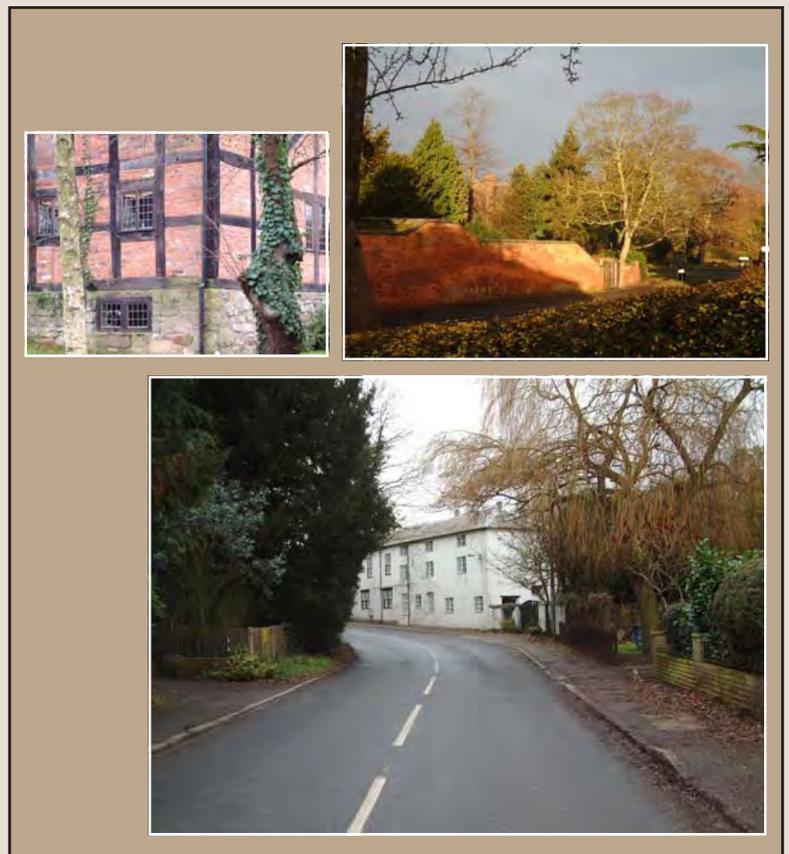


# Walton on Trent *Conservation Area* Character Statement



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

**SOUTH DERBYSHIRE  
DISTRICT COUNCIL**

# Walton-on-Trent *Conservation Area*

## Contents

Introduction	1
Summary	1
Area of Archaeological Potential	2
Conservation Area Analysis	3
• Historic Development	3
• Approaches	8
• Building Materials and Details	9
• Views	13
Conservation Area Description	15
Loss and Damage	20
Conservation Area Map	
Appendix Distinctive architectural details	

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

## Summary

Walton-on-Trent lies in the Trent valley, just to the south of Burton, on the east bank of the River Trent. The immediate area has considerable evidence of Iron Age occupation although the form of the village is probably related to the medieval settlement pattern, which came about as a result of its strategic importance at a crossing point of the river.

In the 17<sup>th</sup> century the village was well off by the standards of the day and had a number of large timber-framed houses, owned by yeomen farmers up until the 18<sup>th</sup> century, with a substantial Hall and parkland at the southern perimeter of the conservation area. By the first half of the 19<sup>th</sup> century, however, many of these houses appear to have been subdivided or their sites redeveloped into smaller cottages. The old hall had become run down and eventually fell into decay. In 1724-29 a new hall (Walton Hall) was built on a fresh site overlooking the river. This was a splendid building, quite compact, with a small park.

By the later 19<sup>th</sup> century several of the local industrialists from Burton-on-Trent had moved into the countryside and made their mark on the local villages. Walton-on-Trent was no exception, and in part it is this contribution that has given the village its picturesque character.

The 18<sup>th</sup> and 19<sup>th</sup> century development of the village left a number of distinct buildings of individual merit. Along with this development, the village was heavily planted with trees and shrubs, many evergreen species consciously planted to create picturesque effects and to enhance the setting of the large houses – notably Walton Hall, The Old Rectory and Barr Hall Farm. These trees and shrubs have matured and today provide a verdant and rich foreground and setting for the historic buildings. The lush environment is a strong characteristic, even in the depths of winter.

The distinctive characteristics of Walton-on-Trent can be summarised as follows:

- a linear river frontage settlement, formed by Main Street, located within a gently undulating landscape

- a small rural village with agricultural roots
- a wealth of mature and impressive trees defining boundaries to fields, forming plantations and soft, broad, planted edges to the roadside, and standing as individual specimens or clumps within the larger fields
- common use of privet and mixed native hedges and an unusually high degree of 19<sup>th</sup> century conifer planting (particularly yew)
- prominent brick buildings of the 18<sup>th</sup> and 19<sup>th</sup> centuries, characterised by highly decorative details
- true timber-framed houses of the 17<sup>th</sup> century and “Old English” style timber-framed houses of the 19<sup>th</sup> century
- a long uninterrupted history of development from the medieval period up until the present day in a gradual progression, with a building surviving from almost every decade of the 19<sup>th</sup> and 20<sup>th</sup> centuries



*View of Walton Hall from the riverside*

## **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

Walton on Trent is located on the east bank of the River Trent, bordering Staffordshire. This part of the Trent valley is peppered with archaeological evidence of early occupation and activity. Immediately outside the conservation area, to the south-west, is the 7½-acre site of a hill-fort, Borough Hill, a Scheduled Ancient Monument believed to be of the Iron Age. The County Sites and Monuments Record has a number of entries for earthworks, ridge and furrow cropmarks and ancient field boundaries and recent archaeological excavation has indicated possible further Iron Age settlement within the floodplain, on the north side of the conservation area. The village was mentioned in Domesday Book (1086), at which time it was a royal manor. A church and priest's house were mentioned in 1086, indicating that it was a well-established community by then. The present church has a number of stylistic features that suggest even earlier Anglo Saxon origins. The name Walton is derived from the Old English "wealh" meaning Celtic or foreigner and "tun" meaning a farmstead or village.

Like many settlements that were established adjacent to the River, Walton-on-Trent appears to have developed in association with a major crossing point, in this case a ford. Map regression suggests that there were two routes coming into the village from the east, represented by Bells End Road and Rosliston Road, as well as Coton Road, from the south-east. Rosliston Road continued straight on in the line of the public footpath that runs between the fields, which emerges beside No.25 Main Street. Between Bells End Road and Rosliston Road the land was divided into long thin parcels, suggesting perhaps that these were taken out of the open field system early on.

Coton Road may have formed the main thoroughfare from the high ground down to the ford crossing on the River Trent. The sunken character of Coton Road suggests an early route or holloway, cutting across Rosliston Road and dropping from the higher ground to the river at a junction or crossroads opposite the church. It is possible that this was heavily used in association with the main cart access to the local windmill,



*Coton Road within deep cutting*

which was once located at the top of Coton Road on the brow of the hill at Windmill Bank.

Within the plantation near the school the ground appears to have had some localised excavation and there is a deep ditch following the road alignment. This may have at one time been part of a sunken holloway, with the course of the road being shifted at a later date to the current road alignment on slightly higher and better-drained ground. The plantation and the adjoining 5-acre field is shown on the Tithe Map and was part of the Ratcliff estate sold in 1909 and then described as “a very eligible field of accommodation land, together with the Plantation adjoining the same and forming an important frontage to the Coton Road”.

The current depth of Coton Road may be the result of more recent excavation to make a smooth transition down to the junction, which has left a mound in the field to the west of the road. The road may also have been originally wider than at present, particularly at the junction with Main Street. With encroachment, houses have reduced the width of the road where it meets Main Street. The large, raised, embanked earthwork within the field to the west of Coton Road follows the route of this deep cutting. It is interesting, as it appears to contain an exaggerated, man-made mound, rather than be part of the natural contours. Was this an enhanced mound, designed to provide a vantage point or does it represent another earlier archaeological feature?

The Trent was prone to massive seasonal variations. It was only in 1834 that a bridge was built. Until then, the river was crossed by the ford or ferry. It is possible that the original ford crossing was slightly further upstream of the current bridge, where it could have been overlooked by the hill fort at Borough Hill. Ford crossings did sometimes change location and there is documentary evidence for two crossings at Walton. Main Street does appear to lead gradually down to the river, which it meets in the garden of No.64. Interestingly, a map of the County of 1830 (Greenwood) shows a bridge crossing the river slightly upstream of the current Bailey bridge, at the southern end of the village, more or less opposite Walton Hall. Was this a temporary bridge? Certainly the present road from Barton Turn approaching Walton from the west does seem to run straight towards this possible crossing point and then divert off to the north and the present bridge crossing. On the east side of the river a number of footpaths also converge on this point from the fields around Walton Hall.

After the Norman Conquest the ownership of Walton was transferred from the Saxon Earl Alfgar to the king and it became a royal manor. The most likely site for an early manor house is the Old Hall (long ruined before a remaining fragment was consolidated for use as a garage). Walton Old Hall was the ancestral home of a branch of the Ferrers family. This eventually came into the possession of the Marquis of Townshend, who was related to the Ferrers family. There are a number of building platforms in the field north of the Old Hall and there has been a suggestion that these represent a shrunken village or relate in some way to the Old Hall.

The village supported a largely agricultural community and was relatively prosperous. The Hearth Tax Returns (1664) indicate a village with 57 properties that were taxed, of which 7 had 2 or more hearths, and 38 had one hearth. Only 12 properties were occupied by poor unable to pay the returns, which in an agricultural area indicates a village of relative prosperity at this time.

Amongst the standing buildings on the south-east side of Main Street are clues to the medieval form of the village. Cottages are interwoven with narrow access paths, one of

which is preserved as a public footpath. These gaps provided access to outbuildings and narrow plots of land behind each frontage property (crofts and tofts), reaching as far as Coton Road. These would have been farmed by the occupier of the property on the frontage. Traces of this old pattern of medieval enclosure between Main Street and Coton Road are preserved in the long, narrow, strips of land. These boundaries have survived, largely unchanged, since 1841. Evidence of this same pattern can be seen at 1-11 Bells End Road (and behind) and the properties fronting the east side of Coton Road, as far as Leedhams Croft.

Within the conservation area, to the north of the church, there is possible evidence for early occupation. It has been suggested that there is a moated site to the north of the church, although this is at present inconclusive. Closer to the church, sweeping in an arc between the northern point of the churchyard wall and the end of Bells End Road, is a large man-made earthwork – a level platform – that may indicate either an extended churchyard or the location for an earlier settlement. The whole of this large field extending between the churchyard, the road, the river and Warren Farm was undivided in the 19<sup>th</sup> century and was then called Hall Orchard. It was criss-crossed with footpaths. The name may be related to the earlier hall (The Old Hall) or another, the whereabouts unknown.

Walton Hall, the 18<sup>th</sup> century brick mansion in the middle of the conservation area, was built in 1724-29 for William Taylor, probably on a previously undeveloped site. Certainly, it was located on the hillside above the river to make the most of the views and to be seen from Barton-under-Needwood, as it is the first thing you see on approaching Walton from Staffordshire, a conceit that would not have been entertained for any ordinary house. It appears to have been built across a medieval field boundary that continues to the south-west beyond the site of the Old Hall and north-east behind the Main Street properties.

There is no enclosure map, as most of the land had been enclosed by private agreement before the swathe of 18<sup>th</sup> century enclosure acts. A private agreement for the enclosure of Walton in 1652-3 survives, but there is no accompanying map.

There was a burst of agricultural growth in the mid 18<sup>th</sup> century evident in the creation of some large independent farms – e.g. Barr Hall Farm - that may have followed private enclosure agreements.

The earliest detailed county map of Derbyshire (Burdett's map of 1767, updated in 1791) shows Walton-on-Trent before the construction of the bridge. It marks out "a Ferry" and Walton Hall is noted as occupied by "D. Taylor Esq." There were three roads leading into the village, one from Catton to the south, one from Drakelow to the north and one from Coton (now Coton Road) to the south east. There was no direct link shown with Rosliston. Bells End Road is shown only as a small side road.



*The handsome frontage of Barr Hall Farm*

Greenwood's map of the County of 1830 shows the road to Rosliston as a formalised route, and Hill Farm and Oatlands, just outside the village, are clearly marked in large letters. This provides a clue to the increase in the status of large farms in the area by the beginning of the 19<sup>th</sup> century.

The toll bridge opened in 1834 and there was a toll-house from which the “Proprietors of Walton Bridge” extracted their tolls. This was demolished in the 20<sup>th</sup> century.

The next major map of Walton-on-Trent is the Tithe Map of 1841, and this provides a great deal of information about the village, not only the trades or occupations of the various householders and users of the land, but also the pattern of land ownership. This helps to explain the way the village looks today.

At the time of the Tithe Award there were three principal landowners in the village: Sir Edward Cromwell Disbrowe Knight (his estate, which included Walton Hall, was then occupied by Matthew Gisborne), Marquis Townshend and the Rector who owned the Rectory and a previous incumbent who owned some glebeland, which lay between the Rectory and the river.

Slightly outside the village there was also land owned by Right Honourable Sir Robert John Wilmot Baronet, whose land had passed down by 1908 (Kelly’s Directory) to Henry Anson Horton Esq. of Catton Hall, which lies just to the south. In addition to the principal landowners, there were four freeholders, individuals who owned their own property, and this denoted that the village had some respectable status.

Although the village had clearly served as the residence for some small independent yeomen farmers in the 16<sup>th</sup> century, by the time of the Tithe Award some of the houses had been subdivided into smaller cottages. The pattern of development indicates a growth in demand for small cottages in the second half of the 18<sup>th</sup> century and 19<sup>th</sup> century, perhaps for agricultural labourers, as farms became bigger but less numerous, or as servants’ accommodation for the larger houses. Several of the yeoman houses were subdivided into smaller units. The terrace nos. 46-54 Main Street is a good example where the original house (nos. 50-54) was subdivided into three cottages, to which were added another three cottages. They appear to have been unified in appearance by rendering the brickwork and inserting matching casement windows. At the time of the 1841 Tithe Award, Nos.7-11 Bells End Road was one large dwelling.



*Barn Farm Cottage*

Barn Farm Cottage had been turned into a separate small house by 1841. It was created out of the pre-existing barn, to which was added a small extension, an unusual arrangement at this time.

Although the land did pass on to new landowners through generations of the same family or by private sale, the blocks or parcels of land and ownership distribution remained the same, more or less intact, until the beginning of the 20<sup>th</sup> century. There were some minor private exchanges between the estates, but nothing significant.

At the time of the 1841 Tithe Map there were a cluster of small buildings running along the north side of Main Street between the Rectory and no. 44. These include a butchers shop and yard, a shoemakers shop house and garden, the village lock-up and pinfold, a smithy and saddlers shop and a number of small houses. Of these, two of the houses still stand (nos.36

and 38). The remainder have been replaced with the Village Hall of 1920 and the modern properties nos. 40 and 42.

Plot no. 112 on the Tithe Map (now the site of the schoolmasters house) was probably a roadside encroachment onto a slightly larger junction, possibly a former village green. This would explain why the buildings on plots 110 and 113 (now The Shoulder of Mutton) are set back from the road; they fall on an earlier building alignment. The properties that turn the corner of Main Street and Bells End Road also appear to be a roadside encroachment, built circa 1850, and form a tight group at the junction.

Walton's predominant character as an agricultural settlement remained until the end of the 19<sup>th</sup> century, when local employment extended outside the village to the breweries of Burton-on-Trent and the nearby railway line at Barton and Walton Station.

The estate belonging to Marquis Townshend was sold in 1855 to his agent Mr James Ridgeway and then in turn to Richard Ratcliff Esquire of Bass, Ratcliff and Gretton in 1875. The Ratcliffs, a brewing family of Burton, were also extending their estate in Newton Solney at this time. Ratcliff still owned the estate in 1895 but it was sold at auction in 1909 (National Monuments Record – sale particulars – SC00206).

The estate particulars show that the estate of Richard Ratcliff included “The White Swan Inn”, a pair of semi-detached “Villa Residences” fronting the Main Street (now nos. 17-19 Main Street), three houses called “Yew Tree Cottages situate on the west side of the Main Street, with the yards and gardens running down to the River Trent” (now replaced with modern properties nos. 58 and 60 Main Street) and a “newly erected residence known as Hill Croft with Stable, Coach-house, outbuildings, Yard, Garden and Appurtenances” (still known as Hill Croft).

Whilst under the ownership of Richard Ratcliff it appears that the estate style cottages, 17-19 Main Street and 7-11 Bells End Road, were built. The choice of moulded and decorative brickwork and half-timbering was not unusual. In the fashion of the time, Ratcliff chose to build in the Gothic Revival style and thus imbued the village with a late 19<sup>th</sup> century estate character that had not existed until this time. This character was completely unrelated to the Walton Hall estate. The former school and schoolhouse have strong similarities with Borough Hill Farm, and were probably designed by the same architect (in 1841 they were part of Marquis Townshend's estate).



*19 Main Street*

Estate villages are often unified by common joinery patterns. Interestingly, there are a number of properties with a common pattern of casement windows with two or three horizontal bars. These are quite distinctive and relate to properties in the ownership of the Disbrowe family of Walton Hall at the turn of the 20<sup>th</sup> century (i.e. 46-54 Main Street, 7 Ladle End Lane, Barn Farm Cottage). There may have been more, recently replaced with modern joinery. In 1929 the Walton Hall estate was broken up.

Thus it appears that whilst the Walton Hall estate owned approximately a third of the land in the village, there is very little estate character that can be directly attributed to their influence. Only the joinery patterns give this away. In fact, the dominant estate character appears to have been created by a 19<sup>th</sup> century entrepreneur.

The village had a large amount of development at the end of the 19<sup>th</sup> century, although the map evidence suggests that far from a growth in the village, the new houses have merely replaced earlier properties and the size of the core of the village has remained fairly static.

The largest change to the character of the village came in the 1950s with the construction of a large housing estate to the east (outside the conservation area).

## Approaches

From Barton Turn and the A38, the approach to Walton follows the flat flood plain. The first sight of the village is from the mainline railway bridge, almost ½ a mile outside the conservation area, from where there are important long distance views of Walton Hall. By the time that the visitor crosses the river, Walton Hall is no longer visible and is hidden behind the dense tree-covered backdrop to the village. Here, the church comes into view, within the churchyard, sitting on a slightly raised platform.

The approach from Coton-in-the-Elms leads down into Walton from the higher ground and rolling agricultural landscape. The conservation area boundary hugs the west side of Coton Road as far as Leedhams Croft, and then it runs along the east side of the street, to include the walled frontage, but not the properties. The modern and 18<sup>th</sup> century housing on the east side of the road is outside the conservation area. Along the west side of Coton Road runs a shelter belt of trees, planted as a plantation in the early 19<sup>th</sup> century, or thereabouts, and possibly disguising an early holloway. This now screens both the 20<sup>th</sup> century Primary School and the recreation ground from the main road. Coton Road descends the hill, in a gentle sweep, the land rising steeply to the west and forming a deep cutting.

From Drakelow, the land rises to the east of the conservation area and incorporates a long thin plantation straddling a revetment between the road and the raised site of Barr Hall Farm. To the west, Warren Farm hugs the ground. Warren Farm and Barr Hall Farm work effectively as a gateway into the village, although they were both designed to look inward towards the village and the church. The tall three-storey brick-built hay barn at Warren Farm, with its tall central gable and round window, is an eye-catching landmark at the entrance to the village. The plain blank elevation of the single-storey cowsheds running alongside the road is an important and strong boundary feature. The enclosure continues with a line of yew edging the garden. The road sweeps in a gentle curve, through the trees, to open out where there are views of the church across the open fields, leading down to the river.



*Drakelow Road approach to Walton village  
with Barr Hall Farm elevated on the left*

From the south and Catton Road the road passes the impressive hill fort of Borough Hill, believed to be of the Iron Age, before descending the hill and entering the conservation area, more or less where the road meets the River Trent. The agricultural setting of the settlement and its strategic relationship with the river are particularly noticeable, as the road skirts the river, passing very close by.

## Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Walton-on-Trent. The range of materials and the way in which they were used in local building details is intricately linked with local identity. The 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 vernacular details.

### Stone

The rich alluvial soils of the flood plain would not have generated much building stone. Perhaps surprisingly, therefore, stone can be found in the village in the form of a shaly, blue-grey limestone, known as “skerry”, used very occasionally laid dry in small sections of retaining wall and laid roughly mortared as a plinth footing for the early timber-framed buildings. There are two known surviving instances of this use as a footing (35 and 54 Main Street).

In the 18<sup>th</sup> and 19<sup>th</sup> centuries, when transportation of heavy goods radically improved, as Walton was in a low-lying area where the local building stone was so sparse and poor, imported stone was reserved for dressings for windows and doors.

The only building in the conservation area to be built entirely from stone is the church. This was built from an assortment of very different stones, indicating that there was no single, reliable, local source; the tower was built from large blocks of reddish brown sandstone and the bulk of the chancel was built from paler, buff-coloured, fine-grained sandstone.

### Boundaries

The majority of traditional boundaries within the conservation area are formed from hedgerows, brick walls, simple iron railings or timber picket fences. Brick boundary walls may have been introduced into the village from the 17<sup>th</sup> century onwards although the earliest known example is early to mid 18<sup>th</sup> century. Within the Trent valley there was a local tradition of brick making and there is some evidence of local brick pits, where bricks would have been made in temporary clamp kilns. Copings are originally moulded triangular red brick, with some later 19<sup>th</sup> century examples of half-round, bull-nosed and triangular blue brick copings.

The timber picket fencing that can be found has several forms. Simply the fact that there is so much of this type of fencing, suggests that this was a common historic boundary treatment, and that any old 19<sup>th</sup> century examples have rotted away. An early 20<sup>th</sup> century photograph of The Village Hall shows a picket fence running along the front boundary of this and the adjacent cottage, fixed to the bull-nosed blue bricks, which still exist.

19<sup>th</sup> century railings survive to a number of corner frontages, enabling views through to the gardens beyond and creating a soft edge to the street – at the former school, The Rectory and 24 Main Street.

## Timber-framing

The earliest surviving buildings were built from timber-frame with panels of wattle-and-daub. These panels have over the years been generally replaced with brickwork. In fact the original Old Hall, which was partially demolished in 1840, was a highly decorative timber-framed building, although it had been extended in brick at some time.



*Timber framing of three different eras  
Above left - 35 Main Street, 17th century. Above right - 17 Main Street, late 19th century. Below - Walton Village Hall, 1920*



Remnants of timber-framing survive in several buildings, of which there are examples visible at 35 Main Street and 3 Bells End Road. The latter was in fact erected in the 1960s from a demolished building in the West Midlands. The local example incorporates box-framing, a type of construction associated with this region. There are remnants of 16<sup>th</sup>

century or earlier timber-framing and a cruck truss within 50-54 Main Street and there may be others, as yet unknown.

In the second half of the 19<sup>th</sup> century the Gothic Revival movement picked upon this local vernacular tradition and timber-framing was reinterpreted in the black and white form that is called “half-timbering”. Invariably, this black and white effect of half-timbering was combined with brickwork, in different degrees. Numbers 17 and

19 Main Street are typical of this late 19<sup>th</sup> century tradition. The Schoolhouse is another example, although less typical, as it does not attempt to re-create the structure of timber-framing but rather to use it simply as a decorative surface effect. By the beginning of the 20<sup>th</sup> century the Arts and Crafts movement delighted in the detailed decorative use of brickwork and celebrated the structure of timber-framing. The Village Hall, built in 1920, is the epitome of the style called Old English. Panels of brickwork between the timber frame are laid in both herringbone and basket-weave bond and moulded bricks are used for the star-shaped ornamental chimney stacks. The gable front is jettied with a moulded bressumer, which carries the first floor in a jetty over a ground floor bay window, a very flamboyant affair for a village hall.

## Brickwork

Brick is now the dominant material in the village and it has been used to great decorative effect in many of the buildings. Some of the most notable are the Gothic Revival cottages, which incorporate an exuberant use of brick to create interesting details.

By the last decades of the 19<sup>th</sup> century, “polychromy”, i.e. the use of multiple colours of brick to create decorative effects, had been largely replaced by a new interest in the craft of the bricklayer. Although evidence for polychromy can be seen directly in the village, where

at the Keepers Cottage (8 Coton Road) of 1869 the builder was using red brick with yellow brick dressings, this is the only instance of its use. Flemish bond brickwork is more commonplace. In a number of instances the headers are picked out in a subtle buff or bluey colour - Warren Farm, 2 Coton Road.

By 1878 moulded bricks had become fashionable, as at 11 Main Street (the former school house) and 17-19 Main Street (also ca.1878). Decoration was achieved with moulded, carved and rubbed bricks laid with lime-putty joints and the use of tumbling courses of brickwork (as can be seen on the chimney stacks at the old school) and panels laid in patterns, such as herringbone (as used at The Village Hall and 19 Main Street). By this time, achieving a contrast between plain brick walls and white-painted joinery had become the norm.



*11 Main Street, the former school house*

The distinctive decorative building details that were used on the buildings in the late 19<sup>th</sup> century include, amongst other details, multiple corbelled brick verges (as at the former school), tumbling courses of brickwork, and moulded brick bands.

Brickwork was used in the 18<sup>th</sup> and early 19<sup>th</sup> century for structural details such as corbelled eaves, some plain with several courses of brick projecting one above the other or “dentilled” brickwork, where each alternate header brick projects to create a decorative effect. Gable verges are typically either plainly treated as a plain close verge (as at 4 and 6 Coton Road) or corbelled in brickwork with a simple band, which can continue along the eaves or at the base of a chimney stack (as at 34 Main Street).

A large number of brick buildings have white painted brickwork. This may have originated in the old practice of limewashing, a common technique in this region designed to provide a “sacrificial” weatherproof coating (e.g. 33, 36, 37 and 56 Main Street, 1-3 Main Street, 2-6 Bells End Road).

### **Render and roughcast**

Arts and Crafts architects reintroduced rendered finishes (particularly roughcast) into their repertoire as they loved its softness, texture and vernacular origins. At The Shoulder of Mutton, the early 20<sup>th</sup> century fashion for picturesque rendered upper walls contrasting with brick lower walls can be seen, even though the ground floor brickwork has been painted at a later date.

Render can be found on a handful of properties. In most cases this is a later alteration, but there are some exceptions, e.g. 1 Ladle End Lane; originally brick but rendered in the 19<sup>th</sup> century in a smooth render and lined-out to imitate ashlar. At 44 Main Street the smooth render surviving on the chimney stacks suggests that the house frontage might have been originally rendered and lined-out to imitate stone. The current textured roughcast finish is modern. Nos.21-25 Main Street share similarities with 7-11 Bells End Road. They incorporate moulded brick details and the brickwork would have been intended to be seen. Nos. 23 and 25 have been rendered at a later date and No.21 has been painted.

## Lintels and cills

The most common types of lintel are (see photographs of building details in the appendix):

- the segmental brick arch is generally found in the 18<sup>th</sup> and early 19<sup>th</sup> century on the smaller domestic buildings. This was the simplest and easiest to construct as taper was accommodated wholly in the mortar joints, without the need to cut the brick. This was used throughout the 19<sup>th</sup> century in Walton and can be found on the Gothic Revival cottages.
- the gauged brick arch/the cambered arch of rubbed bricks. This was the most technically difficult to construct used generally on more substantial houses in the 18<sup>th</sup> century (e.g. Barr Hall Farm has the only example of this in the conservation area). It required special bricks and a skilled bricklayer to “rub” the bricks together.
- the stone wedge lintel, generally found from 1800 and through the first half of the 19<sup>th</sup> century (e.g. The White Swan, 2 Coton Road, 44 Main Street). Although the lintels at The White Swan are plain, the slightly earlier examples at 44 Main Street are rusticated and combined with exaggerated rusticated stone quoins.
- the chamfered and moulded stone lintels, and variations of this using plain squared stone, generally found during the second half of the 19<sup>th</sup> century (e.g. Warren Farmhouse, 2-6 Bells End Road).

On the uppermost floor there was often no need for a brick lintel as the wall-plate could be carried over the window, sometimes supplemented by a simple timber lintel, providing the support required. There are many instances of this practice (e.g. 34, 38 and 44 Main Street).

In combination with the brick arches, stone cills were not normally used, relying on the simple weathering properties of the brickwork. Unfortunately, this detail has been replaced in most cases by a modern window with a projecting timber cill. In a few instances moulded bricks or tiles have been added at a later date. On the later 19<sup>th</sup> century properties, blue and red moulded clay cills were incorporated as original details, as a more effective weathering (e.g. 7-11 Bells End Road, 21 Main Street and the former school and schoolhouse, Coton Road). The more substantial houses and farmhouses have stone lintels combined with dressed stone cills (e.g. Warren Farm, The White Swan, 2 Coton Road).

## Roofs

The earliest roofs in Walton would have been either thatched or tiled. There are a number of examples where the form of the steeply pitched 17<sup>th</sup> and 18<sup>th</sup> century tiled roofs survive (54 Main Street, Barn Farm), although there are no surviving examples of thatched roofs and in most cases the original red clay tiles have been replaced with Staffordshire blue clay tiles. These tiles were easily imported into the area after the Trent and Mersey canal opened in 1777. They are extremely durable and, from the late 18<sup>th</sup> century on, they tended to replace the local red clay tiles. Original handmade blue clay tiles also incorporate subtle fluctuations in colour, which are not found in the new Staffordshire blue clay tiles being manufactured today, so it is important to preserve the early examples of both red and blue tiles.

A variation of the pitched roof can also be found in the 18<sup>th</sup> century when a parapet was often added at each gable-end, as at 56 Main Street and Barn Farm, commonly referred to

as a “coped gable”. Where stone was in short supply these parapets are simply finished in brickwork laid on edge.

Barr Hall Farm has a graduated Westmoreland slate roof, a beautiful natural material. Apart from this, only The White Swan and the terrace of cottages at the junction of Main Street and Bells End Road have Welsh slate roofs. Westmoreland slates were brought into Derbyshire from Cumbria in the 18<sup>th</sup> century, possibly by canal, but Welsh slate was generally transported by rail and was more common in the first half of the 19<sup>th</sup> century. The examples at The White Swan and the terrace on Bells End Road help to date these buildings in the first half of the 19<sup>th</sup> century.

There are also several instances of machine-made red clay tiles being used at Walton on the later 19<sup>th</sup> century properties. After the universal use of Welsh slate in the 19<sup>th</sup> century, in the last quarter of the century plain clay-tiled roofs came back into fashion. The availability of consistent, smooth-textured machine-made tiles in the 1870s was a major challenge to the dominance of slate. 3 and 5 Bells End Road have red machine-made tiles but these appear to be a replacement for an earlier hand-made tile. The following were originally built with machine-made red clay tiles; Hill Croft, the former school and schoolhouse on Coton Road, The Shoulder of Mutton, 17-19 Main Street and 7-11 Bells End Road.

The roof pitches associated with clay tiles vary between a minimum of 35 degrees and a more typical pitch of 45 degrees, a requirement of the material. Slate can tolerate a much shallower roof pitch and this can be clearly seen at 1 Main Street, where the junctions of the faceted slate roof are neatly mitred.

In addition to the simple plain close verge of the pitched roof, a number of the buildings have pronounced gable frontages, which creates a picturesque undulating streetscape, with large overhanging pitched roofs and decorative bargeboards. All of the examples are 19<sup>th</sup> century, although they were probably based on 17<sup>th</sup> century timber-framed examples. At The Old Rectory the original carved and pierced bargeboards survive from the mid 19<sup>th</sup> century. Elsewhere there are simpler moulded or scalloped profiles.



*The Old Rectory*

## 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 Walton-on-Trent Conservation Area falls between the riverbank and the gently inclined hillside that follows the course of the river.

Some of the most important views within Walton are those on the main approaches into the village. A number of buildings form important landmarks in long views within the village or approaches into the village;

- Walton Hall
- The Church of St. Laurence and particularly the church tower
- Barr Hall Farm
- Trent House (56 Main Street)
- The Old Rectory

Views are generally restricted to the more intimate relationships between buildings. This is the case for the length of Main Street, and views are created where the road curves and where it opens out at the junction with Station Lane and Coton Road. No. 1 Main Street and 2 Coton Road form important focal points at the road junctions. 2 Coton Road is one of the few three-storey buildings in the village. They were orientated to catch passing trade, an opportunity not lost on those who built them to incorporate shops (although only the shopfront at 1 Main Street survives).

Occasionally there are wider views where there is some height and vantage point, such as from Walton Bridge, or where the curvature of the road creates points of interest, descending Coton Road and running along Drakelow Road.

The best defining views from outside the conservation area boundary are:

- from the B5016 (Station Lane) looking across the River Trent towards Walton Hall
- from Walton Bridge (Station Lane) looking towards the 14<sup>th</sup> century church tower
- from Walton Bridge (Station Lane) looking across the River Trent towards the garden of no. 56 Main Street



*View of the Church from Walton Bridge*

Within the conservation area, the best defining views are:

- across the open fields towards the River Trent from Barr Hall Farm and Warren Farm looking towards the church
- the views of the 14<sup>th</sup> century church tower looking from: various locations along Coton Road, from the entrance to Walton Hall on Main Street, from Main Street across the field known historically as Hall Orchard

- across the River Trent from the bottom of Borough Hill
- along Catton Road, running parallel with the river, with the view of the pasture to the east and glimpses of the river to the west
- from Main Street, where it meets the River Trent, looking up at Walton Hall
- looking south-west along Main Street towards Trent House, which is a focal point at a bend in the road



*View along Main Street towards Trent House*

## Conservation Area Description

### AREA I

**This area includes the main part of the village that follows Main Street and includes St. Laurence's Church and properties on Bells End Road, Ladle End Lane and Coton Road**

The church of St. Laurence was once at the historic heart of the village. This now appears to be slightly adrift from the centre of the village, but may have had a more central role and prominent position fronting Main Street, before the construction of the new rectory or even before the development of Station Lane and the road bridge. The church tower is a striking landmark, with a robust character of blocks of red sandstone and 14<sup>th</sup> century diagonal buttresses. The attractive lychgate, with its timber structure and pierced cusped bargeboards, frames the entrance to the churchyard and reflects the early 20<sup>th</sup> century Arts and Crafts character of certain small parts of the village.



*Church of St Laurence and the lychgate*

Although not now immediately apparent, it appears that Coton Road / Rosliston Road once formed the main route from the higher ground down through Walton, via Station Lane, to the river crossing, long before the construction of the road bridge, although there is a suggestion that there was another ford crossing further along Main Street. Over time there has been a great deal of encroachment onto this space, so that the crossroads is now staggered.

The name Station Lane seems at first rather anomalous, as there is no station in the village, but the station over the river at nearby Barton was an important development for the village in the mid 19<sup>th</sup> century, significant enough to influence the name change.

The first edition Ordnance Survey map and early photographs show that the junction of

Main Street and Station Lane had a small triangle of grass with a tree in the centre. By 1900 this had been removed and the junction had been simplified and lost some of its rural character. At this pivotal corner, the boundaries to both The Rectory and No. 24 Main Street retain 19<sup>th</sup> century iron railings and a heavily planted edge.

On the southern side of Main Street the buildings are set back from the road frontage and are well spaced. They are therefore prominent in views in both directions along Main Street, and form picturesque groupings. This was probably a conscious design intention during the development of the village in the late 19<sup>th</sup> century. Here, boundaries to the street are soft, planted with rounded hedges of clipped privet and yew and wooden picket or metal fences. In contrast, several of the properties on the northern (river) side of Main Street follow a building line along the street frontage or alternatively a brick wall defines the boundary.



*17-25 Main Street create an estate character*

There are three distinct groups of late 19<sup>th</sup>/early 20<sup>th</sup> century buildings on the south side of the Main Street that give the street an estate character – The Shoulder of Mutton, The Former School and Schoolhouse, 17-19 Main Street and the heavily altered row Nos. 21-25. As has been explained in assessing the historic development of the village, the Walton Hall estate owned none of these. Despite being few in number, the village nevertheless has an estate character, largely because these buildings are integrated amongst earlier and later properties, with spacious and generous green settings.

In several places the boundaries of the properties are emphasised by rows of planted yew, holly and privet, planted in the 19<sup>th</sup> century. There are several 20<sup>th</sup> century rows of cypress planted along boundaries and in some cases these have become quite overgrown. These planted boundaries of yew and cypress increase privacy and disguise the change in level between the road and the properties on the south side of the street, many of which are built on a raised level. The properties in the 1909 sale particulars called Yew Tree Cottages (on the river side of the street) have gone, as have the trees, but the name reveals even more yew planting.

There are two distinct groups of buildings that appear to be served by short sections of lane approached from Main Street;



*Glimpsed views between 33 and 35, and 39 and 43 Main Street*

by short sections of lane approached from Main Street; Nos. 33, 35 and 37 and Nos. 39, 41, 43 and 45. These stand at an acute angle to the main street frontage and do not follow any obvious building alignment. The group closest

to the Hall at one time contained a large farmhouse and a number of ancillary service buildings. The main house has gone, but a number of the ancillary service or farm buildings survive, apparently converted into small cottages at a later date. Both of these plots appear to have been broken up into a number of separate dwellings. Therefore, what at first seems like an unusual part of the historic settlement pattern can be explained as a cluster of farm buildings. It is probable that the demand for small cottages and the lack of viability of the small farms by the turn of the century (1800) led to this change in the settlement pattern.

Like Etwall and Stanton-by-Bridge, also further down the Trent valley, Walton had a substantial Rectory with generous landscape gardens. Aside from Walton Hall, the building is the most prestigious in the village. The gardens have been subdivided over the years for private housing development and the private chapel has gone. However, the original boundaries to Main Street and Station Lane have been largely maintained and the garden setting with its mature planting. The Old Rectory as it appears today is a house of circa 1830-1840, with a distinctive Gothic character and the tree planting probably dates from this time also, although the rectory had a much longer history on this site.

Near the church is a stand of Scots Pine. This land was glebe and by the time of the second edition OS, part of the Old Rectory garden had extended out this way with a drive or path including these trees.

The wooded copse lying between the entrance to Walton Hall and no. 45 Main Street appears on the Tithe Map and today it survives very much untouched since it was first planted. It appears that it was conceived as part of the layout of the Hall grounds, and provided a degree of separation and privacy from the properties on Main Street. It still retains a large amount of its 19<sup>th</sup> century planting - a mixture of deciduous trees and conifers. There is at least one *Wellingtonia* with a lush understorey of yew, now much overgrown. The brick boundary wall is overgrown and hardly visible but still retains a small pedestrian metal gate onto Main Street, which once served a tiny footpath, a short cut that snaked through the copse to the Hall. This was in use and visible up until at least 1900.

The buildings that run along the north side of Bells End Road were laid out with crofts at the back, long plots of land farmed by the frontage property. Bells End Road was part of an old track way. No. 1 (Campanile) is an unusual structure - a reconstruction of an earlier timber-framed building. The Tithe Map and Award suggests that Nos. 3 and 5 were built as a pair of labourers' cottages. The dentilled brick eaves suggests a late 18<sup>th</sup> century date. No. 12, opposite, is positioned with its gable-end facing the street, a typical medieval orientation. This is an 18<sup>th</sup> century building, possibly built on the site of an earlier building.

At the back of 1 Bells End Road the field boundary is defined by a timber picket fence and laid hedge. Its historic relationship with the houses on Bells End Road, however, has been largely lost.

The cottages on Ladle End Lane were probably built in the 18<sup>th</sup> century as agricultural labourers dwellings in association with Barr Hall Farm. From both this group and the other group of contemporary cottages (outside the conservation area) there were footpaths leading directly to Barr Hall Farm.

## AREA 2

This area includes **Walton Hall** and its garden and parkland setting, the site of the **Old Hall** and the fields lying between these buildings and the river



*Entrance to Walton Hall*

The entrance to Walton Hall is very understated, and falls between Barn Farm Cottage and a small wooded copse. It has a simple metal estate fence lining the entrance drive with a wrought iron gate and cast-iron posts. The parkland occupies a long, tranche of land stretching from Catton Road to Coton Road. The landscape parkland to Walton Hall is quite small and self-contained. Another informal entrance appears to have existed onto Coton Road, but this was probably just designed for access and ease of maintenance. The lack of

gatepiers or a significant entrance into the Hall does tend to support the sense that this was the house of a well-to-do family, who, like many within this part of the County, shared the 18<sup>th</sup> century desire to have a house in a picturesque setting that overlooked the River Trent. The house is imposing from the west bank of the river. It appears quite large, as there is nothing to compare it with, and the giant order of the pilasters do give a heightened sense of its scale. The building is in fact quite small by country house standards. The parkland is also simply planted, with mature trees sitting within the natural contours of the landmass and no obvious landscape devices or re-shaping.

Although the land between Walton Hall and the road was not part of the landscaped parkland, it must have been a high priority to acquire this area and protect the views of the Hall. The road is lined by a low, 18<sup>th</sup> century, brick retaining wall with a chamfered moulded brick coping. This continues along the road as far as was necessary to protect the views to and from the Hall. Presumably, further along the road, where the wall finishes, the boundary would have been at one time defined by a hedge, potentially blocking views. There is a stand of mature trees adjacent to the road roughly halfway along the road. These also appear on the first edition Ordnance Survey map and may have been planted to create a clump of interest, a landscape device to enhance the picturesque qualities of the views.

Main Street continues to run very close to the River Trent, only protected from the road by a narrow strip of embankment at a lower level. Field walking by the South Derbyshire Archaeological Survey has highlighted earthworks or building platforms all along the length of the road between the site of Walton Hall and the Old Hall, overlooking the river. This would indicate that at one time the main street continued all along the frontage of the river as far as Borough Hill. It is not clear, however, whether this was taken out of use by the construction of the Old Hall or Walton Hall, or whether it predates both and is a “shrunk village”.

As the road approaches the site of the Old Hall, a coursed and mortared sandstone retaining wall appears. This was probably recently built by the County highway authority to

control erosion and stabilise the bank and is not characteristic of the area.

The fields falling between The Old Hall, Catton Road and Marlpit Spinney have large regular boundaries, suggesting that they may have been subdivided (enclosed) at a late date and that this area may have been the extent of a much larger park, associated with the Old Hall.

### AREA 3

**This area includes the two large farm complexes in the north-east corner of the conservation area – Barr Hall Farm and Warren Farm**

The two farms at the north end of the conservation area, Barr Hall Farm and Warren Farm, have a particularly strong character and are prominent in views from Main Street. They both define the historic entrance to the village from Drakelow, and they also exhibit two entirely different phases of farm building evolution. The farmsteads were both designed around courtyards or “fold yards”, with most of the activities hidden from the road behind long low ranges of buildings. They both appear to have been built with a south-west facing aspect, orientated to make the most of the views overlooking the open fields towards the church in the far distance.

Barr Hall Farm, to the east, former property of the Hamp family, is the earlier complex. It was probably built in the mid 18<sup>th</sup> century, at a time when the enclosure of land (by both private agreement and parliamentary act) was creating opportunities for large farms to make the most of consolidated landholdings. The farmhouse is a very fine imposing Georgian building, of elegant proportions, built on a raised platform of land overlooking a vista down to the river and the village. It is separated from the road by a long thin plantation in the verge, which has been cut into the bank. The trees lining the lawn effectively screen the house from the road. At the top of the bank is the remains of a brick wall, largely eroded and lowered.

The large barn within the farmyard is a traditional hay barn, with a central threshing floor and multiple levels of ventilation. It incorporates a raised coped gable, a local vernacular detail, also found at the barn at the farther end of the conservation area (Barn Farm Cottage). Several of the other single storey farm buildings, appear to have been added in the 19<sup>th</sup> century.

Warren Farm opposite, by contrast, was built almost a hundred years later, of mid-late 19<sup>th</sup> century date (1850-1870), built just before the agricultural depression of the 1870s. At this time also there was a renewed interest in farming as a result of increased mechanisation, steam power and labour-saving devices. Farm buildings were now regarded as industrial buildings with the needs of mechanisation placed at the forefront of the design. Even so, the utilitarian nature of the buildings means that they have a stark functional simplicity and incorporate, like Barr Hall, a tall hay



*View of Warren Farm with its garden to the west*

barn with ventilation slots and ranges of single storey cowsheds and stables. There are only a few moulded brick details, as can be seen on the corbelled verges to the roadside elevation, and chamfered ventilation slots, introduced principally in deference to the house.

The garden on the south-west side of Warren Farmhouse contains two large and important trees – a Cedar of Lebanon and a beech. The front elevation faces Drakelow Road, but the opportunity to enjoy the views was not lost on the designer. The brick garden wall at the southern boundary faces “Hall Orchard” and was apparently deliberately built lower than the other walls, to enable long views from the drawing room windows across the landscape. The tall brick garden wall to the north-west side facing the River Trent may have been designed as a forcing wall for fruit and contains some evidence of former glasshouses.

Similarly the boundary between Barr Hall and its landscape setting was kept open by using an iron fence to the southern perimeter of the house, rather than a hedge, which could grow to obscure the views.

The open space between the churchyard, the road and Warren Farm still retains its largely uninterrupted vista, although this may have been conceived in the 18<sup>th</sup> century as its original purpose as the Hall Orchard would have meant that a large proportion was covered in apple trees. The field is now subdivided with timber fences.

Within the field known as Hall Orchard are occasional trees dotted in the landscape. It is quite likely, given the relationship with the two farmhouses, that these were deliberately planted to create points of interest, or that they were left for this purpose. The boundary where the field meets the road is marked by a row of impressive, mature, deciduous trees, which follow Main Street into Drakelow 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 Walton on Trent, 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 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

Throughout the village there has been a cumulative loss of traditional joinery, particularly the loss of window and door patterns. Despite this, there are still many examples of traditional windows and doors intact and at present there are still sufficient examples surviving, particularly in the larger properties, that the damage to the character of the

conservation area has not reached a critical stage.

Many properties within the conservation area have lost their original timber joinery to uPVC. These include the following properties on Main Street: 3 The Cobwebs, 21, 33, 37, 41, 44, 48 and 52. On other streets there is also considerable loss of traditional windows and doors: 2 and East Bank, Ladle End Lane, 4, 6 and 8 Coton Road, 9-11 and 12 Bells End Road and Warren Farm.

In some cases it has spoilt the character of terraced pairs or groups, particularly where only one or two properties have been altered and the others have been preserved (e.g. 46-54 Main Street, 1-3 Main Street and 2-8 Bells End Road, 21-25 Main Street and 7-11 Bells End Road).

The most damaging alteration, however, is the alteration of the proportions of original windows in historic buildings, by widening brickwork and replacing the original lintels. This is more difficult and costly to restore. All of the examples found fall on Main Street: 23, 24, 25, 34 and 43.

## Boundary treatments

In a number of instances boundaries have been adapted or altered with either loss of architectural detail or the introduction of new features that strike a jarring note within the conservation area.

### Panel fencing

There are several instances where large expanses of concrete post and timber panel fence have been introduced, which make a significant impact on the historic scene (e.g. the public footpath between Coton Road and Main Street, the northern boundary to The Old Rectory).

### Picket fencing

There are many types of picket fencing (e.g. in front of 27 Main Street, 52-54 Main Street, 4 Coton Road). This has its roots in an historic type of fencing, but there is no surviving traditional picket fence left in the village. The variety of patterns creates an impression of a rather ragged, haphazard boundary.

### Artificial stone

In the absence of a local natural walling stone, a number of property owners have



*Concrete blocks and artificial stone are alien to the character of Walton*

introduced artificial stone or concrete blockwork as a boundary feature, (e.g. 38, 45 and 48 Main Street). This is totally alien to the character of Walton. There are a number of alternatives that would enhance the character of the conservation area - picket fences, privet, yew or holly hedges or simple brick walls, depending upon the context of adjacent boundaries.

### **Loss of boundary walls**

In some cases the loss of a boundary has a detrimental effect on the character of the street, particularly where it was part of a unified treatment, e.g. the terrace of three cottages at 7-11 Bells End Road. At Nos. 9 and 11 the loss of enclosure combined with the use of block paving is out of place in this largely rural conservation area, where there is no historic precedent for this material.

Both The White Swan and The Shoulder of Mutton had an open frontage at the turn of the century (1900 OS). In both cases the setting of the building now has a forecourt of tarmac. The frontage to The White Swan has a row of cast-iron bollards in front, and a wide strip of tarmac pavement, which seems to encourage parking on the pavement, despite the large car park to the rear. At The Shoulder of Mutton, the impression of a large gap in the street is created by the large expanse of tarmac. In both cases, a more sympathetic and softer surface finish to the tarmac and planting would be an improvement.

### **Neglect of boundaries**

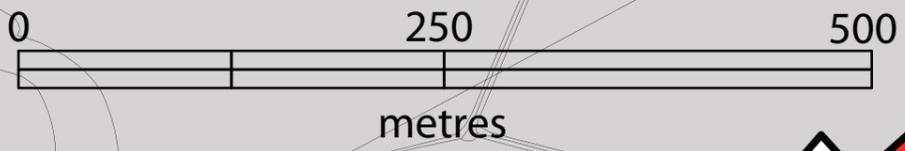
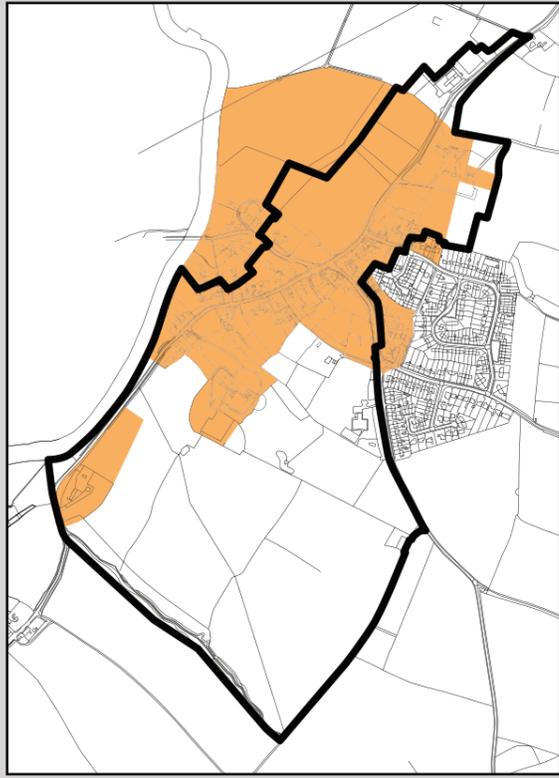
The railings that run along the riverside of Catton Road and Main Street were considered essential, as there is a significant drop between the road and the riverbank. These are in a poor condition, with several sections that are damaged, missing and distorted. These have also been occasionally supplemented by stockproof post and wire fencing – sheepwire and barbed wire. The use of tubular steel is out of place in this rural setting. This has been painted, but the paint has deteriorated leaving an eyesore.

### **New development**

A number of buildings stand out in the conservation area for their inappropriate design and details. They are damaging to the character of Walton-on-Trent largely because they are very prominent, being built above the road level;

- 9 Main Street
- Birch House (27 Main Street)
- Former Post Office, no.10 (Walton Business Centre) Bells End Road

In contrast, the development on Main Street within the grounds of The Old Rectory (nos. 24 and 26) is largely hidden behind the original tall brick boundary wall, and the large specimen trees have been retained. This has a neutral effect on the conservation area.



BOROUGH HILL

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

Walton on Trent Conservation Area  
Designated : 16th January 1992

Appendix

Distinctive Architectural Details

WALTON ON TRENT



## Checklist of details

The details in this appendix illustrate those building elements that help to define Walton on Trent'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

- hedges and timber picket fences
- red brick walls with wide range of red and blue triangular and half-round clay copings
- estate-type wrought iron railings
- simple bar iron or wrought iron railings

### Chimney stacks and pots

- rubbed red brick stacks in a star pattern
- square spiked buff chimney pots
- simple brick stacks with a few bands or oversailing courses in blue brick

### Doors

- panelled doors
- pointed arched doors, boarded and panelled and gothic details

### Lintels and cills

- stone wedge-lintels
- segmental arched and pointed arch brick lintels
- plain cills

### Roof types and details

- overhanging pitched roofs and decorative bargeboards
- hipped roofs
- raised coped brick gables

### Walls

- timber box-frame and Gothic Revival mock timber-framing
- Flemish bond brickwork
- moulded bricks
- multiple corbelled brick verges
- tumbling courses of brickwork, and moulded brick bands
- "dentilled" or corbelled eaves

### Windows

- multi-paned casement windows
- three-light, three-paned Estate casement windows
- sash windows

## BOUNDARY TREATMENTS

### Walls and copings



Walls were generally built from red/orange brick, with a clay coping. Copings varied a great deal from the moulded red clay triangular copings at the former rectory (above left) to the blue clay triangular copings at the churchyard (top right). Elsewhere copings are bull-nosed blue brick (below left), triangular moulded red clay (painted off-white - below right), moulded red clay at the churchyard (bottom left), and half-round blue brick on Coton Road (bottom right).

Bull-nosed blue bricks reappear as a shallow plinth on Main Street (above right). Blue brick was introduced widely in the late 19th century for its semi-engineering properties.



## BOUNDARY TREATMENTS

### Gates and railings



In Walton on Trent railings were reserved for certain key buildings.

Estate-type fencing and gates were generally erected by the Walton Hall estate. They were simple to fabricate, and could be produced by a local blacksmith, although the cast-iron gateposts (top right) would have been ordered from a catalogue of stock items.



The railings surrounding the former rectory (right - second from top) are simple spiked wrought iron.

By the late 19th century, steel railings could be fabricated in thinner sections with similar properties to wrought iron (the former school - below).



## CHIMNEY STACKS AND POTS



Left - decorative brick chimney stacks of the early 20th century Arts & Crafts movement emulate Tudor chimneys (the Village Hall). The distinctive star shape is created from rubbed bricks.



Right - plain rendered chimney stack, lined out to imitate ashlar, with single oversailing course of stone ashlar and buff square spiked pots.



Below left - red brick stack with bands of blue brick and square spiked pots. Blue bricks were occasionally used as an oversailing course, where a stronger brick was required, sometimes also used decoratively, but this was generally a mid-late 19th century replacement.

## DOORS



Six-panel door with simple “bead” mouldings (above), incorporating fanlight and Georgian style classical doorcase with cornice, frieze rail and plain pilasters.

Four-panel door with simple “bead” mouldings (right).



A few original vertically boarded doors can still be found on the agricultural buildings (left).



The Gothic Revival introduced a range of doors - nine-panel within a pointed arch (left), plank door with applied fillets and pointed Gothic arches (above centre) and boarded within a pointed arch (above right).

## LINTELS AND CILLS



During the 17th and 18th centuries in Walton on Trent lintels were mainly brick or timber. By the first half of the 19<sup>th</sup> century, the use of stone was much more widespread, partly due

to improvements in the transportation of heavy goods (by canal and later rail). Wedge-shaped stone lintels were common, sometimes plain (as at The Swan Inn - above) and sometimes incised and carved (as at 2 Coton Road - above right). The squared stone lintel with stone lugs (right) emulates the hood mould of Gothic architecture and was introduced in the mid 19th century.



Later in the 19th century, brick lintels returned. They were often made from moulded bricks and clay details; pointed Gothic arch (below left) and segmental arch (below right).



Many of the smaller cottages had no cill (above left). Elsewhere, some of the cottages had a blue brick cill added at a later date in the 19th century (above centre). The larger, grander buildings generally had stone cills (above right).

## ROOF TYPES AND DETAILS



### Local roof details

Top right - raised coped brick gable with tiled roof of Staffordshire blue clay tiles

Right - hipped clay tiled roof with lead flashings

Above and below - pitched clay tiled roofs with decorative bargeboards



**Brick verge details below** - corbelled with several courses of bricks (below left) and corbelled with a single course (below right)





Left - timber ventilator at the old school. This distinctive feature of the late 19th century is combined in the red clay tiled roof with swept valleys.

Timber gable (right) with timber dentil moulding, timber console bracket and roughcast render. After about 1910, roughcast render became fashionable throughout the country, largely influenced by the architecture of Charles Voysey and the Arts & Crafts movement.



## WALLS - Timber-frame and stone details



Up until the 18<sup>th</sup> century, the principal building material for the smaller houses was timber, with panels of wattle-and-daub. The type of timber-frame used in Walton is known as small box-framing - squared panels made up of posts and short horizontal rails. The example at 35 Main Street (left) is the principal surviving 17<sup>th</sup> century building in the village. The wattle and daub was replaced with bricks, known as “nogging”.

In the mid to late 19<sup>th</sup> century, there was a revival of interest in vernacular materials. Timber-frame was valued particularly for its picturesque qualities. The Arts & Crafts movement reintroduced timber-frame in

conjunction with other materials. It is found used in combination with brick & render in Walton-on-Trent (below). The early 20<sup>th</sup> century Village Hall (below left) incorporates close-studding and decorative herringbone brickwork, not the local small box-framing tradition. Other late 19<sup>th</sup> century buildings (below right and bottom left) also adopted timber-frame for its appealing surface decoration, and used it in conjunction with rendered panels and brickwork.



**Stone** - the use of stone within the village is limited to the occasional stone plinth (right), using shaly blue-grey limestone, known as “skerry”, or quarried, imported, reddish/pink sandstone from Staffordshire, as at the church (bottom right).



## WALLS - Brickwork details



During the 18th century, brickwork was often embellished with a corbelled and dentilled eaves (above). Elsewhere, brickwork was made decorative purely by the treatment of openings, such as ventilation slots in the hay barn (top right).

An influx of late 19th century picturesque estate-type buildings within the village has left a legacy of intricate brickwork details. During the last decades of the 19<sup>th</sup> century, there was a new interest in the craft of the bricklayer. By 1878 moulded bricks had become fashionable, as at 11 Main Street and 17-19 Main Street (right). Decoration was achieved with moulded, carved and rubbed bricks and the use of tumbling courses of brickwork (below right) and panels laid in patterns, such as herringbone (gable end - right, and see next page).

Flemish bond brickwork (bottom left), although associated mainly with Georgian architecture, continued to be used in the 19th century for its decorative effect by incorporating coloured “headers” picked out in a subtle contrasting shade.



## WINDOWS - Joinery



Left - vertically sliding sash windows. As glass production evolved and the size of panels of glass increased, the small-paned sash windows of Georgian England gave way to larger panes of glass, separated by single vertical glazing bars. The examples in Walton-on-Trent date from the very early 19th century (top left) up to the mid 19th century (left).



Right - three-light, side-hinged timber casements, with flush fitting opening casements and frames.

The simple casements with two of three horizontal glazing bars were introduced by the Walton Hall estate, probably in the second half of the 19th century (right -second and third from top).

Below - examples of six paned casements survive at Trent House.



Above - casements were often favoured over sashes by late 19th century architects for their more authentic vernacular origins and were most commonly used on Gothic Revival buildings.



There are few traditional shopfronts left in the village. The 19th century shopfront had several important elements, illustrated in the photographs above - a stall riser under the shop window, a fascia, where the name of the shop or owner would have appeared, the cornice, which helped to shed water from the whole shop window and door, and the pilasters, which framed the window and door. All of these elements together are based on principles of composition from classical architecture. The stained timber is, however, a modern alteration.



The two-storey canted bay window found at The Shoulder of Mutton (left) is very typical of the early 20th century and was introduced by architects following a style called "vernacular revival". Roughcast render used in combination with small-paned casements windows is also typical of this architecture. By 1900 panes of glass were being made smaller again in timber or lead to emulate the older styles.