
REPORT TO:	Environmental and Development Services Committee	AGENDA ITEM: 9
DATE OF MEETING:	20 th November 2014	CATEGORY: DELEGATED/ RECOMMENDED OPEN/EXEMPT PARAGRAPH NO:
REPORT FROM:	Director of Community and Planning	DOC:
MEMBERS' CONTACT POINT:	Nicola Sworowski, Planning Policy Manager, ext. 5983	REF:
SUBJECT:	Conservation Area Character Statements - Ticknall	TERMS OF REFERENCE: EDS04
WARD(S) AFFECTED:	Repton	

1.0 Recommendations

1.1 That the committee approves the adoption of the draft Conservation Area Character Statement for Ticknall.

2.0 Purpose of Report

2.1 To consider the outcome of the public consultation exercise on the deferred (as agreed at the October Committee) Ticknall Conservation Area Character Statement (CACS).

3.0 Detail

3.1 The consultation was on the second eleven Conservation Area Character Statements (letters S – W) which were approved at the October 2014 Committee with the exception of Ticknall which it was agreed to defer due to the number of comments received that required further work.

3.2 For this second set of Conservation Area Character Statements the consultation ran from 1st February 2013 to 19th April 2013. There were four drop in events that were held in Melbourne, Swadlincote, Walton on Trent and Shardlow. The documents were also made available on the Council's website.

3.3 The comments made on the Ticknall CACS included those made by Janet Spavold and Sue Brown who have a particular interest and great knowledge of Ticknall's history. The comments have now been considered by our Heritage consultant and the suggested amendments can be seen in Appendix 1.

3.4 There was also a suggestion that the area of archaeological potential needed to be extended to include an area to the south west of the village. This has been checked

and agreed by the County's archaeological team. The area for extension can be seen at Appendix 2.

- 3.5 Comments were also made from Ticknall Parish Council which has been considered though no change was required to the statement.
- 3.6 The Conservation Area Character Statements have already succeeded in making people aware of the special qualities within each of the 22 areas. They will also be a useful tool for the development management process and also in aiding the Local Plan Part 2 policies.

4.0 Financial Implications

- 4.1 There are no financial implications

5.0 Corporate Implications

- 5.1 The District's Conservation Areas are a key component of its vibrant communities which offer opportunities for the future, such as tourism and job creation.
- 5.2 If approved then the status of these documents will change from draft to adopted on the Council's website. Those people that made comments on the documents will be informed if the documents are adopted.

6.0 Community Implications

- 6.1 Conservation Area Character Statements help to sustain the District's built heritage, a valuable and non-renewable resource. Investment in built heritage promotes tourism and improves environmental quality for all.

7.0 Background Papers

- 7.1 Draft Conservation Area Character Statements can be viewed at: http://www.south-derbys.gov.uk/planning_and_building_control/conservation_and_heritage/character_statements/default.asp

Appendix 1

Suggested amendments to Ticknall Conservation Area Character Statement

Appendix 2

Map of area of high archaeological potential

Appendix 1	
Comments on Ticknall Conservation Area Statement	Suggested Amendments
Janet Spavold and Sue Brown	
<p>Introduction</p> <p>Page 1. Paragraph 1, line 3. Change Smisby to Ticknall</p> <p>Paragraph 4, line 1. change “1765 and the 1830s” to “1780 and the 1880s”.</p> <p>Paragraph 6, line 2. There were 3 manors in Ticknall not 2.</p> <p>3. Area of Archaeological Potential - We are submitting a map identifying an extended area of archaeological potential, this does not coincide with the boundary of the conservation area.</p>	<p>Paragraph 1, line 3- amend</p> <p>Paragraph 4, line 1 - amend to read “Although often identified as an estate village, it was only between 1780 (the date of the first purchase) and the 1880s that the Harpur (later Crewe and Harpur Crewe) family of Calke Abbey finally bought out most of the lesser freeholders...”</p> <p>Paragraph 6, line 2 – amend</p> <p>Page 3. Area of Archaeological Potential – the County Council Archaeologist has been consulted on the boundary extension proposed by Janet Spavold and Sue Brown</p>
<p>Historic Development</p> <p>3. Paragraph 3 – The Francis and Abel families were not medieval landowners in Ticknall, they were the major tenants of the three manors. They became landowners well after the Dissolution.</p> <p>4. Paragraph 2. “were laid out as allotments” sounds as if this is gardening allotments, “were allotted to” might be better in the context of Enclosure.</p> <p>Paragraph 5. Growing archaeological evidence suggests that the pot making in Ticknall started in the 13th century. See the reports produced by and for the Ticknall Archaeological Research Group.</p>	<p>Page 3. Paragraph 3 - amend to read; “Other significant families in the village, who were tenants of the three manors, were The Francis family of Foremark, who had acquired property in the parish at an early date, and the Abel family, who from the early 1300s were being granted land by the Prior of Repton, including land where the Limeyards are now. Both families continued to purchase land in Ticknall after the Dissolution and consolidate their land ownership.</p> <p>Page 4. Paragraph 2 – change, as suggested.</p> <p>Paragraph 5 – amend to read; “The potteries were the most distinctive industry of the village. Growing archaeological evidence suggests that the pot making in Ticknall started in the 13th century but they were at their height in the 16th and 17th centuries; the last one (at Pottery House) survived until the late 1880s.”</p>

Approaches

Paragraph 7. The small cottages near to Top Farm were all pottery production sites, see the map.

7. Paragraph 2. Springfield House Farm. The frame in the gable end is exposed because the adjacent part of the house has been demolished. They were originally internal timbers.

8. Paragraph 3. Line 3 “It appears to be an estate response to the desire to build economically”. The cottages were built economically but by private owners before the estate acquired them.

Paragraph 5. “Small potteries became established as cottage industries within the village from the early 16th century”. See our comment above, that growing archaeological evidence suggests that the pot making in Ticknall started in the 13th century. For their date they were not small potteries.

Page 9. Photograph of Pennfold Cottage. The parking area for this cottage was the village pinfold.

Paragraph 7 – noted. As there is no contradiction, there is no need to change the document.

Page 7. Paragraph 2 – noted. As there is no contradiction, there is no need to change the document.

Page 8. Paragraph 3. Line 3 – amend for clarity of meaning to say; “ This appears to reflect a desire to adapt the buildings as economically as possible, by both the estate and the private owners, using the available and relatively cheap local bricks.”

Paragraph 5 - replace to read; “Growing archaeological evidence suggests that pot making in Ticknall started in the 13th century (J Spavold and S Brown)”

Page 9. Photograph – noted. There is no need to alter this part of the document as this section relates directly to window details, not history.

Conservation Area Description, Area 1.

Page 11. The church was in existence by 1200, not the early 14th century.

13. Paragraph 6. The name on the parapet of Sheffield House was put there by the Sheffield family to make the point that it was not owned by the Harpur Crewes, it was not intended as a commercial name.

Page 14. Paragraph 4. The name of the pub is The Wheel, it has never been known as The Wheelhouse.

Page 15. Paragraph 1. Slade House, formerly Slade Farm, was the manor house of the Abel family. Any proposed development on this site should be the subject of archaeological investigation.

Paragraph 3, Chapel Street. “By 1844 the small cottages on the road frontage had been built”. Some of these cottages were built in the 1790s, they have dates and initials incised into the brickwork.

Paragraph 4, “Walker’s Lane” not “Walker Lane” please. It is named after the family who lived there in one of the cottages (now demolished).

Paragraph 5. The Royal Oak Service Station has now been demolished and replaced by housing.

Area 2. The Limeyards and the East End of the village

16. Paragraph 3 point 1. The paddock had a substantial

Page 11 - amend for clarity of meaning to say;

“The old church at Ticknall, of which two fragments yet remain, was originally a Chapel of Ease to Repton Priory and was documented ca. 1200”.

Page 13. Paragraph 6 – amend to read;

“It was purpose-built as a shop, house and warehouse. The paired windows betray its commercial origins and the lettered parapet may have been equally calculated or may simply reflect a hint of defiance, as it was not owned by the Harpur Crewe estate”.

Page 14. Paragraph 4 – correct the document.

Page 15. Paragraph 1 – comments noted. Any archaeological investigation will be required through consultation with the County Archaeologist.

Paragraph 3, Chapel Street – amend the document to say;

“Some of the small cottages on the road frontage had been built in the 1790s, although it was another fifty years or so before the large detached houses, with their distinctive incised stone lintels and sash windows, correct the document.

Paragraph 4 – noted and change to Walker.

Paragraph 5 – remove the phrase “adjacent to the service station”. “

Page 16. Paragraph 3 point 1 – this is noted and included on the extended

farmhouse on it belonging to a significant longstanding village family and it should be on the archaeological listing.

Page 17. Paragraph 4. There is documentary evidence dated 1462 for the sale of a lime kiln in Ticknall.

18. Paragraph 1. To add to this. There is evidence both on the ground and in documents for a watermill from 1297. The mill leat partly survives in the limeyards but the medieval mill pond has gone. The site of the mill itself can still be identified on the ground, see the map. This early evidence should be protected.

Paragraph 3. Please note the Royal Oak Service Station has now gone.

19. Paragraph 1. The farmhouse for Honeysuckle Barn & Limeyards Stables is that mentioned on Page 16 paragraph 3 point 1.

Paragraph 3, last sentence. The unusual splayed shapes of the Market Place and the entrance to Calke Park are the fossilised remains of two of the medieval field entrances, one to Knowle Hill Field or Old Field on the north and the other to South or Little Field on the south.

map of "Archaeological Potential".

Page 17. Paragraph 4 – amend to read "Documentary evidence suggests that the limestone was being worked in the 15th century – the sale of a lime kiln was recorded in 1462."

Page 18. Paragraph 1 - alter to insert before paragraph 1;

"There is evidence both on the ground and in documents for a watermill from 1297. The mill leat partly survives in the limeyards but the medieval mill pond has gone."

Paragraph 3 – noted and reference to be removed

Page 19. Paragraph 1 – noted, no change required.

Paragraph 3 - amend to read;

"The space opposite also has tapered walls. These are the fossilised remains of two of the medieval field entrances, one to Knowle Hill Field or Old Field, on the north, and the other to South or Little Field, on the south (J Spavold & S Brown)."

Area 3, the southern approach on Ashby Road

“The Green” never was a village green. It was another field entrance, this time to Park or Scaddows Field, which was blocked by the building of nos. 4 & 5 The Green across the end. The curve of this entrance explains the odd angle of adjoining cottages.

20. Paragraph 2. The present post-Enclosure Top Farm, built in the early 19th century, replaced a pre-Enclosure farm on the site. Evidence can be seen in the side of the barn facing the road.

Paragraph 3. All the cottages in this area – from Pottery House south to Willowbrook on the west side of the road and the cottage opposite Pottery House and the cottage at the top of Staunton Lane have evidence for pottery production. There was also a pottery associated with Top Farm. All these sites should be included in the area of archaeological interest. A seventeenth century kiln and its working area at M r s .Hammond’s (Jasmine Cottage?) has already been lost during recent development because it was not recorded as a pottery site.

Loss of archaeological evidence

23. We absolutely agree with how much archaeology has been lost and hope to see protection for the areas marked on the map submitted with these comments. The building of Grange Close has prevented important archaeological evidence being found, as this area was the power centre of the village. Harpur Avenue should similarly have been investigated before building as part of

Comments noted. Amend for clarity to say; “The name “The Green” is relatively recent. The open character of this area has been largely lost following the enclosure of “The Green”. The unusual orientation of buildings such as No. 60 (Woodbine Cottage) is important as it follows the boundary and entrance into the historic open field, which it nudged up against.”

Page 20. Paragraph 2 – re-phrase to say; “On the east side of Ashby Road, two estate farm groups were built during the early 19th century, that to Top Farm replacing a pre-Enclosure farm”.

Paragraph 3 – amend to say; “Within the space formed by the road and the tramway, cottages directly front the road and all of the cottages in this area have evidence for pottery production. There was also a pottery associated with Top Farm”

Loss of archaeological evidence -

Comment noted.

it was Potters Close and belonged to the pottery at Ivy Leigh.	
Ticknall Parish Council	
The Parish Council requests that extra consideration is given when considering planning applications that abut the conservation area and that building are in keeping with the conservation area.	Comment noted

Appendix 2



 EXTENSIONS TO AREA OF HIGH ARCHAEOLOGICAL POTENTIAL

 EXISTING AREA OF HIGH ARCHAEOLOGICAL POTENTIAL

APPENDIX 2