earl Ferrers, as Merevale was founded by Robert de Ferrers in 1148 and was therefore one of the family's "good causes". The monastic farm or "grange" at Netherseal, set up as a result of these gifts, has left its mark in the name "Grange Wood" and other associated placenames in the north west part of the parish.

Eventually, the manor reverted to Earl Ferrers, who granted it in 1192 to William de Ridware. Between 1192 and 1648, when the Old Hall was sold, the manor passed in unbroken succession through a number of families by marriage: de Ridware, de Stafford, de Pipe, Vernon and Mather.

Thomas Ridware obtained a grant for a yearly fair and weekly market at Netherseal in 1311, but as the centuries passed the estate gradually diminished in stature and importance in the village. William Mather sold some land and the lordship of the manor to George

Gresley around 1614. Gresley, the new lord of the manor, built a new manor house at Netherseal, west of the church where Newlands House now stands. Even before this, the Gresleys were already substantial owners in Netherseal, having bought the former Merevale Abbey lands there in c1564, following their confiscation by the Crown at the Reformation. With the purchase from Mather, the Gresleys came to own the vast majority of land in the village, putting the status of the Old Hall firmly in second place to the new one.

In 1648 the Old Hall was sold to Zachary Johnson, whose nephew Richard (died 1697) left funds to establish the almshouses or “hospital” on the south side of Church Street, built in 1699. The Old Hall estate then passed through the Moore and Jervis families before being sold in pieces in 1797. The major purchaser at the time of sale was Major General George Hewett, who bought the Old Hall itself. The Hewetts owned the property throughout the 19<sup>th</sup> century, sometimes letting it and sometimes residing there themselves, making alterations and additions.

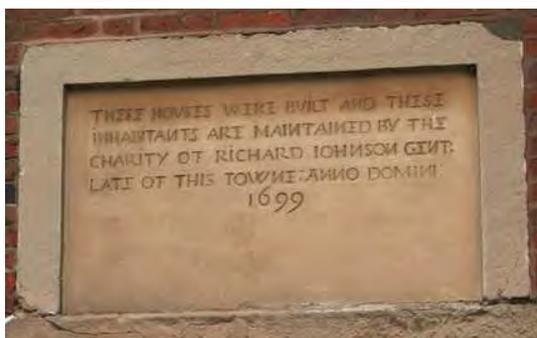


*The Rectory - built by the Gresley family c1863*

The Old Hall was sold around 1928 to Ernest J. Manners of the Worthington Brewery in Burton on Trent. Manners bought the “new” Hall as well, and



*The 17th century dovecote which once belonged to the manor house (Old Hall)*



*Netherseal Almshouses - original datestone of 1699 (above left) and row of six almshouses (right)*

demolished it. Fittingly, therefore, despite the rise and eventual supremacy of the Gresley estate in the 16<sup>th</sup> and 17<sup>th</sup> centuries, it is the old hall that has stayed the course and which still bears witness to the long history of Netherseal's manorial descent. It was sold out of the Manners family upon the death of Mrs. Usher (formerly Mrs. Manners) in 1980, but the Manners Trust still owns some property in the village today. Of the Gresleys' house, all that survives is planting in the grounds and some boundary and garden walls, including the impressive tall brick boundary wall west of the church.

The "advowson" (the right to nominate a clergyman to serve the church and receive the profits of the church lands) originally belonged with the Old Hall estate, but was acquired by the Gresleys in the 17<sup>th</sup> century. In line with common practice, the Gresleys used the position to augment their own fortunes. Thomas Gresley (1734-85) lived at the Hall but was also Rector, and the same was true of his son William (d1829) and grandson William Nigel (d1847). A new rectory, separate from the Hall, was built on the south side of Church Street for the Rev. Nigel Gresley in 1863; the date June 29<sup>th</sup>, 1863 is inscribed on a large foundation stone. A few years later, in 1869, a new detached graveyard was provided on the corner of Church Street and Main Street.

The village shows little physical evidence of its many independent farms, although it was entirely agricultural before the 1850s. There are two main farms that we can still see today, although neither is in farming use - Hall Farm and The Old Stableyard. However, the village was farmed by a number of freeholders. In 1624 there were 26 freeholders listed on Gresley's estates alone. The electoral register for 1853 shows that there were 18 freeholders owning land or property in the village, a large number for the size of community. Hall Farm never appears to have been owned by the Gresley family, despite the name, but The Old Stableyard, on Church Street, was part of the complex of buildings developed in association with the Old Hall, and it was still in the same ownership until the 1980s.

The evidence for the farms suggests that they were quite small, located on narrow sites, mainly associated with the medieval layout of "crofts and tofts". Where they were enlarged, they were developed piecemeal and opportunistically when the land became available for sale. No. 21 Church Street, slotted between the Old Hall and the later hall, was one of the small farms (Church Farm); a long, thin "croft" can still be seen on the 1829 estate map, although by 1880 the Gresley family had managed to secure this plot and incorporate it into the grounds of the Hall. Hall Farm also follows the pattern of long, thin development, dictated by the confines of the narrow croft and as a result much of this site is not visible to the public.

St. Peter's C. of E. Primary School was built circa 1875. There was already a well-established National School. Just beyond its northern boundary lies the graveyard established by the Gresley family in 1869. It would seem that the small churchyard, which lies to the immediate south of the church, had run out of room and that they did not wish to lose any of their garden for this purpose. Rather ironically, this has subsequently happened and the church graveyard now takes in a large part of the southern section of the



*Gates & yew trees to the new graveyard of 1869*

gardens to the former Netherseal Hall.

The rapid expansion of the village at the end of the 19<sup>th</sup> century, with the sinking of Netherseal Colliery in 1855, led to a marked change in the character of the northern section of the village, and considerable infill housing. The southern half of the village around the church, however, saw little disruption.

In 1895 700 people were employed at Netherseal Colliery. The number of shops and businesses listed in the village in the late 19<sup>th</sup> century indicated that it was supporting a much wider area than just its own immediate residential community. The expansion of the village following the sinking of the Netherseal Colliery in 1855 can also be seen in the growth of chapels, which represented the interests of the new working classes. Chapels, where the focus of worship was around the sermon, provided a sense of community and a comfortable extension of the working environment.

In the northern half of the village several small groups of terraced houses were built, incorporating the terracotta embellishments that are found during the last decades of the 19<sup>th</sup> century in nearby settlements, such as Swadlincote. 7-13 Clifton Road Villas of 1896 and 56-58 Main Street are good examples. A short terraced row, probably built to house colliery workers, can also be found at 40-44 Main Street (Central Cottages 1906). Close to the Baptist Chapel on Clifton Road (1840) was built the Wesleyan Methodist Chapel, circa 1890, to form a small enclave of non-conformism. The Wesleyan Methodists later built a small school adjacent to their chapel, founded in 1907.

As a result of the loss of coal mining (the colliery closed in 1947 due to flooding) and the lack of investment in the fabric of the smallest cottages during the 20<sup>th</sup> century, Netherseal has been subjected to a large amount of demolition. Many of the original thatched and timber-framed cottages were demolished during the 20<sup>th</sup> century. For example, a complete row of timber-framed cottages which stood behind the war memorial was demolished in the late 1970s, as were the thatched post office and the large 17<sup>th</sup> century house alongside, now replaced by Seale House. In the northern half of the village there has been considerable infill housing, some undertaken with little regard for local character.

## Approaches

The conservation area is approached from the north via Main Street. Main Street tracks the line of a stream and was a significant part of the historic settlement, although much altered in the 20<sup>th</sup> century. There is a substantial amount of 20<sup>th</sup> century housing on the outskirts of the village, to the north. The historic village proper starts with The Seal Inn to the north of Clifton Road. The street continues southwards with development lining both sides of the street, the mature gardens and trees in the grounds of Newlands House forming a backdrop to views.



*Approach into the village from Chilcote*

The approaches from the south-east and south-west follow the gentle

contours of the river valley and slowly rise as they enter the conservation area. Both the road from Chilcote and the road from Acresford offer surprising views as they enter the conservation area at bends in the road, from where the road gently rises up towards the church. The road from Chilcote follows a series of tight bends, starting at the bridge over the River Mease, and there is an important layered view of the cottages, “green”, brick boundary walls to demolished Netherseal Hall and parkland trees above on the skyline. Approaching from Acresford Road the conservation area has a predominantly rural character. The road descends to a little bridge with brick parapets, which straddles the stream. From here, there is a sharp bend and the canopy of mature parkland trees (lime and horse chestnut) crowds over the road and softens the views and, together with the wide grass verges, provides an immediate sense of the verdant character of the village.



## Views

The conservation area falls between the River Mease and the watercourse that runs to the north of the settlement, tracking the edge of the large historic gardens. The ground is gently inclined falling away to the River and gently undulating to the north of Church Street.

The churchyard of St. Peter’s Church and the grounds of Newlands House to its west are elevated above the road and provide some commanding views of Church Street, with occasional glimpses of the valley to the south between the buildings. There are only a handful of landmarks; the church is the main landmark, but this is most striking from the

south side of the river and from the corner where Church Street turns into Main Street. There is an impressive view of the church tower from the south side of the mill leat at Mill Farm.



*View from the mill leat at river level showing the undulating land & the church tower in the distance*

Views are generally restricted and channelled by the dense tree cover and tall boundary walls. There are a few key views within the



*Important public views and spaces along Church Street*

conservation area, most offering an element of surprise, some in the public domain but many within private grounds:

- the view cornering Church Street. The church is the main landmark and backdrop with the expanse of green lawn in the foreground forming a foil. The space is defined by buildings lining the south side of the street and the brick walls to the grounds of Newlands House lining the north side of the space
- the views along Church Street where the boundaries flow in and out, creating contrast and unusual relationships between the buildings and the trees
- the exchange of views along the public footpath that runs alongside Netherseal Old Hall and through the meadow beyond
- the glimpsed view of the Old Hall from Church Street
- the private views to and from the Old Hall looking across its gardens
- the private view from the mill leat looking towards Mill Farm and the church in the distance

## Spaces

The conservation area is largely made up of a series of informal spaces running along Main Street and Church Street, created by the wide road and generous pavements and grass verges, alternating with narrower enclosed spaces. The private, largely hidden gardens create important informal spaces, as at Newlands House, the gardens to the Old Hall, the space surrounding Mill Farm and the gardens at the Old Rectory.

The formal public spaces are formed by the churchyard, the green in front of the church and Almshouses, and the War Memorial green (pictured right).

The churchyard is built upon a raised platform, a large part of which is retained by brick and stone walls, thus increasing the church's presence overlooking the street.

Some of the road junctions within the conservation



area are spacious & have the character of village greens. Their broad grass verges enhance the semi-rural and leafy character of the village, particularly the junction of Main Street with Church Street in front of the village school.

## Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Netherseal. The range of materials and the way in which they were used in local building details is intricately linked with local identity. The appendix lists the special and typical traditional building details encountered within the conservation area, and is supplemented by photographs, to give a snapshot of the local vernacular details.

### Stone

The rich alluvial soils of the river valley would not ordinarily generate much building stone but Netherseal is built on an outcrop of Bromsgrove Sandstone, a pale pinkish brown colour where it outcrops. This is classified as highly permeable sandstone and a major aquifer i.e. an underground layer of permeable, water-bearing rock, from which water can be obtained by wells or springs. There are small pockets and outcrops of this stone in the immediate area and a few small quarries were established to the north-west of the village. They are the likely source for local stone, although the use of stone was very limited, it being a scarce commodity. Much of the local stone may have been worked out by the 19<sup>th</sup> century or it is possible that no-one bothered to work the quarries anymore, as a result of improved transport. Within this area there was a strong tradition of timber-frame and brick building. Examples of rubblestone used in the construction of boundary walls can be seen near the entrance to Newlands House and in front of 23-27 Church Street. Use of rubblestone in the village may have once been more extensive, displaced by the fashion for brick in the 18<sup>th</sup> century.



*The bedrock of Bromsgrove Sandstone near the church is a prominent feature*

The 15<sup>th</sup> century west tower of the church is built from the same sandstone as the Old Hall, characteristically consistent in a soft pink hue. Coursed sandstone, like that employed at the Old Hall, was also used as a plinth in the construction of the original barn within the Old Hall farmstead (now Nos. 40-42 Church Street), indicating a farm building of some status.

In the 18<sup>th</sup> and 19<sup>th</sup> centuries, when transportation of heavy goods radically improved, imported stone was reserved for dressings for windows and doors. Stone can be found reserved for copings at the Old Hall as well as the stone window dressings at both The Rectory and the Village School. Its use, however, is very limited. Small panels of stone appear in otherwise brick 17<sup>th</sup> century buildings at the dovecote and the Almshouses.

## Brickwork

Brick is the dominant material in the village and it has been used to great decorative effect in many of the buildings from the 17<sup>th</sup> century onwards.

Within the Trent valley there was a local tradition of brick making and there is some evidence of local brick pits in the documentary record, where bricks would have been made in temporary clamp kilns. The earliest surviving bricks in the village date from the second half of the 17<sup>th</sup> century (i.e. the dovecote and outbuildings to the Old Hall and parts of the Almshouses).



*Flared (blue) brick headers (above left) and tall brick walls (above right) are very dominant*

Several of the early brick buildings incorporated blue “header” bricks, arising from the uneven firing process and used for their contrasting decorative effect. These were adopted within Flemish bond brickwork, first used in England towards the end of the 16<sup>th</sup> century. This type of brickwork appears on the walls surrounding the former farmyard to the Old Hall as well as the boundary walls to the Old Hall. Its use in the dovecote of 1686 was repeated in other later buildings, such as the small late 17<sup>th</sup> century garden alcove. Blue headers appear to have been selected deliberately for decorative effect when the Almshouses were built.

Flemish bond brickwork is commonplace within Netherseal and the continued use of Flemish bond brickwork with burnt headers in many of the buildings makes them difficult to date. The 1863 Rectory and St. Peter’s School incorporate English Bond brickwork, as does the boundary wall to the Village Hall, harking back to an older age.

“Polychromy”, or the use of multiple colours of brick to create decorative effects, was popular again in the Victorian age. In the 1840s, in a few instances, the brick headers were picked out in a subtle buff colour – e.g. 21 Church Street and The Baptist Chapel off Clifton Road.

Although there was a fashion nationally for moulded and decorative bricks at the end of the 19<sup>th</sup> century, the 19<sup>th</sup> century brickwork within Netherseal is generally very plain.

Brickwork was used in the 18<sup>th</sup> and early 19<sup>th</sup> century for structural details such as corbelled eaves, some plain with several courses of brick projecting one above the other or “dentilled” brickwork, where each alternate header brick projects to create a decorative effect. In a number of cases the header bricks are laid diagonally to produce a “sawtooth” pattern.

Another decorative brick detail is the use of a raised brick band on the gable end of brick houses. This follows the verge, to provide a drip moulding (e.g. No. 6 Church Street), and is occasionally stepped, as can be found at 21 Church Street.

## Boundaries

The majority of traditional boundaries within the conservation area are formed from brick walls or simple iron estate railings. The main exception is the late 19<sup>th</sup> century stone retaining wall to the churchyard. This incorporates rock-faced sandstone.

Brick boundary walls may have been introduced into the village from the 17<sup>th</sup> century onwards. Many of the old brick walls have a moulded stone coping and stone cappings to brick gatepiers, certainly those serving the grander properties, but there are other examples of moulded red brick copings in the boundary walls surrounding Newlands House and half-round red brick copings to the garden walls at the Old Hall. 19<sup>th</sup> century copings are generally moulded – triangular, some with roll mouldings forming a ridge, in red or blue brick.

Gateposts are infrequent but tend to be quite distinctive, such as the octagonal banded stone and brick gateposts at the Old Rectory or the ornate carved stone cappings to the brick gateposts at the Old Hall. Unusual carved timber gateposts can be seen at the two entrances to the churchyard and the Village Hall.



Iron estate railings appear occasionally alongside the road (pictured left), but are more common hidden within the parkland and gardens of the Old Hall and Newlands House. Occasionally combined with cast-iron posts, five-bar horizontal railings with simple iron posts at regular intervals were a common historic boundary treatment in the 19<sup>th</sup> century, but few of them have been maintained and they are becoming a rare sight.

On the perimeter of the conservation area, hedgerows & small plantations of trees form field boundaries.

## Lintels and cills

The most common types of lintel are:

- the segmental brick arch. This is found throughout the village on buildings such as the Almshouses, Mill Farm and the cornmill. It is generally found in the 18<sup>th</sup> and early 19<sup>th</sup> century on the smaller domestic buildings. This was the simplest and easiest lintel to construct as the taper was accommodated wholly in the mortar joints, without the need to cut the brick.
- the chamfered and moulded stone lintels. The earliest examples of moulded stone lintels can be seen at the Old Hall where they were part of a complete architrave, derived from classical architecture. In the 19<sup>th</sup> century moulded stone was often deeply chamfered to reflect Gothic styles of architecture, as in the windows surrounds at The Rectory and St. Peter's School.

On the uppermost floor there was often no need for a brick lintel and occasionally the brickwork was supplemented by a simple timber lintel, providing the support required, or the brickwork was carried directly on the window frame. There are several examples of

these practices (e.g. Mill Farm and the Almshouses).

In combination with the segmental brick arches, stone cills were not normally used, relying on the simple weathering properties of the brickwork, and the window joinery was placed directly onto the brickwork. Stone cills were used in conjunction with stone window surrounds.

There are now a limited number of forms of traditional joinery within the village, although a large variety of historic window patterns survive at the Old Hall.

The most common windows to survive were used in conjunction with brick segmental arches. These are the two-paned timber casements, a late 19<sup>th</sup> century window pattern that can be found at the Almshouses, Hall Farm and 21-27 Church Street. Small-paned timber casements survived at Mill Farm and have been preserved and restored.

## Roofs

The earliest roofs in Netherseal would have been either thatched or tiled. Photographic evidence shows examples of thatched roofs, in “long straw”, although no examples survive. The roof pitches associated with thatch and clay tiles vary between a minimum of 35 degrees and a more typical pitch of 45 degrees, a requirement of these materials. There are a number of examples where the steeply pitched 17<sup>th</sup> and 18<sup>th</sup> century roofs survive, although only a few examples remain of the original hand-made red clay tiles that covered them.

Machine-made red clay tiles, popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, were used on the Rectory and St. Peter’s School, and the 20<sup>th</sup> century Village Hall.

During the 17<sup>th</sup> and 18<sup>th</sup> centuries pitched roofs often had “coped gables”, where a parapet was added at each gable-end (Almshouses and the Old Stableyard). The 19<sup>th</sup> century village school also incorporates this roof type. A more unusual roof type is the use of stepped brickwork to form a parapet at the apex of the gable, an alternative to a straight coping. This occurs on a number of roofs at the Old Hall and Old Stableyard on Church Street.



*Stepped brick parapet to roof at Grade II listed former Smithy at the Old Stableyard*

Netherseal is also distinctive for its hipped roofs, all of which are tiled. Bonnet tiles were used to cloak the hips at Mill Farm and 23-27 Church Street, whilst at the Old Hall the hips are cloaked in lead rolls.

Welsh slate was only occasionally used in Netherseal, and appeared in the second quarter of the 19<sup>th</sup> century (e.g. 21 Church Street).

## Conservation Area Description

The character of Netherseal village is very mixed. The conservation area lies within the southern half of the village, the more densely populated part being north of the Village Hall on Main Street. The conservation area contains an unspoilt group of historic buildings with the church being the pivotal centre point. Wide grassy verges form a soft foreground and

mature trees provide a lush green backdrop to many views. A large part of the conservation area is comprised of landscaped gardens. Beyond the conservation area, the historic village continued originally along Main Street, with some off-shoots to the west (Dog Lane being one) with groups of cottages, public houses and typical ancillary buildings huddled along the west side of the road. A few cottages, a blacksmith's shop and stabling were scattered along the eastern edge of the road, supplemented by 19<sup>th</sup> century terraced rows of cottages adjacent to the grounds of Newlands House.

## AREA I

**This includes Church Street and the buildings on the north and south sides of the street, as well as the garden setting of the Old Hall**



The character of Church Street is spacious with wide grassy verges, mainly on the north side of the street, and generous pavements, principally lining the south side of the street. This sense of spaciousness is enhanced by buildings set back at the junction of the streets on splayed angles addressing both street frontages and by generous front gardens to many of the private houses. The rural character of the village is further increased by the

amount of tree cover, sometimes dominating views and crowding over the road, and planted hedges running at the back of walls and occasional views out across the river valley to the south into rural Leicestershire.

At the core of the conservation area is the green space or “green” created where the old churchyard meets the substantial brick wall opposite the Almshouses. The gentle curve of the tall 3-metre high red brick walls leads the eye around from Main Street into Church Street. The open space created here has a distinct and memorable character, a place of strong contrasts - enclosed by high, striking, red brick walls and containing a largely plain, grassy, mown bank with organic, flat expanses of sandstone bedrock, worked and worn away to create a smooth appearance. Large outcrops of bedrock undulate beneath the wall in places, with unusual trough-shaped wear marks. On the far side of the road junction, a continuation of Main Street, a grassy bank falls away in a southerly direction. A building at the junction, Ivy House, straddles Church Street and Main Street and leads the eye downhill towards the River.

To the east, the churchyard breaks forward into the road, a raised embanked platform of grass retained by substantial walls of part brick and part sandstone; it has the feeling of having expanded and encroached onto the street. The ground may have been made up and heightened for practical reasons, to accommodate graves on top of the bedrock. The squared rock-faced sandstone interrupts the regular rhythm of red brick boundary walls, being the principal stone boundary wall in the village. There are no longer any gravestones in the churchyard to the south of the church, although a number are visible in an 18<sup>th</sup> century engraving. A tall Cedar of Lebanon, which photographic evidence shows was planted in the 19<sup>th</sup> century, now dominates the churchyard.

Graveyard space must have been at a premium as the Gresley family developed the separate graveyard over the road in 1869, squeezed between the village school grounds and a group of cottages to the north. The entrance to the graveyard is framed by a pair of tall

clipped yews, and beyond is a large oak, which was a granddaughter of the original Boscobel oak, in which Charles II hid during the Civil War.

The buildings to the south of Church Street were integrated into the life of the buildings on the opposite side of the road.

The physical and spiritual relationship between the almshouses and the church is a close one, as with many settlements. The Almshouses line the south side of the street, running along the back of the pavement in a long row comprising the original 17<sup>th</sup> century building and a slightly lower 18<sup>th</sup> century range. These cottages follow a form more usually associated with farm buildings – a large two-storey brick block with tall coped gables and steep pitched roof. They sit behind a generous, wide pavement. To the west of the almshouses are several brick-built cottages, which together form a harmonious and picturesque group. The central cottage, which sits gable-end onto the street, known as The Old Schoolhouse (No. 6), may have been the original National School that contained 50 pupils in 1846, although it is also said locally that the ancillary buildings at 21 Church Street, next to the church, served as a schoolroom.



There was once a Tithe barn standing on the south side of the road roughly opposite the church, but this was displaced when the present Old Rectory was built in 1863. The Old Rectory is handsome and typical of the mid 19<sup>th</sup> century, if rather plain and unadorned. Its character reflects perhaps the restraint and gravity of its first occupant, Rev. Nigel Gresley, although it is very large and grandiose. It sits behind a tall red brick boundary wall which, with the

churchyard walls opposite, forms a tight enclosure. Its more distinctive characteristics include the unusual octagonal gatepiers, which frame the two entrances to its original sweeping drive, and its arched doorcase, a focal point in views from the street. Along the central section of Church Street a group of tall Scots pine, within the Old Rectory grounds, form a counterpoint to the church. Further landmark groups of mature Scots pine stand within the former rectory gardens, punctuating the views.

The Old Stable Yard opposite Netherseal Old Hall was part of the working farm associated with the Old Hall. The identity of the individual agricultural buildings was once more pronounced but the gap between the octagonal dovecote and the old barn to its east has been filled in and the barn has been converted into a pair of houses. Gatepiers dated 1678 and initialled “R.I.I.” stand at the entrance to the Old Stableyard, but they seem too grand for a yard entrance and were perhaps relocated here from the Old Hall entrance when the current gatepiers were built there in 1868.

The dovecote built in 1686 (initials R.I.I) still contains its brick-built nesting boxes, at every level separated by decorative bands of sawtooth brickwork. It still contains its rare access ladder (known as a potence), which rotates around a central post.

At the east end of the village, bordering the grounds of the Old Hall, undulating clipped yew and privet hedges flow along the northern edge of the road. Low brick walls line the back

of steep-sided verges, with intermittent short buttresses providing relief. Similar walls with grass verges line the south side of the street providing continuity.



The land at the south-eastern end of the conservation area falls mainly within the garden of Mill Farm. The early 18<sup>th</sup> century farmhouse and its 18<sup>th</sup> century corn mill, still stand. The corn mill sits to the north of the River Mease, isolated on the flood plain. The leat has now been partially filled in and the building is now served by the stream that runs through the Old Hall site. An alder standing on its own in the field and a shallow depression, outside the conservation area boundary, marks the alignment of the former canal.

The setting of the mill and the mill farm is open with a shelter belt of woodland trees running along the bank of the river and around the perimeter of the fields.



The old part of the house, which is set back deep within the site and has been greatly extended in recent years, and the mill itself, are built from soft, mellow orange brickwork. These contrast attractively with crisp stonework included in the modern extension. Small ranges of ancillary buildings, situated near the road and running along the back of the pavement, give some privacy and allude to its former semi-industrial character.

### **The Old Hall and its gardens**

First impressions of the Old Hall are of a romantic, eclectic building that has evolved over a long period, an intricate mixture of soft sandstone and mellow red brick, softened by trees and creepers. The most dramatic and picturesque view of the Old Hall is from Church Street, framed by a pair of imposing gatepiers, although the main aspect of the Old Hall is towards its private garden to the east, overlooking the large rectangular pond, in the far south of the site.

A succession of owners, aware of their place in the long evolution of the site, stamped their identity on the character of the Old Hall and its outbuildings and have left their mark in the form of initials and datestones.

A long “leat” or “lade”, i.e. an artificial channel to convey water to a mill, started at the confluence of the River Mease and Hooborough Brook, east of the village, to provide a head of water for the mill wheel. Just west of the mill, the artificial channel rejoins the River Mease.

The east and north sides of the house and its garden are hidden from the public domain and the garden lies within a bowl forming a natural enclosure which is part of its charm and special character. The eastern elevation immediately overlooks a flat terrace, divided into



two plain, rectangular lawns and separated and edged by gravel paths. Below this a low brick wall and ditch separates the terrace from an open vista as it gives way to a series of lawned terraces; a steep mown bank leads down to two flat, level expanses of grass, which were probably developed as tennis lawns in the late Victorian period. The lawns open out to the north interrupted by a few key trees - a Cedar of Lebanon and a Red Oak. The parkland

character of this space continues to the east as far as the pond, which has only a few marginal plants and weeping willows, and beyond to a small area of meadow, from where there is a long vista towards the house.



The ponds that are channelled through the gardens are said to have had origins as medieval fishponds but none of them appear on either the 1785 or 1829

maps, so the origins of these ponds is a bit of a mystery. Although fishponds were commonly associated with secular sites from the Norman period onwards, these may be purely ornamental, developed in the 19<sup>th</sup> century.

The line of the stream defines the perimeter of the garden proper and beyond the stream is a managed plantation. The stream enters the site at its northern tip and continues in a stone-lined channel meandering through the site. A pair of sluice gates is used to control the flow of water through the site. Beyond the stream, the character of the garden changes to predominantly semi-natural woodland, much of it replanted 20<sup>th</sup> century plantation, and much of this falls within the conservation area.



On the north side of the house is a courtyard garden, a roughly triangular space, separated from the hay meadow to the north-west and from the dark woodland garden to the north-east by a tall 3-metre high red brick forcing wall. This faces almost due south-east and was clearly used for training fruit along its length. Some fruit trees still survive. A small late 17<sup>th</sup> century brick garden alcove stands within the wall, most prominent when viewed from the public footpath at the back of the site. The wall was built in multiple phases and has been heightened, forming a strong barrier to views from the footpath, where the views are dominated by the roofscape, with tall chimneys and stepped and stone-coped gables punctuating the skyline. The wall on the east side of the walled garden is lower and stepped, enabling glimpses over to the garden beyond. It forms a backdrop to a wide east-facing herbaceous border.



Beyond the walled garden lies a mysterious wooded area, planted with yew trees, some trained to arch over the path and form a tunnel.

The garden is separated from Church Street by a continuous red brick wall and a line of pollarded limes and other mature deciduous trees. The upper sections of the garden have yew trees trained and clipped to flow in cloud-like mounds above the brick boundary walls, forming a soft capping. Clipped yews also form features on the terrace. A long length of the red brick boundary wall incorporates blue “header” bricks, burnt in the firing process and used for their decorative effect. This type of brickwork appears also on the walls surrounding the farmyard opposite and other ancillary buildings.



*Brick boundary wall & 18th century alcove - the Old Hall garden*

The land between the old grounds of Netherseal Hall (demolished) and the Old Hall is a hay meadow through which runs a public footpath that once led directly to the church, but was diverted to run alongside the Old Hall. The hay meadow has been maintained as such for as long as we know and was known in the late 18th century as the “Hop Yard”.

At the edge of the hay meadow, the boundary of the private grounds of each large property is marked by a deep ditch, that to the Old Hall being also used historically as a channel to flood and fill the ponds in the garden and to top up their levels. To the north of the hay meadow runs the stream, which defines a large section of the northern boundary of the

conservation area. This meanders along the edge of the hay meadow and the perimeter of the old private grounds of Netherseal Hall. The stream then winds its way within the gardens of the Old Hall.

## AREA 2

**This includes Main Street, and the buildings to its west, as well as the grounds of Newlands House which were the original grounds of Netherseal Hall (demolished).**

At the far western end of Church Street and overlooking this part of the conservation area sits St. Peter's C. of E. Primary School. The character of the school is that of a typical late 19<sup>th</sup> century Gothic Revival building, but has a certain quality of detailing with stone buttresses set between stone mullioned and transomed windows.

At the west end of the conservation area, just within Main Street, is a secondary open space or green dominated by the War Memorial, in the form of a cross carved from granite. Although this area has a distinct 20<sup>th</sup> century character, it was originally the site of the village cross and is an ancient open space. It was probably once much larger and may have been more directly linked with the green in front of the church. The site of Seale House was formerly dominated by a 17<sup>th</sup> century thatched house and a row of cottages that ran alongside the lane towards Hall Farm. Seale House is largely hidden by a row of silver birch when in leaf and the emphasis of this space has changed dramatically over the last 100 years, so that the focal point is now the War Memorial at the centre of the space, rather than the buildings surrounding the space.

Hall Farm, a brick-built farm group, seems detached from the rest of the settlement at the far end of a narrow lane, an off-shoot of Main Street. This seems to follow the parameters set by the size of the medieval croft.

### Newlands House and the former Netherseal Hall

The original grounds of the former Netherseal Hall have been split up over the years and now fall within several ownerships: Leonard Cheshire, the church and Michael Hignett's Children's Settlement. Changes in ownership have not yet affected the layout of the gardens and woodland within the conservation area, but some of the continuity of planting and management has been broken and in the future this may affect the character of the gardens.

The grounds of the former Hall are separated into distinct areas. The grounds immediately surrounding Newlands House are mainly mature gardens, a mixture of trees with an understorey of shrubberies, predominantly planted during the 19<sup>th</sup> century. The species that stand out for their contribution to this character are the tall conifers (Scots pine) and groups of trees planted in clumps with a lush understorey of evergreen leaves forming a skirt to the tallest trees, mainly formed by holly and yew. The yews have matured over the years and have not been trimmed so that the different colours and textures are less noticeable than would have been envisaged in the original design.

There are some other trees that may be from earlier, more open, phases of the garden, such as Cedar of Lebanon, planted for its statuesque character. These were originally planted as groups with wide spacing or just for individual effect within a lawn. There is one of these in the far south-west corner of the garden, now crowded by other trees, including a large horse chestnut. There is also a good example of a Cedar of Lebanon within the

churchyard, in front of the tower, but late 19<sup>th</sup> century photographs show that this was immature and therefore planted in the second half of the 19<sup>th</sup> century.

Tall limes can also be found within the garden, planted in groups or lines. Considering their girth, they were probably also planted during the second half of the 19<sup>th</sup> century. The original entrance to Netherseal Hall was closed up and moved slightly further north along Main Street and any formal character it had is now lost with a wide splayed entrance and no gatepiers. The limes to the west of Newlands House are all that remain of another area of shrubbery, now dominated by a car park.

To the north of the garden is a distinct separate area of woodland, which is separated from the garden by a wrought-iron estate fence. This is now in separate ownership (the Michael Hignett's Children's Settlement) but was once part of the demolished Netherseal Hall site. The woodland was historically managed as native woodland, possibly for game cover, but has not been actively managed for many years. At the northern extremity running close to the stream is a thicket of holly. Within this woodland there are reputedly the remains of an ice-house, but this is now very overgrown and no longer identifiable.

To the east of Newlands House is a section of the woodland garden that is more evidently formally planted with an understorey of rhododendron and it contains some large oaks and other impressive trees.

The former kitchen garden to Netherseal Hall survives in part north of Newlands House and now contains the Leonard Cheshire Archive Centre building. The brick walls stand at around 2 metres high on the north and west sides, but have been removed on the other sides. The gardeners' potting sheds survive on the north side of the wall, and have been pressed into service as stables now serving a horse paddock. There is no evidence of the former orchard trees that the paddock has replaced. On the north side of the paddock lies a large, long, oval-shaped fishpond.

A narrow block of woodland defines the northern extremity of the conservation area. Its relationship to the rest of the Gresley estate is not known and it is currently inaccessible except across private land.

## Proposed Extension to the Conservation Area

The greater part of Main Street was historically an important part of the settlement, but currently lies outside the conservation area. It was clearly developed by the late medieval period. Main Street provided the majority of services and facilities for the rest of the village, particularly evident during the 19<sup>th</sup> century, such as inns or public houses, shops, chapels, and blacksmith's shop.

The character of Main Street, although different from the rest of the village, is still considered to be of sufficient historic and architectural interest in its own right, to be justifiably included within the conservation area. It is proposed, therefore, that the boundary be extended to include Main Street, as far as the junction with Clifton Road, and a small section of Clifton Road.

### DESCRIPTION OF AREA 3

This includes the stretch of Main Street, from The Holly Bush pub to its junction with Clifton Road, and a number of the buildings on Clifton Road.

The character of Main Street is mainly linear, as buildings line both sides of the street, although it is not particularly built-up, and there is a sense of spaciousness, as groups of buildings fronting the street are interspersed with detached buildings set back from the road frontage, within private gardens. Old houses and modern properties alike have well tended front gardens. There is a generally green and leafy character to Main Street with front gardens, trees within gardens, and mature parkland trees within the grounds of Newlands House, all contributing to softening the views. The lack irregular building line and the mixture of materials adds to its informal picturesque qualities.



The Holly Bush (pictured left) is a prominent local landmark building, and a focal point on Main Street located on the west side of Main Street, edging the road at the corner with Dog Lane. In views from Clifton Road looking south, its slightly skewed building alignment leads the eye towards the entrance to Newlands House. Although the original brickwork has been rendered and painted white, for many years it had whitewashed brickwork, so it is not very

different in appearance today from the early 20<sup>th</sup> century. Between The Holly Bush and No. 35 Main Street, at the corner with Clifton Road, are a number of 19<sup>th</sup> and 20<sup>th</sup> century houses, each set slightly back from the pavement within their own private garden frontages, none of individual interest. There are several older cottages and a number of 20<sup>th</sup> century detached houses, which comprising infill of two storey form, brick and rendered, built to follow the main historic pattern of development along Main Street.

As Main Street turns into Clifton Road a group of single-storey brick buildings line the back of the pavement, and sweep around the corner leading the eye into Clifton Road. These buildings are associated with a handsome late Georgian house, No. 35 Main Street (pictured right). It is by far the grandest house on this part of the street, with ornamental cast iron railings and decorative wedge lintels.



Clifton Road has a number of buildings of individual architectural & historic interest, in particular The Wesleyan Methodist Chapel and its smaller “daughter” building, the Wesleyan School (pictured right) and the terrace of cottages opposite this pair, Clifton Road Villas. The north side of Clifton Road is dominated by the paired red brick gable frontages of the Wesleyan Methodist Chapel and its off-spring, the Wesleyan School, both built as pieces of street architecture, punctuating the street. These were



built in a Gothic Revival style of architecture, using English bond brickwork, the former using stone for the decorated windows and trefoil panels and the latter using simplified lancet windows made with moulded bricks. There is a series of engraved foundation stones in the front gable.

In views from the west, these groups of red brick buildings and the terrace opposite today frame the entrance to the village and mark the start of the proposed extension to the conservation area.

The remainder of Clifton Road is residential in character but there has been widespread demolition of the older cottages that fronted the street and formed a strong sense of enclosure. In most cases the modern replacement dwellings have been built without a front boundary wall, e.g. Nos. 2-8 Clifton Road and 17-21 Clifton Road, and it is proposed that these should not be included within the extended conservation area.

On the east side of Main Street there are a number of interesting buildings that each contribute to the character of the street and are of individual interest. No. 52 is set back from the road. Although it is rendered and has modern windows, its proportions and general form suggest 18<sup>th</sup> century origins and it may have once been a small farmhouse serving one of the many independent farms. No. 50 Main Street was described in 1785 as the Butchers Shop. It certainly has an unusual form for a dwelling, of 18<sup>th</sup> century origin, part brick with dentilled brick eaves, part rendered, of two and a half storeys, perhaps raised by a half-storey, and its massing suggests a building originally with a utilitarian or warehouse function, or it may simply have been converted into residential use from a barn associated with the farmhouse to its rear (No. 52). It is a tall building located on the back of the pavement and a prominent focal point in the street. Set back from the street, to its south, is a small brick building that once served as a smithy (pictured below left). Its utilitarian function is revealed by its metal windows, with blue brick details. Nos. 56-58 Main Street (pictured below right) is a handsome early 20<sup>th</sup> century building, a semi-detached pair designed to look like one house incorporating terracotta embellishments (frieze, cornice, capitals and trefoil ridge tiles) and moulded brickwork, and it still retains its original sash windows.



## **Loss and Damage**

In defining the character of the conservation area we can also identify instances where the village has suffered alterations or losses that either individually or cumulatively have diluted this character. It is hoped that identifying these will help householders, designers and the planning authority to reverse some of the damaging alterations and to avoid the same mistakes in the future.

### **Loss of boundary walls/hedges/fences**

In a few instances boundaries have been adapted or altered with the loss of architectural detail. Where a boundary was part of a unified treatment, such as the frontage to 21 Church Street, the loss of enclosure has a detrimental effect on the character of the street. On Clifton Road, in particular, there has been widespread loss of boundary walls or informal enclosure.

### **Neglect of boundaries**

The periphery and outlying areas of the large estates and gardens are often defined by a wrought-iron estate-type fence; five horizontal bars with slim, regular posts. In general these are not being maintained and are in poor condition, corroded and distorted.

### **New development**

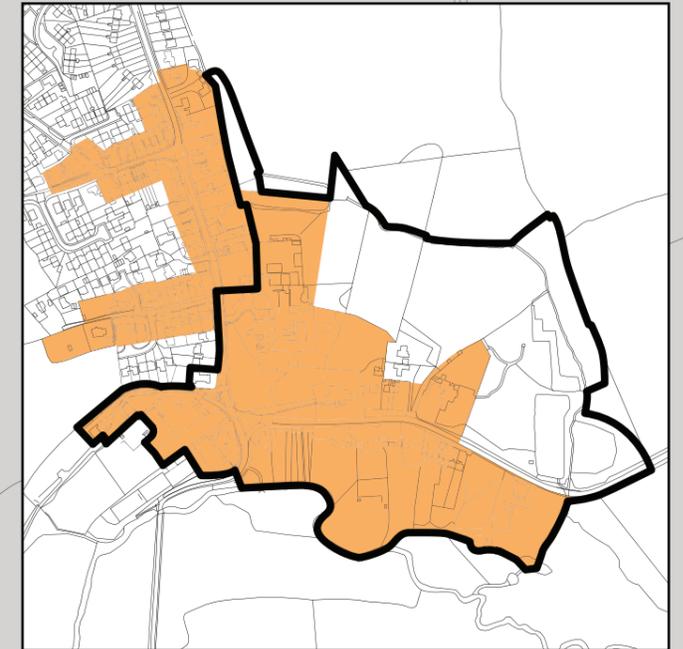
There are a few instances where modern development has not related well to the predominant character of the conservation area, such as the bungalow at 32 Church Street and the current rendered Seale House on Main Street, which replaced the historic 17<sup>th</sup> century Seale House.

### **Loss of Architectural Detailing**

Loss of detail is not as widespread as in some South Derbyshire conservation areas, but unsympathetic changes to external joinery and roof coverings are evident in some places on the main streets, such as 21 Church Street, The Old School House and several properties within the proposed conservation area extension.

# Netherseal Conservation Area

Designated : 13th July 1978



- Conservation Area boundary
- Sub-area (numbered)
- Proposed extended boundary
- Open spaces
- Principal views
- Architectural landmarks & focal points
- Listed buildings
- Buildings which contribute positively to the special architectural or historic character
- Scheduled Monuments
- Areas of high archaeological potential

CLIFTON ROAD

③

②

Newlands House

MAIN STREET

The Old Hall

①

CHURCH STREET

Old Rectory

Mill

RIVER MEASE

# Appendix

## Distinctive Architectural Details

### NETHERSEAL



## Checklist of details

The details in this appendix illustrate those building elements that help to define Netherseal's particular character. These may be common everyday vernacular details found repeatedly throughout the conservation area or may be more exceptional, consciously designed features.

This appendix may prove useful in providing inspiration for new development, whether traditional or contemporary, if used with care. Paradoxically, the outstanding architectural details of a conservation area may not be the ones that are most typical of the area. They often belong to the important key buildings of a village and may look out of place on smaller buildings in subordinate locations. The majority of buildings in the conservation areas of South Derbyshire are plainly and simply detailed.

### Boundary treatments

- Estate-type wrought iron railings
- Tall 2-3 metre high boundary walls in red brick with stone or moulded red brick copings
- Distinctive, ornate timber and stone gateposts and gatepiers
- Low brick walls with triangular blue clay copings
- Red brick walls with blue header bricks

### Roof types and details

- Red clay tiled roofs and Staffordshire blue clay tiled roofs
- Pitched roofs with raised gables & brick or stone copings
- Pitched roofs with plain bargeboards
- Stepped and raised red brick parapet gables
- Pitched roofs with corbelled verges
- Hipped plain tiled roofs with bonnet tiles or lead flashings

### Chimney stacks and pots

- Red brick chimneys with oversailing courses of red bricks & blue clay mouldings
- Brick chimneys with engaged flues

### Walls

- Flemish bond red brickwork with flared (burnt) blue headers or contrasting buff headers
- Red brickwork with moulded stone dressings – door & window surrounds, copings & quoins
- Sawtooth and dentilled brick eaves
- Plain and sawtooth raised brick bands
- Datestones and personal initials

### Windows

- Two and three-paned casement windows
- Multi-paned timber casements
- Rectangular leaded-light windows and diamond lattice cast-iron casements
- "Two-over-two" vertically sliding sash windows with horns

### Lintels and cills

- Segmental brick arched windows
- Brickwork without cills or with moulded brick cills

### Doors, doorcases and porches

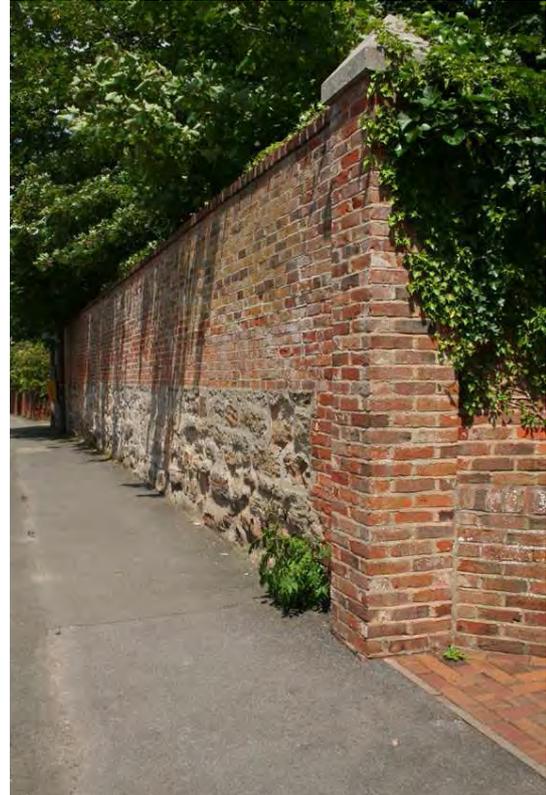
- Vertically boarded doors with strap hinges and applied mouldings
- Timber open trellis porches
- Panelled doors with simple "bead" mouldings

## BOUNDARY TREATMENTS

### Walls, gates and railings



Above - The old wall on the corner of Church Street and Main Street was built on top of the bedrock. The wall at the entrance to Newlands House (right) was part built in rubble sandstone. In both cases moulded red brick copings were used. They were ideally suited to following the undulating wall head (detail below).



Above right - patterned Flemish bond brickwork is predominant surrounding The Old Hall. The headers were burnt at a higher temperature, which gives them a distinct blue colour

Left - formal red brick boundary wall to The Old Hall with decorative, moulded stone copings, incorporating a roll moulding

Right - tall red brick walls with double course of triangular moulded copings (The Old Hall)



Below right - detail of chamfered, moulded stone coping at The Old Stableyard



Below - moulded triangular blue brick copings finished with a roll-moulding



There are only a handful of stone walls within the village.

Below right - C19 coursed, rock-faced sandstone walls to the raised churchyard.

Below left - fragment of random rubble sandstone boundary wall at 23-27 Church St.





Gatepiers - ornate stone & brick gatepier at The Old Rectory (above left). Carved stone cappings to brick gateposts at The Old Stableyard and The Old Hall (above right). The original datestone of 1678 has been copied with one of 1868, asserting the ownership of the Hewett family

Carved gothic timber gateposts - to the churchyard (right) and Village Hall (below) and churchyard (right).





Above - estate railings of wrought iron with round bar top rail and flat bar lower rails (Church St). This type of five-bar estate railing is found in a number of places, but mainly between the private grounds & fields around the former Netherseal Hall

Right - detail of railings and post with sprigs

Left - early C20 wrought iron railings fixed to brick wall at the Village Hall, Main Street



Left - timber gates with chamfered mouldings and spiked wrought iron rails to the new churchyard on Main Street

## DOORS, DOORCASES AND PORCHES



The ornate, classical, stone doorcase at The Old Rectory (above) incorporates part-reebed pilasters, a cornice, dropped keystone and elaborate moulded door surround. The simple, sober, boarded and battened door is also probably original. The amount of attention paid to this doorcase reflects the important status of the house within the village, when it was first built.



Above - boarded door with wrought iron strap hinges at the Almshouses. This simple pattern, is found on the passage doorway.



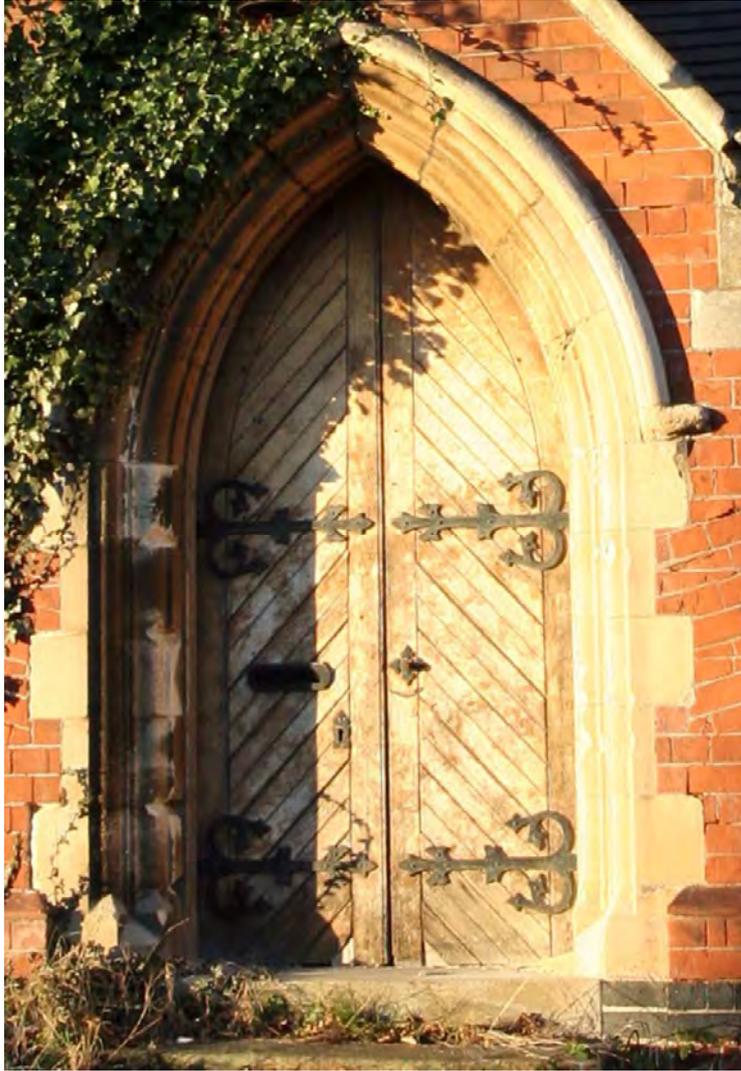
Left - simple boarded shutter and taking-in door to the outbuilding behind The Old Hall.



At The Old Hall (above left and right), many of the doors were restored in the 19th century. The styles reflect the high status of the house. They were old, simple styles of boarded door but embellished with ornate ironwork, studded with nails and decorative, flamboyant strap hinges.

Below left and right - 23-27 Church Street; simple panelled doors and a timber trellis porch were adopted for these workers cottages of c1890. Door of four flush panels with bead mouldings.





The former Wesleyan Chapel on Clifton Road was built c 1890. It has boarded doors, laid diagonally to the frame, and ornate strap hinges. The heavily modelled, "decorated" stone surround is typical of the Gothic Revival style of this late Victorian architecture.



Along Main Street, during the 19th century, most of the new detached & terraced houses were built with panelled doors. Those at 9 and 11 Clifton Road (left) have four panels with heavily modelled, applied, bolection mouldings, and a plain fanlight.

## ROOF TYPES AND DETAILS



Above - steep pitched roof with timber bargeboards at The Old Rectory (1863).



Left - hipped roof in plain clay tiles at Mill Farm, with hips of bonnet tiles.



Bottom left & right - hipped tiled roofs at Netherseal Old Hall and The Stable Yard. These hips have rolled lead flashings.



Above and below - steep pitched roofs with raised, moulded, stone-coped gables (The Old Hall and the Village School).



Left and bottom left - stepped and raised brick parapet gables (The Old Hall and The Old Stableyard).

Left - a complex roof detail combining a corbelled and dentilled verge with a raised gable with stone coped parapet (The Old Stableyard).



Above left - stepped corbelled verge (21 Church Street). Above right - plain corbelled verge (6 Old School House).

Below - a rebuilt C19 chimney of multiple engaged flues, broad oversailing cornice and moulded blue brick weatherings (The Old Hall).



## WALLS - Brickwork details

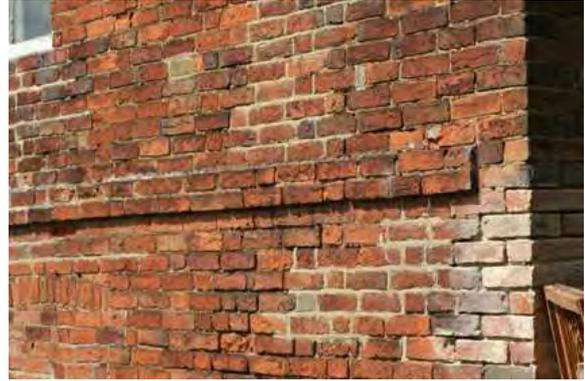


Decorative Flemish bond brickwork - blue brick lozenge pattern at The Old Hall (above) and detail of blue headers in the garden wall (top right). Buff headers were adopted during the mid C19 for a number of buildings (21 Church St - above right).

Right - Flemish bond brickwork with flared blue headers and moulded brickwork at the old dovecote.



**Eaves details** - sawtooth and dentilled corbelled brickwork at the eaves are common details. Left - sawtooth brickwork (The Old Hall). Left above - dentilled brickwork at The Old Stableyard.



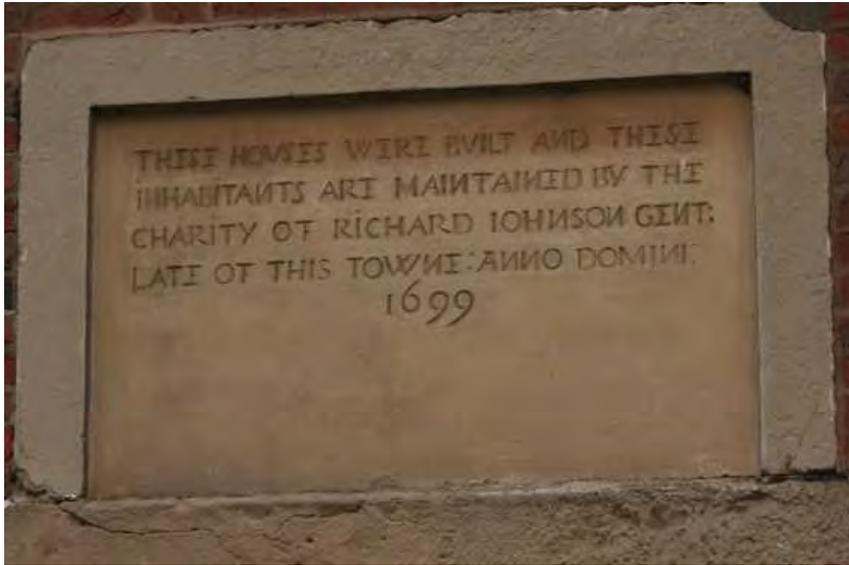
Decorative horizontal bands - sawtooth and corbelled brick band at the old Dovecote (above), raised brick band (top right) at Hall Farm and carved stone band with inscription of 1853 at The Old Hall (right).

## **WALLS - Stone details**

Many of the brick buildings have stone details, such as the moulded stone window surrounds at The Old Rectory (below) and the village school (bottom right).



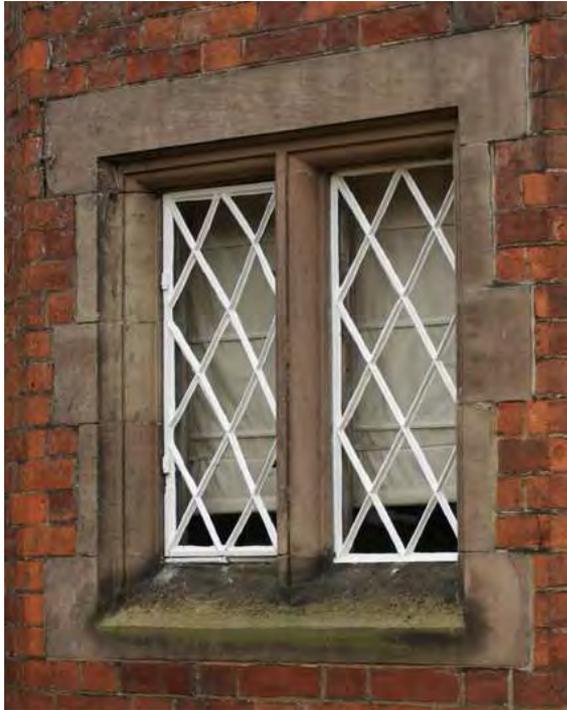
## WALLS - datestones and carvings



The village has many datestones with the initials of those who wanted to be remembered for their acts of generosity or patronage, or simply their time in this place.



## WINDOWS



The Old Hall exhibits the widest range of window patterns, reflecting its long history. Above right - reproduction timber mullioned and transomed window with rectangular leaded-lights (an early C18 pattern). Below right - rectangular leaded-lights within original late C17 stone mullions & transom. Above and below left - diamond lattice and plain cast iron Victorian casements.





Casement windows are prevalent within the village. There are a few patterns evident. The most common is the simple two or three-light casement found at the Almshouses (top right & right) and Nos. 23-27 Church Street (bottom right).

The multi-paned casement window found at 21 Church Street (above left) is now a relatively rare survival of an old pattern.

Below left - small-paned casement window at Mill Farm, formerly a leaded-light window with 12 panes in each of the three sections. The central opening light is made from iron and is original, with one of its original saddle bars surviving across the centre. The outer frame of the window is also original, but timber glazing bars have been inserted.



As the village developed along **Main Street** in the 19th century, many of the new houses incorporated sash windows and mass produced clay ware building materials from the Swadlincote area.

Right - 56 Main Street. The Victorian house has a bay window with vertical sliding sashes and moulded red terracotta details forming the acanthus-leaved capitals, moulded terracotta lintels and cornice.



Left - 11 Clifton Road. The moulded details in the stone lintel are replicated in the terracotta window jambs.

The vertically-sliding sash windows incorporate timber “horns”. These were added to increase the rigidity of the sash frame. This only became necessary as panes of glass grew larger, during the second half of the 19th century.

The sash windows have been removed at 35 Main Street (below), but the stone moulded wedge lintels survive, now painted white.



## LINTELS AND CILLS



In association with casement windows, the most common pattern of lintel is the segmental brick arch. This was often used for economy. The example at The Almshouses (left) incorporates header and stretcher bricks, many of the headers have been fired at a higher temperature and so appear almost blue. The brick infill between the arch and the window, set back, is a typical early detail.



In many instances there is neither a lintel nor a cill, as in the outbuilding at the Old Hall (left). Instead the brickwork above the window is supported on the window frame. The cill has been simply protected here, at a later date, with a lead flashing.

The lintels and cills of the larger buildings are treated as part of a complete window or door surround and are usually stone, carved and moulded, as in the example at the Old Hall (below).

