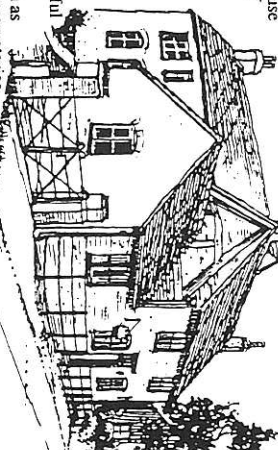


CHARACTERISTIC BUILDINGS AND DETAILS

Diversity and individuality are important aspects of traditional housing in the village. Later housing developments often used standard house types side by side or in uniform rows. It would be best if new housing could avoid this mistake and create a variety of buildings such as that in the more attractive parts of the village. New houses should also avoid being simple rectangular shapes. Although many of the older houses began their life in a simple form, extensions have been added

over the years so that the characteristic Yoxall house now has a complexity of shape. Often the main house has added single storey elements. These forms can be used successfully in the design of new houses, and a standard basic house type can be given several different appearances by the careful and imaginative use of additional elements such as garages, porches and conservatories.

Many of the oldest houses in the village have been substantially altered in the past. You can still see parts of timber frames, some perhaps three hundred years old, incorporated into later brick structures. Frequently these houses would have had thatched roofs, and several show courses of bricks added when the roof was raised, as thatch was replaced with local clay tiles.



These older alterations generally show a respect for the overall form of the building and are "in keeping" with its original character.

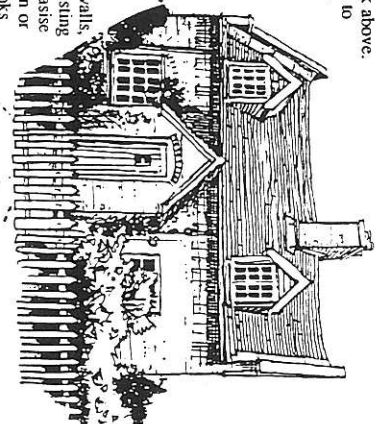
Today's alterations, to buildings old or new, should follow this principle.

Most buildings in the village have plain details with little decoration and new work should follow this tradition.

Some ornamentation within the brickwork at eaves or verge is acceptable, but painted fascias and ornate barge boards look too fussy on small, modern buildings.

Dormer windows and robust chimneys are the main elements of more complex designs. Traditionally, window openings were narrow and fairly small. Although there is a wide variety of window types in the village, a common feature is the use of a shallow arch at the top of the window, often repeated in brickwork above.

Modern linols are available to recreate this detail. Another important feature of older village buildings, which should be copied in new work, is the way in which windows are set back from the face of the brickwork, creating a strong shadow line. Without these shadows, buildings can look flat and bland. Timber windows stained dark brown seem to merge into dark red brick walls, if some buildings use contrasting white paint it helps to emphasise the brick colours. Dark stain or black painted woodwork looks best against white painted render.



BUILDING MATERIALS

The predominant materials in the village are walls of a dark orange-red brick and roofs of dark purplish plain clay tiles. The bricks have considerable variety of colour, the effect of inconsistencies in the local clay and uneven burning. Where possible, use of reclaimed materials will help new buildings to mature and blend in quickly. It is difficult to match old bricks with today's quality controlled mass-produced bricks, but an acceptable effect can be achieved by using a carefully chosen red-multi brick. Choice of mortars is also important. A dull grey finish with a slightly recessed joint will produce the best effects. Occasionally a cement render, painted white, will give a useful contrasting bright finish.

Old roofs with small clay tiles needed steeper pitches than modern, larger tiles. Nevertheless, the shape of roofs and gables is important in creating the character of village buildings and it would be best if new buildings followed the traditional shapes. Modern small plain tiles are readily available and, although their use will slightly increase building costs, the finished effect will be worth it.

SUITABLE NEW PLANTING

Trees and shrubs play an important part in creating the character of Yoxall. There are many large trees on property boundaries or close to the edges of main roads and these enclose spaces and frame buildings and views. Established planting gives a sense of maturity and permanence. The protection of existing trees/hedges and naturalised plants must be a priority in any design for new development. Good street trees, which establish quickly, are whitebeam, robinia, wild cherry and some of the more hardy members of the Acer family, such as Norway maple and field maple.

Even well designed new developments can look bare at first, the planting should be designed to provide effective screening and mass as quickly as possible. Conifer hedging is fast growing but will soon cut out light to the rest of the garden and little will grow in their shade. Evergreen laurel grows well but can be rampant. Mixed hedge planting can be an equally effective screen and will give a better variety of flower and colour. It may also be cheaper! Dogwoods (Cornus) thrive in the area and provide winter colour with their red or yellow stems. Native plants such as hazel (Corylus) wayfaring tree (Viburnum) or blackthorn-sloe will also encourage wildlife. Flowering trees generally have a brief impact in the garden but rowans (Sorbus), crab apples (Malus) and snowy mesquites (Amelanchier) are attractive throughout the year, not too large and will grow quickly.

FOR MORE INFORMATION

If you want advice about your development proposals in Yoxall or about your ideas for altering or extending your property in the village, you should contact the development control officer for the Yoxall area at the Borough Council Planning Department at the Town Hall, Burton on Trent, telephone Burton (0283) 508000. It is always helpful to discuss your ideas before they become fixed. Remember, part of the village is a Conservation Area where special planning controls apply.

This leaflet is based on the opinions of villagers of Yoxall, expressed through the Parish Council. The Borough Council will take account of them when considering planning applications. The villagers were helped by:

The Planning Cooperative Ltd,

1 Highfield Road, Birmingham B28 0EL, 021-778-6105, and
BDOR Ltd, The Wool Hall, 12 St Thomas St, Bristol, BS1 6JL, 0272-277510
Illustrations are by Frank Dougherty, also at The Wool Hall, 0272-277510.

A VILLAGE DESIGN STATEMENT

FOR

YOXALL

PRODUCED BY
THE BOROUGH OF EAST STAFFORDSHIRE COUNCIL
IN ASSOCIATION WITH THE VILLAGERS AND
PARISH COUNCIL OF YOXALL



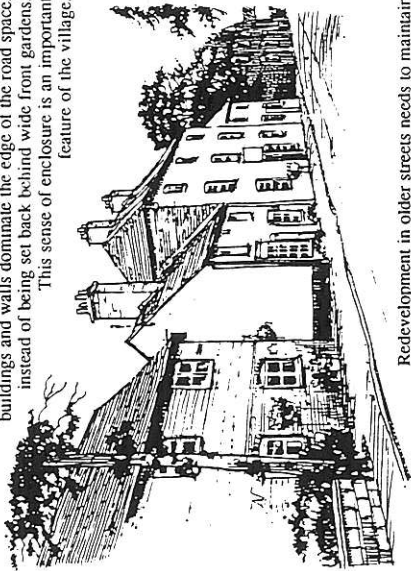
The River Swarbour flows from north to south in the river valley that shelters Yoxall. The east bank of the river has a narrow flood plain and then rises steeply. The top of Town Hill is some thirty metres above the village and this is a good place from which to see how the village nestles into the fold of the land. Only a few buildings on Town Hill have used the steep land and most of the village is concentrated on the west bank which has a more gentle slope. Yoxall grew along the old tumpike route, now the A515, and around the crossing point on the Swarbour. The village changed only gradually until the 1960's when a large new housing development was built to the south of the village core, between Savey Lane and Bondfield Lane, following the old practice of using the flattest land within about two hundred metres of the main road. Although that new housing did not reflect traditional styles of buildings in its materials or details, it was built behind the older properties that fronted the Main Street and Bond End and so the first impression of Yoxall is still one of a meadow, mature place that has permanence and stability.

New developments and changes to existing buildings should be seen as part of a continuous evolution of Yoxall. For more than 800 years, buildings have been added, altered, adapted and demolished to create the village that we see today. Changes will continue in future years, but the villagers of Yoxall want those changes to respect the existing character of the village and to follow the traditions that have shaped the present village. This leaflet identifies the special character of Yoxall and explains some of the steps that can be taken to make sure that new developments will harmonise with the rest of the village.

STREET STYLE AND ROUTES

Older streets in Yoxall feel enclosed, sometimes almost narrow. The roads themselves are no more narrow than the standard suburban streets in the newer estates, the sense of enclosure is created by the way buildings and walls dominate the edge of the road space, instead of being set back behind wide front gardens.

This sense of enclosure is an important feature of the village.



Redevelopment in older streets needs to maintain the continuity of the street edge and avoid creating gaps, buildings should be brought close to the back of the footpath and have little or no front garden. It would be good to recreate a similar style for the main routes within any new development. This will involve using terraced buildings facing the street, with hidden garaging and high garden walls where private spaces join the edge of the street. Some houses could have low walls or metal railings around small front garden spaces.

Traditional road edges in the village avoid using precast concrete kerbs, which

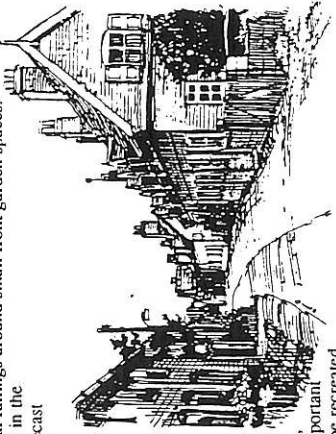
appear too urban, and you will notice that the older streets are not spoiled with concrete street lights. There are interesting and attractive details, such as brick kerbs and the dishd gully at the edge of Victoria Street. Towards the outskirts of the village, grass verges are an important feature and these can be recreated

by using flush kerbs and allowing the grass to creep over the road edge. A way from the main road, traditional streets and lanes rarely have wide footpaths, sometimes none at all. New developments should try to keep this informal character and avoid bringing a suburban feel to the street scene.

Yoxall streets have a variety of buildings, all different but within a common style. This includes a few tall three storey houses mixed with the more usual

two storey (often attached to the taller buildings). Some houses use dormer windows to lower the eaves height and create a cottage appearance. The dominant dark orange-red brick colour, with occasional contrasting

white render, helps to unify the street scene, as do the consistent roof pitches and the important use of chimneys which create a complex and interesting skyline. New buildings should maintain this variety without damaging the overall harmony of the street scene.



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A WALK AROUND YOXALL

Villages are about lanes and footpaths, as well as roads. Yoxall is lucky to have a good network of public footpaths. New developments should keep these open and try to add to them whenever possible, and individual landowners may be able to provide new routes without affecting their privacy and property value. All landowners can help by ensuring that paths are kept open, because it is in walking around the village that you will learn to understand and value its special qualities.

In the middle of the village, especially in the Conservation Area, there are many attractive old buildings that are village landmarks. These offer useful clues to help designers to create sympathetic new buildings. But new designs must also respect the way the buildings fit together, the spaces they create, and the way that the village fits into the landscape.

Travelling from Lichfield in a car might give you the impression that the land is flat, but from Bondfield Lane at the south west corner of the village you can see the City of Lichfield in the Trent valley well below you.

From the steeply rising high ground to the east of the village you can see clearly how most of the houses use the more gentle slopes of the west bank of the River Swarbourne. The village was originally concentrated around the church with ribbons of development stretching north-south along the old toll road, up Town Hill and westwards along Hadley Street. It is good to see that the farmland around the village is still divided by strong hedgerows and retains many large trees. These are an important feature of the village scenery. Development in the 1960's extended the village to the south creating a new linear form, but still using the land on the east bank of the brook is part of the flood plain. The river valley has many large trees, especially stands of willow.

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