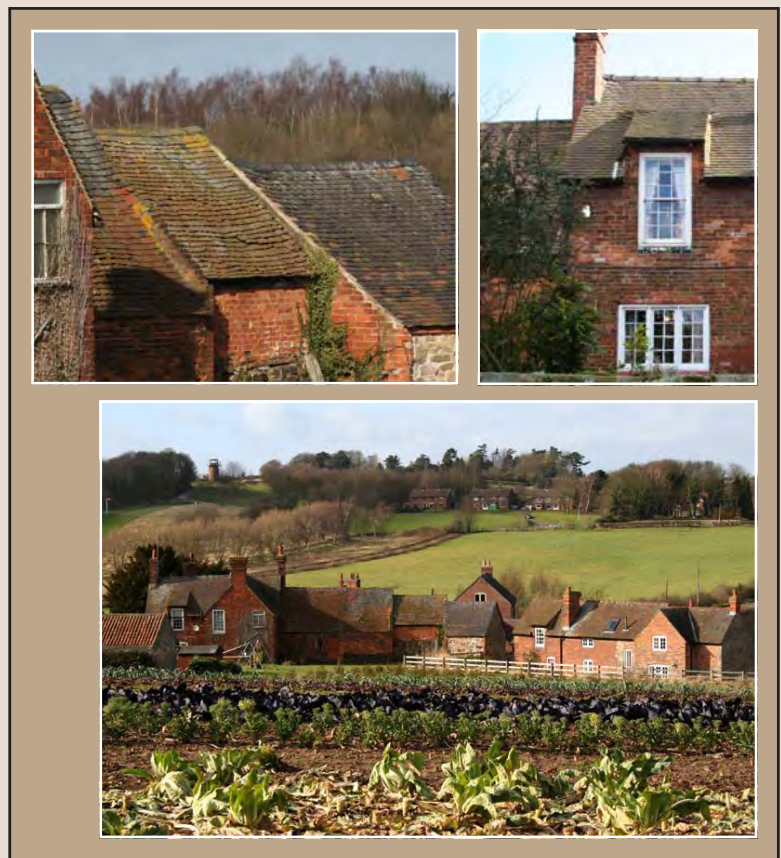


# Woodhouses *Conservation Area* Character Statement



**2013**  
***CONSULTATION DRAFT***

**SOUTH DERBYSHIRE  
DISTRICT COUNCIL**

# Woodhouses *Conservation Area*

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# Woodhouses *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 Woodhouses 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 Woodhouses Conservation Area was designated by South Derbyshire District Council on 16th January 1992.

## Summary

Woodhouses is a small hamlet situated on a hillside 500 metres south of Melbourne on a north-west-facing slope set between the 50 metre and 70 metre contours. It contains just eleven houses and a separate detached farm to its north-east.

The hamlet was established on the edge of the wooded part of Melbourne Common in the mid 16<sup>th</sup> century and has grown very little since the mid 18<sup>th</sup> century. There are few trees now, except for a handful within the gardens and alders running along the banks of the brook at the bottom of the valley. The wooded plantations that bound the northern edge of the conservation area are part of the Melbourne estate, and fall within the separate Melbourne Conservation Area. The two conservation areas interlock at this point.

Woodhouses is entirely surrounded by hills and the rolling landscape has an open character with many exchanges of view between buildings and the surrounding hillsides. Many of the most memorable views are over long distances.

The distinctive characteristics of Woodhouses can be summarised as follows:

- a small rural hamlet with 16<sup>th</sup> century origins, established at the boundary between an “assart” and the edge of the former common
- very well-preserved group of vernacular buildings, dominated by a mixture of brick and sandstone, with traditional joinery and clay tiled roofs
- estate character derived from repeated materials and details – particularly gabled and raking dormer windows and heavily corbelled brick chimney stacks
- it seems higgledy piggledy at first glance – the organic layout of buildings was in fact determined by the contours of the land rather than addressing the road
- hamlet perched on the hillside within a rolling, open, largely pastoral landscape, with

wooded areas to the north and east

- cluster of small and low buildings; mainly single-storey, 1½ -storey, and a low two-storeys, with the exception of the new house of 2004
- the form of the hamlet has not changed since the 18<sup>th</sup> century
- an array of roofs visible from afar, many with short planes and frequent, subtle changes in roof material
- entirely dominated by its landscape setting and relationship with the adjacent fields, which interweave with the buildings



## 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 Ancient 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

Woodhouses stands on the edge of the former Melbourne Common, a wooded pastureland of 740 acres. The Common was set aside for communal use for grazing and as a source of timber, etc. for the villagers' own use. Before the enclosure of the open fields, Melbourne Common linked up with other commons in neighbouring places. It was an extensive, largely wooded, uncultivated area known as "Melbourne Wood" before the trees were felled around 1600.

A few buildings were gradually built on small pieces of land encroached from the edges of the common land, and Woodhouses began as a cluster of these encroachments, established in the 16th century.

To the north east, the encroachments adjoined the Wood Closes, which were an "assart", i.e. an area of land created by woodland clearance. The earliest documented reference to Wood Close is in 1535.

Dwellings on the edge of woodland or located in clearings within woods were often tolerated because they arose as a result of a need for a particular commodity. There is evidence for charcoal burning, stone quarrying of Millstone Grit and clay extraction in the vicinity, but there is no evidence that the hamlet started in association with any of these industries and to begin with it was probably based purely around agriculture. There was of course ready access to water, in the form of both the brook and spring water to the immediate west of the houses. The fields were slightly waterlogged, at the foot of the hill, before the brook was straightened and drainage improvements were made. They supported pasture for grazing and they are now part in this use and part in horticultural use. In the 19th century they were re-formed as irrigated meadows for the production of early grass.

There were three dwellings at first. The terrace of two cottages (formerly three) at the bottom of the hill, to the west of the main road, are situated on the site of one of the three original dwellings and was built circa 1780 by Richard Webster of Calke. The terrace predates the road by a few years, explaining the awkward non-parallel alignment (pictured right).



Woodhouse Farm (pictured left) marks the site of another of the original three encroachments. In 1789 the Melbourne Estate acquired the property, then divided into three cottages, and turned it into a small new farm. In 1884 the house and farm buildings were rebuilt. The farmhouse was built to front the new road and the range of L-shaped farm

buildings at its rear incorporated an earlier stable and loft of 1859.

Woodhouse Farm Cottage (pictured right) marks the site of the third original encroachment. By the 18<sup>th</sup> century it had become part of the freehold estate of the Earl of Huntingdon. It was substantially rebuilt in the 19<sup>th</sup> century.



These three encroachments at Woodhouses were formally adopted as legitimate properties in the Manor of Melbourne in 1584, when they were converted into “copyhold” property.

The hamlet expanded up the hill during the 17<sup>th</sup> and 18<sup>th</sup> centuries. The remains of a timber-frame structure exist inside Tutholme, probably early 17<sup>th</sup> century in origin. The section of coursed stone at The Malthouse, which incorporates a stone band and plinth, also indicates 17<sup>th</sup> century origins.



*Tutholme*



*The Malthouse*

The Millstone grit outcrops and quarries encircling Woodhouses are the most southerly outcrops in Derbyshire. As well as providing building stone, they were used to make grindstones for scythes, an industry that is well documented in the Sheffield area, but not so well known this far south. During the 19<sup>th</sup> century the Seal family operated the quarries and they resided at Pool Farm Cottage and Common Farm Cottage at the top of the hill in Woodhouses. As banker masons, they would have supplemented their income by producing the long, thin grindstones. Part of the building known as Plumtree Cottage once belonged with the cottages facing the road and was used for the manufacture of these grindstones.

The origins of Pool Farm are 17<sup>th</sup> century, although there are no obvious signs of buildings of this date. It was then known as The Sharratt. The farmhouse and the long range at its rear were established by the late 18<sup>th</sup> century. Pool Farm was developed in the early to mid 19<sup>th</sup> century and many of the stone and brick farm buildings date from this period. The modern bungalow, built in the 1920s, is now the farmhouse (pictured left). The original small farmhouse, which now sits empty and redundant behind the bungalow, was



converted into a labourer's cottage when the farm was managed by the estate bailiff who lived at Pool Cottage, near Melbourne Hall. Pool Farm worked for a time as an outlying "home farm" to the Melbourne estate.

The most significant development in Woodhouses was the construction of the main road (the B587) in 1789 during the parliamentary enclosure of Melbourne. It was created in order to remove the main Melbourne to Ashby road from the front of Melbourne Hall, as Lord Melbourne disliked so much traffic passing in front of his windows and through the park. The old road tracked the contours of the hillsides, but the new road, which followed largely straight alignments, resulted in the present steep gradients we find today, convenient for Lord Melbourne but not for the local villagers. Woodhouses, which had been approached from a small track off the original Melbourne to Ashby road, became suddenly easily accessible and this may have helped when the local brick manufacturers and stone quarry owners resided and worked in the hamlet in the 19<sup>th</sup> century. A new bridge had to be built across the brook (pictured right) and in 1854-55 the raised, embanked section of road that now crosses the valley bottom was created. The material for it was excavated from the tops of the hills, thus creating cuttings and "ironing out" the steep hillsides on either side of the valley.



Only two properties relate directly to the main road; the semi-detached pair known as Pool Farm Cottage and Common Farm Cottage (pictured right) and Woodhouse Farm. The pair of cottages at the top of the hill was built before the 1789 road, and probably faced the track that linked Woodhouses with the Melbourne to Ashby road.



In 1789 all of the Woodhouses properties were transferred to the estate of the Lamb family at Melbourne Hall. With the exception of "The Cottages" on the south west side of the road, the estate retained sole ownership of the hamlet until the 1980s. The estate spent a great deal of money on repairs, alterations and rebuilding at Woodhouses between the 1870s and 1890s, but very little was spent thereafter. This is the main reason why the buildings on the whole remain so well preserved to this day.

A new house ("Greengages") was built in 2004 on the site of a barn. It is much taller than the surrounding cottages, and has a larger mass, although it was built in sympathetic materials. It is the only obvious modern addition to the hamlet.

## Geology and Topography

The area lies to the south of the Trent valley and on much higher ground than the floodplain. The presence of many undulating valleys on the high ground spawned the creation of a reservoir at Staunton Harold - the dam wall overlooks Woodhouses.

The rolling landform, which has been created as a result of differential erosion of the bedrock, is most pronounced in the fields between the hamlet and Pool Farm, where it



appears like great billowing waves. The soils along this landform are sandy over sandstone, the underlying geology classified as Rough Rock and Millstone Grit. To the east of Pool Farm, and outside the conservation area, the land extends to a plateau of sandstone.

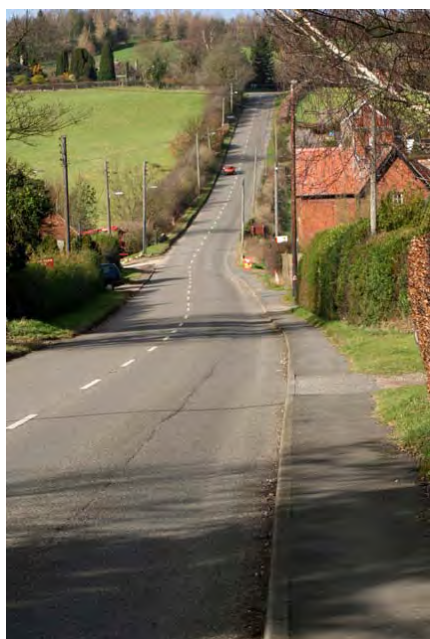
The land dips down to the New Brook (previously Melbourne Brook) at the bottom of the valley. This now follows a straight, man-made alignment although its previous meandering course can be seen on the parish plan of 1790 and other plans. It was straightened in the 1840s when the Melbourne estate carried out an ambitious landscaping scheme to remodel Melbourne Pool. In association with the straightening of the brook, the meadows alongside were irrigated to create the fields we now see alongside the brook. The brook defines the edge of the conservation area and its course is now emphasised by a tall, linear row of alder, lining its banks (pictured right) and running all the way from just below Woodhouses bridge, as far as Melbourne Pool.



Many of the fields appear to have been quite large enclosures and their boundaries are marked by hedges, some of which are embanked with the result that their size is exaggerated. There is a steep, man-made change in level between the two fields that separate the market garden from the grazing land at Pool Farm. A spring emerges behind the settlement and flows into a deep drainage ditch, which runs at the bottom of the hill, roughly parallel with the brook.

## Approaches and 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 conservation area. Some of the viewpoints referred to are included in the conservation area map included in this document.



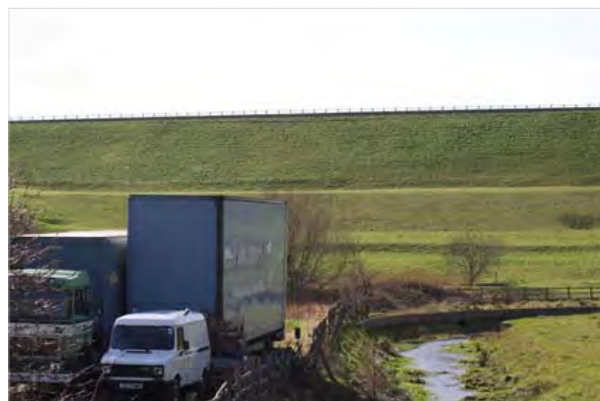
The long descents into Woodhouses along the B587, from the Severn Trent Water Treatment Works to the south, and from Ashby Road and The Melbourne Arms to the north-west, channel views down the road (pictured below). The hamlet is off-set, mainly to the east of the road, and these approaches into the hamlet demonstrate its rural setting and its dependence upon agriculture. Located at the foot of the hill, it is a small place and it could be easily missed.

The views to and from Woodhouses are equally important and form an integral part of its character.

Calke Road, to the north-west of the settlement, tracks the edge of the Staunton Harold Reservoir (built in 1959-64). From Calke Road there are long views across the landscape into the hamlet and beyond. Above this road and at the top of the hill, within the grounds of the



reservoir, there is an old windmill, adapted into a lookout. From here the vista extends far and wide and the village of Breedon-on-the-Hill, with its landmark church, is very prominent on the horizon. There are long views across the conservation area. This is the best place to see the hilly landscape setting of the conservation area and all of the buildings within Woodhouses, rising up the hill. Pool Farm is only a short distance to the north-east of the cottages but it is isolated, straddling a little ridge at 60+ metres; both new and old buildings are clustered together in a random form, which wraps over the ridge. They are prominent when seen from the north-west but they all fit snugly within the landscape and there are no visually jarring elements. From Pool Farm there are views across the fields towards the edge of woodland (The Intake) and there are wide views to the south and east, across the high plateau, to far-off horizons.



*Left - view of Pool Farm from Staunton Harold Reservoir*

*Right - the dam wall of the reservoir behind The Cottage*

The reservoir dam is softened by grass, to disguise its impact, but it nevertheless looms behind the west side of The Cottages. The flat, horizontal mass of the man-made dam wall is a stark contrast with the surrounding undulating landform.

There are important views of the settlement from the public footpath that runs from the B587 along a track as far as Pool Farm. Long views down the hill take in an array of roofs, running in a long, narrow strip across the hillside.

From Woodhouses there are views to the north towards Melbourne, where buildings running along Penn Lane are visible above the tree line and through the trees.

## Spaces

There are no formal open spaces within the settlement but there are some spaces worthy of mention.

At the bottom of the hill is an area currently occupied by a turning circle and grassy lawn, which lies within the curtilage of Woodhouse Farm. It is possible that this space, stretching as far as The Cottages, may have served as a sort of communal “green” space before the common was enclosed. All three original houses, facing the brook, would have formed a broad semi-circle skirting and fronting this space and it has the appearance of a “green”, even though it was never used officially as such.

The open space forming the entrance to the lorry park on the opposite side of the road has evolved over the years. The loss of green space here creates a negative impression.

The access points to Woodhouse Farm and Plumtree have wide splays with generous, broad verges - the sweeping boundaries contribute an air of organic informality.

## Architectural and Landscape Quality

The architectural unity of the cluster of buildings at Woodhouses is best appreciated from the surrounding hillsides and footpaths, rather than the main road. The landform creates a layered appearance and reveals the striking relationship between the hamlet and its landscape setting.

The landscape surrounding Woodhouses is largely open and pastoral, with pasture on the steep gradients around Pool Farm and market gardening on some of the sandy free-draining soils in the immediate area around the settlement. The distinctive landscape is dominated by prominent rounded undulations running across the contours to the north-east of the hamlet. There are wooded areas defining the boundary of the conservation area; to the immediate north a line of alder trees follows the course of the brook, and to the north-east there are estate plantations.

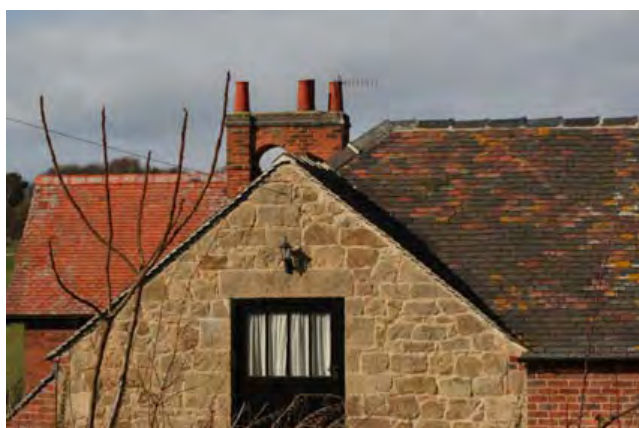


*View of Woodhouses from Calke Road - the church at Breedon-on-the-Hill is in the distance*



Public footpaths, following the former ancient routes that approached the hamlet, survive running between Tutholme and Greengages and higher up the hill towards Pool Farm. In approaching the hamlet by the lower footpath, there is a strong sense of its historic origins, as the path leads between well-defined building lines, edging the track (pictured left).

The fields surrounding the hamlet interweave with the buildings. There are none of the separate traditional allotments/ crofts associated with medieval settlements. Gardens are on the whole small and intimate. The relationship between the buildings and the countryside beyond is immediate. Lack of formal boundaries either to the fields or the frontages enhances its informal, rural character.



The skyline beyond the conservation area is dominated by a ridgeline of trees, which emphasises the fact that the hamlet sits within an elongated valley.

Looking down into the place from above, the buildings form a series of planes; the roofs are prominent and are broken up into many facets, exaggerated by occasional dormer windows, both the raking and gabled varieties. Some of the



buildings have evolved cautiously and slowly, with distinct, multiple, single-bay additions. Former detached buildings now merge together in places creating long rooflines. The roofscape is notable for the changes in ridge and eaves line and movement as the roofs jump up and down. The linear character of the roofscape, seen from the public footpath above the hamlet, where the buildings run parallel with the contours, is one of the most distinctive features of the conservation area.



Looking uphill, the views are very different; glimpses of buildings behind others reflect the tight-knit development.



The general architectural character of the buildings within the hamlet is simple. There is nothing grand or with any architectural pretensions, except perhaps the 1884 house at Woodhouse Farm, which is of a contrived design and stands out from the crowd. The brickwork is generally very plain, laid in irregular bonds, and the stonework is rounded rubble, with simple quoins, roughly dressed. The only architectural embellishments to the masonry are the occasional use of dentilled brick eaves, a few remnants of coursed stone and evidence of greater attention paid to the lintels and cills. The Melbourne Estate carried out widespread refurbishment in the latter years of the 19<sup>th</sup> century, and these are commonly represented by window alterations to upgrade the accommodation, to raise the eaves height and create tall sliding sashes and dormers. The corbelled chimney stacks and blue/red clay tiles also date from this period.

## Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Woodhouses. Both the range of available materials and the way in which they were employed are factors intricately linked with local identity. The special and typical traditional building details encountered within the conservation area are summarised in the appendix, which is supplemented by photographs, to provide a snapshot of the local vernacular details.



## Stone and brick

Although the immediate area around Woodhouses had an abundance of stone quarries, it lies within part of the Trent valley that had a long tradition of timber-framed building and brick manufacture and brickwork has continued to influence the appearance of the hamlet to the present day.

There are few boundary walls, although those that survive are important. The creation of the road in 1789 may have, in some cases, truncated the original walls. The wall to the west of Tutholme, running alongside the lane, is notable for the large rubblestone blocks and chamfered coping, possibly of 17<sup>th</sup> century origin, raised in bricks at a later date. Another wall on the opposite side of the lane is submerged within a shroud of ivy. The remnants of a stone wall survive in front of Common Farm Cottage. A wall on the north side of Greengages once continued up the lane on the north side of the Malthouse. It continues, along the line of a former croft, as far as the boundary between Woodhouse Farm Cottage and Woodhouse Farm. Boundaries are mainly made from hedges of privet or copper beech, or recently created with fence panels. There are few formal boundaries between the cottages, farms and outlying fields.

The buildings within the hamlet are built from a mixture of soft, orange-red brick and mellow rubble sandstone. There are places where multiple phases of building evolution survive represented by both stone and brickwork. Good examples of this fragmented building form are The Malthouse and Woodhouse Barn, where for practical economy the earlier stone buildings were adapted and absorbed into later phases of brickwork, creating a rich surface texture and pattern.



*Pool Farm - mellow tones of local stone, finished in brickwork to form straight eaves and verges*

The supply of clay for the local bricks probably came from the workings at the west end of Melbourne Pool, just a field away to the north. Originally, bricks would have been made in temporary clamp kilns but the operation grew in the 19<sup>th</sup> century and a brickyard was established slightly further away. A family of brickmakers lived at Tutholme during the 18<sup>th</sup> and 19<sup>th</sup> centuries.

The smooth, red brickwork of Woodhouse Farm (supplied by the Whitwick Colliery Company), built in 1884, is complemented by striking, red, machine-made roof tiles. This combination of materials and its unusual arched chimney stack makes it stand out amidst the surrounding mellow, hand-made brickwork.

Red and blue bricks were also used as a paving material and can be found in several instances used as an apron, in front of the working farm buildings and houses.

Stone buildings were built from the local gritstone, supplied by quarries around the hamlet. This is generally rounded and quite coarse in texture. The colour varies a great deal from buff, gold and grey to a pinkish hue. This variety adds considerably to the patina and surface character within the walls. Use of rubblestone in the hamlet may have once been more extensive, displaced by the fashion for brick in the 18<sup>th</sup> century.

## Estate details

There are two distinct details that the Melbourne estate imposed on the hamlet – the use of heavily corbelled brick chimney stacks and the use of dormer windows.

The corbelled chimneys are late 19<sup>th</sup> century in origin, but the practice was still adopted for the bungalow at Pool Farm in the 1920s. Chimneys are tall, with a single brick oversailing course and then a further tiered and corbelled stack of typically seven courses of brickwork. The resulting chimneys stand out with a common identity. They can be found at Tutholme, Plumtree Cottage, The Malthouse and Pool Farm. Chimneys at Common Farm Cottage, Pool Farm Cottage and Woodhouse Farm Cottage once had the same detail, but the upper courses have been rebuilt in recent times.

Raised raking dormer windows were added to Tutholme (pictured right) and The Malthouse in conjunction with tall sash windows. This is a quirky, late 19<sup>th</sup> century detail seen elsewhere on the Melbourne estate. More common in the area around Melbourne is the use of a gabled dormer, as seen at Common Farm Cottage and Woodhouse Farm Cottage. These were added in the late 19<sup>th</sup> century. The same half-timbered detail seen at Woodhouse Farm Cottage can be seen on several estate properties in Melbourne, where the estate architects Messrs. Evans and Jolley of Nottingham updated many of the estate buildings at around this time.



The only other obvious sign of an estate identity is the presence of the datestone on Woodhouse Farm. Underneath the date 1884 is the initial “C” for Earl Cowper, owner of the Estate, with a coronet representing his title. Similar datestones can be found elsewhere on the estate at Melbourne and Kings Newton.

## Roofs

All of the traditional roofs within the hamlet are pitched and most incorporate a simple detail, where the tiles simply overlap the wall, known as a plain close verge. One of the pitched roofs was rebuilt in the 19<sup>th</sup> century with a pair of exposed rafters finishing the gable. Only Woodhouse Farm, and the gabled dormers, have bargeboards. A fragment of a raised, coped brick gable, a common regional detail, can be seen on one of the outbuildings at Tutholme.

The vast majority of roofs are tiled with plain clay tiles. These are divided between early, red, hand-made clay tiles, of which there are a number of examples, and later replacement Staffordshire blue clay tiles. The hand-made red clay tiles incorporate subtle curves and undulations and add a subtle texture to the roofs. From the late 18<sup>th</sup> century hand-made Staffordshire blue clay tiles were imported into the area along the Trent and Mersey Canal from



the Potteries. These are extremely durable tiles and survive where the red clay tiles have failed. Bands of geometric fish-scale tiles can be found on the old farmhouse at Pool Farm. In the last quarter of the 19<sup>th</sup> century plain clay tiled roofs were in fashion again, for their “vernacular” associations, although most were machine-made. Red clay “Rosemaries” can be found at Woodhouse Farm, from J. C. Edwards' Ruabon brick and tile works.

There is also one example of a clay pantiled roof at Plumtree Cottage, which is the only instance of its use in the hamlet. Pantiles are uncommon in this area of Derbyshire, although their use becomes steadily more frequent as one travels eastwards into Leicestershire and Nottinghamshire.

### Joinery

There are many instances of traditional joinery within the hamlet. Perhaps the oldest surviving window is a small multi-paned horizontal sliding sash. Examples of these can be also found in Melbourne, used on Melbourne estate properties. There are also examples of casement windows recessed within chamfered frames, often associated with estate building. Small-paned sash windows were used when they re-windowed Tutholme and The Malthouse and they were the choice at Woodhouse Farm (1884). Many of the agricultural buildings still retain the original cast-iron and timber “hopper” windows.

### Lintels and cills

Most of the smallest domestic buildings in Woodhouses incorporate segmental brick arches. These were commonplace during the 18<sup>th</sup> and early 19<sup>th</sup> centuries. 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. Many of the segmental arches were built quite cheaply with header bricks, either a single or double course. There are examples of double-courses of brick headers at Tutholme and single-courses of brick headers within stonework at Woodhouse Farm Cottage.

In combination with the segmental brick arches, stone cills were not normally used, relying on the simple weathering properties of the brickwork. There are a number of examples where moulded blue bricks were incorporated during the late years of the 19<sup>th</sup> century to enhance the performance of the cill, as at Tutholme, where chamfered blue bricks were used and at Pool Farm, where rounded blue bricks were used.

Occasionally stone lintels and cills can be seen, as at Common Farm Cottage and Pool Farm Cottage, and deep stone lintels with stone chamfered cills at The Cottages.

## Loss and Damage

The concept of conservation areas was introduced by the Civic Amenities Act 1967, as an acknowledgement of the need to conserve the “cherished local scene” in the face of accelerated change following the Second World War. It was not intended that development should be prevented, but rather that settlements should develop over time in a way that reflects and strengthens their special character. At Woodhouses, some of the undesirable changes described below predate the designation of the conservation area in 1992. The designation was put in place as a safeguard against further harmful development, so far as this could be achieved by the need for planning permission.

In defining the character of the conservation area we can also identify instances where the hamlet 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.

The hamlet has had a working character all of its life and it is still dominated by agricultural and horticultural practices. Modern methods of farming and market gardening come with an assortment of buildings and equipment, most transportable and temporary by nature – e.g. polytunnels, machinery, mounds of used tyres. The lorry park and its ancillary structures, sheds, hardstanding and vehicles at the foot of the hill is prominent in views at the entrance to the conservation area and the large quantity of hardstanding is detrimental to its agricultural character.

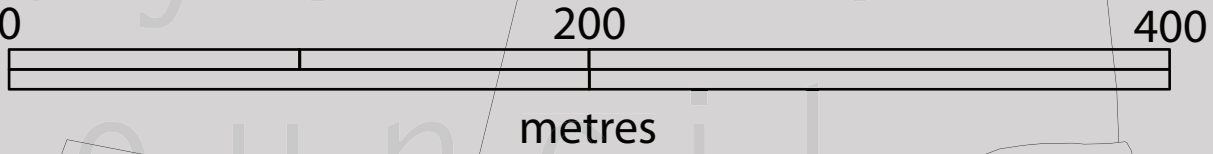
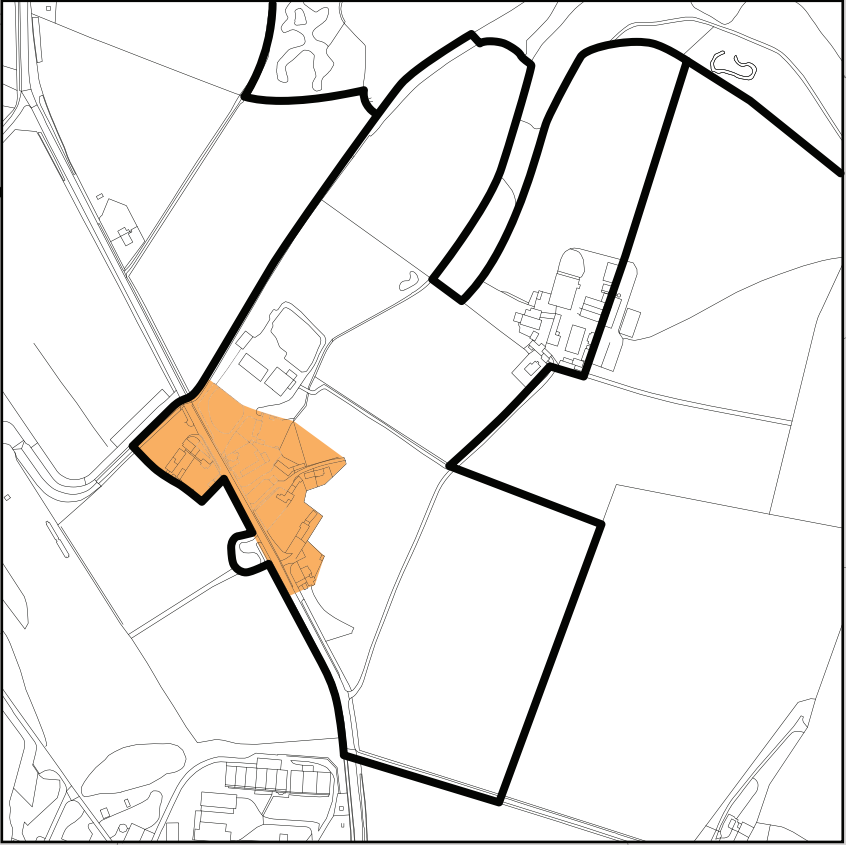
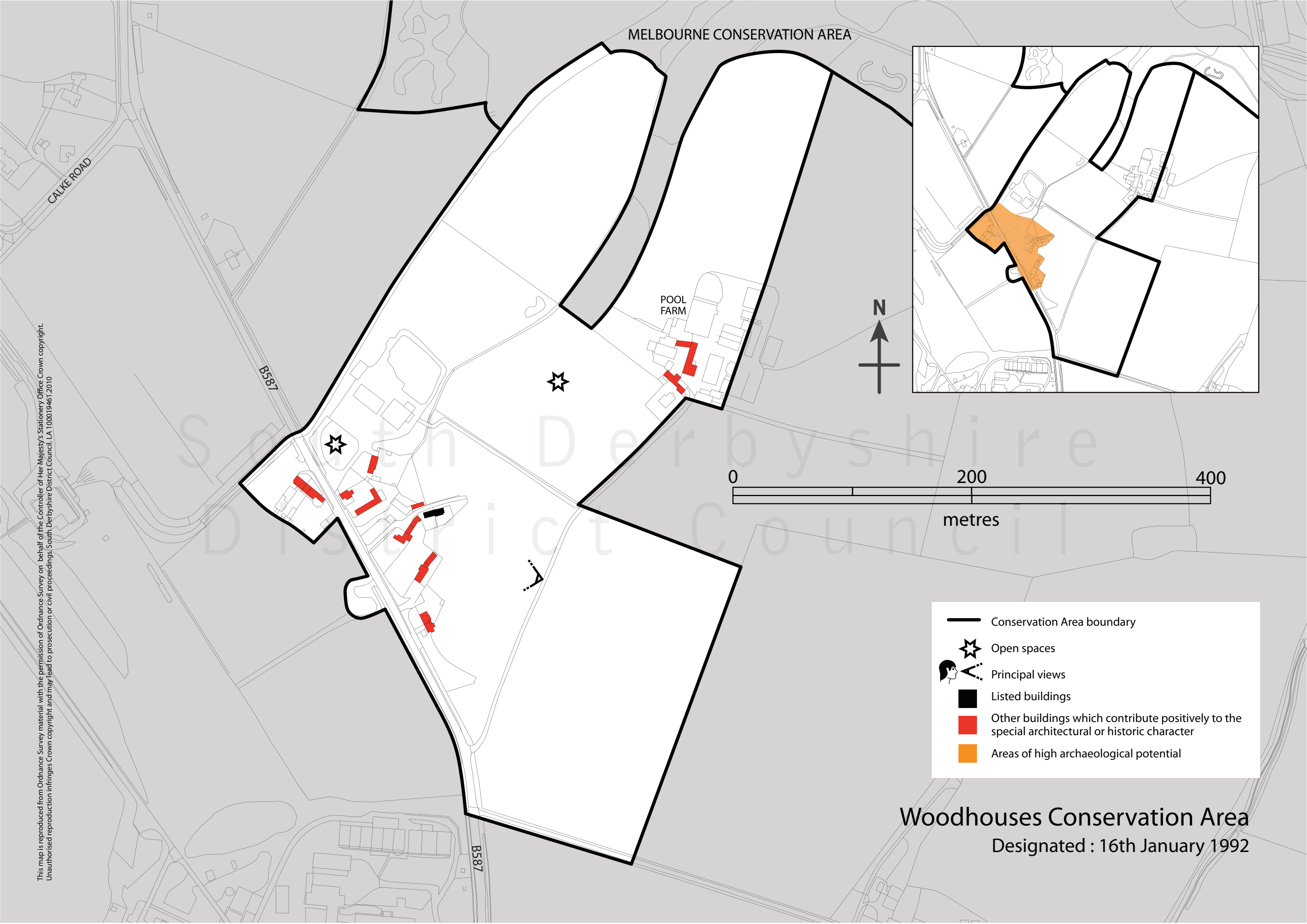








*Left - the lorry park at The Cottage*

*Right - view of The Melbourne Arms on the B587 over the polytunnels at Woodhouse Farm Nurseries*

The clutter of paraphernalia accumulated by these small businesses has undoubtedly affected the unspoilt “chocolate box” impression of the hamlet, although it could be argued equally that they are a part of its gritty agricultural character.





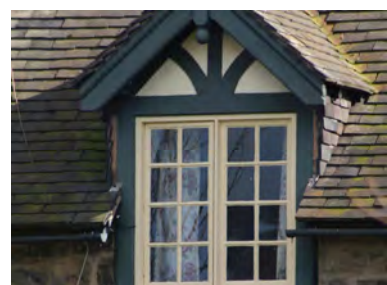
-  Conservation Area boundary
-  Open spaces
-  Principal views
-  Listed buildings
-  Other buildings which contribute positively to the special architectural or historic character
-  Areas of high archaeological potential

Woodhouses Conservation Area  
Designated : 16th January 1992

## Appendix

### Distinctive Architectural Details

#### WOODHOUSES





## Checklist of details

The details in this appendix illustrate those building elements that help to define Woodhouses'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

- Stone walls of rubble gritstone with triangular or squared flat copings
- Hedges of 20th century shrubs, e.g. privet and copper beech

### Chimney stacks and pots

- Tall brick chimneys with multiple corbelled brick oversailing courses

### Lintels and cills

- Segmental brick arched windows, often from a single or double course of header bricks
- Brickwork without cills
- Plain squared stone lintels and stone cills

### Paving

- Red and blue bricks laid in even courses as an apron

### Roof types and details

- Pitched roofs with plain close verges, corbelled brick verges or bargeboards
- Plain clay tiled roofs in handmade red clay and Staffordshire blue
- Red clay pantiles

### Street furniture

- Lamp post letter box

### Walls

- Rubble gritstone, occasionally brought to courses, and often built with flush rough quoins
- Orange-red brickwork used in isolation or as window or door reveals in conjunction with stone
- Multiple phases of brick and stone buildings
- Corbelled eaves, occasionally using more decorative sawtooth or dentilled brickwork
- Stone plinths

### Windows

- Raised raking dormers and sash windows
- Pitched roof gabled dormers
- Multi-paned timber casements and hopper windows in timber or cast-iron
- Small-paned vertically sliding sash windows

## BOUNDARIES



### **Boundary walls**

Above left - rubble gritstone with triangular coping, later raised in brick (Tutholme).

Top right - low wall of rubble gritstone with flat stone coping (The Cottage).

Bottom right - coursed gritstone wall with flat stone coping (Common Farm Cottage).

## CHIMNEY STACKS AND POTS



Above left - brick stacks with single horizontal band and two oversailing courses (Common Farm Cottage). Above right - multiple corbelled brick stack with single brick band at Tutholme. This was once a common estate detail in Woodhouses, shared with Common Farm Cottage, amongst others.

Below - The Cottages. Plain brick stacks with two oversailing courses to the foreground chimneys and original stone coping to the rear chimney.

Above - multiple corbelled brick stack of the 1920s at Pool Farm (left) and plain brick stack with buff pots at Woodhouse Farm Cottage (right).

Below - arched, vaulted stack at Woodhouse Farm. The original red brick oversailing courses have been replaced with blue bricks.





## LINTELS AND CILLS



### Lintels

Left - where economy was important, lintels were simple in form. A segmental arch formed by two rows of "header" bricks at Woodhouse Farm. There are very occasionally plain gritstone lintels, as at Common Farm Cottage (above), Plumtree Cottage and The Cottages.



### Cills

Stone cills are found in association with sash windows at Woodhouse Farm (above right) and at The Cottages and on occasion elsewhere. Many windows have no cill at all, relying instead on the weathering properties of the masonry beneath the joinery. The examples at The Malthouse (right) illustrate the use of a simple lead flashing, added in recent times, to protect the masonry from the worst of the weather.

Many of the buildings that were refurbished at the end of the 19th century were given a moulded red brick cill or a bull-nosed, moulded blue brick cill, as at Pool Farm, which has been painted at a later date (above left).



## PAVING

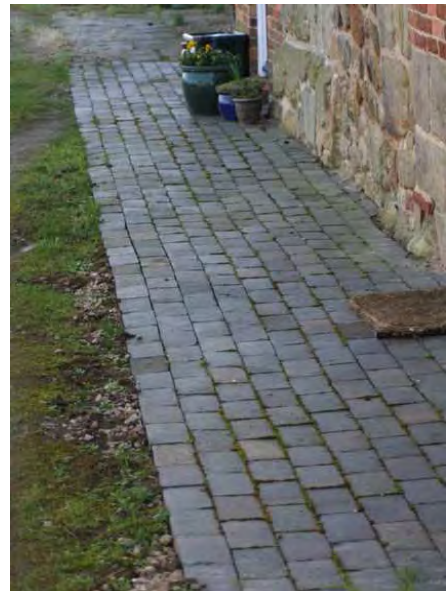


### Brick paving

Left - reddish blue brick paving laid in a brick bond, as an apron, in front of Tutholme. The original paving was laid as illustrated here, at 90 degrees to the building.

Below left - red brick paving laid in even courses as an apron at Pool Farm.

Below right - blue brick paving, restored and laid as an apron, in even courses parallel with the front wall, at The Malthouse.





## ROOF TYPES AND DETAILS



Above - the oldest roofing materials are hand-made red, plain clay tiles, which survive on a number of properties (Plumtree Cottage - above). Staffordshire blue clay tiles started to appear in the 1770s after the Trent & Mersey Canal opened. These can be seen at Tutholme (below left), along with a fragment of a raised, brick-coped gable and hand-made red clay tiled roof.



Above - machine-made red clay tiles of 1884 at Woodhouse Farm. Red clay tiles were very popular towards the end of the C19. The building also has a deep overhanging eaves and bargeboards.

Left - pitched roofs with plain close verges at Plumtree Cottage. This was the most common type of traditional roof.





Above - plain close verge and mortared flaunching at Pool Farm.

Below - raking dormer window and multi-paned sash at Tutholme. This type of dormer window was added to several Melbourne estate properties in Woodhouses at the end of the C19.



Above - plain corbelled brick verge, eaves and brick quoin window surround, in combination with rubble gritstone walls, at Pool Farm.



Above - plain close verge at Woodhouses Barn.

Below - pitched roof with bargeboards and dormer window at Common Farm Cottage.



## STREET FURNITURE



Left - Red lamp-post letter box (ER) circa 1960s



## WALLS - Stone details



Left - raised, horizontal stone band, set within a coursed gritstone wall (The Malthouse).



Second left - stone chamfered plinth (The Malthouse).

Bottom left - rubble gritstone meets red brick quoins. This relationship between the two materials is a common feature of the hamlet (Pool Farm).

Bottom right - shield, datestone and initial "C" for Earl Cowper, owner of the Melbourne Estate. The coronet represents his title of Earl (Woodhouse Farm).





# WINDOWS



Above - multi-paned horizontally sliding sash window. This pattern is sometimes found on the Melbourne estate properties in the area, but is uncommon (Tutholme).

Above - small-paned vertically sliding sash window of 1884 (Woodhouse Farm). During the latter part of the C19 a number of properties were updated with multi-paned sash windows.



Right - timber hopper at Pool Farm.  
Far right - cast-iron hopper at Pool Farm.

Below left - side-hinged, multi-paned timber casements at Woodhouse Farm Cottage, recessed lights within a chamfered frame. Below centre and right - casements at The Malthouse and Common Farm Cottage.

