

# Swadlincote *Conservation Area* Character Statement



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**SOUTH DERBYSHIRE  
DISTRICT COUNCIL**

# Swadlincote *Conservation Area*

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# Swadlincote *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 Swadlincote 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 Swadlincote Conservation Area was designated by South Derbyshire District Council on 16th August 1990 and extended by the District Council on 22nd March 2001 to include additional areas to the south east and south west.

## Summary

In the 19<sup>th</sup> century Swadlincote became an internationally recognised centre of glazed pipe and sanitary ware production. The local clay fields and coal deposits provided the raw materials needed to make it a largely self-contained industrial manufacturing process. Although only a hamlet by the end of the 18<sup>th</sup> century, such was the growth and importance of these industries in the 19<sup>th</sup> century that by the First World War Swadlincote had been completely transformed into a bustling town.



*Swadlincote High Street on a market day*

The distinctive characteristics of Swadlincote can be summarised as follows:

- a bustling commercial centre with numerous small shops, including local independent shops
- a high degree of survival of traditional shopfronts, most still in use for shops
- historic buildings constructed predominantly during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, of smooth red brick and terracotta
- a number of high quality and architecturally distinctive buildings within the town centre, built to high design standards using the new technologies and materials of their day (e.g. terracotta and cast-iron) –
  - The former Burton Co-operative stores, West Street
  - The former Market Hall, The Delph
  - The Wesleyan Methodist chapel, West Street
  - The Baptist Chapel, Hill Street
  - Nos. 10-14 West Street (shops adjoining West Street Methodist Church)
  - The former New Empire picture house, West Street
  - 8 Midland Road
  - The former Constitutional Club, Midland Road
  - The former Stanhope Arms (23 High Street)
  - The former Burton Union Bank (4 High Street)



*Constitutional Club,  
Midland Road*



*Former Market Hall,  
The Delph*



*Pediment of former Burton  
Co-operative stores, West St*



*Baptist Chapel,  
Hill Street*



*Methodist Chapel and  
10 - 14 West Street*



*8 Midland Road*



*Former New Empire*

- two important groups of industrial buildings (at the former Woodward's Pipeworks at

Coppice Side and Sharpe's Pottery) that span a long history of development of the two main strands of the local pottery industry

- industrial 19<sup>th</sup> century chimney stacks. The tall, distinctive, brick landmarks are a small fragment of the former punctuated roofscape

## 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.

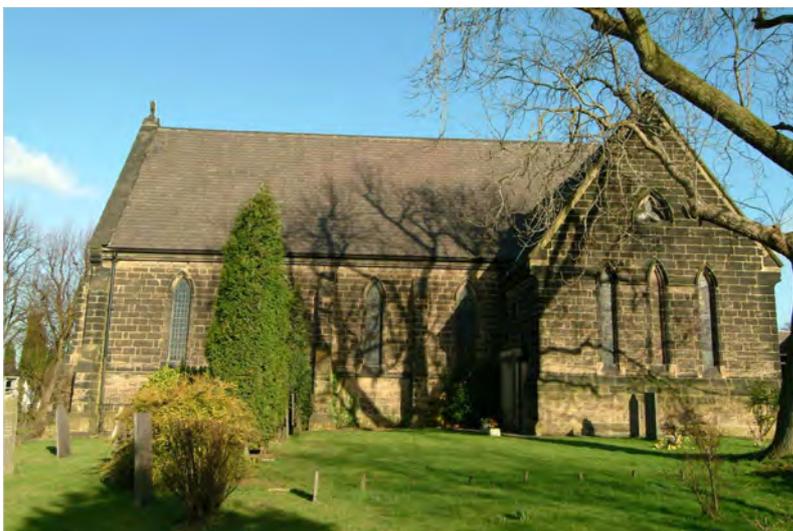
Within the area of archaeological potential there may be reasonable expectation that archaeological evidence relating to the medieval and/or post medieval periods may survive below ground.

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

The manor of Swadlincote is listed in the Domesday Book (1086) as "Sivardingescotes", but until the 19th century it was a subordinate township within the parish of Church Gresley.



*Emmanuel Church*

Emmanuel Church at Swadlincote was built in 1845-6 and a particular chapelry district was taken out of Church Gresley for the new church in 1849, in effect making Swadlincote a parish in its own right. It was the industrial revolution creating the economies of scale, competition and commercial activity that spurred the development of the hamlet into a fully-fledged and independent town by the

First World War.

The rapid development of the settlement is best illustrated by the population count, which began in 1801 with 216, escalating by 1861 to 1076 and by 1901 to 4017.

The remarkable growth of the town is mirrored in the development of buildings and the appearance of the town centre.

Although its early appearance is not well documented, the area around Market Street, the west end of High Street, Midland Road and West Street formed the historic core of the settlement and was a natural focal point and meeting place. It lies towards the head of a broad valley, with the ground gently sloping down towards the Swadlincote Brook to the north (although the presence of this brook is hardly noticeable today).

The market place is also known as The Delph. The name is a term for a mine or quarry (delve = dig) and probably refers to a coal mine virtually on the High Street between Midland Road and Belmont Street, shown on a plan of 1831. The Delph is the heart of Swadlincote today and probably enjoyed the same status in the medieval period.

19<sup>th</sup> century map evidence shows that Market Street and the Delph formed the earliest part of the settlement, with the greatest concentration of buildings along the north side of Market Street.

A plan of c1826, showing encroachments onto the common and waste grounds of Church Gresley, suggests that the Delph was originally much larger than it is today, and that much or all of the space bounded by West Street, Grove Street and Market Street was formerly open. By the 1970s only the western area of the current market place adjacent to the current post office and Co-op was used as a public space and the remainder was a road junction dominated by traffic.

The north side of High Street was only sparsely developed until the mid 19<sup>th</sup> century. The Edwardian and later buildings lining the south side of the street are built on land encroached from the roadway and were even later in developing. The earliest maps (c1826 and 1827) show these roadside encroachments with very few buildings in them. They were probably used as parcels of garden ground. It was not until the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that the whole of this side of the street was developed with shops.

Swadlincote lies in the western basin of the South Derbyshire Coalfield. It was the geology of the area and the potential for exploitation of coal and clay deposits (fireclay strata in the coal measures) that led to the development of Swadlincote in the 19<sup>th</sup> century. There had been coal mining (probably in the form of bell-pits) in Swadlincote in the 13<sup>th</sup> century exploiting seams near the surface. Clay extraction had also taken place at an early date, but we don't know what it was being used for. The pottery industry has a long history in South Derbyshire, but was concentrated at Ticknall until the late 18<sup>th</sup> century.

Between 1800 and 1830 coal mining changed in the Swadlincote area, as most of the small collieries and coal pits were abandoned in favour of large collieries that worked coal at much greater depths. Deep mining continued well into the 20<sup>th</sup> century in the area around Swadlincote.

One of the main collieries within the town centre was Darklands Colliery, located roughly

between the Civic Offices and Sainsbury's supermarket and it is thought that this was the site of the earliest recorded coal extraction (Stroud, 1999) but by 1882 the colliery had become disused (ref.1882 first edition OS map). Four other collieries were located to the north of the town in the first half of the 19<sup>th</sup> century but by the end of the 19<sup>th</sup> century they had also become disused. To the south east of the town, on the edge of Swadlincote Common, a colliery was established circa 1780 (later known as Granville Colliery) and was well established by the early 20<sup>th</sup> century, only closing in recent years.

Although coal mining has left no trace on the current appearance of the conservation area, it certainly contributed to the wealth of the town and its rapid growth. The pottery industry, by contrast, continues to have a large impact on the appearance of the town and its historic character. Numerous buildings associated with the industry survive, including a bottle kiln and chimney stacks, and are prominent in the roofscape, particularly along the southern edge of the conservation area.

The earliest known pottery in Swadlincote was opened in 1790. It was founded by John Hunt and taken over by Thomas Woodward. It initially concentrated on the production of firebricks. This pottery site was located at the east end of the settlement, and formed the beginnings of the Woodward's pipeworks site (later known as the Anchor Works). The works were taken over by Wraggs in 1904, and then by Hepworths in 1978. The northern part of the site was cleared in 2005 to make way for a Morrison's store, and the southern part is currently (2011) being redeveloped for other retail uses. The processes involved in finishing pipes by using salt-glazes were far more noxious than others, and the area surrounding the works to the west remained undeveloped until recently.



*Redevelopment at former Woodward's Pipeworks*

Waterloo Pottery (demolished) was established in 1815, to the west of the conservation area and Sharpe's Pottery was first established in 1821, in the heart of the town centre.



*Sharpe's Pottery Museum*

Other potteries were scattered around the area, particularly to the south-east, but these are well outside the conservation area.

By the 1820s the industrial development of the coal and clay industries was still at an early stage. The expansion of these industries during the industrial revolution was based on technological developments, local conditions and economies of scale. In Swadlincote the expansion of these industries was enabled by the availability of cheap local fuel (sometimes extracted on the same site as the clay) and the quality of the local fireclay, which was ideal for firebrick, sanitary ware and sanitary pipe manufacture. The manufacture of these products was stimulated by the Public Health Acts of 1848 and 1875 and the Sanitary Act of 1866, which created a national demand and market.

The scale of industrial production of the pottery industry within Swadlincote directly affected the expansion and development of the town, for example influencing the decision to bring the Midland Railway into the town (1849 - primarily aimed at goods traffic) and the development of the road network. The main road network in the 18th century ran from ridge to ridge (north-south). With the development of industry, traffic started to move in an east-west direction and by the mid 19<sup>th</sup> century roads across the common had been formalised and the land enclosed. The railway line eventually closed in the 1960s and the only visible remnant is the large blue brick bridge (now lowered) at the bottom of Midland Road, on the north side of Civic Way (just outside the conservation area). This was constructed in 1906 so that the tramway could pass unimpeded over the railway line.

In addition to the pottery industry, two other distinctive groups of buildings can be found in Swadlincote; namely chapels and pubs.

After the Methodists broke away from the established church many separate denominations evolved, most of which have been represented in and around Swadlincote. Like many new towns in the 19<sup>th</sup> century, the area around Swadlincote was a hotbed of new non-conformist religions. It was only in 1849 that the settlement became a parish after acquiring its own parish church, Emmanuel Church, on Church Street. Partly as a result of this lack of local provision, the first religious buildings erected were non-conformist. The early chapels were formed by congregations of believers, rather than stimulated by one or two individuals. This and the focus of worship around the sermon provided a sense of belonging and immediacy to a largely working class community, a comfortable extension of the working environment.

The earlier non-conformist chapels that made their mark were - the Wesleyan Methodists in 1816 (the large chapel of 1863 still stands on the site of the 1816 chapel on West Street), the Free United Methodist Chapel (at the bottom of Church Street - demolished) and the Baptists (the church first built on Hill Street in 1866 was enlarged with another building on the street frontage in 1876). The non-conformist chapels are integrated with the historic townscape of the town centre. The Anglican church, by contrast, makes a fitting centrepiece to a little piece of Victorian suburbia at the north-eastern extremity of the conservation area.

There were numerous pubs and inns (typical of towns with an industrial heartland), as heavy and hot industries created a thirsty workforce. Many of these pubs have disappeared. By 1873 there were five pubs on the market place. The Stanhope Arms still exists but has been converted into a commercial unit. The Granville Arms is still a pub, but now called



*Former Stanhope Arms*



*The Sir Nigel Gresley, The Delph*



*Foresters Arms, High Street*

The Sir Nigel Gresley. All of the others have been demolished – the Prince of Wales, the Engine Inn and The Nags Head. Along West Street the former New Empire is now a pub, The Bear Inn survives but the British Oak (which stood opposite the end of Alexandra Road), has been demolished. Along High Street the buildings were very scattered and on the north side was the Bull’s Head (also demolished), although the Forester’s Arms is still a pub. It probably takes its name from the friendly society known as the Foresters, established in

Lancashire in 1834 by working men for the support of working men, supporting each other in times of need “as they walked through the forest of life”.

In 1906 public transport was improved with the Midland Railway Company’s completion of the Burton and Ashby Light Railways (i.e. a tramway network). This passed through the centre of Swadlincote, running up Midland Road and along both High Street and West Street. In practice this had a major impact on all the local town centres and there was extensive demolition carried out in order to improve the junctions for the smooth passage of the tram. Part of the stucco terrace on West Street was demolished to enable the tramway to turn easily from Alexandra Road to West Street.

Between the 1950s and the 1980s the area between Midland Road, Market Street, Darklands Road and the railway line was the subject of a major redevelopment scheme focussed upon the creation of a group of civic buildings to the north and south of a new access road, Civic Way. Subsequent extensions of Civic Way to the east (to Hill Street, constructed in 1981-2) and to the west (William Nadin Way, approved in 1992) resulted in the creation of an alternative east-west route across Swadlincote, changing the transport and communication infrastructure.

The early stages of the redevelopment scheme involved the creation of the first part of Civic Way. This serves, or served:

- the Bus Station (by 1959, since remodelled)
- the Post Office (1958)
- the Public Library (opened March 1960)
- the District Council Offices (opened 1976)

and on the north side of the new road:

- the Fire Station
- Police Station
- Ambulance Station (demolished)
- Burton Mail Offices (demolished)
- Swadlincote Clinic

Adjacent developments include:

- South Derbyshire Leisure Centre on Darklands Road (now known as the Greenbank

- Leisure Centre) opened in March 1978
- the Market Hall (1984) on the site of the old Council Offices on Midland Road
- the shops known as the Delph Centre on Market Street (1987) on the site of the former covered market.

In 1979 the Swadlincote Town Centre Plan developed these ideas further and a pedestrianisation scheme was envisaged along with extensive new car parking and the second phase of Civic Way, which would connect the east and west sides of the town, provide a principal arterial route and remove the need for through traffic along High Street.

In 1980 new car parks were provided to serve Alexandra Road, Market Street and the Civic Offices. In 1981 the extension of Civic Way started, connecting Midland Road with Hill Street to the east end of the town, and opened in July 1982. This became the main vehicular approach into Swadlincote town centre and the High Street was pedestrianised.

Although coal mining and sanitary ware manufacture continued to have a presence in and around the town into the late 20<sup>th</sup> century, both have now ceased. As a result the redevelopment of their sites offers opportunities and is a high priority for the town.

## Approaches

The main approaches into the town centre are from Derby Road, via Woodville, and William Nadin Way, from the west, both forming the route of the A514. The principal historic routes were from Hearthcote Road / West Street to the west of the town, Hill Street to the east, Coppice Side to the south and Church Street to the north.

Although these historic routes still exist as roads, none of these now form the main arteries into the town. Instead, the by-pass formed by Civic Way and William Nadin Way has marginalised the historic points of entry to the town centre, leaving a passer-by with no sense of arrival. This is a negative by-product of pedestrianisation.

## 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 views across the valley from the south to north ridge and vice versa are some of the most distinctive within Swadlincote, providing a clear picture of the industrial setting of the town and the scale of the 20<sup>th</sup> century housing that forms a backdrop and swathe of development to the north and south of the town centre. Most of these views are from outside the boundary of the conservation area.

Within the conservation area there are some distinctive views as follows:

- from the south side of the conservation area descending Alexandra Road and Coppice Side, the views of the tall chimneys at both the Sharpe's pottery and Woodward's sites define the views, as these tower above the rooflines of the

Within the conservation area there are some distinctive views as follows:

- from the south side of the conservation area descending Alexandra Road and Coppice Side, the views of the tall chimneys at both the Sharpe's pottery and Woodward's sites define the views, as these tower above the rooflines of the surrounding buildings. From Hill Street the Woodward's chimney is particularly dominant. Oblique glimpses of both chimneys can also be had from West Street.
- from Alexandra Road there are important views to the east across to the haphazard roofscape of the Sharpe's pottery site.
- descending Coppice Side the junction of Church Street with Hill Street and High Street is very prominent. 2-6 Hill Street and 79 High Street frame the mouth of Church Street. They have faceted elevations, which turn the corner, creating an interesting focal point.



*View from Coppice Side*

## Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Swadlincote. Its present appearance also reflects the period of its most rapid development in the late 19th and early 20th centuries. The range of materials and the way in which they were used in local building details is intricately linked with local identity. Appendix I 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 details.

### Terracotta

Terracotta is prevalent in Swadlincote and is one of its most distinctive building materials. Although richly decorated red and buff terracotta facades are usually associated with the major cities such as Birmingham and Manchester, Swadlincote has seen its fair share of terracotta buildings. The best examples are the former bank building at 4 High Street, the former Burton Co-op building on West Street, and numbers 10-14 West Street.



In some cases, such as these, it was used for whole building frontages and in other instances it was just used for off-the-peg decorative details (such as the eaves details of the row of shops Nos. 6-28 High Street and the terraced houses 8-20 Church Street).

The use of terracotta blossomed in the 1880s, reaching its apogee by 1886 when James Doulton described it as “That class of ware used in the construction of buildings which is more or less ornamental and of a higher class than ordinary bricks, demanding more care in the choice and manipulation of the clay and much harder firing, and being, consequently, more durable and better fitted for moulded and modelled work.”

Being smooth and precise, it was adopted for its clean and healthy image rather than any proven ability to resist the effects of smoke pollution. Many of the 19<sup>th</sup> century brick and terracotta buildings in Swadlincote do have a dirty patina resulting from smoke-filled polluted air, particularly that associated with the process of salt-glazing stoneware pipes at the nearby Wraggs and Woodwards sites.

Sadly, many of the original terracotta details on Swadlincote’s historic town centre buildings have been lost. Restoration is a costly process as moulds rarely survive. The whole labour-intensive process involves the production of detailed oversize models as a pre-requisite to the production of an oversized plaster cast. The final clay product then shrinks to a carefully calculated amount on firing. It can be technically hit-and-miss in attempting to match precisely the dimensions of existing terracotta components.

There is evidence to show that architectural building components were being produced by manufacturers of clay products in the Swadlincote area, but more research could usefully be carried out on this subject, to determine the extent of production. By the mid 19<sup>th</sup> century, the Swadlincote area was producing a range of clay-based materials, although few of them were dedicated to the architectural side of the building industry.

The terracotta manufacturers of Swadlincote, for example, John Knowles of Woodville and James Woodward, probably limited their range to standard details such as roof finials, chimney pots, clay crested ridge tiles and off-the-peg moulded brick bands, of which there are many different types within the town centre. Bespoke architectural terracotta used for complete buildings was not a by-product of the local clay industry, being highly specialised with a lengthy process of production, and would have been brought into Swadlincote from nearby manufacturers. The nearest terracotta companies were Gibbs and Canning near Tamworth, Staffordshire (particularly known for their buff-coloured terracotta) and Hathern in Leicestershire.

Woodwards' Pipeworks were using salt-glaze as a final finish to clay pipes and bricks, as well as garden ornaments, but also produced glazed bricks in other colours such as white and green. It is probable that the numerous examples of rough and more refined salt-glazed copings were a by-product of the Woodward's and other local sites and that the examples of glazed bricks used in shopfront stall-risers were also locally manufactured.

### Brick

In contrast to the use of terracotta Swadlincote also has its fair share of very basic brick buildings, built using the simplest and cheapest of bricks – stocks or “commons”, bricks that were made using a mechanised process known as soft mud moulding. They have a much more random appearance. These can be seen in the side elevations and backs of buildings and the industrial buildings, where quality facing bricks were not important. These bricks are distinctive for their irregularity and colours can vary greatly through each brick – grey, blue, pink, orange, red, cream and brown. They are also found as yellow “stocks” throughout the town and in several instances these yellow bricks have been used to pick out architectural details, such as the quoins on 6 Church Street and 2-6 Hill Street.



Brick is by far the most common material in Swadlincote. Its use in the early 19th century can be seen in some of the earliest surviving buildings near the Delph (46/48 Grove Street and 8 and 8a West Street). These buildings have dentilled brick eaves courses and segmental arched lintels and have been painted, possibly originally limewashed, a common local practice. Elsewhere brickwork is generally not painted and can be found used in association with bands of terracotta or a terracotta moulded decorative eaves or with half-timbered gables. The use of bricks in association with the more refined smooth qualities of terracotta demanded a more consistent and precise finish to the facing bricks and these tend to be a deep red colour (as at 6-26 High Street and 47-51 Alexandra Road).

Although there is very little polychromatic brickwork (i.e. the use of several colours of brick to create decorative patterns) as at the former Market Hall and Hill Street Baptist Chapel, there are a number of places where bricks have been laid in Flemish bond with the headers showing as a paler pink or buff. This was a deliberate selection to create a decorative effect, usually achieved by firing bricks at different temperatures in the kiln rather than by using different coloured clays (6 Church Street – formerly a terrace of 3 cottages, 11 Church Street, 51-57 High Street and the Foresters Arms).

Brick walls are the universal traditional boundary treatment, some finished with simple moulded brick or clay copings (terracotta or salt-glazed earthenware) and some with railings. There are now very few examples surviving of the once common cast-iron railings. Church Street, for example, has lost all of its original railings. Old photographs of Alexandra Road show the typical local pattern of alternating hooped and spear-headed railings.



Mosaic and encaustic tiles were produced in the Stoke-on-Trent potteries in the late 19<sup>th</sup> century, and examples of these can be seen used for door thresholds of houses and

shopfronts in central Swadlincote. Locally there were encaustic tile works at Church Gresley (Stroud, 1999) and Swadlincote. It was the scale of production enabled by using moulds (rather than the medieval practice of using carved wooden blocks) that led to the possibility of factory production of this type of tile and their affordability and popularity in the late 19<sup>th</sup> century and the Edwardian period.

### Stone

The use of stone is limited to architectural elements such as lintels and cills, and occasionally quoins. The earliest surviving stone lintels are the wedge lintels that appear on buildings dating from the middle of the 19<sup>th</sup> century. These can be seen used at the east end of the High Street (77-79 High Street) of circa 1870 and The Forester's Arms (circa 1850). There is also at least one instance of an incised wedge lintel (7 High Street) of a similar date. Later, lintels were generally more decorative, with a carved or chamfered bottom edge and usually square-ended rather than wedge-shaped.



Important doorways often had arched tops instead of flat lintels, embellished with several mouldings, a keystone and console brackets, or capitals. This is often the most decorative element of the building. The terraced houses on Church Street and the Stanhope Arms both appear to share highly decorative painted stonework. In fact this is probably either terracotta or an early form of cast stone as the cost of carved stone in the quantities used on these properties would have been prohibitive.

### Render

There are only two instances of the traditional use of render or stucco in Swadlincote conservation area (4 Midland Road and 25-35 West Street). These probably date from the first half of the 19<sup>th</sup> century, when this was a common finish. Other rendered buildings, such as 79 High Street, have modern rendered finishes over facing brickwork that was intended to be exposed.

### Eaves Details

Generally in South Derbyshire traditional gutters were of a cast-iron half-round profile, seated on iron brackets that were fixed into the wall. In Swadlincote and the wider urban area, whilst this is also the case, there are two other distinctive local eaves details:

- flat-bottomed lead-lined gutters were often used on the front elevations of buildings, supported by regularly-spaced, shaped timber “modillions” or brackets. This created a distinctive decorative overhanging eaves line, as at 7 High Street and the terrace 37-41 West Street. Unfortunately, maintenance of this Victorian detail is labour-intensive and most examples have either been mutilated or entirely replaced.
- where terracotta, or shaped or moulded brick, was used to form an eaves cornice or a “dentilled” eaves, gutters were of cast-iron ogee form and had a square base which sat on top of the projecting eaves, avoiding the need for any



visible brackets as on the south side of High Street. The gutter profile thus became an integral part of the architecture of the building. The detail is very attractive, but lack of attention to leaking joints can cause the brickwork below to become saturated and vulnerable to frost damage. As with the detail last described, some examples have been replaced with half-round uPVC.

During the late 19<sup>th</sup> and early 20<sup>th</sup> century there were many accentuated projecting and overhanging eaves used in Swadlincote, particularly on the Arts and Crafts type of buildings, with their large timber bargeboards.

### Shop Fronts

There are a large number of Victorian and Edwardian shopfronts surviving in Swadlincote. Many of these are distinguished by long slender timber mullions with turned bases and large areas of plate glass, and a glazed brick stall riser (many over-painted). The abolition of the tax on glass in 1845 was an incentive to use larger sheets of glass. A common detail is the use of timber “spandrels” (curved arched panels) at the top of the window frame which gave the shopfront added strength.



Most of the traditional shopfronts are timber (with the odd exception) and incorporate recessed doorways, often framed by panels of curved glass. Some of the original tiled and mosaic thresholds survive, but not many. The traditional form of timber pilaster with decorative console bracket and cornice has a variety of interpretations in common with other market towns but there are no standardised details common only to Swadlincote. There are, however, a number of pilasters expressed in different materials; glazed brick (56-64 High Street), granite (38-42 High Street and Ward and Brewin Funeral Directors, West Street) and terracotta (12-16 Midland Road), a wide range for a small market town.

The widespread use of first floor shopfronts, bay windows and tripartite sash windows is unusual for a small market town. They illustrate the commercial success of the town and the demand for shop floor and office space in preference to residential accommodation in the town centre, but also illustrate the popularity of these features in the Edwardian period, when Swadlincote was thriving. Examples of first floor bay windows can be seen at 61-63 High Street, 11 and 13 High Street, 15-19 High Street and 60-64 High Street.



At 8-24 High Street the windows are tripartite sashes, installed to allow as much light as possible into the first floor accommodation. First floor shopfronts have been used at 26, 26a and 55 High Street. These were enabled through the development of internal cast-iron column supports to enable the shopfronts to be treated as curtain walls.

## Conservation Area Description

### AREA I

**This area includes the core of the commercial town centre, incorporating High Street, West Street, Church Street, Market Street and The Delph.**



*South Derbyshire Snooker Centre*

Market Street was at the heart of the early hamlet. By comparing the second edition OS map of 1900 with current maps we can see that there has been widespread demolition in this area. On the north side of Market Street were an assortment of cottages, shops and pubs. These were gradually removed during the 20<sup>th</sup> century and there are only scattered fragments of buildings that allude to its earlier history. One of these is a long building, which forms part of the South Derbyshire Snooker Centre, and was originally a barn to the Sharpe family farmstead

(The Grove, demolished in 1972). The raised brick coped gables are typical of the 18<sup>th</sup> century.

Although the name Market Street suggests an area of importance, it was in fact a small street leading off the Delph or Market Place, and not itself the site of a market, as far as we know. The southern side is without a positive frontage and the use of stock bricks also suggests that it was considered of secondary importance. It was certainly not a principal route through the town. The 20<sup>th</sup> century development along its northern edge (1 and 2-storey) is not characteristic of the town but was an improvement at the time because it replaced an open market on the site of buildings demolished long before.

No 8-8a West Street is perhaps the oldest surviving building in the vicinity of the market place and has characteristics of a late 18<sup>th</sup> century range of buildings, with segmental arches and a “dentilled” eaves.

There are a number of buildings of considerable architectural merit located around the Delph and West Street. These include the pub (The Sir Nigel Gresley), the former Market Hall, now known as the Town Hall (1861), the former Burton Union Bank (No. 4 High Street), the buff terracotta building Nos. 10-14 West Street, the Wesleyan Methodist Chapel, the former Burton Co-op building and the former New Empire Cinema.

West Street was a wide street of high status by the early 20<sup>th</sup> century, with a number of imposing buildings, all of which survive albeit altered to varying degrees. Many of these are now undergoing restoration through a local grant initiative. The character of the street had lost its identity as a high status street, largely as a result of the pedestrianisation scheme and the removal of pavements and important boundary treatments. However the strong linear form and high status of the street was restored in 2010 with a high quality repaving scheme. The identity of the street has been reasserted with the reintroduction of locally distinctive materials.

The Delph is the principal civic space in the town centre. Formerly paved in concrete blocks and cluttered with street furniture it was remodelled and resurfaced in 2010. The



*Above - West Street after repaving*



*Above and left - The Delph after repaving*



very successful improvement of the space has reinforced its position in the street hierarchy and produced an elegant public square, which provides a focal point and a flexible space for community events.

There is a concentration of taller buildings at the heart of the conservation area, with the three-storey building (nos. 1-5 High Street) dominating the Delph. The former bank building opposite has two tall floors and a three-storey gable. The only other three-storey building in the town centre is 50 High Street. Overall the scale of buildings is quite low.

There is a contrast between the generous space around the Delph, the top of Midland Road and Belmont Street and the rest of the High Street. To the east the High Street forms a narrow neck between No. 7 and No. 4, and the street frontages on either side are much closer together.

The commercial success of the town centre can be seen by the number of first floors that were brought into commercial use – the use of large shop windows serving first floor shop

floors is generally associated with large towns and cities, and the need to maximise commercial floor space.

High Street has a large concentration of traditional shopfronts and the south side in particular has been little altered since it was developed in the Edwardian period. It has a consistent pattern of building using red brick and terracotta, and balanced symmetrical timber shopfronts with recessed doorways and glazed brick stall risers.

The commercial success of the town centre has continued and there are few redundant shops today. This success is demonstrated by the number of properties that started off as houses, but which have been converted into shops. The terrace nos. 25-35 West Street originally started life as pairs of cottages (11 in total) combining access to rear yards, but this is now entirely in commercial use.

Behind High Street, the southern perimeter of the conservation area follows Ernest Hall Way. The southern side of the conservation area was dominated by the redundant Hepworths site until 2005, when the site was partially cleared for the construction of the Morrisons supermarket, built in 2006. This earliest, northern part of the Hepworths site falls within the conservation area. From the service road, Ernest Hall Way, there are immediate views of the continuous row of slate roofs to the properties on High Street, and distinctive red brick and blue banded chimney stacks, and distant views to the Midway hill on the far north side of Swadlincote.

### **Hill Street**

The character of Hill Street evolved in association with both coal mining activity and clay extraction on the eastern edge of the settlement. The rows of workers cottages (16-22 Hill Street and 2-22 Russell Street) were placed at an odd angle to Hill Street. This was probably determined by the presence of the Common, the site of each terrace being an irregular encroachment onto the common land. The extent of mineral extraction on the Common prevented further widespread built development in this area. These are survivors of a large number of small terraced workers cottages located at this end of the town, which lined both sides of Hill Street until they were demolished in the 20<sup>th</sup> century. The north-east side of the street, where one terrace stood, is now an area of wasteland, although the terraced row opposite has been replaced with modern housing. The east end of the conservation area was heavily worked out in the 19<sup>th</sup> century and the deep levels created by extraction have been filled in and re-landscaped in association with the creation of the Civic Way link road. The short section of brick wall by the pavement near the Morrison's petrol filling station is the parapet of a former bridge over the mineral railway built in the early 20<sup>th</sup> century, to connect Woodward's (Hepworths) Works with the main line at Swadlincote Goods Station.

### **Alexandra Road**

A section of the conservation area extends south to incorporate a number of distinctive brick and terracotta properties on Alexandra Road and the offices of the Union of Democratic Mineworkers. The offices and shops of the former Hall's printers (nos. 47-51) are a high quality group of terracotta buildings that have not changed since they were first built. These buildings are now out-on-a-limb and slightly detached from the rest of the conservation area because of the large expanses of industrial units and open car parking spaces on the hillside above West Street.

### **Belmont Street**

The low key semi-industrial character of Belmont (formerly Station) Street reflects the fact

that it was always a quiet back street of the town, with little development on it until the construction of the gas works (now Roger James Furnishers) and the station. The two most distinctive buildings are 'Number 10' (circa 1860), and Brook House (built circa 1870).

**Church Street**



The character of Church Street is dominated by highly decorative palisaded terraced houses, most built at the turn of the century, and a series of well-preserved Edwardian shopfronts. This is one of the few truly residential streets

at the heart of the town. Although now only a secondary route, it was the principal north-south route through the east end of the town, which probably explains the higher quality of the buildings. Church Street was split into two sections by the construction of the second phase of Civic Way in 1982 and a roundabout now separates these. This also involved the demolition of a number of terraced houses, but not so many as to have a significant impact on the character of the conservation area.

The terraced houses still retain a number of important architectural details which contribute to the uniform character of the street – ground floor bay windows (timber to the west, cast stone or clay to the east), distinctive arched porches and secondary access doorways to rear yards, red clay tiled paths to access yards, decorative moulded terracotta eaves and cast stone or clay eaves.

**AREA 2**

**Former Woodward’s Pipeworks site.**

To the south east of the conservation area is the site of the former Woodward’s Pipeworks where on the northern half Morrison’s Supermarket now stands. The site occupied a large area and the main historic buildings were arranged almost randomly around the site, according to the logistics of the site operations. Four of these buildings and the listed chimney remain.

The history of this site is documented in South Derbyshire District Council’s study of the “Anchor Works 1790-1978” (Heath, 2003).

By the late 19<sup>th</sup> century Swadlincote had become the foremost area for the production of salt-glazed sewerage pipes. Although Woodward’s Pipeworks was but one of many in Swadlincote, it was one of the earliest and the largest. The site latterly had a mixture of modern and traditional buildings, spread out and loosely arranged,



*Former Woodward’s Pipeworks Carpenters shop*

which reflect the diversity of the products and the way that the manufacturing processes evolved over a long period from 1790 to the 1970s.

The surviving 19<sup>th</sup> century buildings have a homogenous and locally distinctive character, with a stark functional simplicity. Ranges of buildings are generally quite long and low (a maximum of two storeys) with narrow gable widths and Welsh slate and blue clay tiled roofs and stock brick walls. The most important of these are the Blacksmith's and Joiner's shops attached to the listed round chimney (which are built from red brick with tiled roofs). A striking distinction between these works and the Sharpe's site is the form of the firing kiln. Bricks and fireclays used for pipe manufacture were fired in squat down-draught beehive kilns. One of these survived at Woodward's site until 2005. It formerly had a large number of them (see first edition OS map). The pottery industry developed at Sharpe's used bottle ovens, a much taller type of kiln.



*Listed chimney at Former Woodward's Pipeworks*



*Former Woodward's Pipeworks - base of chimney and engine house*

The roofscape is punctuated by the surviving listed chimney with its distinctive bulbous cap, which being on the incline of the former common land is prominent in many views from the surrounding area. The best views of the site are from Coppice Side, where the land is slightly raised above the road level. From here the important buildings are those that frame the entrance to the site and contribute to the townscape from Coppice Side – the stores and offices on Coppice Side a brick built range with Welsh slate roof and segmental arched windows, the large late 19<sup>th</sup> century 'works extension' and "sinks department", and the buff brick engine house of 1926.

### AREA 3

#### **Sharpe's Pottery site.**

By 1832 Sharpe's Pottery was established on both sides of West Street. Only the south side complex survives, the site of the northern works having been sold to the Burton-on-Trent Co-operative Society in 1915 following their demolition in 1907. Today the buildings on the south side of the Sharpe's site form a very distinctive group within the conservation area. The history of the site is documented in a Conservation Plan (SDDC 1999, Heath).

Although only parts of the historic buildings survive, enough survive to illustrate the range of processes taking place in the manufacture of sanitary wares. These include:

- the kiln hovel near the junction of Alexandra Road and West Street, which is the only surviving bottle oven of 10 that have stood on the site at different times
- the Old Glost Warehouse to the south east of the hovel
- the Biscuit Warehouse and Printing Shop (now the Conference Room and "Magic Attic")

- the Bear Garden (now museum galleries)

These are currently part of the Sharpe's Pottery museum site, which is held on long lease from the freeholders. Other important historic buildings within the site are rented out by the owners on the site including:

- the office building on West Street (to the east of the Museum site)
- the Mould Shop (of buff brick, backing on to Alexandra Road)
- Cane shops and warehouse (now occupied by People Express Arts and Cain Bros Timber Merchants)
- Whiteware shops (behind "New Empire").

Together these buildings surround the lower yard and still represent many of the processes of manufacture. The factory chimney also survives.

The building that fronts West Street is built from brick with simple, segmental arched lintels to the ground floor and no lintels to the first floor, which has recently been restored with a row of leaded-light glazed windows. To Alexandra Road, the frontages are more subdued and include a mixture of yellow and red stock bricks, which clearly show the evolution of the buildings behind (the Mould Shop and Saggar House), now with corrugated sheet roofs. These materials reflect the fact that the area was of low status and was only a footpath until the creation of Alexandra Road in about 1890. This group is an important survival of the type of industrial buildings that once characterised Swadlincote and now form a distinct enclosure to the street.



*Former Sharpe's Pottery Chimney and Office*



*Former Sharpe's Pottery*

## AREA 4

### Church Street (north side).

This small area of Church Street is now slightly detached from the rest of the town centre but once formed one of the main north-south routes into the town. It has several substantial detached former houses (now converted to other uses), and a pub, which are grouped around the parish church and set within large gardens. It is one of the more leafy areas of Swadlincote, with a very different character from the town centre.

## AREA 5A AND 5B

Areas 5a and 5b were both developed as part of the Civic Centre redevelopment, carried out over a long period between 1950 and 1987.

Area 5a - the Leisure Centre was built on the site of The Grove, once owned by the Sharpe family of Sharpe's Pottery. The Leisure Centre is now largely screened from Grove Street and West Street by a mature landscaped setting and tree-planting, some of it remaining from The Grove's gardens, and its bulk is obscured. It has a neutral effect on the conservation area.

In area 5b the main historic building is the red brick Swadlincote Constitutional Club. This building has a strong and solid presence, like other early 20<sup>th</sup> century institutional buildings, such as miners' welfare buildings. It is in marked contrast to the other buildings in this area, and the historic details have been preserved and well maintained.

The other buildings in this area include the Market Hall and the Library. These are large flat-roofed monolithic blocks, neither of which contributes positively to the character of the conservation area. Though the impact of the Royal Mail Sorting Office is neutral overall it does have some qualities, as it was clearly designed to fit its location and with its broad sweeping corner elevation it forms an interesting entrance into Midland Road.

## 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 Swadlincote, some of the undesirable changes described below predate the designation of the conservation area in 1990. 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 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 building details

Some of the most important and architecturally distinguished buildings have lost major architectural features;

- The former Stanhope Arms (23 High Street) of 1898 has lost part of its imposing frontage - its decorative scrolled pediment and Dutch gable.
- The former Burton Co-op building on West Street has lost two scrolled pediments, both highly decorative buff terracotta gables, which mirrored the surviving pediments.
- The former Co-op milk bar on Midland Road of 1908 (nos. 12-16) has lost its central decorative scrolled Dutch gable, constructed in terracotta, and its chequered panelled wall finish of red brick and buff terracotta. The long green slate frontage of Barclays Bank (16 Midland Road) is out-of-place and has interrupted the original rhythm of the row.



*Loss of original terracotta shopfronts  
12 - 16 Midland Road*



*7 High Street*

- Nos. 15-19 High Street - the first floor bay windows have lost raised scrolled timber pediments.
- No. 7 High Street is now an eyesore. It is one of the earliest buildings in the town centre (circa 1840) and once had a fine quality frontage facing the Market Place and Belmont Street, but it has been extensively altered, with stone dressings defaced.

Swadlincote is distinguished by having many terraced rows of shops and cottages with uniform roof, window and boundary treatments and materials. In several instances this uniformity has been broken with the replacement of Welsh slate with concrete roof tiles and the removal of sash windows. This has had a detrimental effect on the character of the conservation area.

In particular, in the residential areas, 48 and 41-45 Alexandra Road have all lost their original sash and casement windows. The terrace nos. 41-45 all have extensive alterations to the proportions of the ground floor windows. On West Street, numbers 37 and 39 have concrete roofs and stone cladding.

The replacement of sash windows is widespread, with only 3 examples surviving on residential properties within the conservation area. The worst examples of the loss of traditional roof materials and replacement with concrete tiles include properties that have otherwise high historic or architectural value:

- 41 High Street (HSBC Bank)
- 67 High Street (Foresters Arms)
- 79 High Street
- 12 Hill Street
- 4 Midland Road

and those that are within a terrace, which breaks the sleek Welsh slate roof pattern;

- 37-41 West Street (nos. 37-39 also have artificial stone cladding over the original brickwork)
- 10 and 3-7 Church Street (these also have render or artificial stone cladding over the original brickwork)
- 12 Russell Street

The changes to boundary treatments, with the loss of original railings and replacement of brick walls with concrete, artificial stone and other alien materials is perhaps the most damaging of these alterations, as they are difficult to reinstate on a piecemeal basis. This is most pronounced at Church Street.

Along the north side of High Street, commercial properties have undergone extensive alterations, few of them sympathetic to the character of the conservation area. A number of properties have been restored in recent years under a new grant initiative. The best examples of these are 49 High Street, 61-63 High Street and 71-75 High Street. However, nos. 9 High Street and the ground floor of the HSBC Bank (41 High Street) have been altered with little regard for local character.



*Artificial stone cladding and render over original brick*



*Church Street - loss of original boundary walls*

## New Development

One of Swadlincote's distinctive characteristics is the variety of bold individual buildings, typified by those on West Street and overlooking The Delph. Most of the development that occurred in the second half of the 20th century fails to reflect this quality leaving a legacy of featureless structures that diminish the town's character. Swadlincote would benefit from re-development and is a town where well-designed individual buildings of high quality contemporary design and materials could sit comfortably alongside the terracotta and brick buildings.

All of the following buildings are detrimental to the historic or architectural character of the conservation area and offer an opportunity for high quality redevelopment.

**The Co-op and Post Office (4-6 West Street)** - this building fills a corner plot on the most prominent corner of the market place. It has mainly blank red brick elevations and a flat roof.

**1-15 West Street** - this terrace is a long and prominent focal point in the conservation area. The building has a large mass, combining two phases of development, both have elevations with horizontal proportions, large flat roofs and long horizontal windows. Nos. 1-3 has white tiled upper floors and nos. 5-15 has horizontal timber eaves level cladding.



*1 - 15 West Street  
shopping development alien in character*



*Disused market hall - a large bulky building*

**Poundstretcher (47 High Street) and Somerfield (43 High Street)** - mainly visible from Civic Way are out of place, with flat roofs and large expanses of unbroken plain brickwork.

**Richardsons Furnishers (31 Market Street)** - this is an important pivotal building, at the heart of the historic part of the settlement. There is a historic structure within it but it has been extended and altered to such an extent that this can no longer be discerned. It now appears as one large rendered flat roofed block.

**Former Covered Market, Midland Road** - this is a large, squat building with a flat roof and is dominated by a brick curtain wall, security shutters and steel grilles. It has no outlook (i.e. no active frontage) and no positive relationship with the street or other buildings. This means that it lacks the vitality needed to make a contribution to the public realm or to promote a safe environment.

**Derbyshire County Council Library, off Civic Way** - the library was built as part of the development of the civic centre. It is a box-like building built from concrete and brown brick with a flat roof and clerestorey windows. Again, it is inward looking with a minimalist entrance that faces the bus station.

## Highway Improvement Schemes

### Pedestrianisation

Recent public realm improvements have transformed the appearance of the Delph and West Street with the reintroduction of locally distinctive high quality paving materials and better definition to the spaces but the main High Street and other parts of the town are still negatively affected by the 1980's pedestrianisation.

The pedestrianisation of the town centre was carried out in two phases; the first (1981) involved the pedestrianisation of the Delph, Market Street and West Street and the second (1983-84) involved the closure of Belmont Street to through traffic and the pedestrianisation of Midland Road and High Street. Although through traffic was a major problem for the small town centre and its removal was an important step in making the commercial centre more viable, there was little consideration for the predominant characteristics of the settlement, the historic street pattern and the surface finishes.

The simple distinctions between the former pavement edge and the frontages of properties and the former highway are now lost in a mass of wall-to-wall, concrete blocks.

Without any kerbs, the streets have become progressively cluttered with bollards and other obstacles in an attempt to separate pedestrian activity from vehicles. Swadlincote has suffered more than most town centres in this respect and the countless bollards fail to define spaces and are a hazard to the visually impaired.

Without any kerbs, the streets have become progressively cluttered with bollards and other obstacles in an attempt to separate pedestrian activity from vehicles. Swadlincote has suffered more than most town centres in this respect and there are countless bollards that fail to define spaces and are a hazard to the visually impaired.

### **Civic Way**

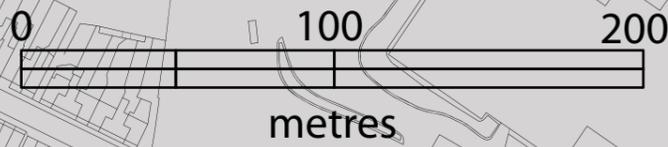
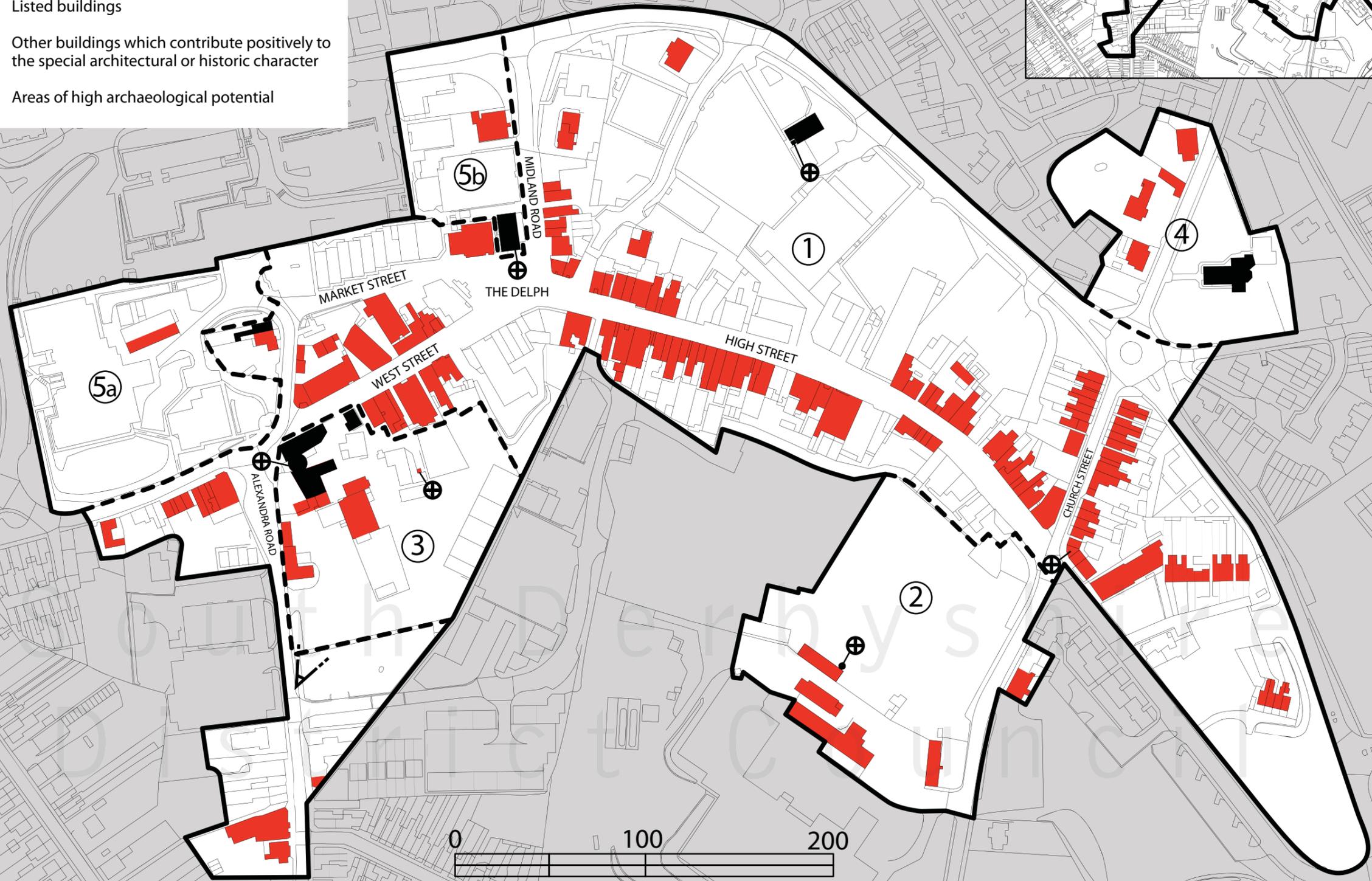
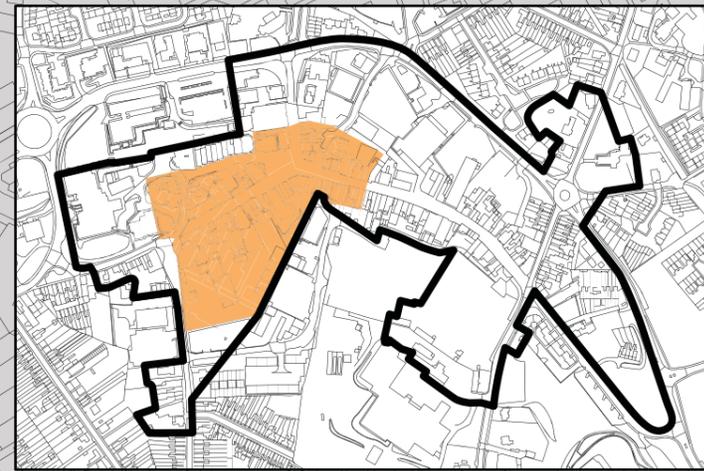
The west end of Civic Way was carefully thought out during the late 1950s and 1960s as part of a civic heart for the town, with associated facilities housed in new buildings designed to face both the north and south street frontages. The second phase of the development between Hill Street and Midland Road (undertaken in 1981) was designed as a highway improvement scheme only, without considering the appearance of the road frontages, and with no overall design strategy for new development or landscaping within the urban area. The result is that there has been no planned development on the south side of Civic Way and any development has largely occurred in a haphazard manner. The northern edge of the conservation area is now dominated by large areas of car-parking, though a recently constructed wall and planting along part of Civic Way has helped to soften and define this edge. Any redevelopment of sites on the south side of Civic Way (e.g. Somerfield supermarket) needs to conform to a careful urban design framework, to create a better entrance to the town centre. This is, after all, the main approach into the town.



- ① Character Areas
- Conservation Area boundary
- - - Conservation Area Boundary
- 👁️ Principal views
- ⊕ Architectural landmarks & focal points
- Listed buildings
- Other buildings which contribute positively to the special architectural or historic character
- Areas of high archaeological potential

# Swadlincote Conservation Area

Designated: 16th August 1990 and  
22nd March 2001



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Appendix I

Distinctive Architectural Details

SWADLINCOTE



## Checklist of details

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

- red brick walls with salt-glazed earthenware and moulded brick copings
- wrought-iron railings and decorative wrought iron gates

### Chimney stacks and pots

- corbelled brick gable-end chimney stacks
- chimney stacks with blue brick oversailing courses
- industrial brick chimney stacks

### Doors

- bolection-moulded panelled doors
- plain vertically boarded doors with scratch mouldings or tongued and grooved

### Lintels and cills

- lintels with chamfered and moulded edges
- wedge lintels (plain and incised)
- cast stone / cast terracotta decorative lintels
- segmental brick arched windows
- stone or moulded clay cills

### Paths, paving and steps

- red brick paving

### Roof types and details

- Welsh slate
- blue and red clay ridges with crested mouldings and finials to hipped roofs
- timber eaves brackets

### Walls

- red Flemish bond brickwork with buff-coloured headers
- "stock" bricks in yellows and reds (industrial buildings and side elevations)
- arched porches, doorways and cart entrances and decorative keystones and mouldings
- corbelled brick verges to gables
- polychromatic brickwork using predominantly blue bricks
- corbelled eaves with dentilled mouldings
- yellow brick quoins and splayed window reveals
- half-timbered Arts & Crafts gables, bargeboards and projecting oriel windows
- buff coloured terracotta used for complete elevations or pilasters and cornices
- red bands of moulded terracotta used as relief banding and corbelled eaves, incorporating classical mouldings (e.g. egg-and-dart)
- moulded brick eaves blocks supporting cast-iron gutters

## Checklist of details (cont'd)

### Windows

- traditional Victorian and Edwardian shopfronts with glazed brick stall risers, clerestorey glazing, curved glass, recessed doorways and decorative spandrels
- ground and first floor bay windows
- cast-iron windows
- vertical sliding sashes

### Ephemera

- advertisement signs painted on walls
- encaustic tiled thresholds
- wrought-iron hanging signs
- cast-iron street name plaques/cast-iron ogee gutters/cast-iron railings

# BOUNDARY TREATMENTS

## Walls and copings



The majority of boundary walls are red or blue brick. Copings are also made of clay but there are a large variety of finishes.

Above - red brick wall with triangular blue clay coping.  
Right - blue brick wall with heavy triangular blue brick coping. Right top - salt-glazed triangular copings.



Below - local salt-glazed and clay copings made in various patterns; clockwise; (1) triangular, (2) bull-nosed, with high sheen, (3) chamfered, (4) moulded and laid vertically





There are few surviving examples of traditional gates and railings within the conservation area.

Left - simple wrought iron gate

Above - hand forged alternating hoop and spear-topped railings

## DOORS AND DOORCASES



Above - pair of three-panel chapel doors, designed to reflect the proportions of Georgian six-panel doors. The panels are “raised and fielded” with bolection mouldings. The classical style doorcase is high in order to accommodate the semi-circular fanlight.



Above left - six-panel Victorian door with lavish bolection mouldings.

Above right - panelled Edwardian door with integral glass.

Left - detail of bolection moulding from a pair of doors at the Baptist Church



Right - boarded door serving a back alley

Left - fanlight with glazing bars



## PORCHES AND ARCHWAYS



Above - painted terracotta, arched lintels to porches at Church Street

Right - decorative stone semi-circular arched lintels to doorways and rear service yards at Main Street. The use of keystones and capitals creates a focal point.



Bottom right - red moulded terracotta triangular pediment over simple moulded stone lintel. The use of a repeated flower motif adds visual interest.



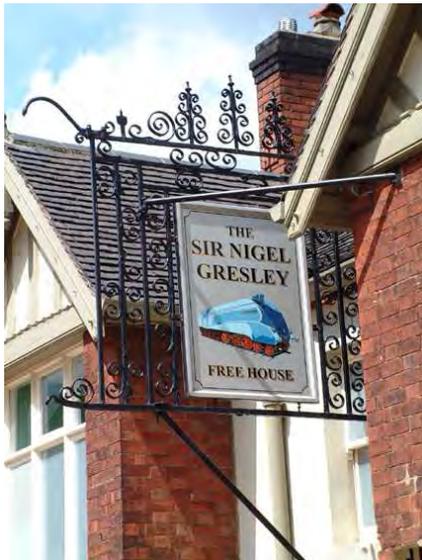
Left - three-centred stone arches, with brick piers and decorative capitals, span cart entrances

# EPHEMERA



On this page are examples of the kinds of ephemera that are all too easily lost, which make a place like Swadlincote distinctive.

Above - brick paving and top Right - hand-painted signs



Right - encaustic tiles, used in geometric patterns and mosaic for door thresholds and shop doorways.

Left - wrought iron hanging sign. The Arts & Crafts movement was interested in old craftsmanship techniques. Wrought iron was the epitome of the work of the skilled artisan.



Left - cast iron fabrication, used for the rainwater hopper (far left) and the spandrel bracket supporting the canopy at the former Market Hall (left).

## CHIMNEY STACKS & POTS



### Domestic stacks

Red brick stacks with multiple oversailing courses in red brick (left and right). In the second half of the 19th century blue bricks were occasionally used as an oversailing course, where a stronger and



more durable brick was required (top right). Clay pots in both red and buff clay (cannon-type - left, with louvres - right, and square - top).

### Industrial chimney stacks (below)

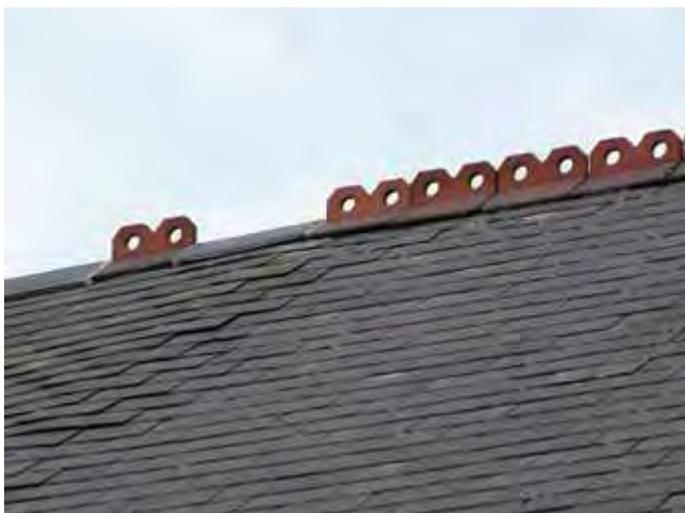
From left - round brick tapered chimney with large yellow terracotta cornice, square chimney with polychromatic brickwork and blue clay cornice, plain tapered square red brick stacks with iron strapping



## ROOF DETAILS



Left - decorative clay ridge tiles in blue and red clay incorporating cresting with fleur-de-lys, trefoil and roundel patterns.



Below - blue clay decorative ridge finial, in the shape of a flower bud.



# SHOPFRONTS



Above, left and right - traditional pilasters, console brackets and cornices. These elements of traditional shopfronts include a plethora of designs with acanthus leaves, triangular cappings to the pilasters, incised trefoils and recessed panels.



Below - stall risers made from glazed bricks and tiles in green and brown





Shop windows - tall panels of curved glass (above - left and right) create interesting & lively reflections.

Left - curved timber “spandrels” with decorative and carved panels helped to increase the rigidity of the window frame when shop windows have few mullions.

Below - left and right, clerestory glazing provided some ventilation and timber spandrels help to strengthen the window frame, when plate glass was made in increasingly larger sizes.



## First floor shopfronts

A particular phenomenon found in Swadlincote is the use of first floors for retail purposes. Where products required a light and airy display, a plate glass shopfront was incorporated at first floor level (right) using traditional elements - pilasters, fascia, clerestorey glazing and cornice.



## WALLS - Terracotta



Bespoke one-off designs in terracotta, as used at the former Co-operative Stores (left and above), was labour-intensive, time-consuming and very costly to produce. It says much about the aspirations of the Burton Co-operative and the regional standing of Swadlincote at that time.

The use of terracotta flourished in the late 19th century. Most manufacturers issued catalogues of architectural ceramics, which could be ordered from stock. These included doorcases and mullioned window frames (as used at Alexandra Road - bottom left) and pierced ridge tiles, crestings and finials, and stamped bricks, which could be used as a repeated motif for a band (below left) or a decorative eaves (below and bottom right).





Left - architectural red terracotta incorporating classical elements; entablature, cornice and pilasters, with dentil moulding

Below left - red terracotta egg-and-dart moulding used to frame a name plaque

Below centre - buff terracotta used as a simple coved cornice, ball finial and pilaster

Below right - highly decorative painted terracotta details for the window surrounds and cornice at the former Stanhope Arms



**Half-timbering -**

In the late 19th century, there was a revival of interest in vernacular materials. The Arts & Crafts movement reintroduced timber-frame particularly for its picturesque qualities and its appealing surface decoration. It is found used in combination with brick and render in Swadlincote, particularly half-timbered gables (below).



## WALLS - Eaves details



There are several types of decorative brick eaves. The earliest surviving eaves within Swadlincote used brick corbelled out in a “dentilled” pattern.

In the 19th century the eaves became even more decorative, some with shaped or moulded brick “modillions” in coloured bricks (above). This created a distinctive decorative eaves line. This example of painted modillion eaves (above) combined half-round cast-iron gutters on metal brackets, fixed to the brickwork.



Left - moulded terracotta eaves. In most cases, gutters were of cast-iron ogee form and had a square base which sat on top of the projecting eaves, avoiding the need for any visible brackets (left). The gutter profile thus became an integral part of the architecture of the building.



Left, immediate and bottom - timber modillion eaves; gutters are fixed to timber brackets, creating a wide overhanging eaves, finished with a moulded cast iron gutter.

Below - highly decorative painted, moulded terracotta eaves created from a repeated detail of a “capital”.



## WALLS - Verge details



Verge - pitched roofs with decorative verge details (above and left)



A raised brick band on the gable end of brick houses follows the verge, to provide a drip moulding (above left) and corbelled in several bands (above right)

Left - decorative verge with corbelled dentil moulding



Corbelled brick stacks (right and right above)



## WALLS - Brickwork details



Polychromatic brickwork - the use of multiple colours of bricks to create decorative patterns, at the Market Hall and Baptist Chapel (left)

Yellow bricks - used on side elevations, in conjunction with buff terracotta (below middle), and used on industrial buildings (below left). Yellow bricks used on main elevations (below right) in conjunction with pink/ red bricks to accentuate a brick reveal or quoins.



Clay ventilator (right) and white glazed bricks (below right)



Flemish bond brickwork - (above) is associated mainly with Georgian architecture. It continued to be used in the 19th century for its decorative effect by incorporating coloured "headers" picked out in a subtle contrasting shade, commonly found in Swadlincote.



# WINDOWS

## Sash windows

As glass production evolved and the size of sheets of glass increased, the small-paned sash windows of Georgian England (right) gave way to larger panes of glass (far right), sometimes separated by vertical glazing bars (below right). Many of these had “horns” added to increase the strength and rigidity of the sash frame.



## Casements

Below - side-hinged timber casements, with flush fitting opening casements and frames, divided into casements of four panes.



## Fixed lights & casements

Below - from the left, (1) cast iron window at Belmont Street, (2) complex cast iron diamond-lattice window with semi-circular glazing set within mullions and transoms (the former Market Hall), (3) gothic style timber fixed light (the Wesleyan Chapel, West Street)





### Bay windows

Bay windows are a distinctive feature within Swadlincote. They start to appear in the mid 19<sup>th</sup> century with ground floor bay windows (terracotta - above - and timber - below). Bay windows were introduced to add more light into the main living room and made the most of the large panes of plate glass made available following the abolition of tax on glass in 1845.

During the Edwardian period bay windows were full-height through both floors, and sometimes inserted as a first floor addition over a shopfront (right and above right). In commercial areas, the addition of timber bay windows at first floor level enabled office and retail uses to expand into the upper floors.



## WINDOWS - Lintels and cills



**Lintels** - moulded stone lintels. In many cases the leading edge of the stone lintel was shaped into a profile incorporating a chamfer or roll-moulding.



**Cills** - by the mid 19<sup>th</sup> century, the use of stone was widespread, and is found used for both lintels and cills (bottom left). Many of the smaller cottages and industrial



buildings had no cill or had a purpose-made clay or terracotta cill. Left - moulded terracotta cill (painted white).



Above right - blue clay cill made from moulded bricks. Bottom right - salt-glazed brick cill made with bull-nosed bricks.



## STREET FURNITURE

Cast iron street name plaque with raised letters, raised band and mitred corners (painted in black or white on black)



Left - 'High Street' plaque attached to wall above arched door at 8 High Street

(grid ref. N 430, 004 / E 319, 633)



Left - 'Midland Road' plaque attached Town Hall

(grid ref. N 429, 949 / E 319, 675)

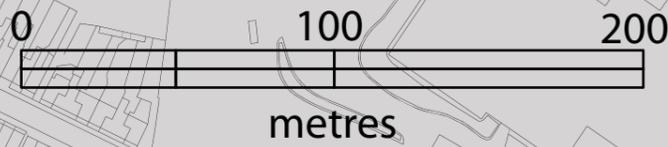
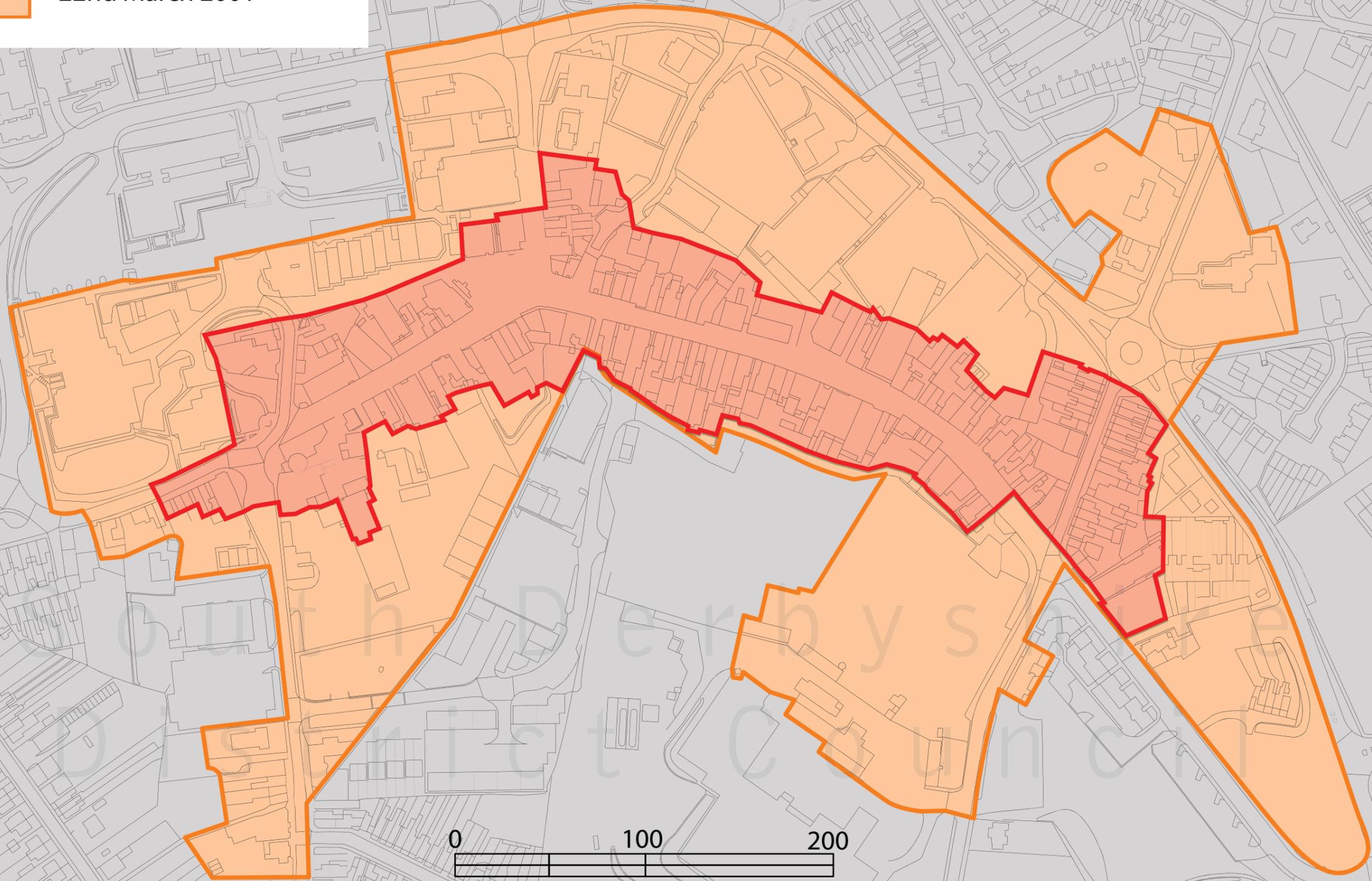


Left - 'Hill Street' plaque attached to No. 2 - 4 Hill Street

(grid ref. N 430, 240 / E 319, 509)

# Swadlincote Conservation Area Phases of Designation

-  16th August 1990
-  22nd March 2001



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