

Hartshorne Proposed Conservation Area analysis

This document considers the special historic and architectural interest that may make the character and appearance of Hartshorne worthy of protection. It also assesses the degree of damage to that special interest and thus opportunities that exist for future enhancement.

Summary

Hartshorne is located in South Derbyshire where the county narrows between Staffordshire to the west and Leicestershire to the east. To the south of the parish is the A511 linking Burton with Ashby. The village is in two parts the upper town on a ridge and the lower town in the basin below. The name Hartshorne comes from the Anglo Saxon for hart or stag antlers and appears to have been the name given by the early settlers to the low hill on which the upper town is located. The village depended on agriculture until recently although was also the site of early industrialisation.

The distinctive characteristic of Hartshorne can be summarised as follows:

- Historic Settlement dating from the Anglo Saxon period
- Distinct two centres to the village an upper and lower town
- General linear settlement particularly to the upper town
- Early industrial centre based around the mill.
- Rich variety of views
- Local detail of stone/ brick plinths to the historic buildings

Area of Archaeological Potential

Areas of archaeological interest would be thought to be in relation to the historic core of the upper town, the core area of the lower town and around the mill. This would need confirmation with the county archaeologist, Ridge and furrow can be seen in some adjacent fields in particular to the west of the lower town.

Historic Development

Hartshorne is located in a basin surrounded by low hills. The village in essence is in two parts with an upper town centred around the church and manor and a lower town to the north adjacent to the brook.

The name Hartshorne comes from the Anglo Saxon and is thought to mean Stag (hart) antlers (horn) hill. This is thought to notify the local landmark of the hill which juts into the basin from the south eastern rim. However unless you are within the basin it is not a noticeable feature. It therefore is thought that the early Anglo Saxon village was sited on or around this local landmark. At the time of the Domesday book it was noted as being of two parts Hartshorne and the other Hartshorne. According to this record it had suffered

significantly from being third wealthiest in the area before the conquest behind Melbourne and Repton, it was described as having large areas of waste.

The upper town appears to have been scattered development around the church whilst the lower town seems to have followed a more planned form of development running east-west utilising the ready water supply of the streams and the spring. It would therefore appear that the upper town came first and then the lower planned town which was more prosperous but took its name from the original settlement. Hartshorne appears to have been one of the larger communities in the area up until the 17th century. During the civil war villagers paid tax and repaired Tutbury Castle for the king. Industrialisation appears to have started to take place with the excavation of coal in bell pits and in 1712 it was noted that there had been a forge for iron in the lower town although by then it had been demolished.

By 1783 there were 78 houses in the parish and that the population had increased considerably. By 1801 there were 112 houses and it was noted that there were 580 inhabitants (it should be noted that this covers the whole parish and not just the village but gives an idea of its expansion).

Although the iron forge failed due to insufficient volumes of material available the site was converted and used to create screws. This used the power of the water in the pools to drive the machinery. The screws were not similar to those today but more similar to metal bolts which were used in wood. The metal rods were brought from Burton and £100 worth of screws was produced per week with the mill employing 59 people. In 1796, trade is said to have dropped off probably due to the Napoleonic Wars which prevented exports to foreign markets. However by the mid-19th C this came to an end with the workers poached to a Birmingham steam powered mill which produced screws similar to those seen today. The mill still had some uses as a saw mill but the workforce was substantially reduced. Pottery making within the parish focused on Wooden Box (Woodville) and Midway leaving Hartshorne to focus mainly on agriculture. This resulted in the smaller villages to the south taking prominence during the industrialisation of the 19th and 20th centuries connected to the South Derbyshire Coalfield. Hartshorne which for so long had been a significant focus for the area became a relatively small rural settlement.

The village started expanding in the mid to late 20th centuries focusing on the lower town and infilling the upper town with developments towards Woodville.

Approaches

From Woodville the church tower stands out as a prominent landmark for some distance on the horizon. The road descends into the valley and this view is lost before it rises up again and is visible with the church roof above the surrounding cluster of housing. On approaching the core of the village, the road sweeps to the right away from the focus of the church. Housing at this point has no formal building line and is set back or to the street line in an arbitrary fashion. There is a clear distinction with the fields opening to both north and behind the row of houses to the south that the urban district of Swadlincote has been left and the rural character can be appreciated. From the South west the approach along Manchester Lane has restrictive views. The lane is narrow and has characteristics of a hollow way with

banks to both side and hedges planted above. The approach to the village is not apparent until it suddenly appears when the ground opens up at the village hall car park.

Approaches from the north and East (Repton and Ticknall) are very different. When approaching along the National Forest way from Carvers Rocks the village can be best appreciated with its patchwork of open fields, areas of woodland. The gap between the two parts of the village can clearly be seen. The church appears particularly prominent from this viewpoint as the road and path descend into the lower point of the basin and centre of the historic lower village. The distinct landscape of the bowl and pattern of land use create a number of picturesque views.

Views

Every conservation area has a multitude of changing views, both close-range and more expansive, too numerous to cover comprehensively in a document of this scope. This section describes a selection of general and more specific views that are likely to impress themselves most strongly in a visitor's experience of the area. Some of the viewpoints are referred to in the map included in this document.

Outwith the area the long views from the north and particularly the National Forest walk and the Ticknall Road best highlight the qualities of the village within the landscape. These involve progressive views as the visitor descends from the rim of the bowl towards the lower town.

Views within the area are few, particular focal views. At the junction of Woodville Road and Main Street, the manor house can be appreciated with the church behind. At this point and the junction of Main Street and Church Street, the core of the upper town can be appreciated with views of the cottages and focal points of the church, gable of the manor house and the Bulls Head being particularly important.

From Ticknall Road near the mill complex and the junction of Ticknall Road and Repton Road there are views of the upper town and particularly visible buildings are manor farm and the church tower.

To the south of this the footpath across the field provides views of both the upper and lower towns.

Building Materials and Details

Local geology and availability of materials directly influence the form and appearance of Hartshorne. The range of materials and the way in which they were used in local building details is intricately linked with local identity.

Hartshorne is distinctive for the variety of materials used within the relatively small area and is in some ways similar to Ticknall in this regard. Unusually Hartshorne seems to have benefited from having a ready supply of good materials. There were a number of local quarries nearby including one close to the church and the Manor Farm. The clay was of a

Appendix A

good quality to make bricks and given the early development of the industry in the local area bricks form an important building material. Stone can be seen both in walling to Main Street and the plinths of a number of local buildings. The large stone buildings are the church 15th C with alterations in 19th and 20th centuries and the Rectory built in the 1830's.

Of interest there are a number of timber framed buildings within the parish. The Manor House is of a particularly fine quality of framing showing off the wealth of the owner. Unlike many timber framed buildings which had decorative design to the façade or façade and gables this has framed pattern to all elevations. Other buildings such as 6 Manchester St, Spring farm complex and parts of Dinmore Farm complex.

Bricks have been used in the parish since an early date and can be seen in a number of the most historic buildings. They are currently the predominant material used for construction. Old examples can be seen at Mill House, The Bulls Head and the mill complex buildings. Fine brickwork can be seen in many of the 19th century buildings within the parish such as at 1 Church St.

Roofing reflects the ready availability of clay tiles although some Welsh slate is seen in places. Of interest Mill House has eyebrow dormers which indicate that it was previously thatched.

Discussion

The Planning (Listed Buildings and Conservation Areas) Act 1990 allows local authorities to designate "area of special architectural or historic interest the character of which it is desirable to preserve or enhance". The NPPF states that "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."

When designating all relevant factors need to be taken into account such as if buildings are listed or trees are covered by a TPO.

Lower Town

There has been a great deal of change in Hartshorne as with many other places in the 20th and 21st century. This has impacted not only on the detailing of the properties but the character of the area. The medieval area of lower town has been substantially altered through infill, clearance of historic properties and the erection of some cul-de-sacs. This has given this area of the village a mid-20th century character although Historic properties can still be seen in particular in relation to Brook St. However given the volume and density of the more modern housing we do not believe that this area is of special architectural interest and as such it cannot be included as part of any designation. Some of the historic buildings may warrant further research to discover if they should be added to a list of locally important historic buildings when the county draws up a list of these buildings.

Upper Town

The upper town of Hartshorne has a greater concentration of historic buildings within a core area. In particular in relation to the area defined by the western end of Woodville Road, Manchester Street and Church Lane. However within this area there has also been a substantial amount of infilling between the more historic plots. This has occurred in both the Woodville Road, The west side of Main Street and the area beyond 11 Church Street excluding the former vicarage. As per the guidance noted above all of the relevant factors need to be taken into account. In particular the fact that manor farm house, 1 Church Street, the church, the Manor House, the Bulls Head and 4-6 Manchester Lane are already listed and therefore covered by a statutory level of protection. On analysing this core area we believe that it has many of the qualities of a conservation area. There are a number of buildings which make positive contribution to the areas character and there are buildings of interest which are not listed. However given the amount of alterations and infill that has taken place the overall character has been somewhat diminished. Therefore we do not believe that this area has the special architectural qualities or surviving historic features required to be designated as a conservation area. However the area is worthy of some form of recognition and it would also be recommended that a number of the buildings be examined in detail and added to a list of locally important historic buildings.

Screw Mill Area

Change has occurred within this area however it does have a strong character and is of importance. It is an early development of both workers housing complex and a related industry. The cottages date from the late 18th Century and form part of a group with the Mill managers house which is grade II listed. Prior to this the site had been used as an iron forge which may have left archaeological evidence as an early industrial site. Other 19th century dwellings add to this group. Unfortunately the Mill is not original but does contain original fabric and has been reconstructed to a similar design and appearance of the former building. The site of the Mill pond can be easily identified and is clear on early plans and drawings. This complex of buildings are important within South Derbyshire both for their design, history and heritage.

The Cottages and Mill were constructed just as the industrial revolution was beginning within the local area. Nearby is the world heritage site of the Derwent Valley Mills. This form of development would appear to have clear links. The power supply comes from the ready supply of water. The insertion of industrial establishments within the rural environment such as Hartshorne was needed to supply housing for the workforce and management. This has created a high interest industrial site which although degraded by loss of the mill and pond still clearly shows the form of early industrial development within the midlands. This can still be read as it originally occurred in a rural setting and the topography leading to the sites location. Given its early date with clearly readable archaeology, the housing dependant on the industry and the surviving rural environment we believe that it has both the special architectural, historic, and archaeological interest to warrant consideration to be designated a conservation area. It should be noted that there has been some housing infill and the loss of some cottages but we do not believe that this has so diminished the character of the area that it should not be designated.

Recommendations

Hartshorne is an ancient settlement of historic interest and some interesting architecture, features and buildings still surviving. Of particular interest is the reasonably unusual local feature of plinth construction in both stone and later in brick. Within South Derbyshire it has a relatively unusual form of development of an upper town and lower town being close together. Others at distance can be seen elsewhere such as Netherseal and Overseal or Mickleover and Littleover. However given the scale of modern development and alteration during the latter half of the 20th century we do not believe that the upper and lower settlements should be designated.

However we believe that the Screw Mill area is an important site preserving early industrial development within south Derbyshire and the wider County. Clear similarities although at a much smaller scale can be seen within the Derwent Valley. We would therefore recommend that further research and consultation is undertaken to confirm the boundaries of a proposed conservation area on this site and if possible the dates of the housing.

With regards to the upper town we do not believe that it has reached the high standards required to be a conservation area. However we think that careful consideration should be made to designate this as an Area of Special Local Character. Areas of Special Local Character are historic areas which, although unlikely to meet the criteria for designation as Conservation Areas, possess sufficient architectural, townscape and environmental quality to make them of significant local value. These areas may be important because of the age or quality of buildings, homogeneity, architectural style, landscape and layout. The designation would be of a similar standing to that of locally listed buildings in that it would mean that the area was a non-designated heritage asset. South Derbyshire does not at present have any of these areas but these designations can be found elsewhere particularly in London. It may also be useful to contemplate when considering other areas for designation. The effect of this designation would be that consideration would be taken when planning applications were submitted to ensure that any development was in keeping with the character of the area and new development respected and responded to their surroundings.

In addition as part of this process it would be recommended that a number of buildings be considered to be added to a list of locally important heritage buildings. There would appear to be a number of these buildings in Upper Hartshorne however some of the buildings in the lower town would also be worthy of consideration. With further research it there may also be dwellings that could be put forward for designation by Historic England.

Appendix 1 – Map of Hartshorne

Appendix 2 – Map of Screw Mill area

Appendix 3 – Map of upper town, Hartshorne