

Barrow-on-Trent *Conservation Area* Character Statement



2011

**SOUTH DERBYSHIRE
DISTRICT COUNCIL**

Barrow-on-Trent *Conservation Area*

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Barrow-on-Trent *Conservation Area*

Introduction

This statement has been produced by Mel Morris Conservation for, and in association with, South Derbyshire District Council. It sets out the special historic and architectural interest that makes the character and appearance of Barrow-on-Trent worthy of protection. It also assesses the degree of damage to that special interest and thus opportunities for future enhancement. This document will be used by the Council when making professional judgements on the merits of development applications.

The Barrow on Trent Conservation Area was designated by South Derbyshire District Council on 24th November 1977.

Summary

Barrow-on-Trent is situated in the Trent valley on the northern bank of the River Trent about 1.5 kilometres from Swarkestone and just off the A5132, which leads from Swarkestone to Willington. Swarkestone Bridge is the nearest bridge over the river and the closest to the west was at Burton-on-Trent until 1839, when Willington Bridge was built. Barrow-on-Trent had an old ford crossing, upstream of the bend in the river.

Barrow-on-Trent, along with the nearby villages of Twyford and Swarkestone, sits on a band of Holme Pierrepont sand and gravel. This is more stable ground than the mud and silts of the alluvium, which follows the course of the river. The shape of the underlying geology, the band of sand and gravel, is directly mirrored in the arc shape of Church Lane. Houses that front Church Lane have a little elevation above the road; each is approached up a short flight of steps, and this is usually sufficient to prevent widespread flooding of property.

The presence of Barrow-on-Trent at this point on the river is probably due to the richness and fertility of the soils. The alluvial soils of the floodplain are particularly fertile and there is widespread evidence of ancient occupation all along the banks of the River Trent, especially around Barrow-on-Trent and Swarkestone. A series of farms, now no longer in agricultural use, front Church Lane. A network of drainage ditches characterises the meadows immediately south of the village. The ford crossing would have provided access to pasture on the southern banks of the river.

The conservation area has two distinct areas of character; the open river frontage development along Church Lane and the tight-knit settlement fronting Twyford Road and clustered around the junction of Chapel Lane, Brookfield and Church Lane.

There are relatively few landmark buildings of high architectural significance. The character of the village is, instead, dominated by its river frontage setting and by the relationship between the buildings, grouped in clusters along the lanes, the spaces between them, the continuous enclosure along the streets and the very striking contribution made by mature trees within gardens.

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

- in part, a linear river frontage settlement, dominated by the river, with a largely open and spacious character.
- a distinct, clustered roadside settlement along Twyford Road, with a largely enclosed and tight-knit character.
- agricultural roots and visual clues to this past with many former farmsteads.
- a private, quiet character, with many connections made by a strong footpath network, inviting exploration.
- common and predominant use of rubble gritstone for boundary walls.
- landmark trees, both individual specimens and clumps, both native and exotic, planted throughout the village, make a major contribution to its character.
- a few memorable, well-preserved focal points on the main approaches; St. Wilfrid's Church tower, Lodge Cottage and 2-18 The Row.
- a few compact 19th century buildings of high quality; The Old Chapel, Lodge Cottage and the former Sale and Davys Village School.



Area of Archaeological Potential

An area of archaeological potential has been defined through an assessment of the known archaeological, documentary and plan-form evidence of the settlement. It has been carried out as part of the review of each conservation area in consultation with the County Archaeologist, the Development Control Archaeologist and the Sites and Monuments Record Officer at Derbyshire County Council.

An area of archaeological potential may encompass both statutory designations (including Scheduled Ancient Monuments and Registered Historic Parks and Gardens) and other non-statutory site information from the Derbyshire Sites and Monuments Record. It shows the probable extent of settlement and industrial activity during the medieval and/or post-medieval periods.

Within the area of archaeological potential there may be reasonable expectation that archaeological evidence relating to the medieval and/or post medieval periods may survive below ground.

Over the centuries, as settlements grow and develop, their focus may shift. Consequently, an area of archaeological potential need not necessarily coincide with the boundary of the conservation area.

Conservation Area Analysis

Historic Development

The name “Barrow” is probably derived from an old English word meaning “at the grove”. Ancient groves were places of religious importance and one of the cults of early British people was dedicated to the worship of the Celtic goddess of the Grove. To the north-east of the village, just beyond Swarkestone Road, there are countless prehistoric cropmarks, ring ditches, pits, barrows and burials indicating occupation in the immediate area over several thousand years.

The village was low-lying and most of the arable land lay to the north of the village, beyond the current line of the Trent and Mersey Canal. South of the village most of the land was meadow and pasture, much as it is today, but the richness of the local soils has meant that in some places arable crops were grown almost up to the banks of the river. Between the settlement and the river to its south there are extensive ridge and furrow S-shaped earthworks. These represent former ploughed areas, which have remained undisturbed by preservation under permanent grass.

A ford crossed the River Trent, just upstream from the bend in the river. The shallows would have been passable for cattle when the river was low. A long channel of water, receiving the outflow from the various open land drains and ditches, joined the river downstream from the ford. During the 18th century it had a semi-canalised form, possibly dug out to create a deep pool, designed to accommodate moored river barges. By the mid 19th century, it had been re-shaped into a large pond and it had a boat house which was probably built for recreational use.

The extent to which Barrow-on-Trent participated in river trade is not clear; it was

certainly predominately an agricultural community in the 18th and 19th centuries. Its location, so close to the river, suggests that it may have had a certain level of river trade from early times, although there are no records of wharves, as at Swarkestone, or of river warehouse buildings such as are found at nearby Willington.

Under the Trent Navigation Act of 1699 Sir William Paget was authorised to make the river navigable to Burton-on-Trent. In time (from 1777) the Trent and Mersey Canal displaced the river in providing the much needed transport infrastructure for the movement of goods. The canal runs parallel to the Trent half a kilometre to the north of Barrow-on-Trent. Its presence appears to have had little impact on the economy of the village.

The Domesday Book records two estates or “manors” at Barrow-on-Trent. One of these belonged to the King, as an outlying part of a Royal Estate based at Melbourne. This included the church and its priest. The present church is 13th century in origin and may have been built on the site of the earlier church. When Henry I created the Bishopric of Carlisle in 1133 he gave the Manor of Barrow to the Bishop as part of the endowment. The Lordship of the Manor of Barrow remained with the Bishop of Carlisle until 1704 when the freehold was granted to the Rt. Hon. Thomas Coke of Melbourne Hall.



In the early 17th century the Bishop’s manor was split up among a small number of “copyhold” tenants and their sub-tenants. The main tenant was Richard Sale, Rector of Weston-on-Trent. He acquired two estates and his son acquired a third, creating a large landholding. The Manor House (pictured left), towards the east end of Church Lane, sits on the site of one of these three estates. It would have at one time housed a 17th century dwelling, but the present house was built in the late 18th century. In 1954 the upper floor of the Manor House was removed, only to be reinstated (more plainly than the original) around 1990. The name Manor House was probably adopted for the building some time after Daniel Dalrymple (a Sale relative) bought the Manor of Barrow from the Melbourne Hall estate around 1800. The Sale family remained as the largest landowners until 1914, when they sold their estate.



The second Domesday estate or manor at Barrow-on-Trent belonged to Henry Ferrers, Earl of Derby and was the smaller manor of the two. During the reign of Henry II it was given to the Knights Hospitaller. The church had been handed over from the King’s estate to the Hospitallers’ estate by the 13th century, when the north arcade of the nave was built.

The original vicarage house at Barrow appears to have stood to the east of the church, later within the Barrow Hall grounds. The Hospitallers' property was confiscated in 1543 and after several changes of hand it was sold around 1550 to Edward Beaumont.

Barrow Hall was probably built by the Beaumont family. The gardens and grounds were laid out over a long period and had large ranges of ancillary buildings. A few of these survive; Lodge Cottage, Barrow House (formerly a stable and coach-house range, which now sits isolated in the midst of 20th century housing development) and buildings approached from Club Lane, including Gardener's Cottage. The main house, the early form of which can be seen on the 1787 Enclosure map, may have dated back several hundred years. It was refurbished and updated in 1808. Barrow Hall was eventually demolished in 1962, following fire damage a few years earlier, and two cul-de-sacs were developed within the grounds; Hall Park and Beaumont Close, both outside the conservation area. The grounds of Barrow Hall had been landscaped during the 19th century and many of the mature trees have been retained within the modern housing development. They lend a quality to views across the conservation area and maturity to an otherwise overwhelming amount of modern development. Lining the east side of Church Lane are the tall, stone boundary walls to the former gardens of The Hall. The grounds were essentially quite private and even during the 19th century views of Barrow Hall would have been restricted.

The earliest detailed map of the village, dated 1787, was drawn to accompany the Parliamentary Enclosure Award of 1787-8. This map illustrates that the settlement probably developed in two phases; the first facing the river, following the route of Church Lane and continuing west in an arc that corresponds with the location of an open drainage channel to the west of the church, and the second on the north side of Twyford Road.

The church was placed on the main access route approaching the river, and its relationship with the rest of the settlement now seems slightly disjointed until it is understood that the present centre of the village, at the crossroads, was an open area of pastureland until the 1780s. To the west of the church a public footpath crosses the fields. Old Manor Farm and Fir Tree Farm still front this old route. The whole length of the riverside frontage had a back lane, which is now represented by the public footpath running behind the properties on Church Lane, and the alignment of Chapel Lane and Twyford Road.

As at many riverside settlements, the old back lane is still in use as a footpath, particularly in times of flood. The 1787 Enclosure map indicates that there were once two further access paths leading between Church Lane and the land to its north, one to the west of Elms Farm and another to the east of The Meadows. Even though there are access roads following this same north-south alignment, Club Lane and Beaumont Close, they are later and the original paths have been obliterated.

The second area, on the north side of Twyford Road between Walnut Farm and 28 Twyford Road, has a distinct and separate identity and, therefore, may have been a planned extension to the village. It has a planned layout, with dwellings fronting the road and long thin crofts at their rear. On the plan of 1787, a small section of back lane still served this handful of properties. Evidence of cruck frames within both Walnut Farm and No. 34 Twyford Road would indicate that this planned area had been developed by the end of the 16th century but its origins are unrecorded. The layout of the crofts to the north of Twyford Road was preserved until the by-pass swept part of them away.

The centre of the village today is formed by the crossroads of Church Lane, Chapel Lane,

Brookfield and Twyford Road. This space, now framed by buildings, was at one time much more open, in use as pastureland, and was known as the Town Leys. It adjoined another large open area, called the Meer, located roughly between the present Swarkestone Road and Chapel Lane footpath, to the east of the present crossroads. The 1787 Enclosure map reflects an intermediate stage in the development of the Town Leys, as several plots of land on its perimeter had been enclosed. It shows that The Nook had been developed, right on the edge of the Town Leys, although probably not with the buildings which still stand today. A few small, isolated buildings were located in the centre of this space. "The Row", Nos. 2-18 Twyford Road, had been built by this time. No. 2 Church Lane had not been built by this time, although the parcel of land on which it sits had been enclosed. A row of buildings to its immediate west, built abutting the road and all since demolished, were developed at around the same time as No. 2 Church Lane in the early 19th century, forming a tight enclosure to this part of the street. Lodge Cottage, the lodge to Barrow Hall, also later encroached onto this open space.

The 19th century maps of the village illustrate how the buildings on Church Lane, situated between the church and the Manor House, were grouped into clusters of farmsteads. By the late 19th century many of the farms were being amalgamated and now most of these farms have been broken up, the farmhouses separated from the farm buildings. At Fir Tree Farm, off Twyford Road, the farm has re-grouped around the farm buildings when the principal farmhouse (Old Manor Farm) was sold off and separated. The 20th century "infill" development has further obscured the old relationships between the farmhouses and their outbuildings.

The Meadows is an old farmhouse. It faces west across its former farmyard but the farm buildings have been demolished and replaced with the modern bungalow "Wrenwood" and its old garden has been built upon. The development of Poplars Farm has also lost the distinct relationship between the farmhouse and its subsidiary farm buildings and Swallow Barn has grown and accrued certain domestic characteristics. A prominent barn, used as a Methodist chapel until 1914, was demolished in 1987. The development of its croft, now approached from Club Lane, has further removed its farm identity. At Manor House only two ranges of the former enclosed four-sided courtyard remain.

The Elms now best represents the former pattern of farmsteads and still preserves the strong relationship between the farmhouse and its subservient, ancillary farm buildings. Further to the west, St. Wilfrid's farmstead at 16 Church Lane also had its own range of farm buildings and the distinct identity of these at The Pinfold has been retained.

Beyond Manor House lies a cluster of cottages close to the River Trent. They have relatively little land and are generally smaller in scale than the farmhouses. They may have been established in association with river trade. Cottages that were formerly divided into two have been converted into one and now incorporate their neighbour, i.e. Millstone Cottage and Crow Trees.

Off Twyford Road, Old Manor Farm is an interesting complex. The name Old Manor Farm implies some historic significance but the reason for its name is not known. It may have been part of the Sale estate (i.e. the original King's manor).

There was little change along Church Lane in the 19th century. A On Chapel Lane, an independent chapel, "Bethel", was built in an isolated spot in 1839, and its brick-arched and vaulted undercroft indicates how it was designed to overcome the wet, low-lying and unstable ground of the Meer, at its rear.



19th century datestones appear on several buildings along Twyford Road and Chapel Lane

During the 19th century the development of the village was concentrated on Twyford Road; the Village School was built in 1843, on a site given by Sir J Harpur Crewe, and the Post Office was built in 1864. In 1902 a small extension to No. 18 the Row was built as a “Coronation Oven”, presumably a community bakery. The only other major addition to the street was the large War Memorial given to the village by the Arkwright family (pictured right).

The south side of Twyford Road was only sparsely developed and it was dominated by the large farmhouses at Old Manor Farm and St Wilfrid’s and their associated land. It is only during the 20th century that this side of the street has been fully developed. An old photograph, dated circa 1950, of the war memorial shows how open it was at this point, with views right across the fields to the church tower. The development of the Vicarage and the new primary school has resulted in the loss of this key view of the church, and the tower can only just be glimpsed above the school roof. Most of the new development on this side of the street is set back from the road frontage and extends deep within each plot. Pockets of old buildings survive from the 19th century.



The main addition to Church Lane was the construction of five blocks of flats in the grounds of the Manor House, known as Manor Court, built in 1949-50 as permanent homes for retired Methodist clergy.

Approaches

The Barrow-on-Trent by-pass (Swarkestone Road – the A5132), constructed in 1969, runs in an arc to the north of the village and skirts the main concentration of housing. From the by-pass there are limited views of the village. The village is approached via two roads that each join the by-pass: Brookfield, from the north, and Twyford Road, from the west. Part of the conservation area backs onto the by-pass and Fernello Close is a small cul-de-sac development, within the north section of the conservation area, approached from the by-pass.

In approaching the village from the west, the by-pass lies within one of the flattest parts of the flood plain. There is very little relief. Willow and alder follow the hedge lines and ditches that divide the fields. On the outskirts of Barrow-on-Trent the landscape changes and large bunds of soil and heaps of gravel, large artificial man-made mounds created from gravel extraction, characterise the immediate setting of the village.



Approaches into the village from Twyford Road (left) and from the public footpath that runs along the riverbank (right). Both approaches provide a dramatic introduction to the settlement

The western outskirts of the village are dominated by 20th century development of detached houses within mature gardens. A clump of Scots Pine at the entrance to Fir Tree Drive marks the western entrance into the conservation area. They are a prominent natural landmark.

The northern approach from Brookfield is very short, with 20th century houses lining the street. The church tower of St. Wilfrid's is a prominent landmark in this approach (pictured right) even though the church relates primarily to Church Lane and the river frontage.

The settlement can also be approached on foot, from the east, from a footpath that follows the northern riverbank and this is a particularly scenic approach, with the best view of the river as it winds its way in a broad sweep through the valley. A close-boarded fence and privet hedge to the garden of Crow Trees confines the views along the path and outwards over the River Trent. A massive oak tree marks the boundary of the conservation area in this approach.



Views, Landmarks and Focal Points

Every conservation area has a multitude of changing views, both close-range and more expansive, too numerous to cover comprehensively in a document of this scope. This section describes a selection of general and more specific views that are likely to impress themselves most strongly in a visitor's experience of the conservation area. Some of the viewpoints referred to are included in the conservation area map included in this document.

The conservation area is flat and there are expansive views across the flood plain and the River Trent. In the distance, to the west, stand the prominent cooling towers of Willington Power Station. The main landmark in the village is the church tower of St. Wilfrid's Church, which is visible from key locations within the village but is not a prominent landmark from the south side of the River Trent or from the southern side of the valley. Within the village, views are restricted to the more intimate relationships between buildings and there are a couple of important focal points; Nos. 2-18 The Row, Twyford Road, Lodge Cottage, and

Crow Trees at the end of Church Lane.



Focal points - 2-18 (evens) The Row (above left) on Twyford Road and Lodge Cottage on the corner of Church Lane and Chapel Lane (above right)

Along Church Lane the buildings are set back from the road, on a slightly raised level. The church is the most obvious example, the churchyard elevated on a prominent bank above the road. Views are, therefore, dominated by the garden setting of the buildings and the prominent stone boundary walls that line the north side of the lane. The gentle curve of the road alignment creates a series of short-range views, as the lane unfolds, and the main emphasis of views is outward, across the floodplain towards the river. Where the lane meets the river, the space opens out and views widen to take in the southern riverbank. This is perhaps the best-known and most dramatic view within the village.



Dramatic view across the River Trent at Church Lane, with row of Lombardy poplars on the southern riverbank (above left) and Crow Trees (above right), a focal point at the end of the lane

Part of the ancient southern boundary of the village separating it from the meadows and agricultural land beyond is defined by an open drain and a very large stoned embankment, west of the church and currently outside the conservation area boundary. A public footpath runs to the south of this drain and embankment, from the corner of Church Lane, opposite the church, where the lane veers south-east. From this footpath there are views across the fields to Fir Tree Farm and Old Manor Farm, once a single large farm complex, which faces south. Looking in the other direction, there are also important views of the church.

Along Twyford Road the character is very different as some of the oldest buildings sit close to the road frontage; in several cases a gable-end faces the road. This form of enclosure with dense clusters of buildings in a few key groups creates some picturesque views.

Landscape Quality

Being so close to the River Trent, the village has little undulation or variation in height and its landscape quality relies largely on its relationship with the river. Moreover, trees are a very important part of the character of the conservation area. Many native trees co-exist with trees planted for their sculptural effect. All of them seem very healthy specimens, enjoying the rich alluvial soils. The height that some of the trees have reached, such as the mature Scots Pine and some of the larger oak trees, makes them significant landmarks within the settlement.

Between Church Lane and Twyford Road and the River Trent the area has been drained over a very long time to improve the meadows and there are a number of ancient drains and ditches that carry surplus water away from the fields to discharge into the River Trent. The line of one of these has determined the limit of development along the south side of Twyford Road. Many of the drains and diverted tributaries are lined with pollard willows, a distinctive element of the landscape character along the southern perimeter of the conservation area.

Church Lane is particularly notable for the quality of the trees within the private gardens that run along its northern side. Clumps of Scots Pine are a feature of the gardens at Manor House, along with a Wellingtonia. There is also a clump of Scots Pine at the western end of the conservation area on Twyford Road, at the entrance to Fir Tree Farm. Other significant trees worth mentioning are a pair of oak trees within the garden of Riverside and another even larger oak close to the river, within the garden of Crow Trees. There is a very fine larch within the front garden of Manor House (pictured right) and an impressive Blue Atlas cedar within the front garden of The Elms.



Near the river and around the pond there are some large willows, as well as sycamore and elder. A large weeping willow graces the frontage of No. 57 Church Lane.

Beyond the conservation area and across the river there is a long row of Lombardy poplars that follow the south side of the riverbank. An impressive sight, to some extent they define the limits of the views outward and from the southern side of the valley they are strong landscape feature and form the principal landmark that identifies the presence of the village.

Holly seems to be quite a dominant shrub / tree and holly hedges line sections of the public footpath that runs parallel to Church Lane. Some larger specimens, including some variegated varieties, have been allowed to mature into trees within the grounds of Manor Court.

Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Barrow-on-Trent. Both the range of available materials and the way in which they were employed are factors intricately linked with local identity. The special and typical traditional building details encountered within the conservation area are summarised in the

appendix, which is supplemented by photographs, to provide a snapshot of the local vernacular details.

Stone and timber-frame

Despite the lack of building stone available from the immediate area, the village is full of stone boundary walls, built mainly from random rubble gritstone, and very coarse in texture. It is possible that the stone was brought here by boat, as barges used sections of the river. The area between Stanton-by-Bridge and Ingleby, to the south, just across the river, had several stone quarries and they are the most likely source for the local stone.



Front wall of Eve Cottages - undulating stone front wall, modern render and red brick path

The principal stone building within the conservation area is the Church of St. Wilfrid, built predominantly from a regularly coursed, mellow, gritstone. This and the boundary walls, which are generally stone, represent the main use of stone within the village. There are some fragments of stone buildings, mainly outbuildings, such as part of Elms Farm and part of the Old Granary, and there are stone plinths, but relatively few survive. The other main example of a stone building is the pair of cottages known as Eve Cottages, but the stone has been disguised by render.

There is only one complete oak timber-framed building in Barrow-on-Trent, at St. Wilfrid's (16 Church Lane), although this form of building would have been commonplace prior to the 18th century. The example at St. Wilfrid's is constructed in a form known as small box framing, a combination of posts and short horizontal rails. A fragment of the same form of timber frame appears in the front wall of Crow Trees, at the end of Church Lane, and this also contains a cruck-frame. Elsewhere, there are known remains of cruck-framed buildings at 34 Twyford Road and Walnut Farm.

Brickwork

Barrow-on-Trent lies within part of the Trent valley that had a long tradition of both timber-framed building and brick manufacture and brickwork has continued to influence the appearance of the village to the present day. The majority of buildings within the conservation area are built from brick.

Brickwork was used in the 18th and 19th centuries for structural details. Much of the brickwork is detailed with a corbelled verge and corbelled eaves. Sometimes, these are plain with several courses of brick projecting one above the other. Sometimes they incorporate "dentilled" brickwork, where each alternate header brick projects to create a decorative effect. In a number of cases the header bricks are laid diagonally to produce a "sawtooth" pattern. There are many examples of each of these fashions within Barrow-on-Trent.



The brick-built Methodist Chapel of 1839

Render and painted brickwork

There are many examples of rendered or painted brickwork. Photographic evidence suggests that almost all of the render is recent, incorporating textured finishes such as pebbledash. Lodge Cottage has an unusual original rendered or stucco finish, with a “pecked” appearance, as though it has been chiselled. The use of stucco in the first half of the 19th century was quite fashionable. The examples of painted brickwork may be a relic from the historic practice of limewashing brickwork.

Lintels and cills

Most of the smallest domestic buildings in Barrow-on-Trent incorporate segmental brick arches. These were commonplace during the 18th and early 19th centuries. This was the simplest and easiest lintel to construct as the taper was accommodated wholly in the mortar joints, without the need to cut the brick. In combination with the segmental brick arches, stone cills were not normally used, relying on the simple weathering properties of the brickwork.

During the first half of the 19th century classical building forms had a revival and wedge-shaped stone lintels were used in the village, of which there were a number of permutations. Plain wedge lintels were used at Ivy House (8 Church Lane) and The Meadows (37 Church Lane), whilst decorative moulded lintels with keystones were used at The Walnuts and Manor House (nos. 11 and 43/45 Church Lane).

There are some more unusual windows, adopted where there was a desire to create a more individual landmark building; pointed, arched lancet windows at “Bethel” Chapel, ogee-arched gothic windows at Lodge Cottage, Tudor-arched moulded stone lintels at the old Post Office (17 Twyford Road) and moulded stone surrounds at the former village school. Generally, the more substantial properties and the “designed” 19th century buildings have dressed stone cills.

Roofs

The Trent and Mersey Canal, to the north of the village, supplied building materials such as Staffordshire blue clay tiles from the Potteries. These are extremely durable tiles and survive where other materials fail and they are the dominant roof materials within the village. They replaced a thatched roof at Crow Trees, the only known example of a once common roofing material. A patterned example of contrasting bands of plain blue and red clay fish-scale tiles can be found at the Old Post Office (17 Twyford Road).

There are examples of Welsh slate in the village, which was particularly fashionable in the first half of the 19th century, and was ideally suited to the shallower roof pitches of hipped roofs. Examples can be seen at Lodge Cottage, Barrow House and Brookfield Club, all of which have hipped roofs and Bethel Chapel, a steep pitched roof.

Graduated Westmoreland slate roofs, which were probably transported into the area via the canal, in its early years, can be found on the old farm buildings at Manor Croft (off Swarkestone Road) and The Pinfold (Church Lane).

Conservation Area Description

The church is pivotal within the conservation area, marking two distinct areas that have evolved with very different characteristics.

Area I (see map following page 18)

This area includes the buildings lining Church Lane and the land that forms a block behind the properties as far as the public footpath and Chapel Lane

The character of Church Lane has similarities with the river frontage settlements of Swarkestone and Twyford to the east and west. In all cases the settlement was located on the north side of the riverbank, at a point close to a bend in the river. There may have been a deep pool of static water at this point, enabling boats to be moored. The underlying geology of all three settlements is similar and the slightly higher ground of the sand and gravel was clearly better suited for building. The southern aspect of the houses on the riverbank has enabled them to make the most of both their riverside setting and the generous quality of light. The settlements share a number of fine houses, of high status. Equally, there are many small cottages that may have originally developed in association with river trade and crossing points.



View along Church Lane (left). The rural character with wide grass verges and plentiful trees is complemented by a strongly demarcated building line of stone boundary walls (right - 51 Church Lane)

Church Lane is largely rural in character; the narrow, quiet lane is without kerbs and is lined on its southern side with paddocks, which follow a narrow stretch between the lane and the main drainage channel that flows into the river, with river meadows beyond. It flows in a generous sweeping arc and views gradually unfold. Views range outwards, beyond the conservation area boundary, to the south. The lane eventually meets up with the northern bank of the River Trent, and the riverbank is an open grassed area.

The southern side of the lane is lined along most of its length with a broad, grass verge, which is kept neatly mown, and intermittent thorn hedges. The north side of the lane is also lined with a grass verge and delineated by mainly rubblestone boundary walls of a fairly uniform height, with flat copings, and occasional stretches of 19th century brick wall. Many of the gardens are given additional privacy by hedges of yew, holly or beech, planted on top of the wall, and sometimes old iron railings survive. The enclosure is important and narrow slots in the wall and a few steps provide pedestrian access to the gardens and houses above. There are a few places where access provided for vehicles has created a larger gap, but these are infrequent.



There is a group of old houses, densely packed together, concentrated at the eastern end of the village, overlooking the river (pictured above). The rest of the lane has old farmsteads dispersed along its length, the farmhouses generally set back deep within each plot, and intermingled with modern 20th century houses filling many of the gaps between the farmsteads. With the exception of the Manor House and The Walnuts, there are no individual buildings of great architectural merit, but the historic buildings each display characteristics of the small, vernacular buildings of the locality. Despite the large number of 20th century buildings, the character of the lane remains distinctive and attractive; even the distinctly modern house at “Water’s Edge” does not stand out. The lane is dominated by the striking rubble gritstone boundary walls, the generous front gardens and mature parkland and specimen trees and clumps of trees of distinctive landmark character.

The character of the development to the back of the properties on Church Lane is more difficult to pin down. The creation of cul-de-sacs in the 20th century, approached from Chapel Lane, has removed much of its sense of place. The redevelopment of farm buildings and ancillary structures, which are now approached via Chapel Lane, has created some confusing relationships between the Church Lane farmhouses and their former ancillary buildings.

The former grounds of Barrow Hall formed a pocket surrounded by Church Lane and Chapel Lane. Most of the grounds now lie outside the conservation area and have been developed for housing. Fortunately from the northern and western approaches into the village there is no sense of the scale of this housing development. The tall boundary walls lining the east side of the lane, north of the churchyard, are some of the tallest in the conservation area and they are striking, lining the back of the pavement. They mask much of the 20th century housing. Mature Cedar of Lebanon and other specimen trees have been retained along this section of Church Lane and along Chapel Lane.

Opposite this tall wall, Church Lane is lined with a grass verge. The handful of properties

that were built onto the long, thin plots of land (roadside encroachments), alternate with sections of rubble gritstone wall and hedgerows, in a loose-knit and informal character.

Area 2

This area includes the buildings fronting Twyford Road and The Nook

More so than along Church Lane, the centre of the village along Twyford Road incorporates many of the elements that are found in 19th century “picturesque” estate villages; trees planted for their landmark qualities, architect-designed or pattern-book buildings, such as the Old Post Office, the Lodge and the old Sale and Davys Primary School, and embellishments, such as the gable dormers and bargeboards added to Walnut Farm. The buildings are at their closest where the old post office sits opposite the old school, and this is, therefore, an obvious pinch-point and one of the most memorable parts of the village.

Along Twyford Road there are a few clusters of buildings that are grouped together in a picturesque way that may have been deliberate. A great deal of the picturesque character of the village derives from the juxtaposition of 19th century buildings, set back from the road frontage, within generous gardens (such as the Post Office), and the older buildings, with their gable ends butting up to the road. The ownership of land was quite dispersed and it is not clear who was responsible for each building. Nevertheless, there is still a sense that during the mid to late 19th century the grouping of buildings to create interesting shapes was deliberate. This is made more convincing by judicious tree planting at key points.

Although Twyford Road is now developed along its length, its 19th century character of small, irregular groups of buildings does still survive, as so much of the new development is set back a long way from the street frontage, which would otherwise be overwhelming.



*Picturesque irregular clusters of buildings on Twyford Road;
Walnut Farm and No. 36 Vine Cottage (left) and Nos. 17 and 19 (right)*

Walnut Farm, its former outbuildings at The Old Granary and No. 36 Twyford Road is one important group. At the corner of Walnut Close and Twyford Road stands one of the old farm buildings to Walnut Farm (pictured top of page 16); a plain single-storey structure that lines the back of the pavement and defines the enclosure of the street. It helps to define the farmyard to its rear. The strange shape of its gable end, built in stone and brick, is a focal point on entering the conservation area, and hints at the presence of an old cruck truss. The farm may have amalgamated two former narrow crofts when the farmhouse was built in the first half of the 18th century. To the east of the farm, No. 36 (Vine Cottage) was built



Outbuilding at Walnut Farm

with its gable end facing Twyford Road. Its orientation signifies that development was extremely tight-knit along this section of the street. This and the neighbouring two crofts to the east were very narrow. Buildings located at 90 degrees to the road, reflect an old, late medieval building pattern, which provided the occupier of the dwelling with access to the croft at the back. The same pattern can be seen at No. 28 Twyford Road, which also follows the same alignment, although outside the conservation area.

No. 34 Twyford Road is very unusual as it is set so far back on the site, mid-way between Twyford Road and the old back lane, contrary to the established pattern. It may have been a barn at one time, re-used as a dwelling.

The former Sale and Davys village school is an important, compact, building. Built by public subscription in 1843, it incorporates Jacobean details that are quite uncharacteristic of the village. Decorative scrolled and moulded coped gables, topped with a bell-cote and giant stone finials, are very dominant clustered together in close proximity, giving it an animated quality in views along Twyford Road. The Old Post Office (17 Twyford Road), almost opposite the school, is another one-off building, of estate character. It is typically Victorian, built in 1864 in a Tudoresque style, with four-centred arches, lattice casements and pitched roofs with bargeboards and patterned tiles. These buildings and the adjacent cottage, No. 19 Twyford Road, form another picturesque group.



Picturesque Gothic Revival buildings - the former Sale & Davys Village School (left) and No. 17 Twyford Road, the Old Post Office (right)

At the junction of Chapel Lane, Church Lane and Twyford Road there are a few key buildings, of small scale, that define the space. Lodge Cottage stands out for its unusual, faceted, hipped roof, which projects with wide eaves, cantilevered on shaped timber brackets. It also has ogee-arched gothic windows. It is a cross between a small Italianate villa and a picturesque gothic cottage, and was probably built in the 1820s or 30s. Nos. 2-18 The Row stands on the corner of Brookfield and Twyford Road and were built by 1787. They are special as they have a uniform arrangement of doors and windows that sets up a regular, repeated rhythm. The whole terrace has a wide pavement frontage and is a focal point in views from Chapel Lane.



2-18 The Row, Twyford Road (left) and view of The Nook from Chapel Lane (right)

The Nook is a separate, distinct area with an identity of its own. It is inward looking, with densely packed houses, forming two sides that surround an open space which has the character of a miniature public square. This space is overshadowed by conifers, which obscure the front of the terrace of workers cottages, Nos. 1-4, and there are trees within the grounds of Brookfield Club and Lime Tree Cottage, which also create screens separating The Nook from the rest of the village.

To the north-west of Twyford Road there are two small housing estates squeezed between the by-pass and the main Twyford Road frontage – **Walnut Close** and **Fernello Close**. They were formerly parts of crofts. Although located within the conservation area, they are of no historic or architectural interest and make no contribution to the character of the village.

Loss and Damage

The concept of conservation areas was introduced by the Civic Amenities Act 1967, as an acknowledgement of the need to conserve the “cherished local scene” in the face of accelerated change following the Second World War. It was not intended that development should be prevented, but rather that settlements should develop over time in a way that reflects and strengthens their special character. At Barrow on Trent, some of the undesirable changes described below predate the designation of the conservation area in 1977. The designation was put in place as a safeguard against further harmful development, so far as this could be achieved by the need for planning permission.

In defining the character of the conservation area we can also identify instances where the village has suffered alterations or losses that either individually or cumulatively have diluted this character. It is hoped that identifying these will help householders, designers and the planning authority to reverse some of the damaging alterations and to avoid the same mistakes in the future.

New development

The new houses on the south side of Twyford Road are generally unsympathetic to the



View of St. Wilfrid's Church from the public footpath - the modern building in the foreground is just outside the conservation area but is still out of place in this historic setting

traditional form within the village. They neither make a bold and positive statement, as do the old post office and school, nor do they blend with the low-key, vernacular form of buildings such as 34 Twyford Road. Boundaries are often splayed, contrary to the continuous alignment of traditional stone walled boundaries, and the timber palisade fence at No. 3 Twyford Road is particularly out of place.

Loss of building details

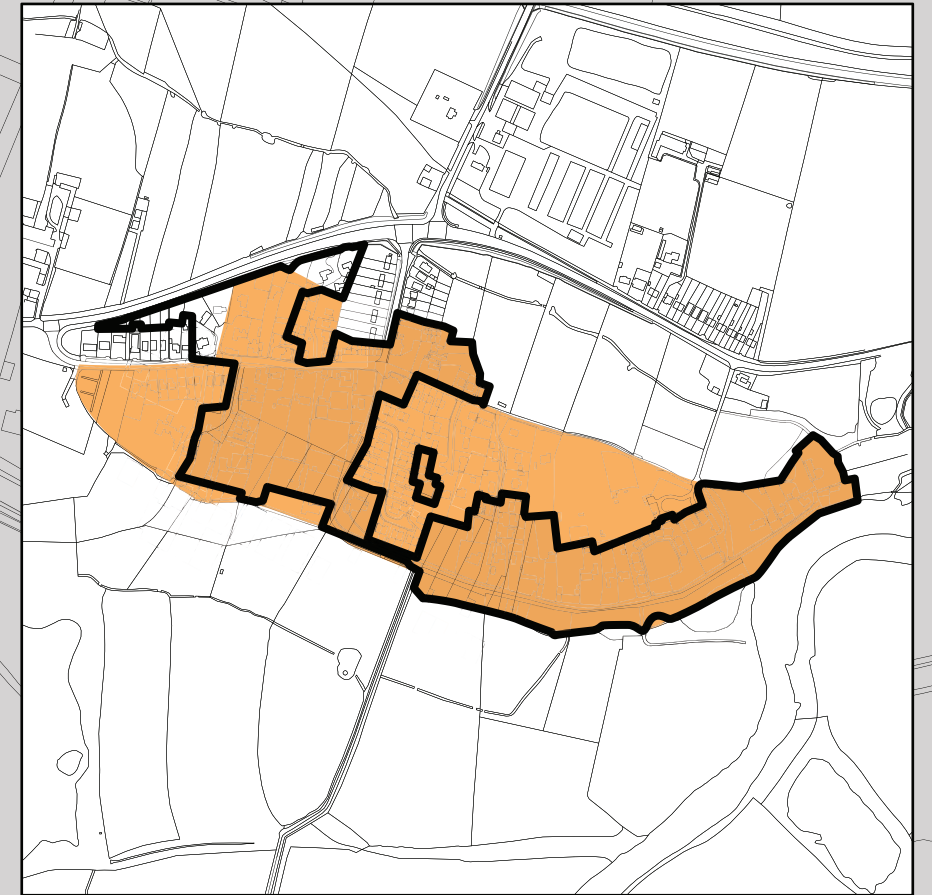
There has been a widespread loss of historic window and door joinery within Barrow-on-Trent. In many instances stained hardwood or uPVC has replaced traditional timber joinery.

Brickwork has frequently been rendered, sometimes with modern cementitious render, sometimes with modern textured paint coatings. Within an area which has such a strong tradition of brick building, this represents a significant loss of character. The only examples of buildings that were originally rendered are the wattle and daub panels, which were rendered in conjunction with timber frame, at St Wilfrid's and the stucco rendered Lodge Cottage.

In some cases brickwork has been painted and the character of the bricks can still be seen underneath the paint, as at Brookfield Club, Barrow House and 6 and 7 The Nook. This is less damaging on the whole.

Barrow-on-Trent Conservation Area

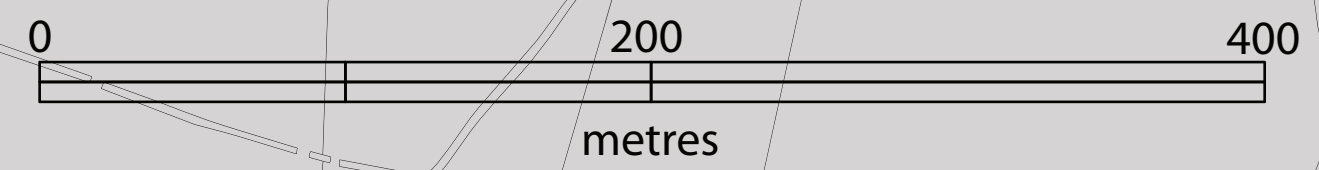
Designated : 24th November 1977



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- ① Character Areas
- Conservation Area boundary
- - - Sub-area (numbered)
- 👁️ Principal views
- ⊕ Architectural landmarks and focal points
- Listed buildings
- Other buildings which contribute positively to the special architectural or historic character
- Areas of high archaeological potential



Appendix

Distinctive Architectural Details

BARROW-ON-TRENT



Checklist of details

The details in this appendix illustrate those building elements that help to define Barrow on Trent's particular character. These may be common everyday vernacular details found repeatedly throughout the conservation area or may be more exceptional, consciously designed features.

This appendix may prove useful in providing inspiration for new development, whether traditional or contemporary, if used with care. Paradoxically, the outstanding architectural details of a conservation area may not be the ones that are most typical of the area. They often belong to the important key buildings of a village and may look out of place on smaller buildings in subordinate locations. The majority of buildings in the conservation areas of South Derbyshire are plainly and simply detailed.

Boundary treatments

- Rubble and coursed gritstone with squared flat copings
- Brick walls with ashlar copings
- Ashlar walls with wrought iron railings
- Decorative wrought iron gates

Roof types and details

- Pitched tiled roofs of Staffordshire blue clay with corbelled verges / plain close verges
- Pitched roofs with overhanging verges and bargeboards
- Patterned tiles
- Raised coped gables finished with brick or stone copings
- Hipped Welsh slate roofs

Chimney stacks and pots

- Tall brick chimneys with simple one or two oversailing courses
- Blue bricks adopted for several capping or oversailing courses

Walls

- Timber frame - small box framing
- Datestones and insignia
- Corbelled eaves, with "sawtooth" or dentilled brickwork
- 19th century dentilled brick bands

Windows

- Cast iron casements or fixed lights with small opening lights, often with intricate patterns of glazing
- Small-paned vertically sliding sash windows
- Leaded-light 20th century casements within timber frames
- Multi-paned side-hinged timber casements, within chamfered moulded frames
- "Yorkshire" casements (horizontally sliding sashes)

Lintels and cills

- Segmental brick arched windows, in a single course of header or stretcher bricks
- Stone wedge lintels and stone cills
- Brickwork without cills
- Pointed arched lintels
- Unusual ogee-arched lintels and Tudor-arched lintels

Doors and doorcases

- Elaborate classical doorcase (Manor House)
- Panelled doors
- Boarded and studded doors

Checklist of details cont'd

Paths, paving and steps

- Gritstone and granite kerbs

Street furniture

- Letter box
- K6 telephone box

BOUNDARY TREATMENTS

Walls, railings and gates



Boundary walls are commonly built from rubble gritstone, with roughly squared flat copings (left). On occasion large blocks of gritstone can be found, as at Trent House (above), which also retains its wrought iron railings, and at Water's Edge (below left).

Below right - brick wall at Ivy House. A section of stone coping and a pair of ball finials emphasises the entrance.



Right - wrought-iron gates at the entrance to the churchyard at St. Wilfrid's. Scrolled wrought iron has been used for both pure decoration and to create a pair of lantern holders. During the early 20th century wrought iron was favoured by the Arts and Crafts movement as it used skilled labour, rather than mass production.



Left - decorative wrought-iron railings, with cast-iron urn finials fixed to the posts at Manor House, Church Lane. Each upright baluster is fixed into the chamfered stone coping using molten lead.



Left - decorative wrought-iron gates at Riverside, No. 49 Church Lane. These ornate examples incorporating scrolls are characteristic of the early 20th century fashion for using old styles of fabrication, adopted by the Arts and Crafts movement.

ROOF TYPES AND DETAILS



During the first half of the 19th century Welsh slate became fashionable. It was ideally suited to shallow roof pitches and the classical hipped roofs of villas.

Left - hipped Welsh slate roof with overhanging eaves at the Brookfield Club. The distinctive leadwork to the hips and ridge is formed over timber roll mouldings. Another example is close by at Lodge Cottage, which has a very shallow, hipped, canted roof of Welsh slate (second left). The hips are created with mitred slate and secret gutters. The wide overhanging eaves are cantilevered on long, shaped timber brackets.



Below - pitched, Staffordshire blue clay tiled roofs with corbelled verges and sawtooth brick eaves (8 The Nook and 6 The Nook).



Below and bottom right - steep pitched roofs and raised coped gables. Common form of raised brick parapet at Millstone Cottage (bottom right) and Victorian Jacobean form of raised gables with moulded stone copings, at the former village school (below).





Left - the clay tiled roof at the Old Post Office incorporates bands of plain Staffordshire blue clay tiles alternating with bands of red and blue beaver-tail tiles. This type of pitched roof with bargeboards and these picturesque details were particularly popular during the Victorian period for estate villages.



Above left - graduated Westmoreland slate roof at The Pinfold. This material was fashionable for a short period after the Trent and Mersey Canal first opened and may date from the last quarter of the 18th century.



Above right - Crow Trees; the gablets (triangular raised gable dormers) with overhanging bargeboards were added around the end of the 19th century, and make this prominent cottage more picturesque.



Above left - decorative red clay ridge tiles incorporating a cross pattern (18 Twyford Road). Above right - a gothic, pointed, triangular design (11 The Walnuts). Standardised clay building materials produced in the Potteries and the Derbyshire clayfields became more widely available during the 19th century.

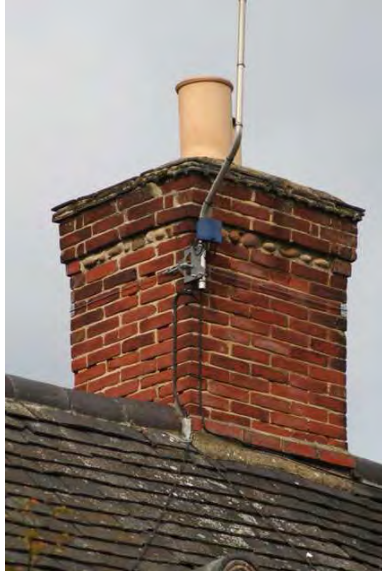


Above - stepped brick verge at 37 The Meadows. This is the only use of this decorative type of brick verge in Barrow. It is also found in other South Derbyshire villages.

Left - plain close verge. This simple detail, where the tiles simply overlap the wall, is found on the majority of small cottages and farm buildings, such as this outbuilding at The Elms.

CHIMNEY STACKS AND POTS

Below - various plain brick chimneys with one or two oversailing courses and red or buff clay chimney pots. The chimney on the left has been adapted in the early 20th century by inserting pebbles set in mortar to create a decorative feature (Millstone Cottage, Church Lane).



Blue bricks were occasionally used when a stronger brick was required, especially in architect-designed Victorian buildings. Blue bricks were fired at higher temperatures and were more durable. They were ideal for oversailing courses. Blue bricks were mainly introduced in the second half of the 19th century, principally on practical grounds, but on occasion they were also used decoratively. Picture, below left - chimney with moulded blue brick bands and weatherings at Walnut Farm. Picture, below right - blue brick oversailing courses at 19 Twyford Road.



WALLS



Timber frame was once a common building material in South Derbyshire, but it has diminished and there are often only fragments left, such as this example at Crow Trees on Church Lane (left).



The type of frame used in this area is known as small box framing. Squared panels are made up of short lengths of horizontal rails and timber posts, jointed together. The upper storey is often braced, as in this example at St Wilfrid's, 16 Church Lane (left).

Right - the rather strange pattern of brickwork in the gable end of this barn on Twyford Road may echo the outline of a former cruck frame, following the outline of the brickwork. There are cruck-framed buildings reported in the village, but they are usually contained within buildings and are rarely evident. Cruck-framed buildings were occasionally encased in stone.



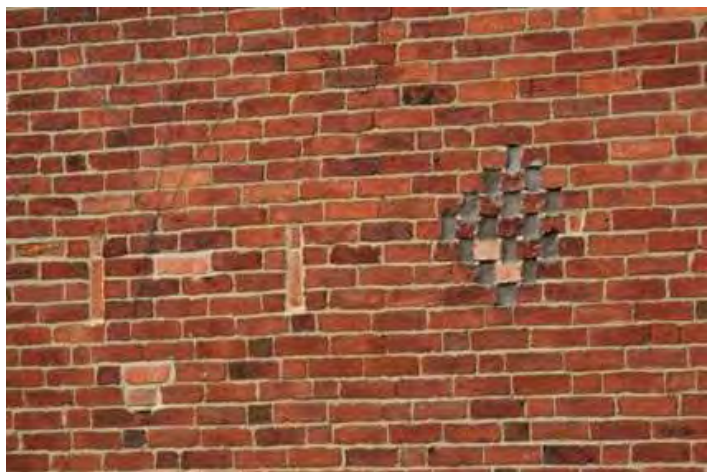
WALLS - Brickwork details

19th century dentilled brick band at Walnut Farm (right). This detail is found in the mid 18th century but it was often adopted in the second half of the 19th century in estate villages. Walnut Farm underwent extensive remodelling during the 19th century, as did Crow Trees on Church Lane, which contains an 18th Century example of this detail.

Semi-circular arches and barrel-vaulted undercroft at Bethel Chapel (right). The wet, low-lying ground of the Meer was prone to flooding and the decision to build in this form and in this location suggests that there was little available space for new buildings in the 19th century.

Barns needed ventilation; the slits and diamond pattern ventilation holes adopted at The Pinfold (right - now blocked) were decorative as well as functional.

Working farms, such as that at St Wilfrid's (16 Church Lane), needed a range of buildings. This farm building (right) incorporates a pitching eye, where hay could be stored at high level. The bricks are moulded and rounded, reducing friction and wear.



**WALLS -
Stone details**



1839 datestone (left) at Bethel Chapel and 1864 datestone (above) at the Old Post Office, Twyford Road.

Right - 1843 datestone at the former village school. The Sale and Davys families, who were patrons, are represented by the pair of heraldic shields.



Right - plaques at the former Sale and Davys village school. The shield on the right represents the Church of England.



WALLS - Eaves details



There are several types of decorative brick eaves within the village, incorporating brick corbelled out in either a “dentilled” or “sawtooth” pattern.

Left - sawtooth corbelled brick eaves. Header bricks are laid diagonally, so that they form this decorative pattern at The Walnuts. This type of eaves can be found on both the large farmhouses and the smallest cottages.



Left - dentilled brick eaves. Each alternate header brick projects to create a decorative effect.

WINDOWS



Above - side-hinged casement windows of 1864, manufactured in cast iron, at the Old Post Office, 17 Twyford Road. The complex pattern of glazing, incorporating lozenges and rectangular margin lights, is characteristic of Victorian Jacobean architecture. Cast-iron was an ideal material for this as the glazing bars were thin, enabling intricate, fine details. The shaped stone lintel, with a four-centred arched soffit, and the chamfered cill are also contemporary.

Top right - cast-iron pointed arched gothic windows at Bethel Chapel.

Right - a cast iron casement window serving an old farm building at The Elms. Cast iron also had a utilitarian function as it could be made quickly in multiple units.

Painted timber casement windows; Hollybush House, 2 Church Lane (below left) with flush-fitting casement and frame, and Walnut Farm (below right) with recessed casements within a chamfered frame.





Left - A “Yorkshire” horizontally sliding sash window at St. Wilfrid’s, 16 Church Lane.

The larger houses, such as Manor House (bottom left) had multi-paned vertically sliding sash windows in the Georgian period. Ivy House (bottom right) also has sash windows and it was an intermediate sized house, with a less formally classical character. The sash window boxes in both houses are hidden, set within a rebate behind the brickwork, following a regulation introduced in London, intended to inhibit the spread of fire.



During the Georgian period, glazing bars became increasingly more slender, to admit more light and to give greater finesse to architectural detail.



Traditional shopfront at 16 Twyford Road (left). The elements of a traditional shopfront include paired pilasters, a moulded cornice, narrow fascia and a stall-riser, which in this case is brick. The door and fanlight are original but the window is a modern replacement.



Left - ogee-arched window with timber casements and gothic, chamfered and moulded frame and tracery (Lodge Cottage).

LINTELS AND CILLS



Segmental brick arches were commonly adopted in the 18th and early 19th centuries. This example at Trent House, Church Lane (left), incorporates incised stretcher bricks; each alternate brick is incised with a scratched horizontal line to receive a narrow “joint” of lime putty. The putty would have been added later to create the effect of an arch made of stretcher and header bricks. Modern re-pointing has removed some of the original subtlety.

Where economy was important, and for utilitarian buildings, lintels were even simpler in form - segmental arches at The Row, Twyford Road (second left) , formed by a single course of “header” bricks.

Cills

Many of the smaller brick cottages, with segmental brick arches, had no cill (below). Later in the 19th century moulded blue clay bricks were used to create a more weatherproof detail. Many of the buildings that incorporate wedge stone lintels also have stone cills.

The grander houses of the 18th century often adopted wedge-shaped stone lintels, such as the example at Manor House (below), which has incised stonework and a raised keystone.



Wedge-shaped stone lintels were also popular in the first half of the 19th century and examples can be seen at The Walnuts, 11 Church St. (above, top) and Ivy House, Church Lane (above, bottom), which is much plainer.



Above - unusual stone ogee-arched lintel at Lodge Cottage.

DOORS AND DOORCASES

The ornate classical doorcase at Manor House (right) has a complete classical stone surround, incorporating a full entablature, engaged Doric columns, triangular pediment & rusticated pilasters. The original sunburst fanlight with its filigree astragals survives, but the door is modern and would have originally been a solid panelled door. The amount of attention paid to this doorcase reflects the important status of the house within the village, when it was first built.



Left - plain Georgian boarded door on Church Lane. Note the heavy frame and broad width of the planks.



Left - 4-panel door with heavy, applied bolection mouldings at Ivy House, Church Lane.

Right - 6-panel split door with raised and fielded panels and gothic style pointed-arched cast-iron fanlight at Bethel Chapel.



PATHS, PAVING AND STEPS

Right -
Narrow gritstone kerb.

Location :
15 metres on corner of Chapel Street and Church Lane, alongside Lodge Cottage.



Right - Narrow granite kerb.

Location :
4 metres on corner of Twyford Road and Church Lane.



Right - Wide gritstone kerb and shallow drainage channel in front of War Memorial.

Location :
War Memorial at Twyford Road.



STREET FURNITURE

Right -
Wall-mounted red letter box (GR for George Rex),
circa 1950 located in the wall of No 18 Twyford Road.



Right - K6 red telephone box (Sir Giles Gilbert Scott design), unlisted, located between No. 17 and No. 19 Twyford Road.

