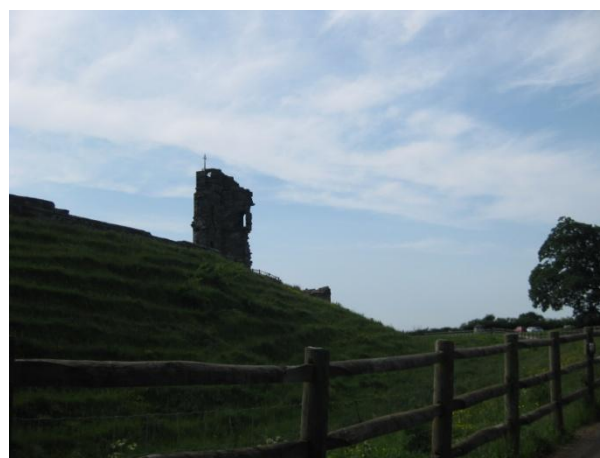


# Tutbury

## Conservation Area Appraisal

July 2015



## CONTENTS

1	INTRODUCTION.....	1
2	PLANNING POLICY CONTEXT .....	3
3	DEFINITION OF SPECIAL INTEREST.....	5
4	LOCATION AND SETTING .....	7
5	HISTORICAL DEVELOPMENT .....	10
6	TOWNSCAPE ASSESSMENT.....	15
7	LANDSCAPE & PUBLIC REALM ASSESSMENT ...	29
8	HERITAGE ASSETS .....	31
9	CAPACITY TO ACCOMMODATE CHANGE .....	39
10	MANAGEMENT RECOMMENDATION .....	40
11	DESIGN GUIDANCE .....	42
	APPENDIX I REFERENCES & SOURCES.....	43
	APPENDIX II ARTICLE 4 DIRECTION .....	44
	APPENDIX III HISTORIC ENVIRONMENT RECORD....	47

## FIGURES

1	HERITAGE ASSETS WITHIN TUTBURY.....	2
2	TUTBURY CONSERVATION AREA CONTEXT .....	9
3 -7	HISTORICAL DEVELOPMENT IN TUTBURY .....	14
8	TOWNSCAPE ANALYSIS.....	28

Document: 5895 FIN Tutbury Conservation  
Area Appraisal

Compiled by: LW

Reviewed by: AC

Date: July 2015



**INVESTORS  
IN PEOPLE**

IBI Taylor Young

Chadsworth House

Wilmslow Road

Handforth

Cheshire SK9 3HP

Tel: 01625 542200

Fax: 01625 542250

E mail: cosec@tayloryoung.co.uk

## 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 Tutbury Conservation Area was originally designated by Staffordshire County Council in 1969. This is the second appraisal that has taken place since designation; the first resulting in a series of extensions around the then perimeter of the original conservation area in 2001. The Tutbury Conservation Area encompasses much of the built village centre and extends north and east into open areas. The designated boundary is shown in Figure 1.
- 1.4 Tutbury is a large village that lies just within the northern boundary of the East Staffordshire Borough with South Derbyshire District. The nearest town is Burton-upon-Trent which lies approximately 7 km south-east as the crow flies. It is located south of the crossing point with the River Dove, marked by the Grade II Listed Tutbury Bridge.
- 1.5 This appraisal provides a summary assessment of the Tutbury 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.



*High Street, facing south west*



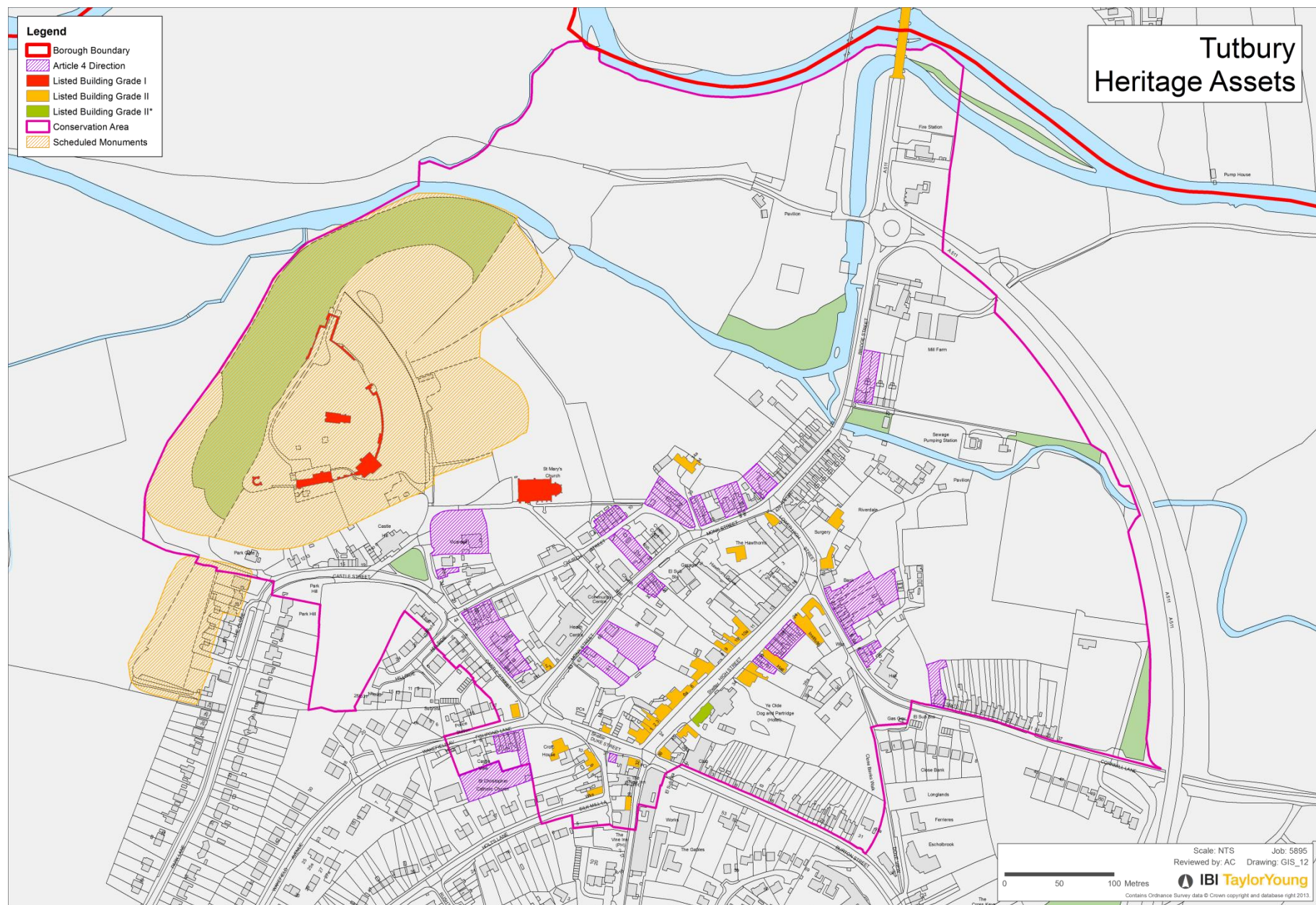


Figure 1: Heritage Assets within Tutbury, including the conservation area boundary

## 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 encompasses much of the village centre and areas to the north and east as illustrated in Figure 1. This plan also shows the following designations in the Tutbury Conservation Area:
- Thirty -four Listed buildings and structures; these include thirty-one Grade II listed buildings and structures, one Grade II\* and two Grade I.
  - One Scheduled Monument.
- 2.11 There are a numerous Article 4 directions in Tutbury at present, these are noted on the Plan at Figure 1. Further recommendations are made with regards to these in Section 10.



*No.6, High Street*



*The Old Vicarage, Castle Hill*



### 3 DEFINITION OF SPECIAL INTEREST

- 3.1 Tutbury is a large, historic village situated on the northern boundary of East Staffordshire close to the border with neighbouring South Derbyshire.
- 3.2 The village developed in a small steep-sided valley, which rises abruptly on the south side of the broad Dove Valley, close to the River Dove. The village was also in close proximity to the Needwood Forest. The striking landscape and topography are an integral part of Tutbury's character.
- 3.3 It has a rich history with Anglo Saxon origins. This location has long been an important crossing point over the River Dove. The development of the settlement reflects this strategic location and its suitability as a defensive location. Tutbury Castle occupies a high point in the settlement and the remains of this Castle are clearly evident today in long views.
- 3.4 St. Mary's Priory Church occupies a similarly prominent position, reflecting the importance of religious activity at this location at the time of its initial construction.
- 3.5 Moving away from the high ground the village has evolved around industry and was closely linked to the location adjacent to the River Dove. The gateway from the north over the River Dove is unique in crossing the spacious river width and flood plain over the stone Tutbury Bridge to enter the settlement through a densely vegetated bank, which changes in character abruptly to arrive at the village built edge and the tightly enclosed streets of the village.
- 3.6 In more detailed terms the Medieval High Street with particularly wide frontage to accommodate street markets is a notable characteristic which contributes to the setting of the historic core of Tutbury. Here the buildings now predominantly date from the Georgian era creating a special

and characterful street and composition of buildings bookended by the unique curved exterior walls of corner turning buildings at key junctions.



*View from Tutbury Bridge, facing south east past fire station tower.*

- 3.7 The gateway from Burton Street is also notable past the former workers cottages that line the edge of the street with distinct views of Tutbury Castle ruins in the distance.
- 3.8 Tutbury saw considerable residential growth predominantly to the south in the post war period; these residential areas fall outside of the conservation area however. Modest infill growth has occurred since this period up to 2012 and the envelope of the village has remained more or less intact through this period.
- 3.9 The Park Pale Scheduled Ancient Monument is sited outside of the Conservation Area boundary, these are the earthworks of that remain intact. However, the edge of the conservation area at the south eastern boundary follows the line of the Park Pale. Here the line of the Park Pale runs along the boundary of No. 31 Burton Street and No. 1 Cornmill Lane. Then within the Conservation area it moves north west along Cornmill

Lane and onto Lower High Street, crossing Monk Street and following the boundary line of No. 40 (Monk Street) round to the rear towards the boundary of No. 34 & 34a Monk Street. A Heritage Walk (2009) as devised by the Tutbury Civic Society, in association with East Staffordshire Borough Council, Staffordshire County Council, English Heritage, with funding from the Heritage Lottery Fund and research work undertaken by Birmingham Archaeology is available online.

- 3.10 Tutbury includes a great many fine buildings but it is the overall group value of the heritage townscape which is important to its character being relatively intact and compact. Key features including rounded building corners add to local distinctiveness.



*Tutbury Institute, High Street*



*Mill Fleam, Tutbury Mill Park*



*St. Marys Church, approaching from South*



## 4 LOCATION AND SETTING

- 4.1 Tutbury lies approximately 7 km north west of Burton-upon-Trent, as the crow flies. It is located just south of the River Dove, and also predominantly sits south of the Fleam for the former Mill.
- 4.2 The Tutbury Conservation Area extends to include the key gateway from the north where the road crosses the River Dove over the Grade II listed Tutbury Bridge.
- 4.3 Castle Hill forms the highest lying at around 90m AOD. It forms the northern extremity of a ridge of land extending southwards at which point it falls away to lie at approximately 80m AOD. The Castle Hill promontory overlooks the Dove Valley and is a prominent feature of this landscape.
- 4.4 The church stands below (on the south western side) of Castle Hill at approximately 75m AOD and overlooks the lower lying land which comprises the historic core including Monk Street and High Street (around 60m AOD).
- 4.5 The historic village is located in the lower part of the valley fronting Bridge Street, Lower High Street, High Street, Monk Street, Cornmill Lane, Church Street, Ludgate Street and Burton Street. The more modern mid to late twentieth century developments are generally located on the higher ground to the south centring on streets including Park Lane, Redhill Lane, Green Lane, Ironwalls Lane, and the intervening housing estates.
- 4.6 Tutbury is easily accessible from a number of directions, and presents a fairly dense settlement that is well contained.
- 4.7 The northern gateway approach is via Bridge Street is the most notable (at this point Bridge Street is the A511). Here entry is gained across the gentle humped Tutbury Bridge that extends across the River Dove. On

crossing the river the vegetation on the south bank is considerable compared to the north bank, so much so that views of the Castle or the rising topography are negligible. Long views into the village are not possible from the north due to the containment through the vegetation and the topography.



*Bridge Street, facing south towards A511 roundabout bypass*

- 4.8 At the roundabout with the A511 bypass, views to the west open out over the Tutbury Mill Park. The Mill has long been demolished and views beyond the park are limited with further dense vegetation.
- 4.9 Moving south into the village centre along Bridge Street here the street is enclosed by hedgerows and trees. Where the streets cross the Fleam the character changes and this marks the start of the tight urban grain. Terraced housing lines the streets at the back of the pavement, and views are terminated by development.

- 4.10 The topography within the village centre rises steeply up High Street and Burton Street, and continues to rise towards the Castle along Castle Street and Church Street.
- 4.11 Tutbury Castle is well screened within the village centre and from surrounding views although a view up Castle Street from the junction with Fishpond Lane and Monk Street is terminated at the skyline with the Castle walls, however such views are infrequent around the village.
- 4.12 From the west, Tutbury is approached by Castle Street or by Holts Lane. Castle Street up to the Conservation Area boundary is bounded by the post World War II war development and more recent infill. These are set back with front gardens, as well as generous rear gardens, presenting a very different grain to the village centre.
- 4.13 Castle Street declines into the village centre towards the cross roads with Wakefield Avenue/ Fishpond Lane and Monk Street. Despite the steep gradient the views over the village area limited due to the enclosure of the street and the vegetation.
- 4.14 From the south the main gateway is from the A511 by-pass connecting onto Burton Street; where it meets the Conservation Area boundary the street is steeply declining towards the junction with High Street, Ludgate Street and Duke Street.
- 4.15 A further smaller gateway from the south is at Ludgate Street; this joins at the junction with High Street, Burton Street and Duke Street and the street declines towards this junction.



*Cornmill Lane, facing east towards the bypass bridge*



*Castle Street, facing north west towards enticing glimpse of cottages (Nos 15 - 19)*

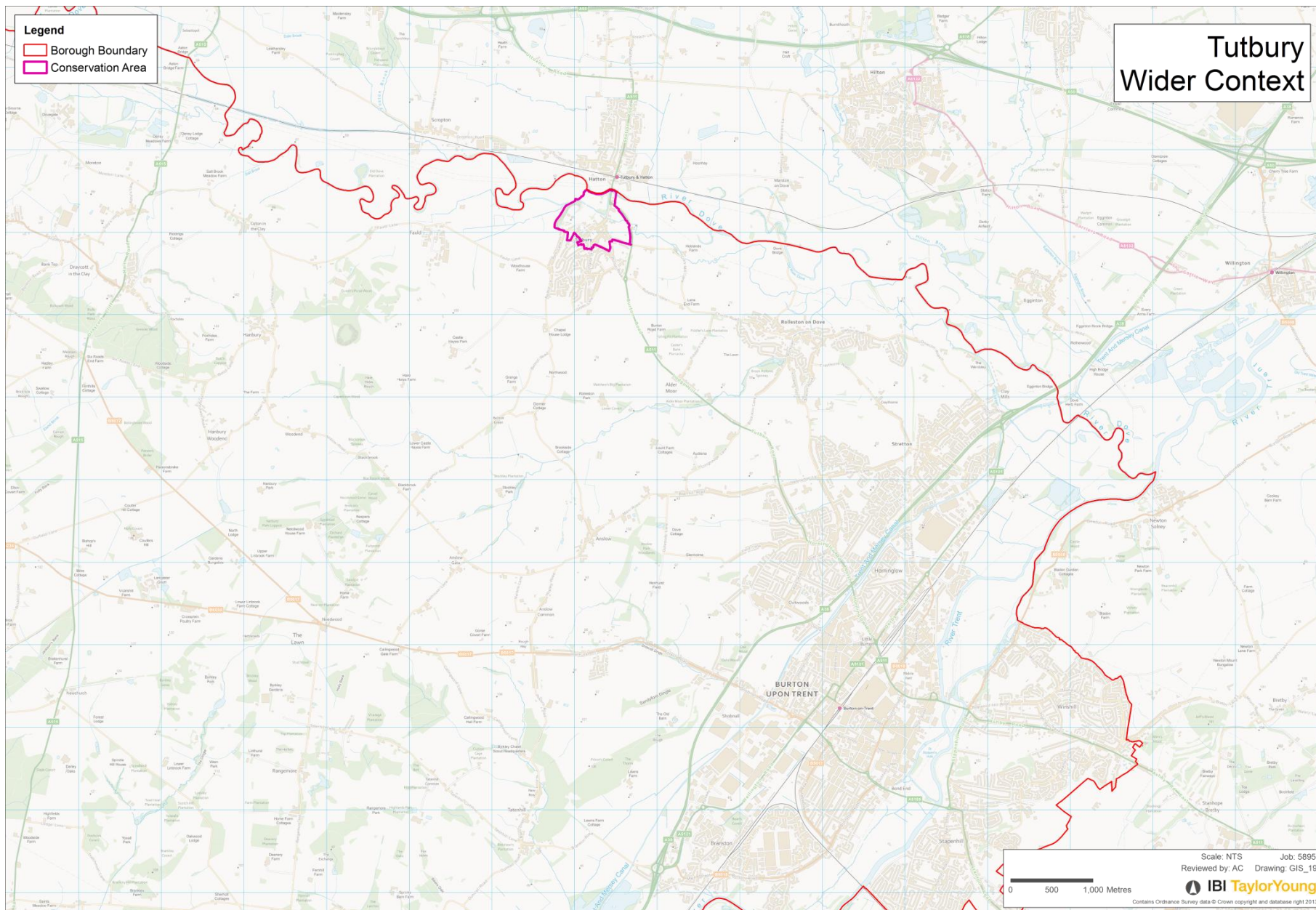


Figure 2: Tutbury conservation area within the local context



## 5 HISTORICAL DEVELOPMENT

- 5.1 Tutbury lies adjacent to the Dove Valley, a corridor which is likely to have been a focus of human activity since the prehistoric period. The earliest evidence for human activity in the Tutbury area comes from a series of Mesolithic flints recovered during archaeological excavations at Castle Hill. A ring ditch probably representing the remains of a Bronze Age barrow lies 1km to the south east. It has been conjectured that Castle Hill may have been the site of an Iron Age hillfort, although there have been few finds to support this interpretation. Castle Hill is the location of the only known Roman activity in the immediate area, with a possible kiln identified during excavations within the medieval outer bailey of the castle.
- 5.2 The origins of Tutbury remain enigmatic with little physical evidence to support occupation during the early medieval period beyond fragments of possible 7th century pottery found on Castle Hill. The name 'Tutbury' is probably derived from a combination of the Old English 'Tutta' (possibly a personal name or meaning 'look-out') and 'byrig' (a 'fortified place'). The earliest settlement, which may have had early medieval origins, has been speculated as having lain to the south east of Castle Hill possibly in the vicinity of the late 11th century priory site. Earthworks further to the east have been interpreted as evidence for deserted settlement.
- 5.3 Tutbury formed the administrative centre of an important estate known as Tutbury honor (which included Needwood Forest and land in Derbyshire) in the immediate post-Conquest period (post 1066) and the castle, priory and borough were all established in this period by Henry de Ferrers. Domesday Book (1086) states that the borough, with a market, existed by the late 1080s and its creation may have coincided with the foundation of Tutbury Priory circa 1080.
- 5.4 The Grade I St Mary's Church mostly dates to the 13th century, although retains some earlier fabric within the later building. It represents the sole surviving building from Tutbury Priory despite 19th century rebuilding and additions. The location of the other priory buildings is currently unknown, but they are likely have lain to the south of the church following the form of other Benedictine houses. The only archaeological evidence to date is a large medieval ditch which may have enclosed a burial ground. In the medieval period part of the priory church was used as the town's parish church. The townspeople also had their own burial ground, which was presumably separate from the monks.
- 5.5 From the 12th century onwards the castle remained an important stronghold. In 1298, Thomas, Earl of Lancaster, a member of the royal family made Tutbury Castle his principal residence and it remains in the ownership of the Duchy of Lancaster. The castle continued to be repaired and altered throughout the 14th and 15th Centuries, including new curtain walling, deep excavations. The castle was eventually reduced to a ruin by parliamentary forces in 1646 to prevent the King's forces from holding it against them in the future.
- 5.6 Tutbury castle has been the focus of considerable investigations most recently in the early 21st century. This has comprised architectural survey, archaeological investigation as well as documentary research and as a consequence the phasing of the castle from its 11th century origins through to its 18th century reinvention as a romantic ruin (and concurrently a working farm) are well understood. It now forms an important tourist destination in the local area drawing people who still appreciate its aesthetics and role in national history (notably as the periodic prison of Mary Queen of Scots).
- 5.7 The borough appears to have been enclosed by a defensive earthwork now known as the 'Park Pale', which is designated as a Scheduled

- Monument. The name of the 'Park Pale' earthwork implies that it had once enclosed a deer park which is documented as existing by the late 12<sup>th</sup> to early 13<sup>th</sup> century and was known variously as 'Tutbury Park' or 'Little Park'. However, this interpretation has been questioned recently and it now seems more likely that it formed a town boundary and in its latest form was probably contemporary with the earliest phases of the castle in the late 11th century. It has been acknowledged that the earthwork itself may well represent various phases the earliest of which could date to the Iron Age. The deer park itself was probably located to the south west of Castle Hill where a long curvilinear field boundary (whose form is typically associated with the sites of former medieval deer parks) survives within the landscape.
- 5.8 It is conjectured that the earliest phase of the medieval borough may have lain to the south east of Castle Hill and west of the priory, although this has not been proven archaeologically.
- 5.9 Documentary evidence suggests that the grid-plan comprising Monk Street and High Street was laid out in the mid-12th century as an extension to the borough. Further documentary evidence implies that there may have been further expansion during the 13<sup>th</sup> century which may have resulted in burgage plots being laid out along Burton Street, Ludgate Street and Holt's Lane. A large triangular area formed by the junction of Ludgate Street and Burton Street/Castle Street may represent the later medieval market place. This area was probably in the process of being infilled by the post medieval period. Further plots were established to the south of Monk Street during the 15<sup>th</sup> or 16<sup>th</sup> century following the abandonment and infilling of a fishpond (which was likely to have been associated with the medieval priory) that is recorded to have existed in this area. To the north of Monk Street the burgage plots may still have formed part of the mid-12th century town and could even have housed some of the priory's tenants. The overall plan form of the medieval town is largely unchanged.
- 5.10 Little is currently known about the town during the post medieval period and few buildings are known to survive. Those that do include the Grade II\* Dog and Partridge Inn in the High Street which is the only building whose timber-frame frontage survives. Documentary evidence suggests that the market was in decline during the post-medieval period, which may have resulted in the abandonment of burgage plots on the periphery of the town.
- 5.11 Expansion occurred in the 19th century, which was probably initiated by the construction of a cotton mill on the Mill Fleam in the 1780s. This operation expanded during the 19th century and a second important industry in the town, glass making, had begun by the 1830s. This industry ceased in the early 21st century and the site of the glass works was redeveloped for housing.
- 5.12 The cotton mill closed in 1888, but reopened as a plaster mill which continued in operation until the 1960s. The site was cleared and a picnic area was created; the mill fleam which powered the mill survives. In the 19<sup>th</sup> century these industries led to the expansion of the town and the workers cottages and terraced houses survive as a testimony to their important contribution to Tutbury's social and economic history.
- 5.13 The greatest period of housing expansion occurred during the mid and late 20th century and has concentrated to the south and west of the town'



*Tutbury Castle facing south towards Castle Hill*



*Play area within Tutbury Mill Park*



*St Mary's Church facing western elevation*

- 5.14 Tutbury has adapted to changing economic times and today is focussing on the tourist industry, with a strong representation from the antiques trade. Until recent times the village was well known for the crystal production, the two factories however both closed, Georgian Crystal most recently in November 2011. Tutbury Crystal moved production in 2006 to Stoke on Trent but later closed. High Street is now a busy place with a collection of mainly independent shops and businesses.
- 5.15 The Historic Environment Record for the Tutbury 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.





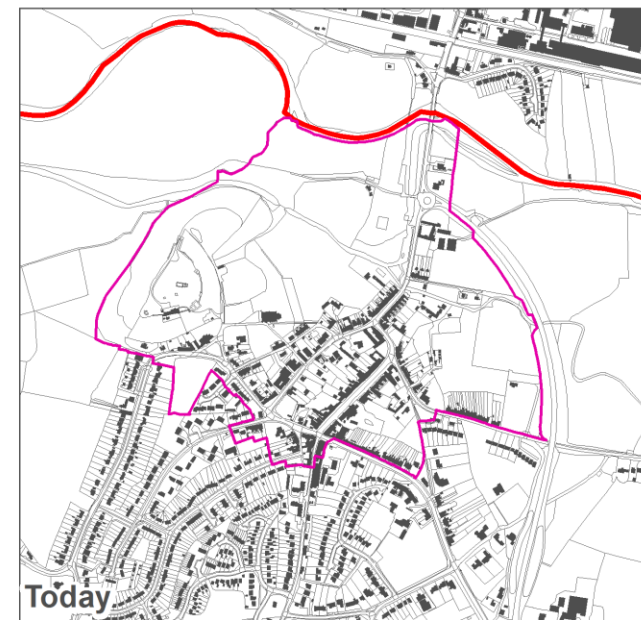
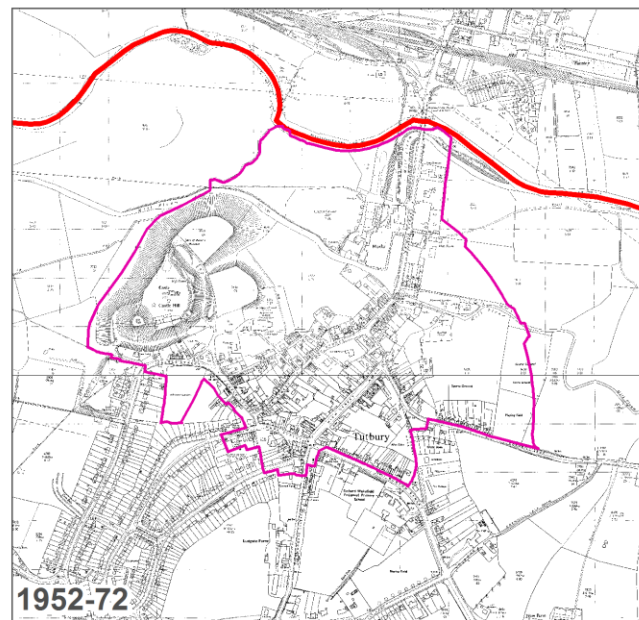
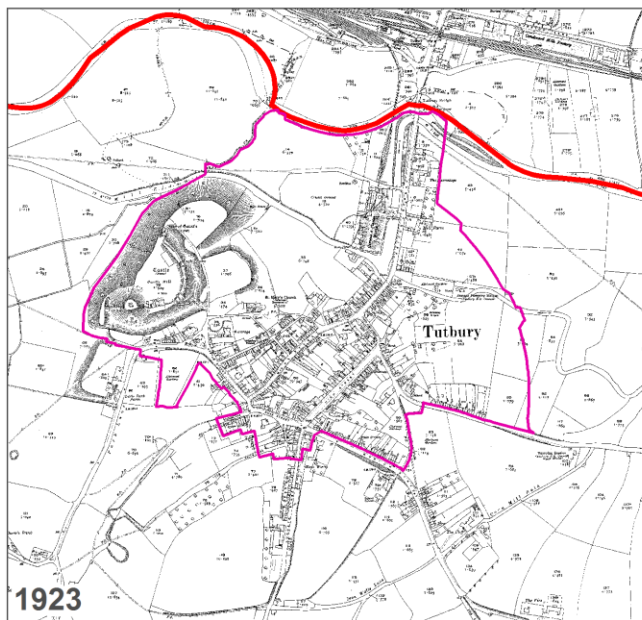
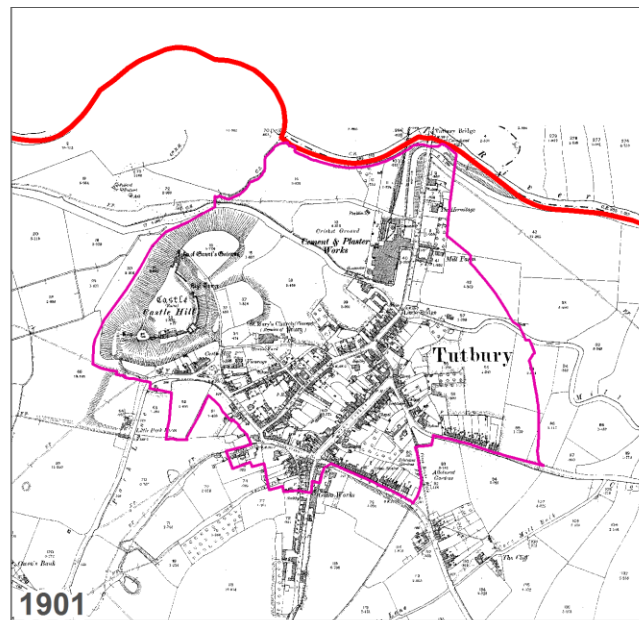
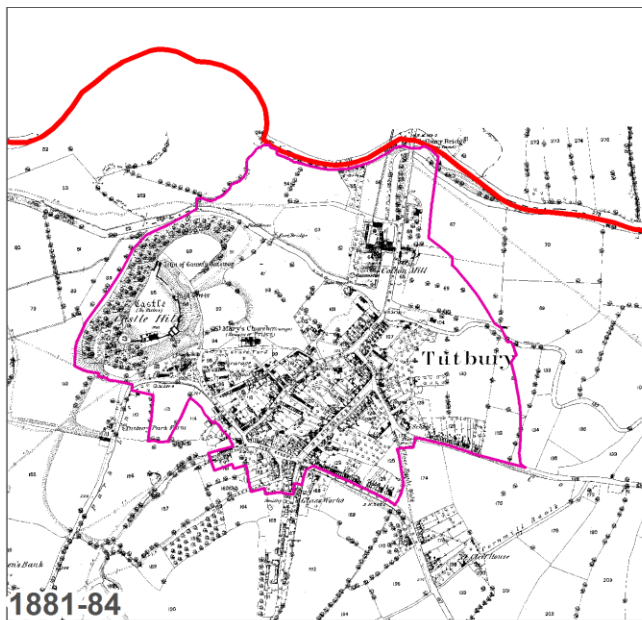
*Former workers cottages on Cornmill Lane*



*Burton Street facing north west, with Castle Ruins in distance*



*The Post Office, at the junction of Ludgate Street and Duke Street*



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

## 6 TOWNSCAPE ASSESSMENT

- 6.1 The conservation area is spread across a number of areas of varied character, but all represent the old village and how Tutbury's rich history has shaped the place we see today.
- 6.2 The medieval High Street is now fronted mainly with two and three 18th Century buildings, many of which are statutory listed.
- 6.3 Within the centre the setting varies, whilst the High Street is wide, this and Burton Street very much comprise tightly enclosed streets with strong building lines created through back of pavement development but with generous plots to the rear.
- 6.4 Whilst there is a mix of building styles across the village the impact of the Georgian period presents the most common and significant features in terms of the built form in the centre of the village, with more Victorian era properties more common to the outer gateway streets. There is a predominance of brick buildings with stone and brick detailing apparent across the building hierarchy from workers cottages to the grander villas. A unique and notable addition to the townscape are the curved brick corner buildings that adhere to the street edge.

### High Street

---

- 6.5 The High Street is an impressive street, the rising topography and width strongly enclosed by Georgian two and three storey buildings although some facades could conceal earlier properties, present a very formal and linear street.
- 6.6 The width used to accommodate the former on-street markets is now used to accommodate on-street car parking. The street gradient declines

from the roundabout with Duke Street, Burton Street and Ludgate Street down to the 'T' junction with Cornmill Lane and Lower High Street.



*High Street, rising from junction with Lower High Street & Cornmill Lane, Nos 24 - 34*

- 6.7 The street holds the highest concentration of historic buildings in the village, a range of town houses are located along the street, ranging from the elegant to the more functional, and a number of properties have retail accommodated at ground floor. The timber framed Ye Olde Dog and Partridge Public House & Hotel dating from 15th Century is a Grade II\* listed building and was the coaching inn for the village and provides a focal point along the streets regular rhythms.
- 6.8 The materials used are typical of mid Staffordshire, and the form is fairly regular in predominantly pitched roofs of blue clay tile running parallel to the street, with flat facades enriched with detailing such as portico porches, deep reveals, strong eaves and tall chimney stacks. Views up and down the street are terminated by strong built form and focal buildings.



- 6.9 Whilst the street is quite formal in its enclosure , the layout of the buildings and the irregular spacing, alongside the different types of buildings bring interest and special character to the street.
- 6.10 The termination of both views up and down the street with focal buildings adds to the quality of the street; the Grade II listed post office building on the corner of Duke and Ludgate Streets is striking with its rounded elevation wrapped around the corner. The rendered bank building (No.20) and Grade II listed No.19 Lower High Street, is also distinctive including double height formal pilasters contrasting with a domestic scale.



*High Street & Burton Street, curved corner of No. 1 Burton Street*

### Lower High Street

- 6.11 The character changes from High Street to Lower High Street. The street is a short section connecting to Bridge Street, the main gateway from the north. The street width lessens considerably and a substantial portion of the north and south boundaries are bounded with a gap site and vegetation /brick wall respectively. The gap site is on the corner of High

Street and Lower High Street therefore weakens the gateway to the High Street considerably. The vegetation marks the boundary of Riverdale, a Grade II listed townhouse set back from the street frontage, and now considerably concealed from view.



*No. 5 Lower High Street & 21 Lower High Street*

- 6.12 The corner with Monk Street presents another impressive rounded corner building , this terminates views into Tutbury when approach from the north along Bridge Street. The corner with Bridge Street presents another of the unique rounded brick buildings (No. 42a and b Bridge Street), these are less impressive than the southern counterpart; however together they provide a unique and characterful entrance to the town centre; visually inviting visitors to follow the road around to the main High Street. Brick buildings with rounded corners area a distinctive part of Tutbury special character.
- 6.13 Views north west along Lower High Street are terminated by the former Castle Inn that is now converted for residential use.



*Curved corner buildings of No 42 a & b Bridge Street & No. 1 Lower High Street*

### **Cornmill Lane**

- 6.14 Cornmill Lane enters the conservation area from the east. The street comprises a range of dwelling types and the former Primary School building. The dwellings within the conservation area fronting south onto Cornmill Lane are likely workers cottages dating from the 19th century, these are varied in quality and differing in detail and form two large terraces that front onto the street with areas of private space enclosed by railings and walls.
- 6.15 Many of the properties have been altered through the addition of porches and windows of varying styles, many of which are uPVC units that affect the group quality of these two long terraces; many have also been painted and /or rendered.



*Cornmill Lane, painted and rendered brick cottages.*

- 6.16 Also within the conservation area towards the village centre is the car park, which at present is making a negative contribution to the setting of the conservation area, however the dwelling that is set above the lane (no.38) due to the steep incline in topography, provides a positive and prominent positioning over this lesser space. The boundary is marked by mature vegetation.
- 6.17 New dwellings were recently added in the early 21st Century to the north of no.38. These comprise a series of smaller dwelling with larger converted barn dwelling located further up the incline. The dwelling fronting Cornmill Lane make pastiche reference to the former architecture, whilst fairly well detailed the proportions do not respond as well as they could to the context.



*Nos 1 -8 Close Bank, fronting conservation area*

- 6.18 Outside of the conservation area boundary but fronting dwellings within area a series of detached homes. No.1 to 8 Close Bank are set up above Cornmill Lane and likely erected in the late 1960s. Garaging units are located are terraced into the rising gradient, with space for a car in front. The dwelling themselves are set way above and now benefit from considerable vegetation, although this is of questionable quality in places. Dense vegetation at street frontage helps break up the visible frontage to the streets and the impact of the garage units
- 6.19 The most recent addition to Cornmill Lane the late 20th century has had particular impact on the setting of the conservation area, whilst not within the area the dwellings again front those that do, in particular No. 35 to 37 are considered to have value due to their smart appearance with carved stone detailing. The recent additions (No.s. 43 to 53) rise high above the existing development and towards the embankment created to accommodate the bypass. This arrangement detracts from the setting of the conservation area as perceived from the by-pass. The topography and scale of the buildings at three storeys, results in an imposing run terraced

of properties that appear incongruous to the historical context of this important area. Features such as the integral garages undermine the authenticity of the traditional style of the buildings.



*New homes on Cornmill Lane front onto the conservation area*

## Bridge Street

- 6.20 Bridge Street, whilst a sharp turn towards Lower High Street, is characterised by Victorian two storey terraced houses, these enclose both sides of the street to the Mill Fleam. It is very likely these were workers cottages for the now demolished mill.
- 6.21 The cottages all employ a variety of attractive brick details , commonly at eaves, with also stone detailing on properties around the openings.
- 6.22 Facing south onto the Fleam (and at right angles to Bridge Street ) are No.s 22 to 27 Bridge Street; these are an interesting and attractive row of



cottages, particularly No.s 22 and 23; these provide a visual termination to the village development edge to the north.



*Bridge Street, south facing elevation*

- 6.23 To the east of Bridge Street the conservation area incorporates a number of open fields; these extend south to meet with Cornmill Lane. The fields provide separation between the village built edge and the by-pass. However, the setting of the village and that separation has been somewhat broken by the development along Cornmill Lane that now extends up to the by-pass periphery where the lane now follows underneath the by-pass.

## **Monk Street**

---

Monk Street runs parallel to High Street but has a much less formal character, likely reflective of a more organic growth. The buildings differ in their relationship to the street, a small mews grouping is at the junction with Lower High Street, marked by the curving frontage, No.5 Lower High Street the mews sits behind this building.



*Entrance to Tutbury Mill Mews from surface car park at Lower High Street & High Street junction*

- 6.24 Another interesting area is The Hawthorns, a Grade II listed stucco rendered Georgian town house and the Hawthorn Villas that sit opposite (No.38 & 39), these are set back from the street frontage with a front garden and small retaining wall to accommodate the topography change. These differ to the neighbouring properties (No. 35 - & 36) that sit at the back of pavement. The Grade II listed timber framed Manor Farm Cottage & Farmhouse dating from the 17th Century but later extended sit behind this terrace further up the rising topography and accessed via a track to the west of No. 35.



*The Hawthorns, Monk Street*

- 6.25 The well kept properties of No. 30 - 33 announce the junction of Church Street with Monk Street, here the steeply rising tightly proportioned single surface Church Street rises towards St Mary's Church and a number of dwelling houses.
- 6.26 A number of later 20th Century and 21st Century infill properties are apparent along the street; some of these are of questionable quality and some could be considered to detract from the setting of the conservation area.
- 6.27 The three dwellings at Hawthorn Grove are a range of converted stable blocks and out building, as well as a newly erected dwelling at the street frontage (No.3) . The building overall has been sensitively considered; the gable of No.3 is orientated as such to front the street at the access to this historic grouping, however the height of the building from the header of the openings to the eaves is less successful in terms of its attempt to appear a barn conversion.



*Monk Street, with No. 1 -10 Castle Court in back ground.*

- 6.28 Dwellings No. 1 -10 Castle Court date from mid-1970 and are of an architecture very much of their time. They are accessed from Church Street but have a strong and over dominating presence onto Monk Street framing the view as the street rises from the junction with Lower High Street and Bridge Street.
- 6.29 The most recent additions to the street is the apartment building at 'Castlegate' which occupies three storeys, with some at a subterranean level which assists in addressing the declining topography and the form of the building sits well within the townscape of views facing north east. The other is a dwelling placed between No.59 and 60.
- 6.30 The Church and Church Hall provides a strong gable onto the street, and is a focal building with the streetscape when facing north east from the southern end of Monk Street.
- 6.31 There are a number of buildings that date from the later period of the twentieth century. The community and health centre are single storey buildings dating from the mid-1980s and an existing building extended in

the 1990s respectively; these assimilate into the streetscene. The Dental Surgery at No.59 is an early 1980s two storey construction that is set back from the street and less well proportioned or respectful of the context as a flat roofed building with horizontal proportioned openings.



*No.63 Monk Street*

- 6.32 A building of note along Monk Street is No. 63, a former school House dating from 1789; the building has been rendered, thus negatively affecting its aesthetic appearance, but the inlaid plaque remains.

### Church Street

---

- 6.33 Church Street runs parallel to the north of Monk Street, connecting onto Castle Street. The street is a width and is bounded by retaining walls for the front gardens of the row of Victorian terraces that front onto it. A number of detached dwellings of various dates are also located along this central area of the street. Notably the converted church hall is now a single dwelling, alongside which a steeply rising pedestrian walkway can also be located to access the very fine St Mary's Church, a Grade I listed

building dating to 13th Century for the fabric of the buildings, but with a notable west front of circa 1160-70.



*Victorian terraces with elevated pedestrian access*

- 6.34 A further series of Victorian terraced dwellings are located at the western end of the street, alongside a late 1970s terrace.

### Fishpond Lane, Castle Street , & Castle Hill

---

- 6.35 An Edwardian brick terrace and No 1 Castle Street are located at the termination of Fishpond Lane with Castle Street & Duke Street, these create strong visual bookends to the street. No.s 12, 13 & 14 at the western edge are questionable through their inclusion within the area boundary. No.12 is a single storey bungalow of no architectural merit and No.12 & 14 are a former workers cottage of three storeys. Whilst these are of historic relevance these have been altered significantly with breeze block and render rear and side extensions and a projecting front porch, alongside a breeze block garage and replacement uPVC windows; these



therefore are not of a quality now considered appropriate to the conservation area and do not contribute to the special character.



*No.1 Castle Street at junction with Fishpond Lane*

- 6.36 Tutbury Castle, Grade I listed and a Scheduled Monument, occupies the highest point within the village; this enables views over the village centre but the castle is only visible from limited view points within the village, one of which is where the Castle Keep and built remains are visible on arrival to the village and depending upon vegetation cover terminating views from the later post WWII village extension along Park Lane towards Castle Street and the start of the Conservation Area.
- 6.37 A small triangular village green further announces the entrance into the village historic centre, this is bounded on the north by the grand, brick built, Castle Hill house, that is now subdivided into apartments. An attractive small terrace of dwellings including a rendered three storey dwelling of Georgian proportions, and a mix of two storey brick and rendered dwellings step down the gradient towards the village green.



*Castle Hill, set behind the Green*

- 6.38 The Vicarage sits on the eastern edge of the Green, this is a large rendered dwelling, that has little visual relationship to the street due to the extensive vegetation that bounds it and the mature trees located on the Green.
- 6.39 Moving south from the Green Castle Street is fairly well enclosed with a series of terraces of varied ages, dating from Victorian and the 1970s.
- 6.40 The junction with Duke Street, Monk Street and Fishpond Lane is a loosely defined space, due to the set back of the Grade II listed No 1 Castle Street, an imposing three storey, three bay town house. Croft House (No. 11 Duke Street), the generous pavement outside the Public House (No. 1 Monk Street) and the car park at the corner.

#### **Duke Street, Silk Mill Lane and Ludgate Street**

---

- 6.41 Duke Street is only a small connecting section of road between Burton Street and Castle Street, however the imposing facade of Croft House, No.8 -10 Silk Mill Lane and Charity House create a characterful space.



*Croft House, (No.11 Duke Street)*

- 6.42 Silk Mill Lane also is the location for the former Georgian Crystal Mill, Grade II listed this 3 storey brick built structure which exhibits the unique curved corner detailing. Silk Mill Lane is a minimal width.



*Silk Mill Lane with the Grade II Listed Mill on corner*

- 6.43 Facing north from Silk Mill Lane the view is terminated by Charity House, Duke Street, known locally as the 'Soup House'. This is Grade II listed and dates from 1844 a soup kitchen was instituted there in 1901. It is a compact two storey brick built building with stone dressings which provides a distinct termination to the view here. Recent infill development has been constructed, this is reasonably well executed, however the proportions of the openings could have been improved.
- 6.44 From Duke Street views are also possible of St Mary's Church, due to the elevated position of the building on the hillside. Views of the church are infrequent from around the centre due to the tight enclosure to the streets.



*Charity House, with more recent development adjacent, Duke Street*

- 6.45 An interesting mix of buildings line the eastern side of Ludgate Street; including the now painted brick cottage which conceals an earlier timber frame. The more prominent building in this mismatched terrace is on the corner with Duke Street, where the Georgian proportioned three storey

Post Office stands as a further example of the unique curved corner detailing containing shop fronts and fenestration.

- 6.46 On the opposite corner is a recently constructed retirement and retail unit of three storeys which is designed to assimilate with the historic environment by replicating the proportions and utilising historic shop front styles.
- 6.47 At the junction of Duke Street with High Street sits a Grade II listed K6 telephone kiosk.



*Silk Mill Lane with the Grade II Listed Mill on corner*

## Burton Street

---

- 6.48 Here a row of terraces lines the south-east entrance to the village on a single sided street, whereby the adjacent (southern) side, which lies outside of the conservation area, is marked by a bank of trees which mark rear boundaries along the street. Here the setting of these former workers terraces is compromised by development from the 1970s set up above the

street level in order to address the gradient. This is an important gateway as long views of Tutbury Castle are possible .

- 6.49 The terraces lining the northern edge of the street area of varied character, and address the falling gradient into the village centre along the street. The character of some of the dwellings has been eroded through the addition of features such as projecting porches , the replacement of slate tiles with concrete and the addition of uPVC windows to replace wooden sashes.
- 6.50 The Former Palladium, whilst no longer in use, is a former theatre that is an identifiable feature within the regular rhythms of terraces that line the north side of the street.



*Burton Street facing east, the former Palladium building is noticeable within the street scene.*



## Positive Contributors to the Conservation Area

---

- No. 1 - 6 Castle Hill



- No. 38 Cornmill Lane



- No.22 & 23, Bridge Street



- No.3, Lower High Street



- No. 38 to 39b, Monk Street



- Tutbury Mill, Mews, Monk Street



## Negative Detractors of the Conservation Area

---

- Dental Surgery, No.59, Monk Street



- No.s 12, 13 and 14, Fishpond Lane



- No.s 25, 26, and 27, Castle Street



- No.s 1 to 10, Castle Court





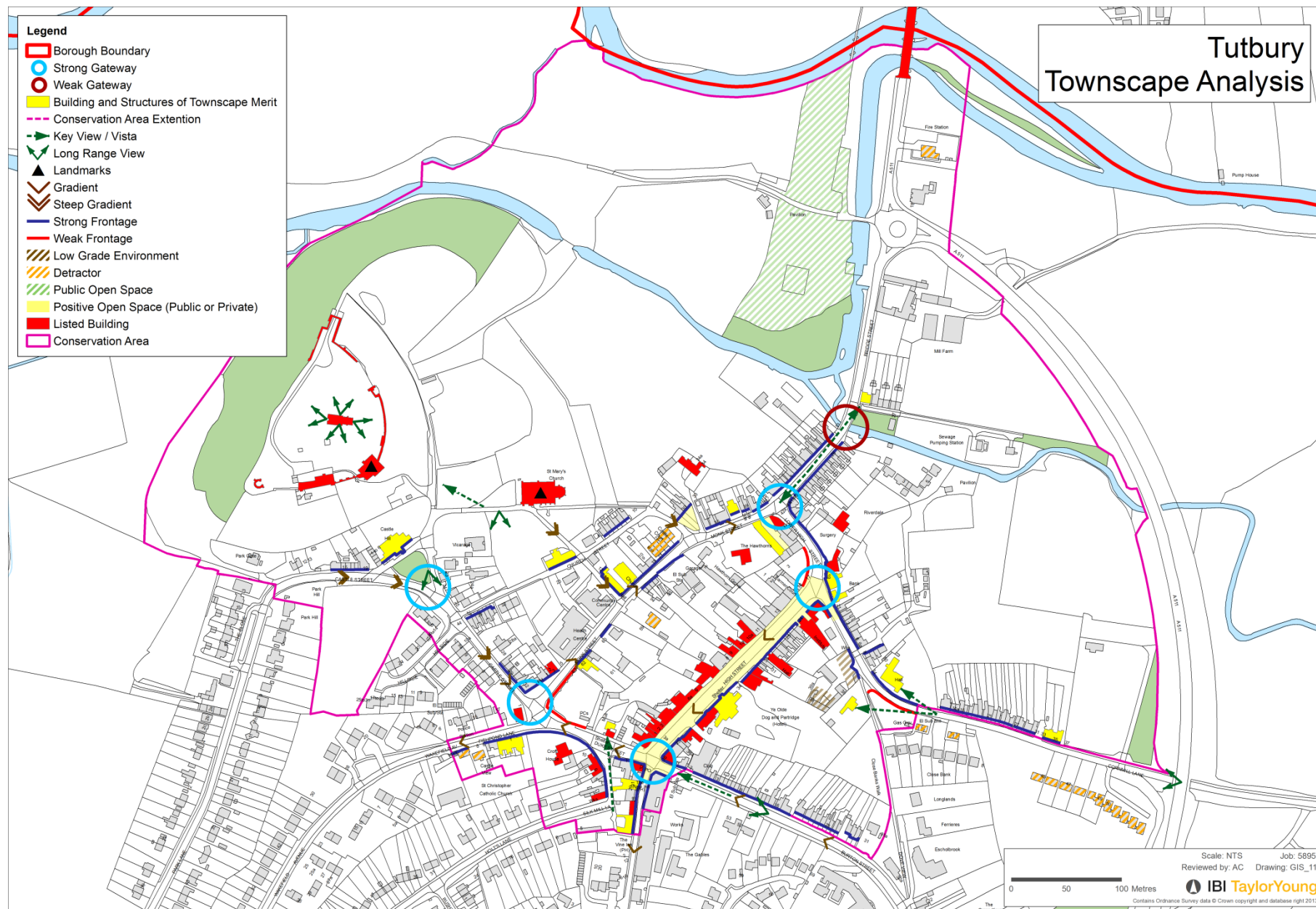


Figure 8: Tutbury Townscape Analysis

## 7 LANDSCAPE & PUBLIC REALM ASSESSMENT

- 7.1 The landscape character is an important element within the setting of the conservation area. Whilst the village is large it does not accommodate any notable large expanses of public open space within the bounds of the built area but the conservation area designation extends north and east beyond the built edge of the village to incorporate open land up there.
- 7.2 Smaller spaces within the village include the western Castle Street gateway where the village green and the allotments are sited. The village green is a key focal point within views in and out of the village along Castle Street, however, the allotments remain hidden behind a generous hedge that bounds Castle Street.



*The Green, Castle Street*

- 7.3 A small churchyard also provides the setting for St .Mary's Church when viewed from the west. Hidden from the main streets within the village, the approach from Castle Lane passes alongside the churchyard to arrive at the western entrance. From the lane approaching the church , when facing

west, the castle ruins are clearly visible within the views across the landscape.



*Castle Ruins visible from the Churchyard*

- 7.4 The north western portion of the centre incorporates the Castle ruins set upon a mounded hillside, here panoramic views are possible across the surrounding countryside. The heavily tree covered hillside falls steeply to the west and north, with a gentler decline, beyond the mounded castle defences, to the east to accommodate a plateau which includes the Fleam and the River Dove. A significant area of open space which contributes to the setting of the area is contained towards the River Dove which marks the northern boundary of the conservation area. This flat meadowland to the north west and east of the castle bounded by the river contrasts sharply with the defensible steep slopes of the Castle mound.



*Facing north by Castle mound*

- 7.5 Within this plateau is also Tutbury Mill Park and Tutbury Cricket Club ground. The Mill Park is set within the site of the former Cotton and Plaster Mill, which was demolished. The space is predominantly bounded by heavy tree lines although some breaks allow views north towards the River Dove.
- 7.6 The setting of the eastern portion of the site from the by-pass is notable. Open fields remain here between the by-pass and the village built edge. From the bypass occasional views across the village are possible through the dense vegetation that lines the road embankment. Views contain both the fluctuating roofscape and Castle; the main view points are at the crossing of the Mill Fleam and Cornmill Lane. The Cornmill Lane crossing is also visually prominent from within the conservation area, with the functional bridge terminating views east along Cornmill Lane.
- 7.7 Groupings of trees are also an important character, the Castle Mound slopes and the groupings that are sited along the Bridge Street gateway all are an integral part of the character and setting of the conservation area.

- 7.8 A further landscape feature of Tutbury is the Park Pale earthworks. This is a scheduled ancient monument but the areas protected are outside of the conservation area within the south of the village. However, the line of the Park Pale marks the boundary of the conservation area as described earlier and is still apparent through land level changes in many places. Tutbury Civic Society together with English Heritage and the County Archaeologist have worked to clear the vegetation on this historic site.



*Views from Churchyard across village rooftops*



## 8 HERITAGE ASSETS

### Designated Heritage Assets

---

- 8.1 The following buildings and structures benefit from statutory status as designated heritage assets; the descriptions provided are taken from their statutory listings.

#### Bridge Street

---

- TUTBURY BRIDGE, BRIDGE STREET (GRADE II)  
Circa 1815-17. Sandstone ashlar with banded rustication & five depressed segmental arches. Bold stringcourse and coped parapet wall above.

#### Monk Street

---

- 5, MONK STREET (GRADE II)  
Small town house. Late 18th Century. Red brick with tiled roof, coped gables and end brick stacks. Of two storeys and two bays.
- THE HAWTHORNS, MONK STREET (GRADE II)  
Town house set back from street in grounds. Early 19th Century altered. Stucco with slate roof. Centre three bay projection. Right-hand portion of two bays.

- MANOR FARM COTTAGE MANOR FARMHOUSE (GRADE II)  
Farmhouse subdivided into two houses. Probably 17th Century , extended late 18th Century or early 19th Century , and extended again later 19th Century . Timber-framed, mostly re-clad in red brick with clay plain tile roof and gabled ends.

#### Castle Street

---

- 1, CASTLE STREET (GRADE II)  
Town house. Late 18th Century . Red brick with tiled roof and end brick stacks. Three storeys and of three bays. Sash windows
- THE CASTLE, CASTLE HILL (GRADE I & Scheduled Monument)  
Ruins of Castle and 12th Century chapel. North-east gateway of early 14th Century , the rest dates from 15th Century and later. On the south side the present entrance is through the south wall of the former King's Lodging of 1631-5 on the site of the former great hall and solar, of which portions remain. To west the motte is crowned by a folly keep of early 19th Century known as Julius's tower. To east is the South Tower, actually two adjoining towers of circa 1442-50. The curtain wall extends north-east to a small tower and to the North Tower beyond, built circa 1450 and terminating with the North-East Gateway, known as John of Gaunt's Gateway, a fabric on early 14th Century with 15th Century towers. In the bailey stand the remains of the Norman chapel.
- CHURCH OF ST MARY, CASTLE STREET (GRADE I)  
Parish Church of 13th Century fabric and the most important in the county, with chancel and apsidal sanctuary replaced in 1866

by G E Street. South tower probably added 16th Century . North aisle an addition of 1820-2 by Joseph B H Bennett. Stone with slate roof. Notable west front of circa 1160-70 which has a fine doorway of seven orders, the outermost order being of alabaster, the earliest known use of the material in England and local to Tutbury.

## Duke Street

---

- 1, DUKE STREET (GRADE II)  
A small house and shop (Post Office) of 18th Century with early 19th Century alterations. Red brick with tiled roof and of three storeys. Centre doorway flanked each side by a 20-pane window each with reeded wood pilasters and an entablature. Another doorway to right with semi-circular fanlight. Radiused angle to left-hand returned side which has one window.
- CROFT HOUSE, DUKE STREET (GRADE II)  
Town house of Late 18th Century. Red brick with hipped tiled roof and brick stacks. Three storeys and of three bays with sash windows.
- 8-10, DUKE STREET (GRADE II)  
A terraced range of town houses. Early 19th Century; Three storeys, brick with toothed eaves, tiled roof and brick stacks. Five Sash window with plain lintels. Doorway to No. 9 has reeded pilasters, cornice on console brackets and rectangular fanlight. No. 10 has plain pilaster doorcase with weather hood and rectangular fanlight.

- THE CHARITY OFFICES, DUKE STREET (GRADE II)  
Built 1844 and locally known as the 'Soup House', as a soup kitchen was instituted here in 1901. Brick construction with stone dressings, of two storeys and of three bays, the central slightly projecting. Sash windows remain with stone lintels and sills. Stone bands and plain stone doorcase with cornice hood on consoles and vertical ribbed door. Moulded brick eaves and hipped slate roof.
- K6 TELEPHONE KIOSK, DUKE STREET (GRADE II)  
Telephone kiosk, Type K6, as designed 1935 by Sir Giles Gilbert Scott. Cast iron, square kiosk with a domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.

## Silk Mill Lane

---

- THE SILK MILL (GEORGIAN CRYSTAL), SILK MILL LANE (GRADE II)  
A Silk mill, built in the early 18th Century for William Lombe. Flemish garden wall bond brick with header-bond rounded South East corner. Clay plain tile roof with gabled ends and corbelled brick eaves, the corbelling continued into the rounded South East corner. Truncated brick stack with set-offs on West gable end. Rectangular single-depth plan, the left end bay partitioned off. Three storeys and five bay south front, small window openings with cambered brick arches and replacement window frames with glazing bars. Ground floor left two wider doorways also with cambered arches and later doorway to right of centre. Right-hand corner rounded; window on each floor in gable ends. Rear (North) wall blind, except for two later ground floor windows.

## Ludgate Street

---

- 28, LUDGATE STREET (GRADE II)  
A modest cottage of the 17th Century with later alterations. Painted brick to earlier timber frame. Two storeys, the lower cement rendered, with toothed eaves with tiled roof. Three small-paned casement windows, those to ground storey with segmental heads. Plain doorway.

## Burton Street

---

- 1, BURTON STREET (GRADE II)  
Early 19th Century brick construction with old tile roof and brick stack. Two storeys and attic with curved front to street corner. Two sash windows with plain lintels and centre divided glazed door flanked by shop windows.

## High Street

---

- 1 -2 HIGH STREET (GRADE II)  
18th Century with later alterations. Brick and cement rendering. Two storeys and attic. Three sash windows (single glazing bars only). Old tile roof and brick stack. No. 2 has a moulded wood Tuscan pilaster doorcase with rectangular fanlight and six panelled door. No. 1 has a modern box dormer and modern shop front.

- 3 HIGH STREET (GRADE II)  
18th Century with later alterations. Brick with old tiled roof and one modern box dormer, of two storeys and attic. One later wood casement window under segmental head. Wood pilaster doorcase with cornice hood and plain rectangular fanlight. Early 19th Century shop front with pilaster sides and cornice.
- 4 HIGH STREET (GRADE II)  
18th Century with later alterations. Three storey brick construction with old tile roof and end brick stack. Three sash windows with the central blocked (generally lacking glazing bars) and with lintels of rubbed brick. Modern shop front.
- 5 HIGH STREET (GRADE II)  
Early 19th Century, two storeys, with brick with tiled roof, toothed eaves and end brick stacks. Four sash windows with lintels of rubbed brick. Moulded wood pilaster doorcase with plain rectangular fanlights, and six-panelled door. Modern shop front on left-hand side.
- 6 AND 6A, HIGH STREET (GRADE II)  
Late 18th Century town house of three and two storeys. Red brick with tiled roof and end brick stacks. No. 6 has five sash windows single (glazing bars) and No. 6A a modern sash window at first storey. Good Venetian type doorway to No. 6 with cornice on consoles, radial fanlight and six fielded-panelled door. Facade has stone plinth, sill band at first storey and moulded eaves cornice. No. 6A, which is an extension to No 6, is slightly recessed with carriage entrance to left of modern shop fronts.



- NUMBER 7 WITH HOUSE ADJOINING, 7 HIGH STREET (GRADE II)  
Comprises two buildings, that on right-hand side late 18th Century and that to left probably early 18th Century stuccoed with tiled roof and end brick stacks. Of twobays and with symmetrical facade having doorway with reeded pilasters, pediment and radial fanlight. Moulded eaves cornice. The left hand portion, has three windows (two blocked), moulded cornice, and parapet.
- 10, HIGH STREET (GRADE II)  
Circa 1810 town house. Red brick with slate roof and end brick stacks. Three storeys and of three bays with sash windows (single glazing bars). Doorway with engaged Doric columns, pediment and radial fanlight.
- 10A, HIGH STREET (GRADE II)  
Late 18th Century town house with 19th Century alterations. Two storeys of brick construction with tiled roof. Of three bays, the centre recessed through two storeys under semi-circular arched head and containing threelight window at ground storey. Semi-circular headed recess on left-hand side and doorway on right with semi-circular head with toothed eaves.
- 11, HIGH STREET (GRADE II)  
Town house of circa 1810. Red brick with tiled roof and brick stacks and coped gables. Of three bays with sash windows and doorway having engaged doric columns, pediment and radial fanlight.
- 22 AND 24, HIGH STREET (GRADE II)  
Tenement range of early 19th Century of red brick construction with tile roof. Of three bays with sash windows and plain lintels. Each has a panelled, pilaster doorcase with fanlight and cornice hood with a moulded eaves cornice.
- NORTH WEST BLOCK OF TUTBURY INSTITUTE FRONTING STREET, HIGH STREET (GRADE II)  
Meeting Hall dating from Circa 1900 constructed of red brick and gabled end to street. Two storeys with three sash windows and channelled lintels. Plain band overall with clock in gable. Two three light sash windows to grand storey. Quoins at sides.
- WESLEYAN METHODIST CHAPEL, HIGH STREET (GRADE II)  
Chapel building dated 1838. Red brick. Of 3 bays, the central slightly projecting. Three semi-circular headed windows with moulded keyblocks; gabled facade with toothed eaves and plaque inscribed 'Weslyan Methodist Chapel' with above date. Gabled porch projecting to street.
- 33, HIGH STREET (GRADE II)  
Town house of probably of 17th Century origin, with early 19th Century refronting. Constructed of red brick with tiled roof and brick stacks with toothed eaves., it is of three storeys and three bays with sash windows (single glazing bars). Doorway with angle shafts, gabled hood on curved brackets and fanlight.
- 34, HIGH STREET (GRADE II)  
Town house of early 19th Century of red brick construction with slate roof and end brick stacks. Comprises three storeys and three bays with sash windows (single glazing bars) and plain lintels.

Doorway with plain pilasters, entablature and plain rectangular fanlight.

- **DOG AND PARTRIDGE HOTEL, HIGH STREET (GRADE II\*)**  
Originally a coaching inn dating probably late 15th Century or early 16th Century with 18th Century flanking wings, of timber-frame with closely set vertical members and brick infilling on stone base. Red brick wings and additions and tiled roofs. The main block is of three storeys and attic with oversail at first storey and of three bays with leaded casement windows. The wings have casement and sash windows. The brickwork is painted except for the north-east gable end of the main block. Bay window at ground storey. Two modern gabled dormers and further modern additions and doorway on north-west side. Interior much altered but retains some exposed ceiling beams.
- **35 HIGH STREET (GRADE II)**  
Town house dating from early 19th Century. Plastered brick with coped gables, slate roof and end brick stacks. Two-storeys and of three bays with sash windows. Doorway with recessed segmental head and six panelled door.

entablature, and plain segmental fanlight. Moulded eaves cornice.

- **5 LOWER HIGH STREET (GRADE II)**  
Warehouse with shops at ground storey dating from late 18th Century of red brick with slate roof, brick stacks and toothed eaves cornice. Three storeys with a convex facade of 6 bays. Sash windows with loading door at centre of first storey beneath semi-circular window and altered 19th Century shop fronts.
- **19 LOWER HIGH STREET (GRADE II)**  
Late 18th Century with later alterations of brick construction with modern slate roof and brick stack. Two storeys and of 4 bays with the right-hand bay slightly advanced. Sash windows with plain lintels and moulded stucco eaves. Modern shop fronts.

## Lower High Street

---

- **RIVERDALE, LOWER HIGH STREET (GRADE II)**  
Town house set back from street at rear of garden, dating from late 18th Century. Red brick with slate roof and end brick stacks and of three storeys and three bays. Sash windows, generally with glazing bars and doorway which has engaged Doric columns,

## Buildings and Structures of Townscape Merit

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

- **No. 1 - 6 Castle Hill**

A red brick detached dwelling now converted to apartments. Projecting ground floor bay window and gable with ornate terracotta detailing.



- **Church Hall, Church Street**

A red brick and stucco fronted single storey building; now converted to a dwelling house



- **Church Hall, Church Street**

A red brick and stucco fronted single storey building; now converted to a dwelling house



- **Hawthorn Villas No. 38 to 39b, Monk Street**

A red brick two storey pair of dwelling houses



- **No.62 Monk Street**

A rendered two storey cottage with inlaid date stone.





- **Tutbury Mill Mews, Monk Street**

A red brick mill courtyard complex



- **No. 35 - 37 Cornmill Lane**

A row of terraced properties, constructed from brick with curved stone headers. Later render added to no.37



- **Bank Building , No. 20 Lower High Street,**

Terminating views along the high street , the white painted building is distinctive within the street



- **Former Primary School, Cornmill Lane**

Single storey brick construction, with stone window detailing, including mullions and bookended by projecting gables



- **No. 38 Cornmill Lane**

This two and a half storey villa presents an attractive back drop to the car park that fronts Cornmill Lane. The building presents a range of interesting features such as engineering brick string courses, a projecting ground floor bay window and overhanging eaves.



- **No.22 & 23 Bridge Street (Adjacent to Fleam)**

This pair of dwellings are finely detailed with stone and are set adjacent to the Mill Fleam and provide an attractive termination of views out of Tutbury.



- No. 5 - 8 Fishpond Lane  
A red brick two storey terrace



- The New Inn, Ludgate Street  
A painted brick, two storey public house



- **The Vine Inn, Ludgate Street**  
A painted brick, two storey public house



## 9 CAPACITY TO ACCOMMODATE CHANGE

- 9.1 Within the core of the conservation area there are only a couple of opportunities in which a significant change could be accommodated, given the limited sites available for development. In recent times there have been a number of schemes around the centre of varied success in terms of the execution. The areas of greatest change are most likely to be smaller interventions, for example, alteration and extension of existing buildings.
- 9.2 There are a number of sites within the northern area of the conservation area that could be used more positively reinforce the conservation area status better. However, these are in current operation as business premises or residential accommodation, therefore these are unlikely to be available for change any time soon.
- 9.3 The former Palladium building on Burton Street, previously operating as a restaurant, presents a significant challenge in finding a new use within the changing economy.
- 9.4 There will also likely be further pressure on Cornmill Lane and perhaps the fields that lie between the bypass and the existing built edge. The openness and views of the village are a characteristic of the conservation area therefore any new development would have to be carefully considered to the impacts. The most recent development here (No. 43 to 53 Cornmill Lane) responded to the rising topography towards the bypass and extended to the northern embankment of the bypass. This results in a built edge almost at grade with the by-pass which is considered to negatively impact on the setting of the Conservation Area in this location, whereby the remainder of the village at this point is set below grade of the bypass. The impact of the dwellings is maximised by the lack of mature

trees in this location and homogeneity of the three storey dwellings that are lacking in a contextual response to the character of the village; these are all issues that need to be considered in any future developments.



## 10 MANAGEMENT RECOMMENDATION

- 10.1 For the most part the conservation area retains its notable special character and the designation remains 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 historic fabric has taken place as other individual buildings have been altered over time, for example where roof slates have been replaced with concrete tiles which has had a negative impact upon the character and setting of the overall conservation area.
- 10.2 The landscape character comes from the wider setting of the conservation areas, rather than public realm detailing within the conservation areas, although there is potential for the public realm to be improved. Much of the development is back of pavement, however, there are areas where the character has been undermined from replacement with varied treatments such as brick, stone, blockwork and railings along Cornmill Lane. An Article 4 direction may assist in unifying these in the future.
- 10.3 The small car park at the junction of High Street and Lower High Street would benefit from improvement, particularly the sides of buildings adjoining the park and the surface of the whole space. The cast iron railings that form along the boundary of the car park and the pavement need to be renovated.
- 10.4 Some buildings within the conservation area have seen some unfortunate alterations, such to fenestration alterations as well as the use of inappropriate materials. The Council will work with owners of buildings in conservation areas to ensure that appropriate traditional materials are used.
- 10.5 Few traditional materials remain in the public realm/streetscene. Some Staffordshire blue pavements remain outside of 24 Castle Street but some have been removed with the installation of utilities. The Council will support proposals to retain and reinstate traditional features. The Council is also keen to work with other departments within the Council to ensure that there is an appropriate and consistent approach to street furniture such as the installation of litter bins.
- 10.6 Some vegetation and self seeded trees along the Mill Fleam area leading towards the castle may be removed in order to restore some key views within the conservation area and especially towards the castle.
- 10.7 There are no amendments suggested with regards to the extension of the Conservation Area, however, it could be proposed that the area is slightly decreased along Fishpond Lane with No.12 -14 being removed from the Area.
- 10.8 There are a number of properties that would benefit from protection from an Article 4 Directions. For example No.3 Lower High Street where the original shop front is retained adjacent to the listed No.5 Lower High Street.
- 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) or as making a positive contribution to the Conservation Area (Section 6) to as to protect their future contribution to the special character of the area.



*Poorly renovated and extensively altered, No.s 13 & 14 Fishpond Lane does little to contribute to the historic character of the area.*

- 10.10 It is also noted that the listings on the English Heritage site will require amend with regards to Croft House and No.s 8-10 Duke Street. The listings are incorrect; Croft House is labelled on the map as No.8 Duke Street and the listing also includes No.s 8 -10 Duke Street which are subject to a separate listing.

## 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 area it would be inappropriate to provide overarching guidance as this should be site specific.
- 11.2 Notwithstanding this the development in this distinct village should recognise the overriding quality of Tutbury and its special interest in creating new buildings which belong to the village and designed to reflect the best of building and architecture in this place.
- 11.3 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.
- 11.4 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.
- 11.5 Should new residential development be forthcoming in the village the design of new homes should be specific to Tutbury and should enhance the character of the conservation area, as such standard 'off the peg' 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 County Council (2012) Staffordshire Extensive Urban Survey - Tutbury Historic Character Assessment (SCC)
- Staffordshire Federation of Women's Institutes (1988, reprinted 1990) The Staffordshire Village Book (Countryside Books)
- Horovitz, D. (2005) The placenames of Staffordshire (Brewood)
- [Tutbury Heritage Walk](#) (2009) (Tutbury Civic Society)



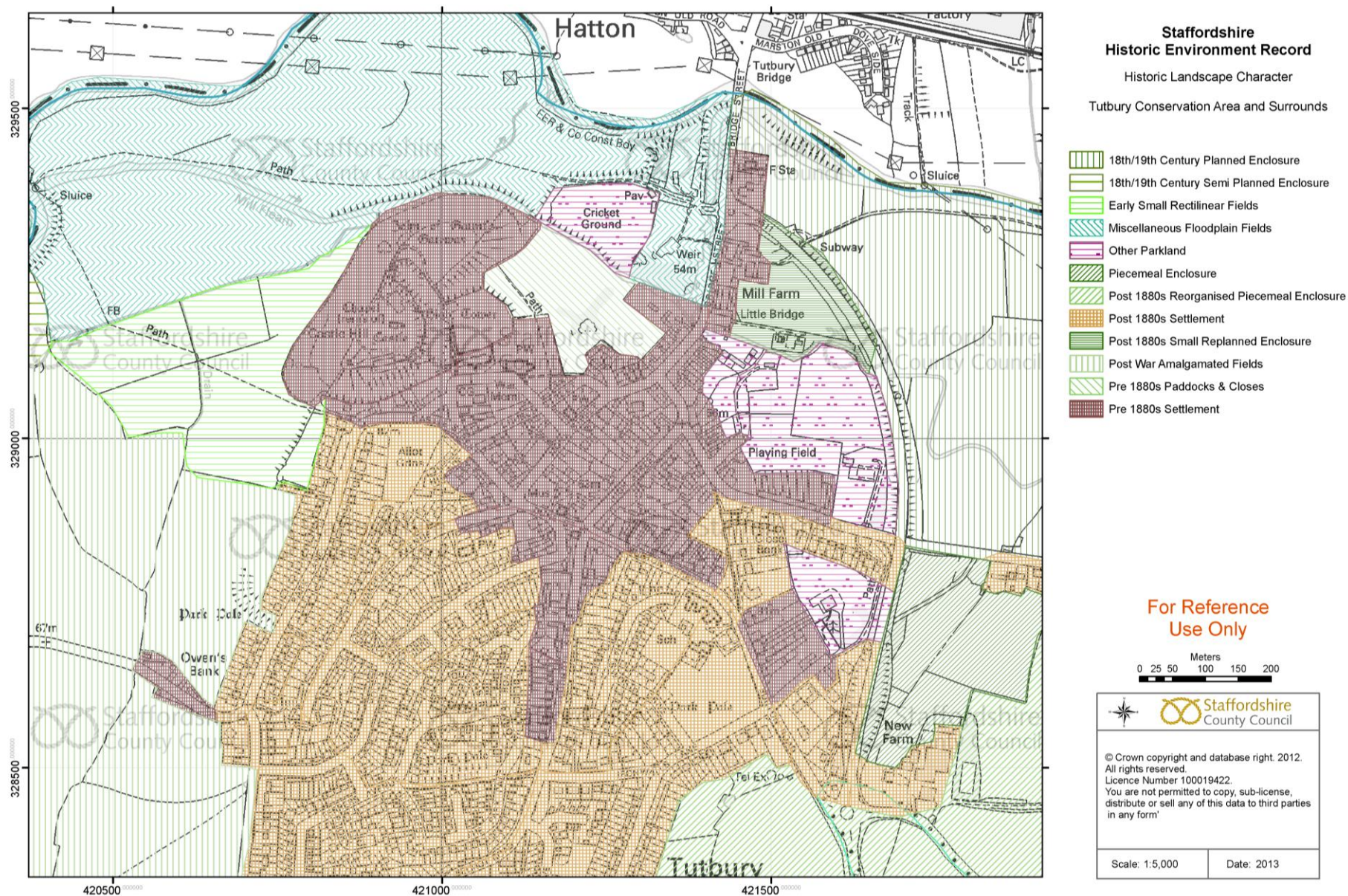
## APPENDIX II: ARTICLE 4 DIRECTION

### Properties subject to the Article 4(2) Direction:

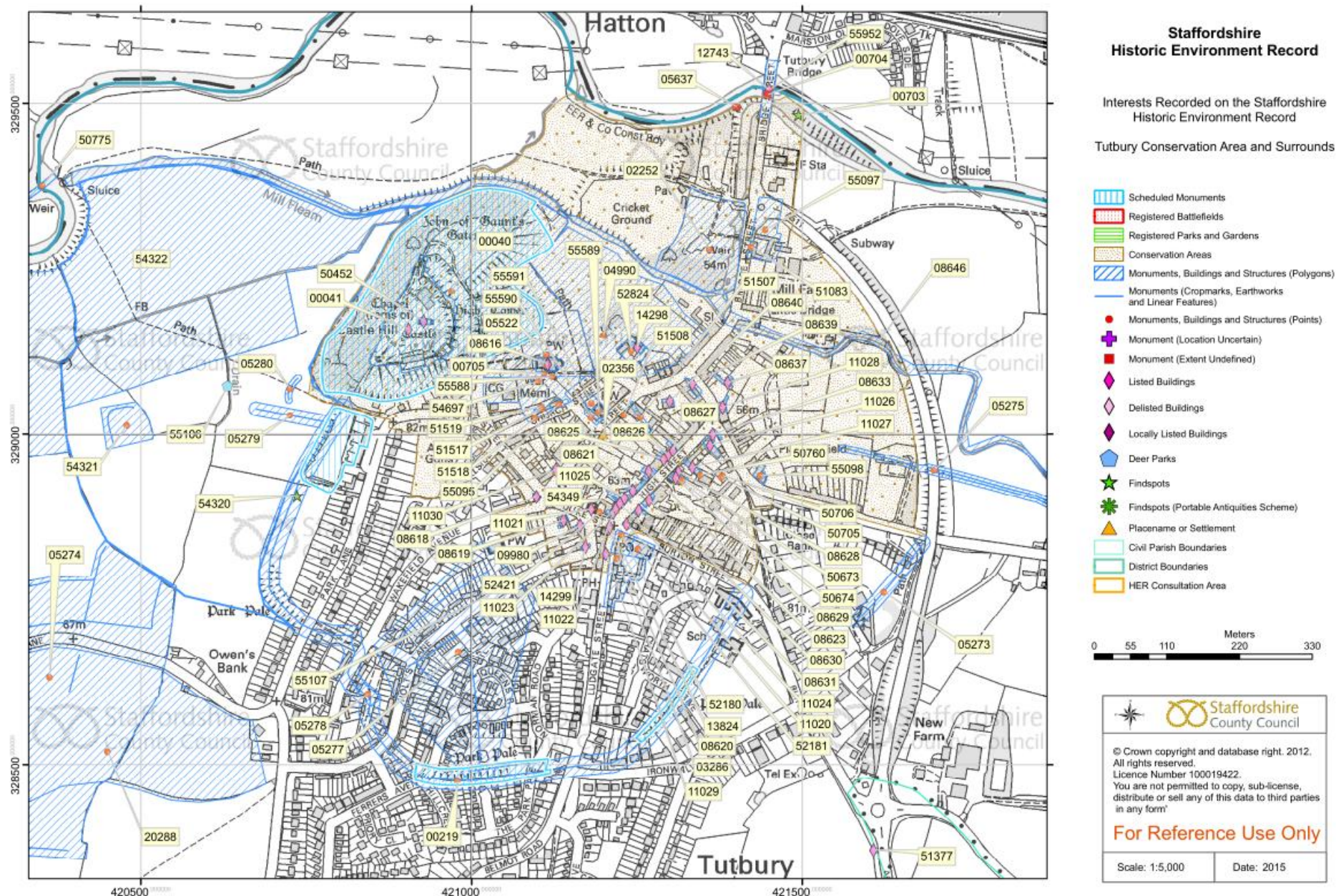
---

- Bridge Street, Nos 22, 23, The Castle Inn
- Castle Street, The Vicarage, Nos 24, 28, 28a, 29, 30, 31, 32
- Church Street, Nos 5, 6, 7, 8, 9, 10, 39, 40, 41, 42, 43, 44
- Cornmill Lane, Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 14a
- Duke Street, No 3
- Fishpond Lane, Nos 1, 2, 3, 4, 5, Croft Terrace
- High Street, Nos 21, 25, 26, 27, 28, 29, 30, 31, 32
- Monk Street, Nos 19, 21, 30, 31, 32, 33, 35, 36, 38, 39, 39a, 39b, 51, 52, 54, 60, 62

## APPENDIX III HISTORIC ENVIRONMENT RECORD







HER No	Grid Ref	Name	Description
00040	SK 2095 2921	Tutbury Castle Motte and Bailey	The scheduled remains of Tutbury Castle motte and bailey, possibly built on the site of an earlier hillfort.
00041	SK 2091 2918	Tutbury Castle	The scheduled and listed structural and below ground remains of Tutbury Castle, which date from the 13th century onwards. Associated with Primary Record Number 00040 (the motte and bailey). The original castle dates from the 11th century, but has been demolished and rebuilt several times. Much of the extant remains are of 14th-15th century date. An 19th century folly is built on the motte.
00219	SK 2105 2875	Tutbury Park Pale	The partially surviving earthwork remains of a bank and ditch lying to the west and south of Tutbury. It has been interpreted variously as a park pale to a deer park or the town boundary.
00704	SK 2144 2951	Road Bridge, Hatton	The site of a 15th century stone bridge, removed in 1817 shortly after the construction of the present bridge (PRN 12743). It is possible that this may also have been the location of an earlier timber bridge, although timbers identified in the water date from the 18th century.
00705	SK 2111 2909	Stocks, Tutbury Church	A set of wooden stocks within the churchyard of Tutbury Church, which apparently originally stood in Duke Street. The original stocks are now kept in the church, with those outside being replicas.
02252	SK 2134 2929	Tutbury Mill, Tutbury	A water-driven cotton mill of circa 1783, extended in 1829 and 1862 and converted to turbine power in 1880. The mill closed in 1888 and was later used for the manufacture of plaster.
02356	SK 2120 2900	Tutbury Borough	A borough recorded in Domesday Survey of 1086, which may originally have been founded as an Anglo-Saxon burh. A market was granted to Tutbury by Henry de Ferrers in 1086
03286	SK 2123 2879	Tutbury Glassworks / The Tutbury Glass Company	The site of a glass works established in the early 19th century. Two furnaces were in use here by 1880 and these were later replaced by a gas-fire furnace. The glassworks continued in use until 2005, but the surviving buildings have since been demolished.
05278	SK 2084 2860	Pond, Tutbury	The possible remains of a large, rectangular pond identified on aerial photography. Of possible medieval date.
08616	SK 2111 2910	St Mary's Church, Tutbury	A listed church with surviving 13th century fabric, which was restored in the 19th century. The original church is on the site of a Benedictine priory, founded by Henry de Ferrers in circa 1080 (now recorded separately as PRN 54697), although this was succeeded by the larger 12th/13th century church. There are several memorials to those who died in the Great War and Second World War within the church.
08646	SK 2134 2906	Tutbury Mill	An 18th century watermill complex with mill fleam, probably on the site of an earlier (medieval) mill. The existing corn mill building on the site and the associated mill house are of 18th century date (and both designated as Listed Buildings).
05522	SK 2111 2912	Burials, St Mary's Church,	Several burials of probable post-medieval date, revealed during an archaeological evaluation to the north of the Church. The remains of an earlier (medieval?) limestone wall were also revealed during the evaluation.
05637	SK 2140 2949	Possible Pillbox, Tutbury	The remains of a concrete structure on the south bank of the River Dove at Tutbury. The structure is suggested to be the possible remains of a pillbox.
12743	SK 2145 2952	Tutbury Bridge, Bridge Street	A listed early 19th century sandstone ashlar bridge.
08618	SK 2109 2890	1 Castle Street, Tutbury	A listed late 18th century three-storey town house of red-brick construction with a tiled roof.
08620	SK 2120 2885	1 Duke Street, Tutbury	A listed house and shop (Post Office) of early 18th century date, with early 19th century alterations. The house is of red brick construction with a tiled roof. with tiled roof.
08619	SK 2113 2886	Croft House, Duke Street, Tutbury	A listed late 18th century three-storey town house of red brick construction with a tiled roof and brick stacks.
08619	SK 2113 2886	Croft House, Duke Street	A listed late 18th century three-storey town house of red brick construction with a tiled roof and brick stacks.
08619	SK 2113 2886	Croft House, Duke Street, Tutbury	A listed late 18th century three-storey town house of red brick construction with a tiled roof and brick stacks.



HER No	Grid Ref	Name	Description
09980	SK 2116 2886	8 to 10 Duke Street, Tutbury	A listed, terraced range of town houses dated to the early 19th century. The three storey town houses are of brick construction with tiled roofs.
11021	SK 2118 2888	The Charity Office, Duke Street,	A listed two-storey house of brick construction, which is dated to 1844. The building is locally known as the 'Soup House' as a soup kitchen was instituted here in 1901.
11022	SK 2121 2888	1-2 High Street	Two listed 18th century buildings with later alterations. The houses are of brick construction with cement rendering and tiled roofs. Number 1 has a modern shop front.
11023	SK 2121 2888	3 High Street	A listed 18th century brick built building, with early-19th century shop front.
11024	SK 2122 2889	4 High Street	A listed 18th century house of three storeys, which now has a modern shop front.
11025	SK 2122 2890	5 High Street	A listed early 19th century house of brick construction with a tiled roof, which now has a modern shop front.
08621	SK 2125 2891	6-6a High Street	A listed late 18th century town house of red brick with a tiled roof
08623	SK 2126 2894	7 High Street	Two adjoining listed houses, one of early 18th century date and one of late 18th century date
08625	SK 2128 2896	10 High Street	A listed town house, built circa 1810. The three storey house is of red brick with a slate roof
08626	SK 2129 2896	10a High Street	A listed, late 18th century, two storey town house of brick construction with a tiled roof.
08627	SK 2130 2898	11 High Street	A listed town house of red brick construction with a tiled roof, dated to circa 1810
08633	SK 2136 2899	22-24 High Street	A listed tenement range of early 19th century date. The houses are of red brick with tiled roofs
11026	SK 2136 2897	Tutbury Institute	A listed, red brick meeting Hall, dated to circa 1900
11027	SK 2133 2895	Weslyan Methodist Chapel, Tutbury	A listed red brick chapel building dated to 1838
08628	SK 2131 2894	33 High Street	A listed town house of probable 17th century origin although with an early 19th century re-fronting. The three storey town house is of red brick with a tiled roof
08629	SK 2131 2893	34 High Street	A listed early 19th century town house of red brick construction with a slate roof
08630	SK 2126 2890	Dog and Partridge Inn / Ye Olde Dog and Partridge Hotel	A listed hotel which was originally a coaching inn. The building is of probable late 15th to early 16th century date and is of timber-framed construction with brick infilling. It also has later, 18th century red brick wings
08631	SK 2125 2888	35 High Street	A listed early 19th century town house of (plastered) brick with a slate roof
11028	SK 2138 2904	19 Lower High Street	A listed, late 18th century, two storey house of brick construction with a (modern) slate roof. The house now has modern shop fronts
08637	SK 2138 2908	Riverdale, Lower High Street	A listed late 18th century red brick town house of three storeys, set back from the street at the rear of a garden
08639	SK 2133 2907	5 Lower High Street	A listed, late 18th century, three storey warehouse of red brick construction with slate roof and brick chimney stacks. The warehouse has shops at the ground floor level (which have 19th century shop fronts)
11030	SK 2112 2894	5 Monk Street	A listed, late 18th century, small (two storey) town house of red brick construction with a tiled roof
08640	SK 2129 2904	The Hawthorns	A listed early 19th century town house, set back from the street in its own grounds
11029	SK 2120 2881	28 Ludgate Street	A listed cottage of 17th century date with later alterations. The building is constructed of (painted) brick around an earlier timber frame
13824	SK 2120 2886	Telephone Box, Duke Street	A listed telephone box of the type designed in 1935 by Sir Giles Gilbert Scott and is made of cast iron
11020	SK 21235 28865	1 Burton Street	A listed early 19th century two storey house of brick construction with a tiled roof and shop windows on the ground floor
14298	SK 2125 2913	Manor Farmhouse and Manor Farm Cottage, Monk Street	A listed farmhouse (now subdivided into two houses), which is of probable 17th century date, extended in the late 18th or early 19th century and again later in the 19th century. The farmhouse is of timber-framed construction (mostly re-clad in red brick) with a tiled roof

HER No	Grid Ref	Name	Description
14299	SK 2117 2883	The Silk Mill / Georgian Crystal, Silk Mill Lane	A listed early 18th century silk mill built by William Lombe. The building is of brick construction with a clay tile roof and is of 3 storeys with a rectangular plan. None of the machinery survives, although the mill is reputed to have been driven by a treadmill
50452	SK 2093 2917	Chapel of St Peter, Tutbury Castle	The excavated remains of a 12th century chapel at Tutbury Castle. The remains of the chapel are included in the Listing and Scheduling of Tutbury Castle
50673	SK 2132 2893	Rectangular Water Tank, High Street	A rectangular water tank of probable 19th century date, identified during a watching brief to the rear of 34 High Street, which was probably used to collect rainwater. The tank was infilled and left in-situ. Associated with PRN 50674, a circular water tank
50674	SK 2131 2892	Circular Water Tank, High Street	A circular water tank of probable 19th century date, identified during a watching brief to the rear of 34 High Street and which was probably used to collect rainwater. The tank was infilled and left in-situ. Associated with PRN 50673, a rectangular water tank
50705	SK 2137 2893	Pit, Cornmill Lane	Archaeological excavation evidence for a small circular pit containing medieval pottery, which has been interpreted as evidence of medieval backplot activity. A second pit and other deposits of a similar date were also identified in this area
50706	SK 2138 2893	Pit, Cornmill Lane	Archaeological excavation evidence for a small rectangular pit containing medieval pottery, which has been interpreted as evidence of medieval backplot activity. A second pit and other deposits of a similar date were also identified in this area
50775	SK 2034 2937	Weir, River Dove	The site of weir from at least the late 19th century, and possibly as early as 1781 when documentary evidence suggests that a weir was built in association with the mill at Tutbury. The existing weir structure is largely of concrete and reinforced concrete construction, although the central section is of wood and clay construction and may be original
51377	SK 2160 2837	Milepost, Burton Road	A listed early 19th century cast iron milepost situated at the southern end of what is now the Tutbury by-pass. The milepost gives distances to Burton and Tutbury, as well as to London
51083	SK 2142 2928	Barn, Mill Farm	A brick barn with a gabled, tiled roof of king post construction. The barn was probably built before circa 1810
51508	SK 2123 2902	Well, Monk Street	A sandstone well of unknown date, identified during an archaeological watching brief on land off Monk Street, Tutbury
51519	SK 2110 2904	Burials, Church Street	Three discrete burials identified outside the cemetery to St Mary's Church, Tutbury. The burials are thought to date from before the earliest recorded use of the cemetery (in 1718)
52180	SK 2124 2883	Backplots, Ludgate Street	A series of buried features including surfaces, deposits, wells, cellars and retaining walls, thought to represent early post- medieval and later back plot activity associated with houses lining Ludgate Street
52181	SK 2125 2882	Southernhay	The remains of a building identified during an archaeological evaluation on the site of Tutbury Glassworks in 2006. The remains are thought to relate to a farmhouse named 'Southernhay' which existed on the site prior to the 1950s and which appears to be shown on an estate map of 1810
52421	SK 2119 2888	Cellars, Duke Street	Two red brick cellars identified during an archaeological watching brief on land off Duke Street, Tutbury, which represent the remains of one of the properties which fronted on to Duke Street from at least the late 18th century through to the early 20th century
52824	SK 2124 2912	Manor Farm, Monk Street	A small farmstead of possible 17th century origin, with a loose courtyard plan and an attached, listed farmhouse
54321	SK 2047 2901	Possible Enclosure, West of Tutbury	A possible enclosure identified on aerial photography to the west of Tutbury. The enclosure may overlie the remains of a former water meadow field system (PRN 54322), suggesting that it may be of more recent (18th-19th century) agricultural origin
54322	SK 2026 2936	Water Meadow, West of Tutbury	The remains of a post-medieval water meadow system on the Rive Dove to the west of Tutbury. Many of the main drains which fed the water meadow are still extant
54697	SK 2110 2914	Tutbury Benedictine Priory	The site of Tutbury Benedictine priory, founded by Henry de Ferrers in circa 1080. The priory church was succeeded by a larger 12th/13th century church, part of which survives within the fabric of the existing St Mary's Church (PRN 08616). The priory lies within the churchyard associated with St. Mary's, which may also be of medieval origin
55095	SK 2113 2904	Former Sunday School, Church Street	Originally built as an Anglican Sunday School in 1831 it had become a National school by 1888. New schools were built elsewhere in Tutbury in 1909 and it is likely that it was at this point that it returned to its former use as a Sunday School

HER No	Grid Ref	Name	Description
55097	SK 2144 2930	Mill Farm, Bridge Street	A farmstead whose regular courtyard plan form suggests that it was constructed in the late 18th or early 19th century. It has seen little alteration in its plan form
55098	SK 2143 2894	Former School, Cornmill Lane	The school and teacher's house built on Cornmill Lane in 1862 and extended in 1870 and 1883
55106	SK 2066 2905	Site of Little Park	The alternative location of Tutbury park, which is first mentioned in the late 12th/early 13th century. This area had certainly formed a deer park by the 16th century. A curvilinear field boundary and field names on an 18th century map support the evidence for this location. (See also PRN 55107 for the suggested alternative location of the park)
55107	SK 2104 2876	Possible site of Little Park	An alternative location of the Little Park associated with Tutbury. An analysis of the morphology of the park pale earthworks (PRN 00219) suggests that this is unlikely to be the location of the medieval deer park (see PRN 55106 for the suggested actual location of the park)
55588	SK 2112 2908	Stone Cross War Memorial, St Mary's Church	A war memorial in the form of a decorative sandstone cross, commemorating those from the parish of Tutbury lost in the First and Second World War. The monument was erected by public subscription and dedicated in May 1920 and is located just outside the south door of St. Mary's Church
55589	SK 2119 2903	Congregational Chapel, Monk Street	An Independent (now Congregational) chapel, built in 1805 and extended in the later 19th century. The chapel is of red brick with ashlar dressings and appears to have an associated Sunday School building (PRN 55590) and small burial ground (PRN 55591). There is a memorial commemorating those who died in the Great War in the chapel
55590	SK 2118 2902	Possible Sunday School, South-West of the Congregational Chapel, Monk Street	A two storey, red brick building located to the south-west of (and within the grounds of) the Congregational Chapel on Monk Street, Tutbury. Possibly built as a Sunday School?
55591	SK 2118 2903	Burial Ground, Congregational Chapel, Monk Street	There appear to be headstones visible to the rear of the Congregational Chapel on Monk Street, Tutbury, indicating that there was probably a small burial ground within the chapel grounds
55952	SK 2145 2952	County Boundary Post, Tutbury Bridge	A cast iron boundary post on the Staffordshire/Derbyshire county boundary at Tutbury Bridge. The boundary post reads: 'DCC,' 'Derbyshir [e]' '[Sta] ffordshire'

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.

**offices:**

manchester, liverpool, leeds & london

**ty head office**

chadsworth house  
wilmslow road  
handforth  
cheshire  
sk9 3hp

t: 01625 542 200

f: 01625 542 250

cosec@tayloryoung.co.uk

**want to find out more?**

visit: [www.tayloryoung.co.uk](http://www.tayloryoung.co.uk)



INVESTORS  
IN PEOPLE

Manchester . Leeds . Liverpool . London

[www.tayloryoung.co.uk](http://www.tayloryoung.co.uk)