

Rocester

Conservation Area Appraisal

July 2015



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1 INTRODUCTION

- 1.1 This conservation area appraisal has been prepared by IBI Taylor Young on behalf of East Staffordshire Borough Council following a full review of the conservation area appraisals across the Borough by the Planning Advisory Service in January 2012.
- 1.2 The appraisal is undertaken in accordance with best practice guidance as prepared by English Heritage in the publication *Understanding Place: Conservation Area Designation, Appraisal and Management (March, 2011)*. This is currently under review following the publication of the National Planning Policy Framework (2012).
- 1.3 The Rocester conservation area was designated by Staffordshire County Council in 1970. This is the first appraisal that has taken place since designation. The conservation area is split into two parts described in this document as the eastern part and western parts. The conservation area boundary is shown in Figure 1.
- 1.4 Rocester is a village that lies towards the north of the East Staffordshire Borough. The nearest town is Uttoxeter which lies approximately 4 miles south as the crow flies. It is located on the crossing point of the Churnet and Dove rivers with the village spanning the two.
- 1.5 This appraisal provides an assessment of the Rocester conservation area. It aims to analyse the historical context, built form, setting and spatial characteristics to demonstrate the special interest as a conservation area and therefore its designation, therefore ensuring its accordance with current the policy framework.
- 1.6 The appraisal identifies key positive and negative impacts, erosion of character, potential threats and considers the appropriateness of the boundary. It makes recommendations for future actions by the Council to preserve and enhance the areas significance as a conservation area.



Farm Cottage, Dove Lane

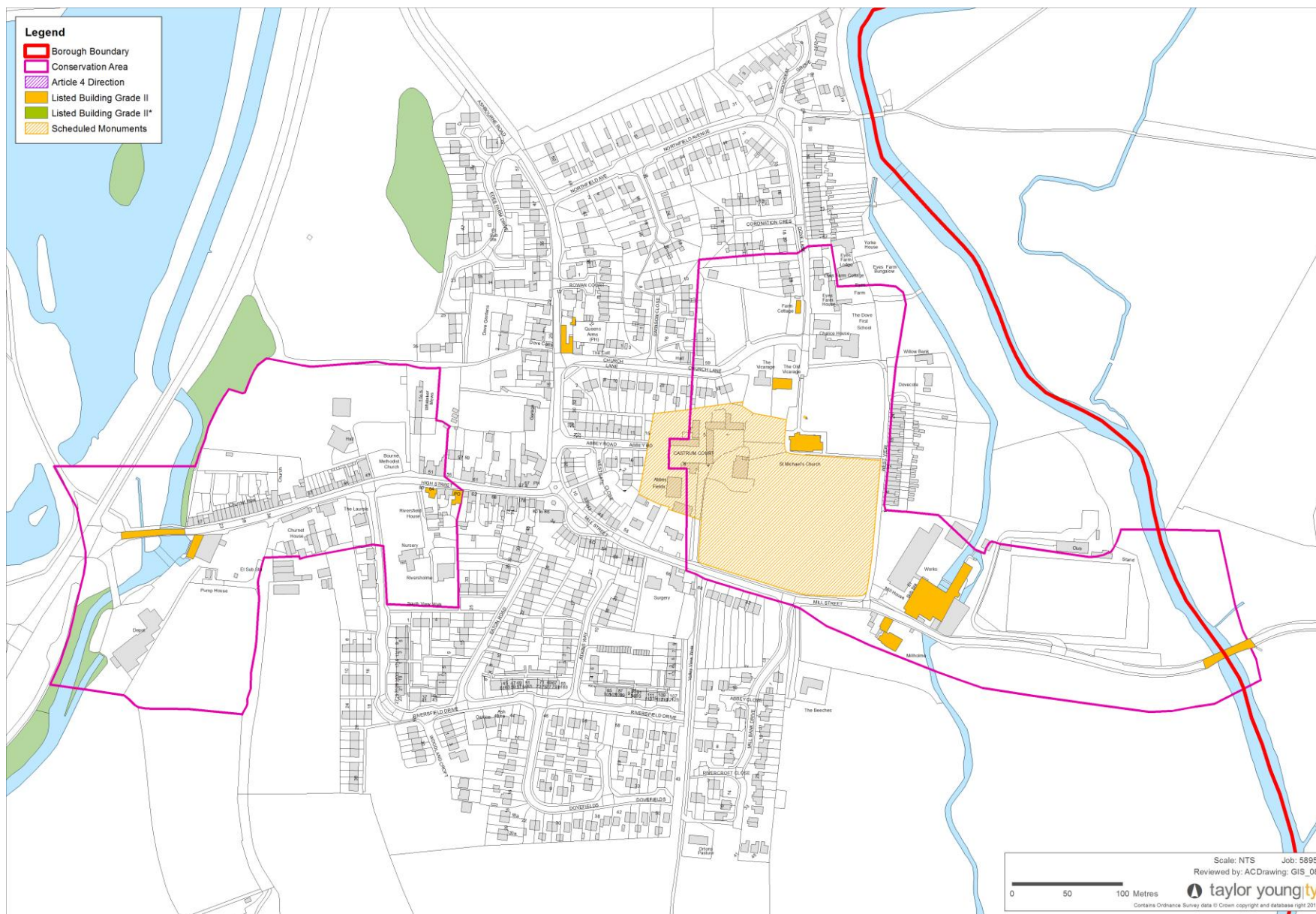


Figure 1: Heritage Assets within Rocester, including the conservation area boundary

2 PLANNING POLICY CONTEXT

Conservation Area Designation

- 2.1 A conservation area is an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance", as cited under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Local Authorities are able to designate such areas and to use their legal powers to ensure that the areas are protected and that changes within these areas are positively managed. Designation brings with it certain controls over the demolition of buildings within the area, and gives special protection to trees within the area.
- 2.2 Further controls over minor developments may also be put in place under Article 4 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended), commonly known as Article 4 Directions.
- 2.3 There is a duty on all Local Authorities to review their designated conservation areas under Section 69(2) of the Act, and Section 71 requires the formulation and publication of proposals for the preservation or enhancement of conservation areas.

National Planning Policy

- 2.4 The National Planning Policy Framework (NPPF) sets out the principles and policies which support the designation of conservation areas for which

local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2.5 Under the NPPF there is a requirement for planning authorities to "set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment" (paragraph 126).
- 2.6 The text implies that regular review is required stating that on considering designation the area justifies such status, and that "the concept of conservation is not devalued through the designation of areas that lack special interest" (paragraph 127).
- 2.7 The NPPF is also supportive of retaining or increasing the quality of conservation areas by encouraging Local Authorities to look for "opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance" (paragraph 137).
- 2.8 The NPPF goes on to note (paragraph 138) that "not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area."

Local Policy

- 2.9 East Staffordshire's new Local Plan is emerging, and is covered within Policies SP25, DP5 and DP6. Presently, the NPPF provides the policy framework for the historic environment conservation

Designated Heritage Assets

- 2.10 The conservation area is split into the two parts described earlier in this section and as illustrated in Figure 1. The boundary of the western part straddles the neighbouring Derbyshire Dales District Council area. This plan also shows the following designations in Rocester.
- Twelve Listed buildings and structures; these include eleven Grade II buildings and structures and one Grade II*.
 - Two Scheduled Monuments contained within the eastern area.
- 2.11 There are no article 4 directions in Rocester at present, but this document makes recommendations in respect of these in Section 10.



St Michael's Church

3 DEFINITION OF SPECIAL INTEREST

- 3.1 Rocester has a rich history shaped by three special influences: the beginnings as a Roman settlement; the foundation of an Augustinian Abbey dedicated to St. Mary; and the growth of the settlement around the Arkwright cotton spinning mill in the 18th Century.
- 3.2 Rocester, close to the confluence of the Rivers Churnet and Dove, retains a unique location that was instrumental in the industrial revolution in creating a new economic purpose for the village. The impacts of the cotton industry represent the obvious contribution to the existing and special character of the village. Workers cottages and infrastructure planned as part of a growing mill town still remain. Tutbury Mill and Podmore's Mill are key buildings from this time of growth.
- 3.3 The two mills 'book-end' the village giving the village significant visual character. The mills have now both found new uses as offices (for JCB) in the case of Podmore's Mill and as a school (JCB Academy) in the case of the larger Tutbury Mill. The two mills are positioned on the two rivers with Podmore's Mill built to harness power from the River Churnet and Tutbury Mill built close to the River Dove via the mill fleam which is evident today.
- 3.4 The gateways into Rocester from the east and west formed by stone bridges over the Dove and Churnet respectively and the associated mills, which are integral to the special and unique character of Rocester, are also distinctive here. These entry points create striking and unfolding vistas into the village. Each gateway has a different character.

- 3.5 The eastern gateway benefits from mature and established landscape and creates a steady transition from countryside to the village incorporating Tutbury Mill and Abbey Fields. The imposing Richard Arkwright brick built Tutbury Mill at the eastern gateway is particularly important. Arkwright was a textile industrialist, often credited with the invention of the spinning frame. His use of power driven machinery and employment with in a factory earned him a key role within the industrial revolution, therefore having both a regional and national prominence. Tutbury Mill followed the earlier and more famous development of the Cromford Mill complex. Arkwright redeveloped Tutbury Mill on the site of a former corn mill.



Arkwright's Tutbury Mill

- 3.6 The western gateway provides a different sensory experience with the weir creating noise and interest. The more modest stone built Podmore's mill at the western gateway creates a different character, less grand but none the less distinctive in its context.

- 3.7 These special set-pieces of townscape and landscape character, set around the rivers and mills, are linked together via the central village street. The conservation areas do not extend into the heart of the village along the streets (High Street and Mill Street), from the east and west. This reflects the more modern development found here but this central area does still provide a robust and well-articulated core within the overall townscape.
- 3.8 A further period of growth for the village was in the interwar period when the village saw considerable residential growth north and south of the then more linear settlement; these residential areas predominantly fall outside of the conservation areas however. Modest post-war growth has occurred since this period up to 2012 and the envelope of the village has remained more or less in tact through this period.
- 3.9 Rocester is a compact village of considerable special character, where much of the historical evolution is linked to the riverside location. The village set within a rural landscape is characterised by the notable and imposing Arkwright's Cotton Mill and the associated workers housing which provides a more modern setting for the Church of St Michael 's medieval tower, and the medieval street plan/ form.



Western Elevation of Podmore's Mill, from the rise of Churnet Bridge



St Michael's Church, from Mill Street

4 LOCATION AND SETTING

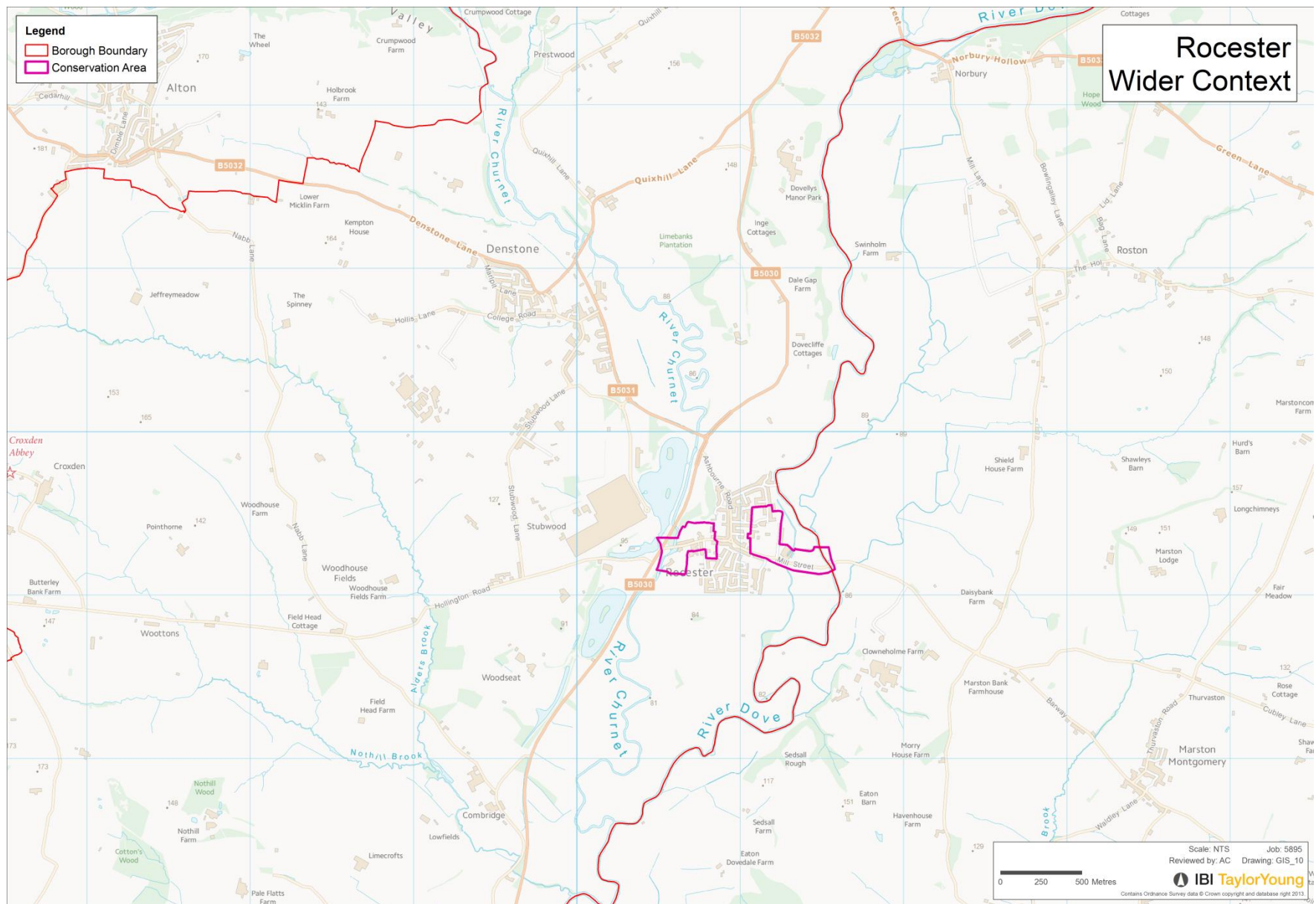
- 4.1 Rocester lies approximately 4 miles north of Uttoxeter, as the crow flies. It stands near the confluence of the Rivers Dove and Churnet (see Figure 2).
- 4.2 The two parts of the Rocester conservation area are located at the key gateways to the village, each gateway is also marked by a watercourse. The River Dove flows at the eastern edge and a mill run from this served the striking brick construction Tutbury Mill building; the River Churnet runs at the eastern gateway and served the more conservatively sized stone built Podmore's Mill.
- 4.3 The eastern gateway is approach via Mill Street, a country lane that is bounded by high and dense hedgerows that rises to cross the hump of the Rocester Bridge; the topography then gently rises towards the village centre where the vista opens out across the Rocester football club fields to reveal the length of the Tutbury Mill eastern elevation.
- 4.4 The open and rural setting of the Tutbury Mill and prominent views from Mill Street are an important aspect of the setting of this building. The mill has remained the eastern bookend of the village since development as illustrated on the historical maps included (Figures 3-7).
- 4.5 On passing the mill moving west along Mill Street the vista reopens across the sizeable Abbey Fields, the site of the former Augustinian Abbey and the setting for the part medieval Church of St Michael; another important aspect of the setting for this area.



Eastern elevation of Tutbury Mill

- 4.6 The western gateway is open with a wide vista, approached from the B5050 along High Street. The hump of the Churnet Bridge is the only feature within the flat topography of the High Street.
- 4.7 The village setting is predominantly rural, surrounded by fields and predominantly flat. The village sits between the water courses of the River Dove and Churnet, which previously provided the water sources for the two mills.
- 4.8 The B5030 that lies to the west of the River Churnet is fairly heavily trafficked. This is the entrance to the village for those travelling from the west. The JCB World Headquarters sits on the opposite side of the road occupying a foot print similar in size to the village itself but is surrounded by mature landscape and a large lake which extends the length of the site along the road. The distance between the village and the JCB sites, along with the severance of the B5030 results in minimal visual impact.

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- 4.9 The junction High Street/Mill Street/Ashbourne Road is a key focal point within the village and is important in terms of historical significance as a medieval triangular market place as well as views that extend from the junction along those roads.



5 HISTORICAL DEVELOPMENT

- 5.1 The name 'Rocester' is thought to mean 'Hrof's castle', Hrof being an Anglo-Saxon personal name. However this is now considered less likely to represent a personal name. The latter half is probably derived from the old English 'ceaster' meaning 'fortress, Roman city' and is invariably indicative of Roman occupation here.
- 5.2 There is much evidence to suggest that Rocester was the site of an ancient settlement. Archaeological work has revealed evidence for prehistoric activity within the valley bottom to the north and south of Rocester. The majority of evidence comes from finds recovered during fieldwalking and metal detecting and includes relatively rare discoveries of Neolithic and Iron Age pottery and a Mesolithic flint scatter. Aerial photography has also revealed evidence in crop marks for enclosures and ring ditches thought most likely to represent late prehistoric occupation. As it stands, the finds and cropmark evidence suggests that Rocester's situation has long attracted people.
- 5.3 The development of Rocester is most closely associated with the foundation of the Roman fort and settlement on land lying between the rivers Churnet and Dove, along the route of a Roman road which ran from Derby to Chesterton. Three phases of successive fort building, dating between the late 1st and mid 2nd century AD have been identified through archaeological work. These forts were associated with a vicus (civilian settlement) which grew up alongside them. Evidence for this settlement has been found to the north, south and west of the area of the forts. The final phase fort and the vicus appear to have been abandoned circa 200AD after which date a civilian settlement, often referred to by modern commentators as a town, was established within the former extent of the fort in the third and fourth centuries.
- 5.4 Human activity is again attested to from archaeological work in the 9th century, and possibly earlier, within the area of the former Roman fort and later settlement. There is currently little other evidence for post-Roman settlement, but it does suggest that Rocester remained a place of some, at least local, significance. There is also circumstantial evidence that it may have been the location of an important (minster) church later in the early medieval period'. Rocester is recorded as an important estate in Domesday Book (1086), at which time the manor belonged to the King. In the Domesday Book of 1086, Rocester is recorded as Rowecestre. The manor belonged to the King, a total value recorded as £8. It is important to note that there have been three seasons of archaeological digs in Rocester by Birmingham University since the designation of the Conservation Areas in 1970, where these include deposits found when the centre of the village was redeveloped in the 1990s. These revealed other important periods of village activity both before and after the Roman occupation.
- 5.5 The Abbey was founded c.1146 by Richard Bacoun, nephew of the Earl of Chester. It belonged to the Order of Augustinian Canons. Most Augustinian religious houses held the status of priories; it is therefore unusual that the status of an abbey was given in Rocester. The abbey was established within part of the area of the former fort; some of the ramparts of which were still visible at the time of its foundation. The layout of the abbey is unknown and only the late 13th century parish church, the Grade II St Michael's, survives. Archaeological work at the former Abbey Farm (Castrum Close) found evidence for a 17th century 'farmhouse' which may

- have been rebuilt or adapted from an earlier, presumably monastic, stone building.
- 5.6 The site of the Abbey is today marked by an area of open fields to the south of the Church of St. Michael, known as Abbey Fields. This contains the earthwork remains which are visible on aerial photography, but are thought to be post-medieval. Abbey Fields and parts of the area covered by the roman settlement are designated as a Scheduled Monument.
- 5.7 The plan form of Rocester, as surviving and as shown on historic maps, suggests that it may have been laid out as a medieval town with burgage plots along High Street, the south side of Mill Lane and part of the west side of Ashbourne Road which all meet at a triangular market place. This market place effectively lay at the gate of the abbey and the order is likely to have zealously guarded their rights within the settlement. A market charter was granted in 1283 and reaffirmed in 1440. It is possible that the charters were merely affirming pre-existing trading within Rocester, which may have begun at the foundation of the abbey, or possibly even earlier.
- 5.8 A manorial mill is likely to have been located on the River Dove and a fulling mill, probably on the same site, is also recorded in documentary sources during the medieval period. This site was to play a much more significant role in Rocester's history in later centuries. Agriculture remained the principal industry during the medieval period and evidence suggests that cattle may have been particularly important. A long-lived tannery was discovered during archaeological work to the east of Rocester affirming a commercial role in the settlement as well as highlighting the likely importance of cattle to the local economy.
- 5.9 Following the dissolution the manor was divided among a number of land holders. The abbey buildings are believed to have been entirely dismantled by the 17th century and even Rocester Hall, which is believed to have replaced or adapted some of the abbey buildings, apparently did not survive the end of that century. A number of post medieval buildings, all timber-framed, survive within Rocester, two of which are Grade II Listed. The majority of the historic buildings are constructed of brick and appear to date to the 18th and 19th centuries, although evidence for earlier phases may survive within the structures as they do at the Grade II listed Queens Arms Public House on Church Lane. Similarly, historic structures throughout Rocester may have been built in part from stone robbed from the abandoned monastic buildings.
- 5.10 The parish Church of St. Michael is medieval in origin but predominantly now dates from 1870 - 1872 when, under the architect Ewan Christian, the building was rebuilt with the exception of the tower which remained in situ. The spire was added in 1872; this has now become an important visual feature of the village. It is described by Pevsner as "a remarkably quiet design"



Eastern elevation of St Michael's Church

- 5.11 The additional cluster of listed buildings that sit to the north of St. Michael's: the 18th century brick Old Vicarage, the early 20th century Lichgate and the 17th century timber framed Dove Cottage, sitting alongside the characterful former infant school building 'Chalice House' and the existing Dove School - form a distinctive grouping of buildings to terminate Dove Lane.
- 5.12 The third influence within Rocester is the arrival of the cotton industry. This has contributed significantly to the current village townscape and architectural qualities of the village.
- 5.13 Circa 1781-2 Richard Arkwright, the industrialist and inventor, built at the east end of the village the Tutbury Mill, a four storey building of 24 bays long by two bays. Credited with the invention of the spinning frame, his use of power driven machinery has made him one of the key figures of the industrial revolution. The establishment of Tutbury Mill followed Arkwright's previous success with the development of the more famous

Cromford Mill complex in Derbyshire. The association of Richard Arkwright with the building is recorded by a blue plaque on the southern gable elevation of the main building. The mill presents an imposing and unique structure within the landscape and the location was led by the need to feed off the River Dove. The building has very recently been extended and converted into the JCB Academy School.



Millholme, Mill Street

- 5.14 South of the Tutbury Mill along Mill Lane is the imposing Georgian dwelling, Millholme, and an associated stable block. This was built for the manager of Tutbury Mill, and is noted as being completed in 1831. Whilst along Mill View, framing the conservation area are the mill workers cottages located on West View.
- 5.15 A number of farmsteads have been absorbed into the village as can be seen on the historic maps (Figures 3 -7). Castrum Court is accessed from Mill Street and sits to the west of St Michael's. This comprises a group of brick built single and double storey farmstead buildings, converted around

ten years ago. In the west a group of farm buildings fronts High Street, including a farm house and barn with honeycomb brickwork ventilation details. Farming has always been an important activity within Rocester and it continues to do so which contributes to the rural character of the area.



Castrum Court, accessed from Mill Street

- 5.16 At the western end of the village stands a second mill: Podmores' Mill. Dating from late 19th century, this former corn mill feeds from the River Churnet which flanks Rocester at this west end. The mill was extended (late 20th century) with a brick built extension to reflect the proportions of the original mill building. The building is also now in use as offices for JCB and forms part of a distinctive and attractive gateway into the village. Again the location of the mill building is historically important.
- 5.17 The employment at the mills led to the extensive building of workers cottages, many of which survive today. The High Street retains some distinctive three storey terraced cottages, designed in pairs and with wide windows and a strong vertical proportion. These are thought to be

contemporary with the mill and are constructed in local red brick (Flemish bond) and Staffordshire blue plain tiled roofs.

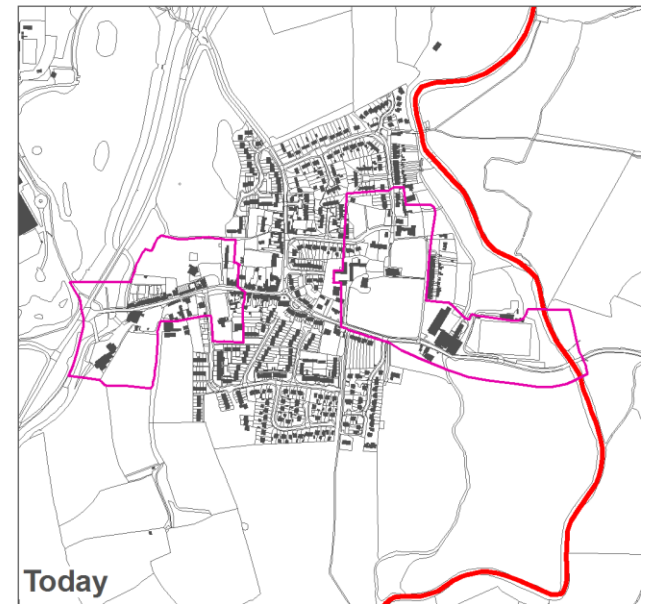
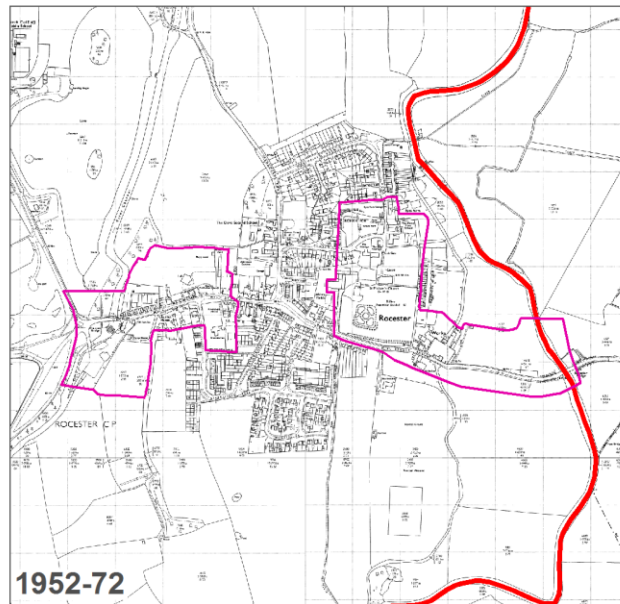
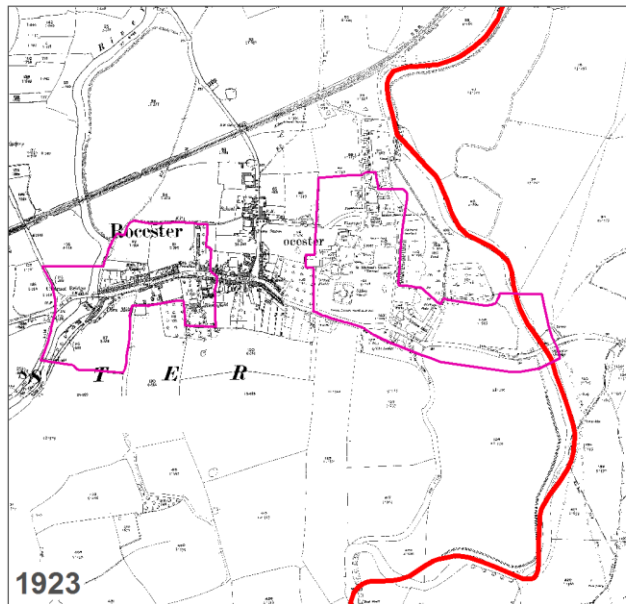
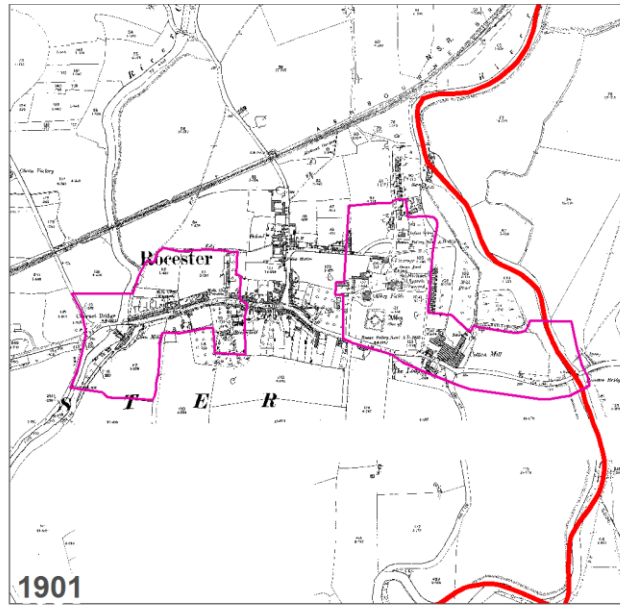
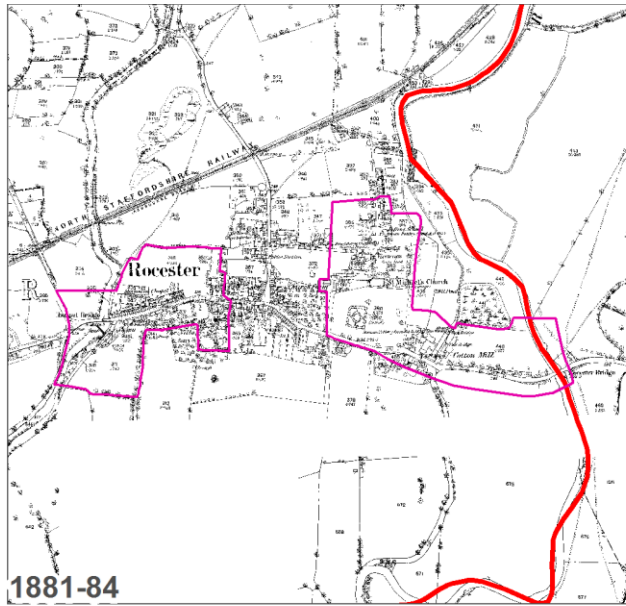
- 5.18 The village was also served by a rail line between 1849 and 1965; built by the North Staffordshire Railway, this ran north and west of the village. Itself replacing the Calton / Uttoxeter canal which, near Rocester, follows a different route to the west of The Churnet. The northern boundary of the village is along the former line of the railway; this line is now marked by the rear boundaries of properties fronting Northfield Avenue. The station was located to the west of the village where the JCB World Headquarters is now situated.
- 5.19 The village centre, which sits outside of the conservation area designation underwent significant redevelopment in the late 20th century. The rebuild of the centre was sought through a design competition, won by architect, Robert Adam. This built scheme incorporates 47 new homes and 4 retail units. The scheme was designed to respond to the local vernacular using a tradition typology of brick and details including arches, corbels and eaves dentil courses, as well as timber windows and porches.
- 5.20 The Historic Environment Record for the Rocester Conservation Area is attached at Appendix II; this comprises mapping of the Historic Landscape Character, a map of interests recorded and an associated summary table of the records.



Former mill-workers' housing, High Street



New build housing in village centre, (outside of Conservation Area)



Figures 3 - 7: Historical Development in Rochester from 1881 - present day

6 TOWNSCAPE ASSESSMENT

6.1 Rocester village is centred along the High Street, Mill Street and Ashbourne Road. The east and west approaches are each book-ended by stone bridges and former mill buildings providing a distinctive setting to the village. Whilst there is no typical building style across the village the impact of the Victorian period presents the most common and significant features in terms of the built form. There is a predominance of brick buildings with stone detailing apparent across the building hierarchy from workers cottages to the grand Tutbury Mill; wholly stone buildings and structures are an infrequent feature locally. The townscape plan at Figure 8 illustrates the analysis.

6.2 The eastern part of the conservation area is centred around Mill Street. There is no strong urban grain here, the development being a more organic collection of buildings. Off the linear Mill Street the street pattern is irregular. The Grade II listed Tutbury Mill, a four storey red brick construction with stone headers and quoin detailing, dominates the eastern gateway and is a significant landmark building. The location adjacent to the River Dove and the mill fleam is historically important as this would have powered the mill. The recent extension and refurbishment of this building has brought the mill back into life. The design is contemporary, predominantly glass and steel, incorporating brick gables on the largest extension, and complements the existing structure through its simplicity. This development required some demolition of existing smaller structures on site. Altogether the extension is a sensitive contemporary architectural response to the original mill and has a positive effect on the local townscape.



Architectural detailing (decorative joinery) on High Street

- 6.3 Opposite the site is the grand Grade II listed late Georgian Villa, Millholme and Former Coach House; a part three and two storey group of buildings of brick construction dating from the early 19th century. Completed after Tutbury Mill for the then mill manager, this building has significant relevance to the areas growth. The dwelling has retained wood sash windows, with shaped lintels. This building fronts away from the mill but is a positive addition to the townscape and entrance to the conservation area
- 6.4 The eastern part of the conservation area extends back from Mill Street to incorporate the Grade II ashlar stone constructed Church of St Michael's, the Scheduled Ancient Monument of the former St Augustinian Abbey and Roman Fort, along with the related Vicarages, the School and former

farmsteads that formed the agrarian origins of Rocester prior to the industrial revolution. A further farmstead still exists within the western gateway.

- 6.5 St. Michaels dates back to C13th but was mostly rebuilt in the Victorian period (1870-72). It is sited back from the street frontage of Mill Street, across what is now used as a grazing field for sheep, but this site is of historic relevance to the townscape as the site of the former Roman Fort and Rocester Abbey. The high and dense hedgerows screen views north towards St Michael's Church but regular occasional glimpses of the building and spire are possible along Mill Lane. A Butter Cross stands in the yard, believed to have been erected when the village was granted a market charter by King Henry VI.
- 6.6 St Michael's entrance is sited at the junction of Church Lane and Dove Lane to the north in a less legible setting where the war memorial Lych Gate marks the perimeter of the grounds as erected in 1921.
- 6.7 Church Lane and Dove Lane contain a mix of quality. The Old Vicarage, Eyes Farm House, Farm Cottage, Chalice House and Dove First Main School Building all make positive contributions to the quality, however the interwar and late 20th century additions to the northern edge of the conservation area, including housing and the 1986 extension to the rear of the school are of a lesser quality to the former. Dwellings along the northern periphery are within the former line of the Roman settlement defences, which dictated the original boundary designation. The new Vicarage adds a likely late 1960s more modernist approach with regular and strong vertical openings within a brick and hung tile base.

- 6.8 Terraced two storey cottages bound the eastern edge, these are former workers cottage associated with the mill; these frame the open space with a strong edge but are at present outside of the conservation area boundary.



Worker cottages, West View

- 6.9 Castrum Court sits to the west of St Michaels, this group of red brick low rise buildings, predominantly two storey is not read as part of any of the streetscapes, indeed these are tucked behind the existing development and dense hedgerows, creating a tranquil and more isolated development. Castrum Court comprises a former group of farm buildings that has been refurbished, altered and extended to create a residential development. The former farmhouse remains to the east, this is a large double fronted dwelling with dual ground floor bay windows, and a number of detailed chimney stacks.

- 6.10 The most eastern area of the conservation area is the location of the football club; providing a soft edge to the adjacent open countryside and ensuring that views of the mill building are retained from the east. The football club building and stand fall outside or partly outside, development here has occurred following the designation.
- 6.11 The western gateway is characterised by the entrance over the Churnet Bridge with views open towards Podmore's Mill; a three storey former cotton mill. There is historic evidence that some parts of Churnet Bridge may have been constructed around 1600 for the intended visit by Queen Elizabeth I to the Earl of Trentham who was living in Rocester. The former cotton mill dates from late 19th century, this is constructed from a rock-face / rusticated ashlar with a clay tile roof with arched ashlar headers on the openings. The distinctive facade of coursed rough stone blocks with tight mortar joints creates an interesting effect. This is a three storey structure that has been extended to the east with a two storey brick built extension in the late 20th century . This building dominates views at the western gateway to the village.
- 6.12 The former mill-workers cottages were built in 1805 and define a strong building line the northern edge of the High Street. The southern edge is more open with views across the countryside. Whilst these cottages are still of relevance to the conservation area, the quality of the terrace is undermined through the replacement of the original wooden sash style windows to uPVC units. The quality of this group of dwellings has therefore been eroded. No.17 Churnet Row has recently been sympathetically refurbished with wood framed multiple glazed panel windows, but the property has been extended to the rear. No.36 is also

worthy of note, whilst inappropriate uPVC glazing has been installed the building retains its historic shop front details, including carved corbels.

- 6.13 More recent building additions in this area include single storey fabric for example behind the Methodist Church, where the village hall is designed with a notable north light truss roof. The Whitaker Mews inset stone is dated 1986, this dates the conversion, but this is not particularly sympathetic to the character of the village with the addition of the porch details and pebble dash render.



Methodist Church seen in vista from Riversfield Drive

- 6.14 Riversfield House is an attractive double-fronted villa on the High Street, this is a particular feature of the conservation area. A 2m high brick boundary wall runs along Riversfield Drive. Ancillary buildings have now been converted and extended to the east of the main building to create residential accommodation. Behind this is a BT exchange facility, this is a simple single storey brick pitch roof and flat roofed building set within the

centre of a hard paved site. This does not contribute positively to the townscape, albeit this building is relatively hidden from High Street.



Riversfield House, set within its own grounds

- 6.15 Other detractors within the western part of the conservation include the JCB depot that is located on the eastern bank of the River Churnet. This is a sizeable and lower quality structure that whilst screened by mature and extensive landscape interrupts views south from Churnet Bridge.
- 6.16 The Churnet House farmstead contains functional buildings of modern day fabric, such as concrete blocks and corrugated metal that detract from the heritage grouping of brick buildings.
- 6.17 No. 37 High Street whilst having significant historic origins has been altered unsympathetically externally in terms of add on features and shop frontage, and is also considered to detract from the overall character of the area.

Positive Contributors to the Conservation Area

- 6.18 The following buildings are also identified as making a positive contribution to the conservation area, although not designated assets.

- Chalice House and The Primary School, Dove Lane



- Surviving heritage details, High Street



- Former Church (now dwelling), High Street



- BT Exchange Building, South of High Street



Negative Detractors of the Conservation Area

6.19 The following buildings are also identified as making a negative contribution to the conservation area.

- No. 37, High Street



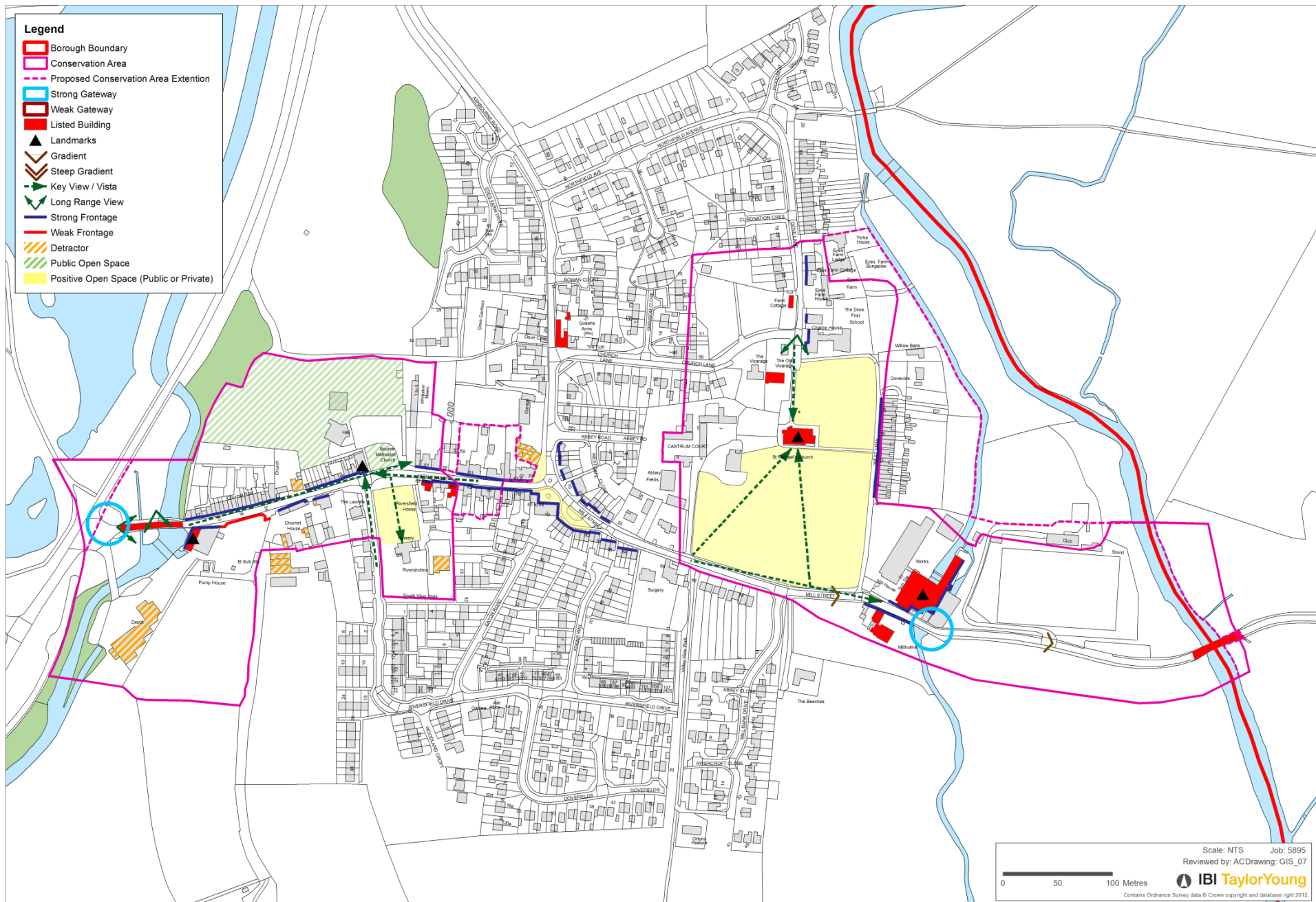


Figure 8: Rocester Townscape Analysis

7 LANDSCAPE & PUBLIC REALM ASSESSMENT

- 7.1 The landscape character is an important element within the setting of the conservation area. The conservation area extends beyond the built edge of the village and whilst compact, the village also contains large areas of open space such as around St. Michaels Church, Abbey Fields, the new JCB Academy and the Methodist Church.
- 7.2 At the west the causeway is included within the listing entry for Churnet Bridge. At designation this edge of the conservation area would not have incorporated the current alignment of the B5030. The view is now increasingly dominated by the altered road infrastructure.
- 7.3 To the south of the western gateway the open fields and the rural setting of the village is apparent. To the north of the linear arrangement of workers housing that line the High Street is a large open area that is located within the conservation area boundary. This is not visible from the High Street and incorporates a children's play area. Beyond the northern edge of the conservation area the topography rises and is covered with trees and dense vegetation giving an enclosed feel to this space. The more formal space within the western gateway is found adjacent to the Methodist Church on the northern edge of High Street. The space is only enclosed by the eastern elevation of the Methodist Church, and has some relationship to Riversfield House that is set well-back from High Street.
- 7.4 Overall the streetscape along the High Street is dominated by hard landscape, with limited greenery or planting. For the most part this street is narrow with building at the back of footway.



Methodist Church Garden, opposite Riversfield House

- 7.5 The eastern gateway is marked by strong hedges that enclose the view until the football club entrance. The bridge is a distinctive feature which marks the transition into the village from the countryside. Travelling into the village the country lane expands to provide a footway from this location into Rocester.
- 7.6 The character of the space further opens out at Abbey Fields which is used as grazing for sheep. The land to the North of the St Michael's is the more formal layout of the church gardens. The football club pavilion and grandstand fall outside or partly outside the conservation area boundary, reflecting the development occurring later than the designation.



St Michael's Graveyard

- 7.7 The landscape to the south of Mill Street is open, the boundary is marked by a dense hedge. The boundary of the conservation area here sits away from the street partly across the open field. The Millholme dwelling and stables site is more heavily planted with a number of mature trees marking boundaries around the site.
- 7.8 Overall boundary treatments vary in quality across the areas; where there are heritage assets original or appropriate treatments are generally intact. However the Dove Lane and Church Lane areas have been less sensitively treated, with original character eroded over time.
- 7.9 Hard surface areas within the public realm is very modest indeed, with tarmacadam to footway and carriageway and concrete kerbs. Typically there are no heritage treatments and very little original features survive in the public realm. In the heart of the village (and outside the conservation area) there is a higher standard palette of materials including natural stone

and this treatment is related to the more recent development at this location.



Abbey Fields

- 7.10 Improvements to public realm and the street environment in the conservation area would be welcomed and this could be alongside any future development in the conservation area or the village more broadly. Private investment and development may facilitate local improvements to the public realm.

8 HERITAGE ASSETS

Designated Heritage Assets

8.1 The following buildings and structures benefit from statutory status as designated heritage assets.

- ROCESTER BRIDGE, MILL STREET (GRADE II)
Road bridge dating from mid C19th. Chisel dressed ashlar and rock faced ashlar abutments with a single segmental arch spanning the River Dove.



- CHURCH OF ST MICHAEL, CHURCH LANE (GRADE II)
Parish Church dating from C13 but mostly rebuilt in 1870-72 by Ewan Christian. Constructed of ashlar with a clay tile roof.



- CROSS APPROXIMATELY 40 YARDS NORTH OF CHURCH OF ST MICHAEL, CHURCH LANE (GRADE II* & Scheduled Ancient Monument)
Stone Churchyard cross dating from C13th.



- DOVE LANE FARM COTTAGE, DOVE LANE (GRADE II)
C17th Cottage with C20th later alterations. 2 storey timber framed with painted brick infill and painted brick gables and clay tile roof.



- CHURNET BRIDGE AND CAUSEWAY TO WEST, HIGH STREET (GRADE II)
Early C19th hump-back bridge. Coursed, squared and dressed large stone blocks with 3 semi-circular arches spanning the River Churnet.



- PODMORE'S MILL, HIGH STREET (GRADE II)
Late C19th. 3 storey rock faced ashlar with clay tile roof.



- ROSE COTTAGE, HIGH STREET (GRADE II)
C17 cottage with later additions and alterations. Timber framed with brick infill on painted stone plinth, partly rebuilt in brick painted as timber frame; clay tile roof; central brick stack.



- **MILLHOLME, MILL STREET (GRADE II)**
Early C19 house built for Tutbury Mill Manager, with mid-to-late-C19 alterations and additions. Comprises red brick and a low pitched hipped concrete tile roof; recently used as Boarding House for Abbotsholme School, currently vacant.



- **FORMER COACH HOUSE IMMEDIATELY NORTH EAST OF MILLHOLME, MILL STREET (GRADE II)**
Early C19 2 storey former coach house. Comprises red brick and hipped slate roof.



- **TUTBURY MILL, MILL STREET (GRADE II)**
Cotton mill. c1782 with later alterations and additions. Red brick on sandstone plinth with a hipped concrete tile roof. Recently converted to the JCB Academy School.



- THE OLD VICARAGE, CHURCH LANE (GRADE II)
Parsonage house. Mid-C18 with mid-to-late-C18 addition and later alterations. Red brick and hipped clay tile roof.



- SITE OF ROCESTER ABBEY AND PART OF ROMAN TOWN, LAND NORTH OF MILL STREET (Scheduled Ancient Monument)



- 58, HIGH STREET (GRADE II)
2 storey house dating from late C18th. Red brick and clay tile roof; with brick banding just below sill level of first floor windows and eaves.



Buildings and Structures of Townscape Merit

8.2 These are buildings that make a positive local contribution to the character of the conservation area.

Western Part

- **Bourne Methodist Church,**
49 High Street
A two storey Methodist church and living accommodation to the rear. Red brick with red tiled roof. Stone detailing includes around openings (quoins and mullions), plinth and corbels.

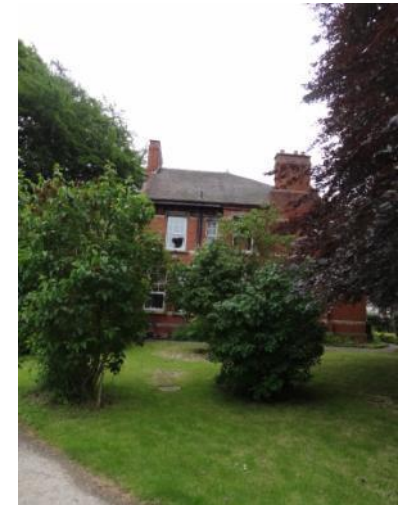


- **Riversfield House**
(Riversholme), High Street
A double storey villa with dual ground floor bay windows with stone string course and parapet, and overhanging eaves.



Eastern Part

- **Former Abbey Farmhouse**
To the east of Castrum Court.
Two and a half storey former farmhouse, red brick with two stone string course at upper floor. Dual ground floor rectangular bays flank grand stone carved entrance. Centrally placed bay window above entrance at first floor and single bold brick dormer above.



- **Chalice House** (north of Primary School), Dove Lane.

Distinctive 2 storey red brick building with arched upper floor windows in strong recess with sections of stone string course and cill. Ground floor rectangular recessed windows with moulded stone headers and stone cill. Strong overhanging eaves with exposed truss detail.



- **Primary School**, Dove Lane
A single storey schoolhouse built in 1830 and extended in 1880 with gable bay and stone quoin detail around entrance.



Within proposed extension area

- **The Red Lion Public House**, High Street
A now rendered building with stone window surrounds and quoins.



9 CAPACITY TO ACCOMMODATE CHANGE

- 9.1 Within the core of the conservation area there is little opportunity to accommodate further major change, given the lack of sites available for development. The recent renovation of the Tutbury Mill to create the JCB Academy is significant and demonstrates the capacity to accommodate sensitive change for new innovative, however this is the exception rather than the rule. The areas of greatest change are most likely to be smaller interventions for example the alteration of, or extension to existing buildings (i.e.shops to dwellings)
- 9.2 There are a number of potential sites within the western part that could reinforce the conservation area more positively. However, with many of these sites operating as business premises or residential dwellings, these are unlikely to be subject to any major changes soon. There is also development potential to the south of High Street extending onto green fields and partly within the conservation area. Any development here would need to enhance the character of the conservation area and High Street. The design of new development here would also need to reflect the character of Rocester more generally.
- 9.3 Within the eastern part the openness of this area is a significant characteristic of the area therefore there is limited opportunities for new development. There could be potential sites alongside the Mill Fleam (village-ward side) and this could help consolidate the village edge and the character of the rural / village boundary. Any such development would need to recognise the setting of Tutbury Mill and nearby mill workers cottages.

10 MANAGEMENT RECOMMENDATION

- 10.1 For the most part the conservation area retains its notable special character and the designation of both parts is considered appropriate and effective. The listed buildings all seem to be in good condition visually / externally and alterations have by and large been sensitive. Some erosion of original character has taken place as other individual buildings have been altered over time.
- 10.2 The landscape character comes from the wider setting of the conservation areas, rather than public realm detailing within the conservation areas. Boundary treatments vary especially in the Church Lane and Dove Lane area therefore an Article 4 direction may assist in unifying these in the future.
- 10.3 It is suggested that the conservation area boundaries are reviewed. This applies to both the eastern and western areas as follows.
- 10.4 The eastern area boundary could be better considered to relate to existing conditions on site for example the boundaries of the football club, and land to the east of the river beyond the bridge. Consideration is also merited for the inclusion of the former mill workers cottages at West View. These as well as their front boundary railings contribute significantly to the setting of the area, and also have a historic connection with the immediate Tutbury Mill which is a Grade II listed building. This grouping of the mill, the workers cottages and the south facing Mill Manager's former residence is a character of the village that should be acknowledged. The western boundary of the eastern area also does not reflect plot boundaries and whilst the designation was

made in line with the approximate outline of the Roman settlement it may be appropriate to include whole rather than partial plots to manage the area more effectively.



Workers cottages at West View bounding Abbey Fields

- 10.5 In the western area further consideration of the conservation area boundary is merited. It is notable that the area of High Street that extends towards the village centre from the conservation area boundary retains a number of prominent architectural features such as the door surrounds with a projecting cornice hood and historic shop fronts, as at no.56 High Street and the shop front at no.36 High Street (veterinary surgery). The Red Lion Public House also falls within this area and is noted as important for its local heritage townscape value. The extension of this area should be considered as these features / buildings contribute to the overall character of the street and the views towards the listed mill building.
- 10.6 The impacts on the western area of the replacement of traditional wooden windows with uPVC and other inappropriate fenestration, has

had a significant negative effect on the character of the area including many workers cottages. Where the rhythm of these openings would originally have been quite uniform (from the arrangement of glazing bars) this has been undermined by the recent changes. It is too late to apply an Article 4 direction for most of these properties but this should perhaps be considered for key properties which retain their original character (if the conservation area boundary were not to be amended) for example , no.36 High Street (veterinary surgery).

- 10.7 Where inappropriate fenestration or signage has been applied to buildings to the detriment of the area such as Churnet Row then action to improve the situation over time should be supported such that in the future more sympathetic works are undertaken. One priority should be to secure more sympathetic signage and street lighting to Rocester Village Stores, which should be more sensitively designed within the context of the village and Conservation Area (extended or otherwise).
- 10.8 For new development proposals it is expected that the scale, form and quality should complement the conservation area. The relatively recent development at the junction High Street/Mill Street/Ashbourne Road which is a key focal point in the village sets a benchmark as to the quality that is expected where this development has taken account of the overall historical significance of the area as well as views that extent from the junction along those roads.
- 10.9 It is recommended that the authority consider applying Article 4 directions to the list of the buildings highlighted as contributing to townscape merit (See Section 8) to as to protect their future contribution to the special character of the area.

11 DESIGN GUIDANCE

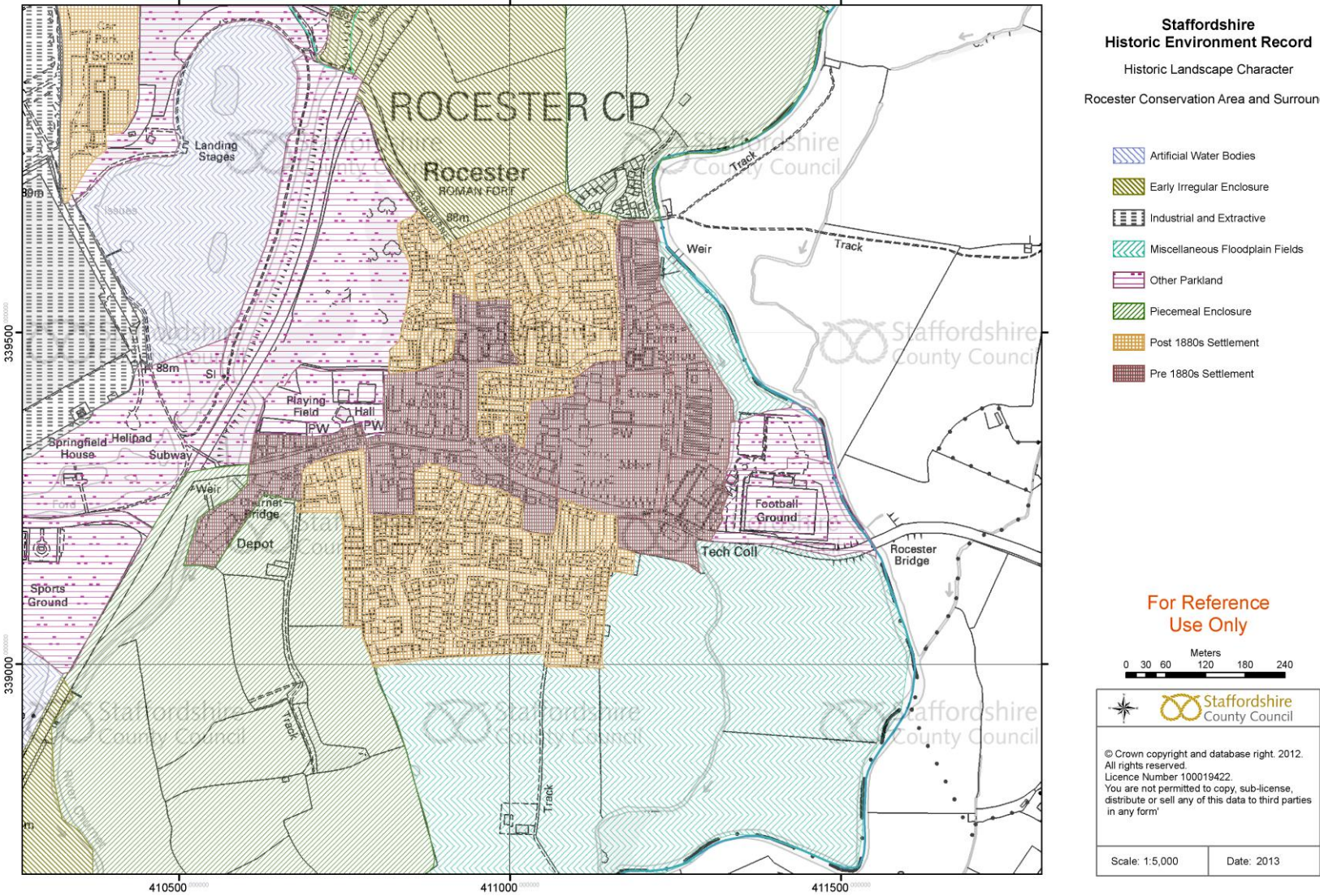
- 11.1 When considering future development within the area it is important to ensure the urban form and character is strengthened and that any development is appropriate to the context of the conservation area. Given the varied character across the two parts it would be inappropriate to provide overarching guidance as this should be site specific.
- 11.2 The context for this specific assessment is set out in The East Staffordshire Design Guide Supplementary Planning Document (SPD) which provides advice to how to go about site / area analysis and how best to respond positively to context. The recent extension at the Tutbury Mill complex demonstrates how a contemporary extension can be sensitively assimilated into an area of special heritage character and historic significance.
- 11.3 It is important to consider that innovation and contemporary forms of architecture can be accommodated within conservation areas where design quality is exceptional. Poor historical designs and pastiche style development can detract from the character of the heritage assets and wider area and should be avoided. Where traditional design principles are followed designs should be authentic and accurate.
- 11.4 Should new residential development be forthcoming in the village the design of new homes should be specific to Rocester and should enhance the character of the conservation area, as such standard house designs will not be acceptable. More guidance on design matters is contained in the East Staffordshire Design Guide SPD.

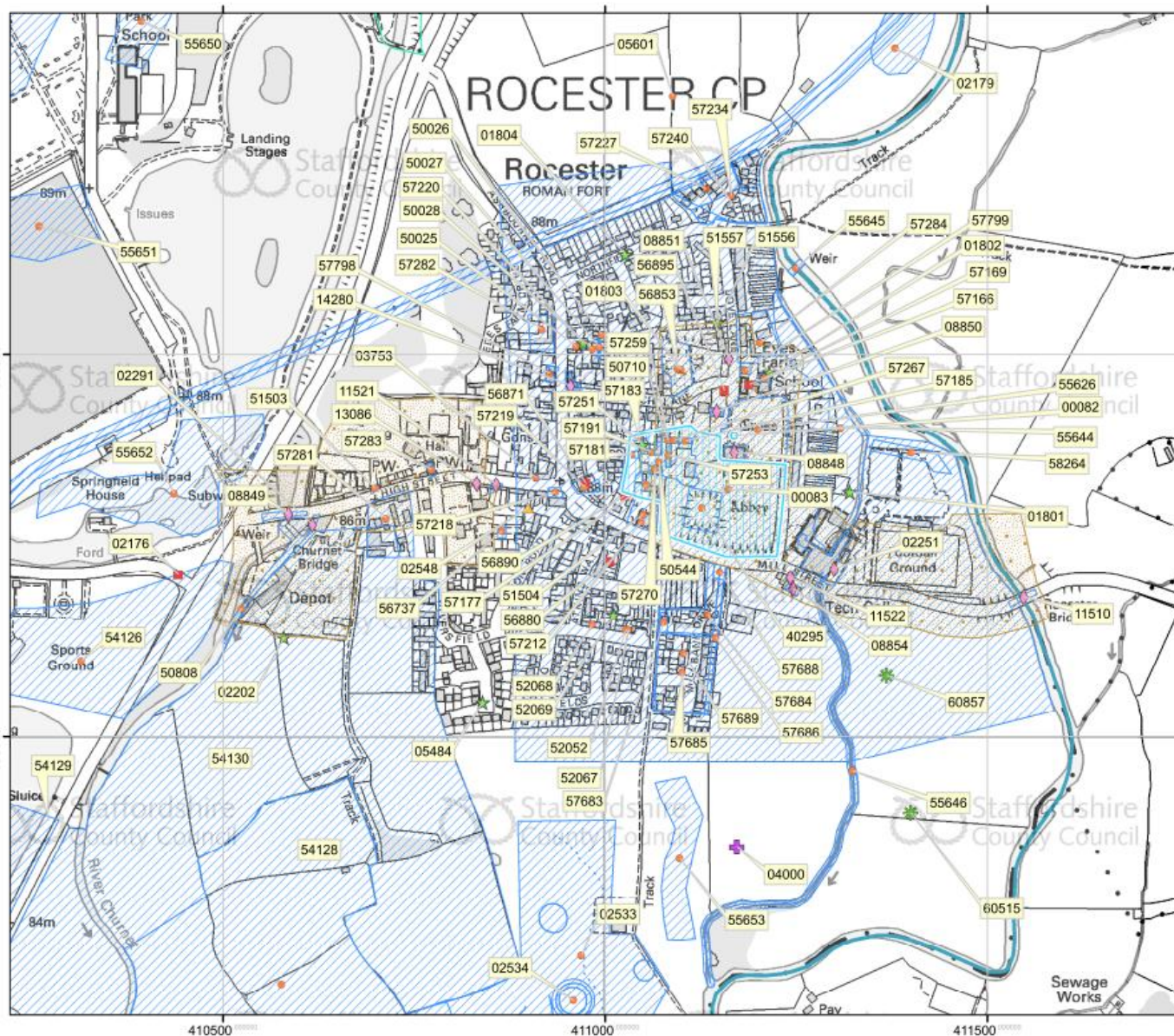
APPENDIX I REFERENCES & SOURCES

- Pevsner, N. (1974, reprinted 2002) The Buildings of England Staffordshire (Yale University Press)
- Staffordshire Federation of Women's Institutes (1988, reprinted 1990) The Staffordshire Village Book (Countryside Books)
- Staffordshire County Council (2014) Rocester Extensive Urban Survey (EUS)



APPENDIX II HISTORIC ENVIRONMENT RECORD





Staffordshire Historic Environment Record

Interests Recorded on the Staffordshire
Historic Environment Record

Rocester Conservation Area and Surrounds

- Scheduled Monuments
- Registered Battlefields
- Registered Parks and Gardens
- Conservation Areas
- Monuments, Buildings and Structures (Polygons)
- Monuments (Cropmarks, Earthworks and Linear Features)
- Monuments, Buildings and Structures (Points)
- Monument (Location Uncertain)
- Monument (Extent Undefined)
- Listed Buildings
- Delisted Buildings
- Locally Listed Buildings
- Deer Parks
- Findspots
- Findspots (Portable Antiquities Scheme)
- Placename or Settlement
- Civil Parish Boundaries
- District Boundaries
- HER Consultation Area



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For Reference Use Only

Scale: 1:5,000	Date: 2015
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HER No	Grid Ref	Name	Description
00082	SK 1116 3939	Churchyard Cross, St Michael's Church, Rocester	A listed and scheduled churchyard cross of 13th/14th century date. The stone cross consists of 4 circular steps up to a three tier plinth, which is surmounted by a 20ft high shaft. The head of the cross is missing.
00083	SK 1112 3933	Rocester Abbey	The traditional site of Rocester Abbey, a small Augustinian abbey founded in 1146. The abbey was built within the site of the former Roman fort and associated settlement, and this area is scheduled.
01803	SK 1122 3935	Rocester Roman Fort and Vicus	The partially scheduled remains of a turf walled roman fort (of 1st-2nd century AD date) and subsequent settlement. The area has been extensively excavated since the early 1960's.
02176	SK 1044 3921	Toll House, West of Rocester	Documentary evidence for the site of a toll house in the mid 19th century.
02179	SK 1139 3992	Fishpond, North-East of Rocester	A fishpond marked on the Tithe map of Rocester.
02251	SK 1128 3923	Tutbury Mill, Rocester	A listed, water powered corn and fulling mill bought by Richard Arkwright circa 1782. The mill was enlarged 1782-3 when it operated as a corn and cotton mill. The water wheels were replaced by turbines and a beam engine circa 1833. The former mill pond lies to the north.
02291	SK 10620 39280	Rocester Mill / Podmore's Mill	A listed late 19th century cotton mill of three storeys. Possibly later used as a corn mill?
02548	SK 109 393	Rocester / Rowecestre (Settlement)	A settlement recorded in Domesday Survey of 1086. Excavations have revealed evidence of settlement here from the Roman period onwards (see PRN 01803).
03753	SK 1090 3933	67a High Street	A timber-framed building of possible medieval origin on the High Street in Rocester. The building has surviving cruck blades with wattle and daub infill.
08848	SK 1116 3937	St Michael's Church	A listed parish church of 13th century origin, although mostly rebuilt in 1870-1872 by Ewan Christian.
40295	SK 1112 3929	Site of Formal Garden, Rocester Abbey	A circular earthwork surrounded by two rectangular banks is suggestive of a post medieval formal garden feature.
05601	SK 11089 39837	Pillbox, North of Rocester	A Second World War hexagonal concrete pillbox, set in a shallow ditch a the side of a hedge line. Turf covering on the roof may be the remains of original camouflage.
11510	SK 1154 3918	Rocester Bridge	A listed mid 19th century ashlar road bridge, comprising of a single arch spanning the River Dove on the county boundary between Staffordshire and Derbyshire.
08851	SK 1116 3949	Dove Lane Farm Cottage, Dove Lane	An listed 17th century cottage of timber-framed construction with brick infill panels and a tiled roof. There is an inglenook fireplace on the southern side of the central room and a Victorian cast iron fireplace on the northern side of the south room.
08850	SK 1114 3942	The Old Vicarage, Dove Lane	A listed vicarage of mid 18th century date. The house is of red brick with a hipped tiled roof.
08849	SK 10582 39289	Churnet Bridge and Causeway, High Street	A listed early 19th century hump-back bridge of dressed stone construction, with three semi-circular arches spanning the River Churnet.
13086	SK 1083 3933	Rose Cottage, 50 High Street	A listed 17th century timber-framed cottage with brick infilling and a tiled roof. Internally there is a kingpost truss roof and an inglenook fireplace.

HER No	Grid Ref	Name	Description
11521	SK 1085 3932	58 High Street	A listed late 18th century house of red brick construction with a tiled roof.
08854	SK 1124 3919	Millholme, Mill Street	A listed early 19th century house with later alterations. The house is of red brick with a low pitched, hipped, concrete tile roof. The house was built for the Manager of Tutbury Mill and documented as being complete in 1831.
11522	SK 1124 3920	Coach House, North-east of Millholme, Mill Street	A listed former coach house of early 19th century date. The two-storey coach house is of red brick with a hipped slate roof.
14280	SK 1095 3946	Queens Arms Hotel, Ashbourne Road	A listed late 18th century public house incorporating the remains of an earlier building. The public house is of red brick set on a shallow stone plinth, with gable end chimneys and Staffordshire blue tiled roof. The ground floor has been altered to form public house bar areas with late 19th century surrounds to the hearths while the first floor rooms have beamed ceilings, an attic with lime-ash floor and single purlin roof and wide-boarded doors and a fragment of late 17th century oak panelling. A relatively unaltered example of a late 18th century vernacular house, which incorporates elements of an earlier dwelling, and which retains much of its early plan, despite its present use as a public house.
50544	SK 1108 3935	Abbey Farm / Abbey Fields Farm	A farmstead laid out around a number of regular courtyards. Of possible late 17th century or early 18th century origin, with 19th century additions. Redeveloped for housing in 2002.
50710	SK 1107 3939	Furnace, Abbey Farm	A possible Romano-British metalworking furnace identified during a watching brief at Abbey Farm.
50808	SK 1055 3920	Mill Race and Weir, Podmore's Mill	A weir and the remains of a former mill race, associated with Podmore's Mill (PRN 02291). The mill race has been truncated by later development.
51503	SK 1070 3932	St Joseph's Chapel, High Street	A former Wesleyan Methodist chapel, which was converted into a residence in 2005.
51504	SK 1104 3929	Evidence for 2nd century Roman activity, Mill Street,	Archaeological work on the former Police House site identified evidence for 2nd century AD activity possibly representing the eastern portion of the vicus.
51556	SK 1114 3954	Furnace or Kiln, Dove Lane	A high concentration of burnt material identified during an archaeological watching brief at Dove Lane, Rocester, indicating the site of a possible furnace or kiln. Suggested to be of possible Roman date due to its proximity to the Roman Fort at Rocester.
53940	SK 1175 4098	North Staffordshire Railway (Ashbourne Branch)	The Ashbourne Branch of the North Staffordshire Railway, which was probably constructed in the mid 19th century.
54130	SK 1020 3840	Water Meadow, Rocester	An extensive area of former water meadow identified on aerial photography and historic mapping. Some of the earthwork remains of the water meadow system are still extant and in places may originally have been (interpreted as) medieval ridge and furrow.
55626	SK 1119 3940	Churchyard, St Michael's Church,	The churchyard to St Michael's Church, Rocester. The church is thought to be of 13th-14th century origin and there is a cross of similar date and numerous other (later) memorials within the churchyard.
55644	SK 1128 3941	Site of mill pond, Rocester	The site of a large mill pond associated with Tutbury Mill.
55645	SK 1125 3961	Weir on River Dove	A weir across the River Dove (and partly lying in Derbyshire) which channeled water into the mill pond to power Tutbury mill.
55646	SK 1122 3893	Mill Race, Rocester	A mill race which leave Tutbury Mill rejoining the River Dove to the south.
56737	SK 1086 3926	Roman Pit and Later Finds, Eaton Road	An archaeological watching brief undertaken in October 2013 revealed evidence of a Roman pit, later residual Roman, medieval, post-medieval and modern finds and probable mid to late 20th century rubbish pits.

HER No	Grid Ref	Name	Description
56853	SK 1109 3948	Multi-phase activity, New Cemetery,	Archaeological investigations carried out in 1961 and 1985-1987 found evidence for multiple phase human activity. The principal phases comprised three successive Roman forts and evidence for the northern boundary of a small Roman town which existed between the late 3rd and 4th centuries. There was also evidence for post-Roman and early medieval activity in the form of pits and ovens. Prehistoric activity was also attested and included sherds from a late Iron Age jar.
56853	SK 1109 3948	Multi-phase activity, New Cemetery,	Archaeological investigations carried out in 1961 and 1985-1987 found evidence for multiple phase human activity. The principal phases comprised three successive Roman forts and evidence for the northern boundary of a small Roman town which existed between the late 3rd and 4th centuries. There was also evidence for post-Roman and early medieval activity in the form of pits and ovens. Prehistoric activity was also attested and included sherds from a late Iron Age jar.
56871	SK 1097 3933	Roman activity, Westgate	Evidence for a building associated with a courtyard and fence line all dated to the late 1st/early 2nd century and which appears to have remained in use until the late 2nd century. Smithying was being carried out at a similar date just to the south.
56890	SK 1102 3931	Roman iron working site, north of Mill Street	A hearth and associated layer containing ash and charcoal suggests smithing activity dated between AD 80 and AD 140. This activity may be associated with similar hearths found on a site to the west (cf. PRN 56871).
56895	SK 1115 3945	Roman to post medieval activity, The Old Vicarage	A confused series of medieval and post medieval features comprising walls, floor surfaces and occupation layers of which nothing further is known. The excavation also recovered a quantity of late 2nd to late 3rd century Roman pottery.
57166	SK 1118 3946	Site of Roman features, Dove School	In 1913 a trench was excavated across the playground of the school. The work revealed evidence for a cobbled surface, described as a 'road', as well as occupation.
57169	SK 1120 3947	Roman and Medieval features, Dove School	Two phases of rampart associated with Roman occupation were observed. These features related to the late 1st century fort and the late 2nd century civilian settlement. Evidence for medieval tanning or leather working was also revealed. Late Saxon finds, including a strap end, were also recovered.
57177	SK 1105 3932	Roman features, west of Abbey Fields	Two phases of activity were identified during archaeological work and interpreted as dating to the Roman period. The earlier phase was suggested to be military in origin and the later possibly secondary military activity or possibly associated with the civilian phase.
57181	SK 1103 3937	Roman and Medieval road, Abbey Farm	An east-west road was revealed whose earliest phase was possibly associated with the forts and provided access to the later civilian settlement. The road had been relaid in the medieval period, suggesting continuity of use.
57183	SK 1104 3939	Roman rampart and later features, Abbey Farm	The rampart of the later 3rd century civilian settlement was revealed along with a possible revetment. Later features included a possible cobbled road surface which overlaid a ditch containing a fragment of medieval pottery.
57185	SK 1110 3938	Post medieval house/shelter shed, Abbey Farm	The eastern end of a farm building which had originally formed a house of probable 17th century date. It may have been the principal farmhouse until the late 19th century and was converted to a shelter shed in the late 20th century. Archaeological investigation within the structure revealed evidence for an earlier substantial stone built building possibly a farmhouse or farm building.
57191	SK 1106 3937	Site of mid 19th century cow house, Castrum Court	The modern property on the site reused earlier substantial stone foundations of probable late 18th-19th century date. The lowest course of this foundation included an architectural fragment which may have been reused masonry from the abbey.
57212	SK 1104 3928	Medieval animal burial pit, Mill Street	A sherd of medieval pottery was recovered from the upper fill of a pit containing the near complete skeleton of a cow

HER No	Grid Ref	Name	Description
57219	SK 1097 3932	Roman activity associated with vicus, north of Mill Street	An archaeological evaluation revealed evidence for 1st and 2nd century activity associated with the vicus. The features included a gully, which was cut by a later enclosure ditch. This enclosure may represent a further phase of activity during this period, or may represent later Roman (3rd century) activity
57227	SK 1113 3971	Possible late Iron Age/early Roman activity, Norfield Avenue	The earliest phase on the site was possibly late Iron Age or early Roman in date. It comprised three linear, tentatively interpreted as forming part of a field system, and a pit from which was recovered a possible late Iron Age pottery sherd. Large quantities of prehistoric worked flint was also recovered during the archaeological excavation
57234	SK 1115 3971	Roman activity, Northfield Avenue	Three, possibly four, rectilinear enclosures of 2nd century date which probably represent evidence of vicus activity to the north of the Roman forts. One of the enclosures was interpreted as a stock enclosure. Another, internally sub-divided, was associated with industrial activity represented by the presence of kilns and hearths
57240	Not Recorded	Medieval and post medieval activity, Northfield Avenue	Evidence for medieval activity included a kiln or oven which was probably backfilled in the early 14th century as well as a further malt kiln. A linear ditch may have been associated with a drove way. Later activity on the site included drainage ditches and the footings of a barn or other agricultural building
57253	SK 1108 3936	Former mid 19th century farm building, Abbey Farm	A mid 19th century combination farm building comprising a cow house, cart shed and a lofted loose box or feed preparation bay
57259	SK 1108 3938	Cart Shed, Abbey Farm	A cart shed was added to the western end of a range of shelter sheds in the mid 19th century
57267	SK 1109 3938	Mid 19th century shelter shed, Abbey Farm	A shelter shed which post dates circa 1830 formed part of a larger building. The building contained evidence for an earlier, possibly 18th century, phase
57270	SK 1106 3935	Barn and Granary, Abbey Farm	A range of farm building principally comprising a threshing barn with a first floor granary at the eastern end. The latter was probably used to store fodder of some kind. The range dates to the 19th century
57281	SK 1071 3927	Churnet House	A farmstead with a loose courtyard plan form with buildings to two sides of a yard area and other detached elements. The farmhouse is detached and fronts directly onto the road. The complex was in existence by the late 19th century
57282	SK 1091 3952	Site of farmstead, Ashbourne Road	The site of a former farmstead which had a regular courtyard plan form that existed by the late 19th Century
57283	SK 1077 3935	Primitive Methodist Chapel, High Street	A Primitive Methodist Chapel built between 1887 and 1889
57284	SK 1120 3952	Eyes Farm	A farmstead with a regular 'L' plan that existed by the late 19th Century
57683	SK 1107 3915	Pre-enclosure activity, Orton's Pasture	Pre-enclosure activity recovered during an excavation ahead of a housing development. The ditch, possibly a field boundary, and pit are believed to be late Prehistoric or early Roman in origin

HER No	Grid Ref	Name	Description
57685	SK 1110 3908	Roman Enclosure (Enclosure 2) and possible shrine, Orton's Pasture	The southern enclosure recovered during an excavation and watching brief at Orton's Pasture ahead of a building development. A number of internal features were identified including a small stone structure interpreted as a religious shrine
57686	SK 1114 3912	Roman Trackway and Hollow-Way, Orton's Pasture	A trackway, or road, aligned north-south was identified during an excavation and watching brief at Orton's Pasture ahead of housing development. A hollow way was also identified, aligned east-west, running between the two enclosures (cf. PRN 57684 and PRN 57685)
57688	SK 1115 3921	Later Roman Activity, Orton's Pasture	Roman activity, suggestive of a possible metal working site of 3rd to 4th century date, was identified during an excavation ahead of housing development
57689	SK 1111 3912	Post Roman Activity and prehistoric flints, Orton's Pasture	Post-Roman activity, comprising a number of undated features, identified during an excavation and watching brief at Orton's Pasture ahead of a housing development. A clay pipe was recovered from a pit. A small collection of unstratified prehistoric flint, including two of possible Mesolithic date, were also recovered during the excavations
57798	SK 1093 3947	Former School, Ashbourne Road	A school built circa 1830 which was extended in the later 19th century. It was converted to domestic use in the late 20th century
57799	SK 1118 3947	Chalice House, Dove Lane	A former infant school built in 1852, which has since been converted to domestic use
58264	SK 1140 3936	Roman dump deposits	Alluvial deposits attested to probable frequent flooding by the River Dove during or soon after the Roman period. Densities of Roman domestic material, animal bone and pottery, suggest this area was used as a dumping ground. Truncated features observed included a possible post hole and possible rubbish pit

The above list of HER records is not exhaustive, and features the main above ground archaeological heritage assets that contribute towards the special historic character and appearance of the conservation area.

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