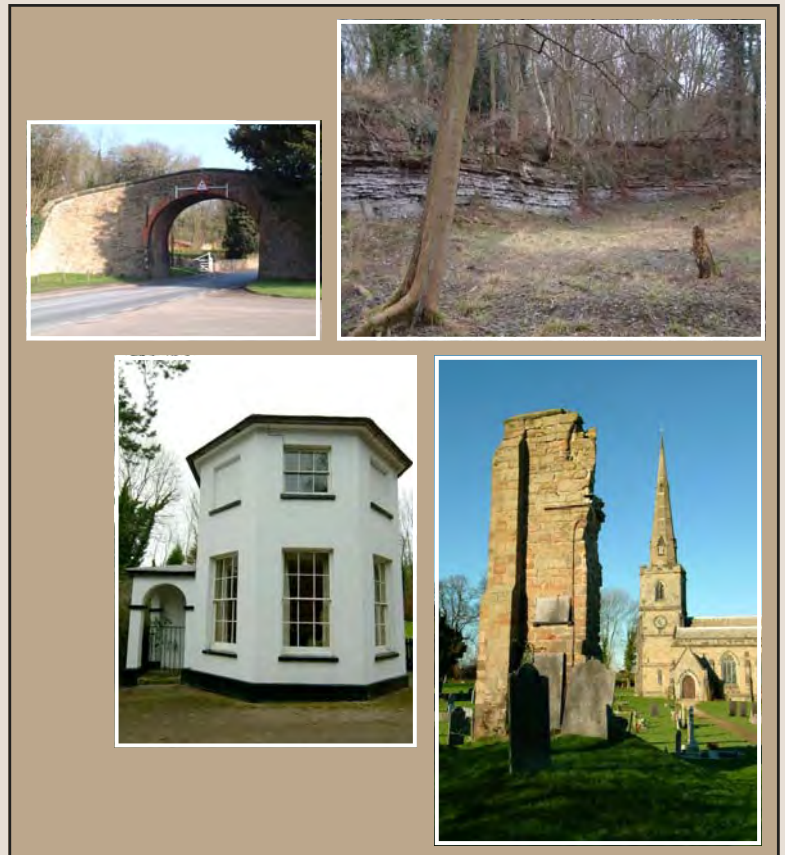


# Ticknall *Conservation Area* Character Statement



**2013**  
***CONSULTATION DRAFT***

**SOUTH DERBYSHIRE  
DISTRICT COUNCIL**

# Ticknall *Conservation Area*

## Contents

Introduction	1
Summary	1
Area of Archaeological Potential	3
Conservation Area Analysis	3
• Historic Development	3
• Approaches	4
• Views	5
• Building Materials and Details	6
Conservation Area Description	11
Loss and Damage	20
Conservation Area Map	
Appendix 1 Distinctive architectural details	
Appendix 2 Ticknall Conservation Area: Phases of Designation	

# Ticknall *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 Smisby 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 Ticknall Conservation Area was jointly designated by South Derbyshire District Council and Derbyshire County Council on 17th November 1972 and extended by the District Council on 24th November 1983.

## Summary

Ticknall sits in a sheltered valley south of the River Trent on the busy A514 between Derby and Swadlincote. It is strategically placed on the district's road network, with several roads radiating from the village and heading towards Repton, Swadlincote, Ashby-de-la-Zouch and Melbourne.

Although often identified as an estate village, it was only between 1765 and the 1830s that the Harpur (later Crewe and Harpur Crewe) family of Calke Abbey finally bought out most of the lesser freeholders, it being a well-established settlement long before then (first recorded in 1002). The estate still owns a number of properties, but many of them have been sold off and they are now in individual private hands. The village retains a strong historic identity, reinforced by an unusually high degree of preservation of traditional windows, although the "estate" character usually denoted by uniform window and door colours has been largely lost.

Within the brick and stone envelopes of the buildings are the remains of some early structures including timber framing, largely hidden from view by radical periods of redevelopment during the 18th and 19th centuries.

The distinctive characteristics of Ticknall can be summarised as follows:

- an historic settlement originally in 2 or 3 manors, with origins at least as old as 1002
- two long streets with medieval origins meeting near the parish church
- long, sinuous meandering approaches from the north and south, winding along rural roads, with scattered smallholdings and cottages
- a wooded setting - both historic tree planting by the Calke estate within and adjoining Calke Park and at the brick and limeyards, and recent tree planting under the National

Forest tender scheme. The dense tree-cover is important to the setting of the village and a backdrop to some important views, while evergreen trees (mature Yew and Corsican Pine) provide year-round interest. To the south, old oaks stand in the neighbouring fields

- a rich palette of building materials, dominated by brickwork incorporating some fine quality workmanship and details, such as gauged brickwork and penny-struck pointing
- a large number of small cottages, which supported several cottage industries – pottery, brickmaking, coalmining, lime burning and processing, malting
- an intimate relationship between the local geology, the exploitation of local minerals for lime and limestone, bricks and pottery, and the building materials
- areas of high ecological and landscape interest hidden from the main views – e.g. the Limeyards and the tree-lined entrance to Calke Park
- a rich variety of views between buildings and public spaces, many incorporating open spaces and small paddocks
- a variety of boundary walls fronting the street, predominantly of rubble limestone
- lions-head, cast-iron pillar fountains throughout the village are a constant reminder of the Harpur Crewe estate's influence there, having been installed by Sir Vauncey Harpur Crewe in 1914



*Cast-iron pillar fountain*



*View along High Street*

## 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

Ticknall is recorded as early as 1004 in the will of Wulfric Spot, who gave his lands there to Burton Abbey. In 1086, at the "Domesday" survey, the land in Ticknall was divided between the King, Nigel de Stafford and Burton Abbey. From c1115 onwards, several parcels of land in Ticknall were given to the newly-formed Priory of Calke and later to its successor, Repton Priory, by the Earl of Chester and his heirs.

By the Dissolution in 1538, Repton Priory held a considerable amount of land in Ticknall. This resulted in the development of a grange in the village; a barn at Ticknall is mentioned as early as 1232-3. The site is Grange Farm and the present building dates mostly from the eighteenth century but incorporates elements of earlier buildings, most noticeably a huge stone chimney at the east end, now lacking its stack.

Other local mediaeval landowners were the Francis family of Foremark, who had acquired property in the parish at an early date, and the Abels, 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 own land in Ticknall after the Dissolution. Part of the Francis share passed to the Burdetts of Foremark and Bramcote in Warwickshire; another part was sold to George Biddle of Yoxall in the early 17th century. Much of the Abel property was sold to Henry Harpur in 1625 shortly after he had bought Calke. Later generations bought much of the Biddle property too.

After the Enclosure of Ticknall by private agreement in 1765, the Harpurs of Calke embarked on an intensive buying programme there. By the 1830s they owned most, but not quite all, of the parish. Sir George Crewe of Calke Abbey was a driving force behind

the rebuilding of the Parish Church in 1842, and the Almshouses were founded according to the will of Charles Harpur in 1772. The school was founded by Dame Catherine Harpur in 1774.

Within recent memory, most of Ticknall was still owned by the Harpur Crewe estate, but the estate never achieved sole ownership and Ticknall was never an estate village in the accepted sense of the term. The building plots on the north side of Chapel Street, for instance, were laid out as allotments for smaller owners in Ticknall at the Enclosure in 1765.

With the death of Charles Harpur Crewe in 1981, his brother Henry made negotiations with the Treasury enabling enough property to pass to the National Trust to cover death duties. At the same time, numerous properties in Ticknall were sold off. Today, Ticknall has quite a number of privately owned properties, but the Estate retains a minority and the National Trust owns much of the surrounding farmland.

Agriculture was combined to a greater or lesser degree with other seasonal industries such as limeworking, coalmining, pottery, malting and brickmaking. Before plant and machinery became too complex and expensive, farmers were not afraid to diversify and make the most of the opportunities that their land offered.

The potteries were the most distinctive industry of the village. They were at their height in the 16<sup>th</sup> and 17<sup>th</sup> Centuries but the last one (at Pottery House) survived until the late 1880s.

## Approaches

From Repton, the tall church tower and spire stands out as a prominent landmark for some distance with a backdrop of trees to the north, south and east. In fact, there is no other sign of the settlement until the roof of the cricket pavilion rises into view, shortly followed by the brick and stone boundary walls of the enclosed farmyard to The Grange.

From Ashby to the south the approach into Ticknall is long and sinuous. As the road bends left and right, mainly defined by hedgerows, so the houses gradually appear, those to the east bordering the road, clinging to the edge of the larger fields, those to the west set back in more generous plots. Two farm groups stand out – Top Farm and Basford's Hill Farm - and a former pottery site (No. 78 Pottery House and Potworks). All the outbuildings are now converted into housing. Otherwise the approach is distinctive for the small cottages and tiny field barns, attached to long narrow paddocks, in a spacious setting. Historic land-use patterns and the gently rolling landscape have created some picturesque scenes.



*Meandering approach from the south*

From Melbourne and Derby, the approach roads descend into a shallow bowl-shaped valley in which the buildings are sheltered with a backdrop of extensive tree cover. The wide approaches and views become more confined as the road follows the valley floor. The Main

Street meanders through the valley revealing constantly changing views of the village. Buildings are scattered with large paddocks separating them, running along the road, enclosed by rubble limestone boundary walls. Most of the tree cover has grown within the last 100 years, over the sites of the Limeyards and Brickyards, when they finished working. With the exception of the small plantations of conifers on the higher points of the southern Limeyards, the trees are mainly self-sown.

## Views

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.

There are a large number of important views within Ticknall. For brevity the best have been illustrated on the accompanying plan. The principal views have been identified in this summary.

The reason for the variety of views is because of the winding road network, the open paddocks between parts of the settlement enabling long views, and the relief in the building line with vertical and horizontal undulation in the terraced frontages and variation between front gardens and roadside development.

There are two principal landmarks that dominate views within the village – the Church and the Tramway Arch.

Considering how far it is set back from the main roads into the village, the church is a prominent landmark with a needle spire on top of the tower. This was designed to be seen in views from afar. Beyond the confines of the churchyard, one of the important views to the church from the village is across the paddock to the south-east of The Grange. Other views tend to be glimpses, where only the tower is evident, such as that from the end of High Street, the view from the bottom of Church Lane and the occasional view of the church through the trees from the Calke Estate drive into the village. There is also a glimpse of the old Parsonage and the spire of the church behind it from between numbers 2 and the terrace 3-7 Burton Road.



*View of the Church from the bottom of Church Lane*

The Tramway Arch is a focal point in views looking both east and west along Main Street, dense tree cover on either side enhancing pin-hole views through the arch. Looking eastwards through the Arch, only greenery and roadside walls are seen; the houses are invisible.

The views along the length of Main Street change as it winds and contours. Open spaces



*View along Main Street from The Wheel Inn*

and paddocks between buildings provide relief, emphasise its agricultural history and make connections between separate parts of the settlement, such as the view between Hayes Farm and Arch View Cottage. These small scale hay meadows, largely defined by low limestone boundary walls and a backdrop of dense tree cover, are an important ingredient of the open and verdant character of the settlement.

There are also a number of important glimpsed views between buildings on the south side of Main Street and at the bottom of Banton's Lane. These historic passages reveal and lead to other buildings and walls, mostly on a slight incline and built at right angles to the street, adding to the intrigue and sense of history. These include the access track to the east of the former farm buildings at Hayes Farm, the "jitty" to the west of no. 48 Main Street, the "jitty" between nos. 34 and 36 Main Street and the access track between No. 30 The Nook and Laurels Cottage.



*Historic passages between buildings on the south side of Main Street add a sense of history*

## Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Ticknall. The range of materials and the way in which they were used in local building details is intricately linked with local identity. Appendix I lists the special and typical traditional building details encountered within the conservation area, and is supplemented by photographs, to provide a snapshot of the local vernacular details.

Ticknall is distinctive for the large variety of building materials employed in a small area. These include timber, limestone, sandstone and gritstone, brick, render and stucco. The only material which was used sparingly was ashlar stone and the instances of this occurring for walling purposes are limited to the church and the "Stone Fronts" at 12-16 Main Street. Finely-worked stone was also occasionally used for "dressings" such as lintels and cills, quoins, plinths, eaves courses and copings.



The variety of materials adds to the picturesque quality of some views – breaking up any potential monotony within the streetscene.

The earliest surviving vernacular buildings appear to have been of timber-framing on rubblestone plinths. Although a number of houses contain evidence of timber-framing, only Springfield House Farm has an exposed frame in the gable end. The incorporation of a plinth at low level continued through the centuries. At the Chequers and nos. 36-40 Main Street the stone plinth has a chamfered stone cap and is probably late 17<sup>th</sup> century in origin. The use of high plinths in rubblestone, ashlar or brickwork continued to be a common building detail for a long time and was also adopted in the 19<sup>th</sup> century for a number of brick buildings in the village (e.g. Sheffield House and Victoria House).



*Fragment of timber frame exposed in the gable of Springfield House Farm*

Another building detail that can be found in Ticknall is the use of narrow horizontal bands of brick or stone in the main elevation. These are mainly applied for decorative effect. In brickwork, they commonly comprise three courses of brick set 50mm forward of the surrounding brickwork (e.g. The Grange, the former maltings building at Royal Oak House, 39-41 High Street and 55-57 Main Street). An alternative is the use of two courses of corbelled brickwork with a “dentilled” course below (e.g. The Old Schoolhouse, The Old Post Office, Church Lane and 39 High Street). These types of brick banding are most often found in the first half of the 18<sup>th</sup> century. Stone banding is usually a 19<sup>th</sup> century detail, and can be found in combination with brickwork at the Methodist Chapel and Sheffield House, in combination with render at Pennwyche and The Firs (11 High Street) and in combination with stone ashlar at 12-16 Main Street.



*The Chequers Inn built from rubble sandstone and rubble limestone and later raised in brick*

Two substantial stone buildings survive, probably dating from the 17<sup>th</sup> century, built from both rubble sandstone and rubble limestone (namely The Chequers and Royal Oak House).

Later rubblestone buildings of 18<sup>th</sup> and 19<sup>th</sup> century origin tended to be the smaller workers cottages or outbuildings, rather than the Georgian houses of the middle-classes. At this time brick was more prestigious as a building material than rubblestone. It was incorporated into the small rubblestone cottages as a practical

material for finishing corners - quoins, dressings around windows, lintels and chimney stacks (e.g. Archway Cottage (86 Main Street) and Penfold Cottage (8 High Street).

In a few instances, houses were deliberately constructed with brick on the front elevation and rubblestone reserved for the side and back. During the late 18<sup>th</sup> and 19<sup>th</sup> centuries this

was often a choice reflecting the polite taste of the times, not building evolution (e.g. Laurels Cottage, Main Street).



*Laurels Cottage: Red brick front, rubblestone side*

Although the tradition in most parts of the country was to cover up this kind of combination of rough stone and brick, this was not the norm in Ticknall and walls were apparently left unrendered. The present render on 29-33 Main Street is a 20<sup>th</sup> century hard cement-based render, but in the cases of nos. 29 and 31 it may be a replacement of an earlier lime render, illustrated in mid 20<sup>th</sup> century photographs. Sometimes there appears to have been a desire to blend the distinctions between patches of brick and stone on the most prominent road frontages and this was achieved through the old practice of limewashing the external walls of cottages.

The use of brick combined with large sections of rubblestone retained from earlier buildings on the site is a distinctive characteristic of this region of South Derbyshire and was quite prolific in Ticknall. It appears to be an estate response to the desire to build economically. Until the mid 19<sup>th</sup> century, rubblestone was plentiful and cheap while brick was more expensive. Where old buildings of rubblestone were heightened or enlarged a patchwork of different materials has often resulted, illustrating the archaeological development of the buildings e.g. Spring House, (57 Ashby Road), Barley Cottage (71 Ashby Road), 179-181 Main Street, 8 Banton's Lane.



*Modern housing on High Street, designed to fit*

Today, sections of random stonework are being included in new development purely on aesthetic grounds, aping the visually interesting historic examples. In these cases the inclusion of stonework does not, of course, represent phases of building evolution.

The local clay pits provided a high-quality material for both pottery and brick-making. Small potteries became established as cottage industries within the village from the early 16<sup>th</sup> century. Although there is no longer any direct physical evidence for this in any buildings, there are some large concentrations of broken and burnt pottery, which indicate

the presence of former kiln sites. Fragments can still be picked up in the fields. The first references to brickmaking in Ticknall are in the late 17<sup>th</sup> century. By the early 19<sup>th</sup> century, the Ticknall brickyards were a large undertaking to the north-east of the village. Local brick production was of a high quality. Fine special bricks appear in the lintels of numerous properties, many rubbed, with incised (false) joints. Local clays would have also been used to produce clay roofing tiles, although the instances of red clay plain tiles surviving are limited, as they were less durable than the Staffordshire blue clay tiles, which started to be brought into this part of Derbyshire in the late 18<sup>th</sup> century.

Bricks were also used as a paving material and there are a few instances where red bricks survive as a forecourt or as a paving material for an access track. The use of blue bricks followed this tradition at a later date. Other natural materials can be found for forecourts and paving, but these are almost always recent introductions (e.g. granite and stone).

There is at least one example of early brickwork, possibly 17<sup>th</sup> century, at 30 Main Street - The Nook, which incorporates a datestone of 1659 in the gable-end. This datestone may have been relocated although the irregular bond, narrow dimensions and characteristics of the surrounding brickwork are typical of this date. The building was re-faced in brick during the mid 19<sup>th</sup> century.

Brickwork is used for structural details such as 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 some other cases the header bricks are laid diagonally to produce a “sawtooth” pattern.

A detail that is commonly found in Ticknall is the use of a raised brick band on the gable end of brick houses. This follows the verge, to provide a drip moulding, and continues level with the base of the chimney stack. This detail is most frequently found along Main Street.

There are three types of traditional vernacular brick arch used above the windows and doors in Ticknall:

- the segmental brick arch, used on the majority of cottages and the simplest and easiest to construct as the taper was accommodated wholly in the mortar joints,



*Left - Pennfold Cottage, 8 High Street: Simple segmental arches to ground floor windows, timber lintels at first floor, no cills*  
*Right - 124 Main Street: gauged brick arches and stone cills*

without the need to cut the bricks. In some cases the bricks have a “false” incised line in the bricks to create the illusion of a joint

- the gauged brick arch (with a flat soffit) used on the more substantial houses e.g. 124 Main Street (Derby House, pictured on page 9), and The Priory. It required special bricks and a skilled bricklayer to “rub” the bricks together
- the cambered arch of rubbed bricks, with a flat top. This was the most technically difficult to construct (used at 88 Main Street)

On the uppermost floor there was often no need for a brick lintel as the wall-plate could be carried over the window, sometimes supplemented by a simple timber lintel, providing the support required (e.g. 52, 35-37 and 86 Main Street and 37-45 High Street). In some cases a lintel was completely omitted, relying upon the strength of the window frame, as at 34-36 High Street.

In combination with the brick arches, stone cills were not normally used, relying on the simple weathering properties of the brickwork, even on the more substantial properties (e.g. 88 and 104 Main Street). Blue clay tiles have been used on cills, usually in recent years, as a more effective weathering. Generally, in Ticknall the more substantial houses and farmhouses have dressed stone cills.

In a number of instances brickwork was limewashed, e.g. nos. 36-40 Main Street, no. 173 Main Street and the terrace nos. 41-45 High Street, to provide a “sacrificial” weatherproof coating. Small traces of limewash are still visible on no. 41, although the others in the row have been painted in modern emulsions. Traces of limewash can still be seen elsewhere in sheltered places, such as under eaves. The practice of limewashing has now died out.



*41 High Street - traces of limewash can still be seen under the gutters*

During the early to mid 19<sup>th</sup> century there was widespread building work in the village. A number of brick-built semi-detached cottages and larger detached houses appeared. They commonly incorporate hipped Welsh slate roofs, with lead rolls, and broad overhanging eaves, typical of this period. A number of the properties share other common characteristics; a symmetrical frontage and a central door with decorative doorcase. It was at this time that most of the rendered properties in the village were built.



*The Firs, High Street:  
Hipped slate roof and broad overhanging eaves*

Semi-detached villa-style cottages designed to look like one house were

very fashionable in the first half of the 19<sup>th</sup> century with owners of large estates. The stone purpose-built estate houses, nos. 12-16 Main Street, are an example of this building-type, and the use of cast-iron lattice casements here was another favourite estate detail, although not commonplace in South Derbyshire. The deliberately picturesque “cottage orné” was another favourite estate building type at this time. Lawn Cottage (20 Ashby Road) and Lady Crewe’s School for girls are the only examples, but both have lost their thatched roofs. Without their original roofs, the original impression they were meant to create is now hard to appreciate.

The use of Welsh slate, as used on the villa-type of housing, was fairly short-lived. By the late 19<sup>th</sup> century, most new buildings were being built with machine-made red Rosemaries, which were readily available, or Staffordshire blue tiles. Although no examples of thatch survive, several “eyebrow” windows can be seen in the village. Some of these are modern but several also indicate where the high eaves windows were retained when the thatch was replaced with clay tiles.

## Conservation Area Description

### AREA I

#### The centre of the village - Main Street and High Street

**This area includes all the properties along High Street, and along Ashby Road including The Green, the buildings surrounding the church and the section of Main Street as far as the entrance to Calke Park.**

#### Area surrounding the Church

The old church at Ticknall, of which two fragments yet remain, was in existence by the early 14<sup>th</sup> century. Nearby is the Grange, which belonged to Repton Priory prior to the Dissolution, although the present buildings on the site are later. Next to the Grange is the reputed site of one of Ticknall’s manor houses, now occupied by the Vicarage of 1840. The presence of these principal buildings suggests that they may have formed a nucleus for the village at an early stage in its development, and the manner in which the road network defines a teardrop shape around the church perhaps hints at its possible extent. The web of public footpaths that still cross the area may be a relic of rights of way that once had greater status.

The development of a Grange would probably have been balanced with a village settlement on the other side of the churchyard. Earthworks, possibly from domestic occupation, survive in the field to the north of the Village Hall. These currently lie outside the conservation area, but have been noted on the area of archaeological interest (see inset plan). Some humps may be the remains of a ditch and embankment for a road, which ran from Calke to Burton (Foremark Park landscaping plan of c.1730) probably past the northern edge of the churchyard. The churchyard wall contains several small gateways leading onto the footpath encircling the churchyard.



*View of the ‘new’ church and fragment of the old church*

The churchyard was extended to the north in 1834 and the new church was located on its new northern perimeter. This had the effect of creating a much more spacious and generous setting, in keeping with the large size of the new church, and incorporated a route passing between the two standing parts of the old church, from the main entrance gates to the south porch door. The church is very large for a small parish and was built this size to seat 600 primarily to cope with the large population increase in the 19<sup>th</sup> century.

The church is formally approached from Church Lane. The space is important as it is enclosed on the west side by tall brick and limestone walls to the former Parsonage garden, probably raised as forcing walls for a small kitchen garden in the 19<sup>th</sup> century. A faint outline of square compartments, most likely vegetable beds, can be seen on the Tithe map. The enclosure originally continued to the north but was removed for the modern houses 11 and 15 Church Lane. On the other side of the road a section of the original low wall has been set back in a disjointed manner with the development of two new houses, which has opened up the street frontage and created wide verges. At the end of Church Lane is a coursed sandstone wall that frames the central gateway, curves inwards and leads to a pair of sombre black cast-iron gates, real Victorian heavyweights. The location of the row of Harpur Almshouses of 1772 adjacent to the church is typical of many villages. It was normal Christian custom to give alms to the poor. The dedication reads;

*“This hospital was erected in the Year 1772 being a Donation by Will of CHARLES HARPUR Esq. Brother to SIR HENRY HARPUR Baronet who left 500L for the building of it, and 2000L for the Endowment For the Benefit of decayed Poor Men and Women, belonging to the Parishes of Ticknall and Calke and who are to be nominated at the Discretion of SIR HENRY HARPUR Baronet and his Heirs.”*

At this date (1772) the building would have probably had sash windows or leaded-light casements, all since replaced with a uniform late 19<sup>th</sup> century estate pattern of timber window.

Dame Catherine Harpur’s School, to the east of the churchyard, was endowed in 1744, although the present school dates from the 19<sup>th</sup> century. The current schoolhouse is of brick but has been rendered in recent times and has modern windows. It probably incorporates part of the 18<sup>th</sup> century building as it has a central band of decorative horizontal brickwork preserved under the render.

Sadly, the modern housing development of Grange Close, although outside the conservation area boundary, still falls within many views and has largely obliterated the relationship between the church and the Parsonage. What would have been a distinguished, generous and spacious approach to the church along Church Lane is reduced to little more than a modern estate entrance. Any archaeological evidence of the manor house and its associated buildings will have been largely obliterated.

### High Street

At the north end of High Street, the Victorian church and its spire is a prominent landmark. The presence of evergreen trees along the length of the street does, however, obscure long views of the church. These Corsican pines are a strong and impressive feature of Ticknall.

Perhaps the most distinctive characteristic of High Street is its variety of building types, building lines, heights and shapes. The only truly unifying feature is the character of the boundary walls. Although they vary in height they are largely built from local rubble

limestone and sandstone, with some sections in coursed stone and a few in brick. Where there are breaks in the rubblestone for gates and drives, the stone is generally framed by brickwork forming the quoins. Some of these incorporate the Harpur-Crewe rounded moulded bricks, although the majority have square-edged brickwork. These are finished with three types of stone coping – triangular, flat and “cock and hen”. There are a few distinctive front boundaries that were built in association with the more formal substantial properties; the cast-iron railings to Pennwyche on an ashlar plinth complement the house, as do the railings in front of 31 The Hollies, only a fragment of which survives.

On the west side of the street, the variety in the treatment of boundaries is increased by the presence of two stone well-heads or spring houses. These were built circa 1820 and share identical construction details – a brick vaulted chamber with a round-arched stone opening and dropped keystone. They were part of the first known phase of a spring-fed water supply running along Ashby Road and High Street.

On High Street the road visibly narrows between nos. 37 and 53 Springfield House Farm (east side) and nos. 32 and 40 (west side), with terraced houses lining the street. These terraced properties were all built within a space of 60-70 years. The rows share common elements; segmental brick arches, “dentilled” brick eaves, Staffordshire blue clay tiled roofs and painted timber windows, and none have cills. They also have subtle variations in window and door design. Windows are generally either early 19<sup>th</sup> century Yorkshire sliding sashes or later 19<sup>th</sup> century casements with chamfered frames, with brick arches of ½ brick, 1 brick or 1½ bricks deep.

No. 39 was formerly two cottages and no. 41 is of a similar date. These three have a raised brick band between the ground and first floor. This sort of feature is typical of buildings constructed during the first half of the 18<sup>th</sup> century. The slightly later terraced cottages on this side of the street (late 18<sup>th</sup> century) are plainer.

Most of the terraced houses on the east side of the street were a single room wide and two rooms deep. There are well-defined vertical joints between each section, sometimes with a rebated break in the brickwork. This is a very distinctive characteristic of this part of the village. The terraces also incorporate a subtle undulation in the frontage. The differences were ironed out when it came to the roofs, as they merge together, any breaks probably resolved at the time of re-roofing in blue clay tiles.

The tall and unusual building called Sheffield House stands out because of its lettered, decorative, scrolled parapet. It was purpose-built as a shop, house and warehouse. The paired windows framing the shop door and the lettered parapet betray its commercial origins.

### Ashby Road

From Ashby Road southwards, the character of the conservation area changes as buildings sit back from the road frontage in more generous front gardens. A row of Council Houses sits to the east side of the street. This is outside the conservation area but affects its setting. They are without walled enclosures, although the regular use of red brick is characteristic of the conservation area. The bungalows on the opposite side of the road (also outside the conservation area) contrast with the older building forms but retain a walled enclosure to the street frontage. In this area, the strong sense of enclosure is defined by the pines planted on the road frontage in the late 19<sup>th</sup> century, which can grow to a height of 45 metres. Their eventual loss will have a marked effect on the character of the conservation area.

The Green

The list description for 4-5 The Green states that the building is 17<sup>th</sup> century. This is only evident internally. Externally, it appears of a much later date. This is probably the first of several buildings constructed on the edge of an open field.

The buildings opposite The Green, nos. 39/41, 57 (Spring House) and nos. 69/71, also represent encroachment onto the waste or common land, with long thin plots running parallel with the road. This was an early development (possibly 17<sup>th</sup> century) as they all incorporate fragments of earlier stone buildings. The long thin gardens or allotments serving these houses are an integral part of their historic interest.



*Corsican pine on Ashby Road*

Main Street

At the west end of Main Street the walls are built up high, those to the south enclosing the Estate Yard, with tall stone boundary walls to the east beyond this, and those to the north enclosed by the former Reading Rooms and Lock-up. This creates a well-defined sense of enclosure around the junction of the two principal streets. The effect is enhanced by the road surface being slightly sunk below the level of the buildings around, so increasing their prominence. The Lock-up, dating from circa 1809, is one of several polygonal/circular lock-ups in the region.

Both High Street and Main Street share a common element of enclosure - clusters of dense terraced building lining both sides of the road, which create pinch-points. On Main Street this occurs between The Wheelhouse P.H. and Laurels Cottage (south side) and Hayes Farm Court and 29 Main Street (north side). 19<sup>th</sup> century plans and later photographs show that the enclosed frontage continued on the north side of the street until the buildings were demolished to make way for the creation of Ingleby Lane in the mid 20<sup>th</sup> century. The negative result is that this has created odd expanses of grass verge.

Amongst the standing buildings on the south side of the street are clues to the medieval form of the village. Stone-built, narrow frontages are occasionally seen. These and the brick cottages are interwoven with narrow access paths and more substantial cart tracks serving outbuildings and other



*Narrow frontages of 34a, 42 (top) and 48 Main Street*



cottages at the rear of the Main Street. These gaps provided access to narrow plots of land that ran behind each frontage property. They probably follow the pattern of medieval croft subdivisions, crofts being long narrow plots of land farmed by the occupier of the property on the frontage. Numbers 34, 42 and 48 Main Street share common features, indicating roots in this medieval street pattern; a narrow frontage with a building running north-south at right angles to the road behind the frontage and access down each side. Gable-ends facing the street are often an indicator that the building has early origins, although stone gables themselves are not an indicator that the building is particularly old. On the north side of the street the area is dominated by the late 18<sup>th</sup> and 19<sup>th</sup> century farm buildings of Slade Farm and Hayes Farm, formed around courtyards, and now largely rebuilt for dwellings.

55-57 Main Street, two houses built with raised bands of brickwork, are a very unusual property. There are very few cottages of early to mid 18<sup>th</sup> century date built as semi-detached pairs. This was generally an early 19<sup>th</sup> century fashion. It should be noted, however, that these houses are built onto an older wing at the rear and were not built from scratch. The use of bands of raised brickwork, on the other hand, is quite a common feature within Ticknall and occurs on the smallest cottages, as well as some more substantial houses.

At the back of Main Street and running parallel to the north is Chapel Street, distinguished by a regular pattern of evenly sized plots on the north side, with spacious gardens. These were laid out at the time of the enclosure in 1765, although the area was not immediately developed. One of the first buildings to be erected was the Wesleyan Methodist Chapel of 1815. This very tall brick building was almost as prominent as the parish church, very dominant in views along Main Street, prior to the construction of the bungalows, and prominent in views from Calke Park, looking north. By 1844, the small cottages on the road frontage had been built, although it was another ten years or so before the large detached houses, with their distinctive incised stone lintels and sash windows, were built.

Banton's Lane running off to the south of Main Street may have initially served as an alternative route to the original Coach Road (now Walker Lane), which gave access to the Park prior to the expansion of the Park as far as Ticknall village in 1805 and the creation of the present drive in the same year. The road surface finishes abruptly but continues as a footpath running into the Park. During the 19<sup>th</sup> century it had several more cottages on the south side of the lane.

The Old Malthouse (now converted to a house), at the corner of Banton's Lane and Main Street, was one of three similar-sized malthouses on Main Street. One of the other surviving buildings stands adjacent to the Service Station, in front of Royal Oak House. Main Street was chosen probably because of the immediate source of water that was needed for the processes involved, which would have been obtained from the stream running through the valley. It is also quite feasible that the course of the stream was adjusted to enable the water to run past these buildings and that the current route of the stream is artificial, as it has several straight runs, rather than a meandering course.

Malt was produced locally as an opportunistic response to the demand for malt from the expanding brewery businesses in Burton. In fact, several local people in Ticknall running other businesses, such as lime-burning, diversified into malt production in the early 19<sup>th</sup> century.

The building form that maltings took generally was of low-ceilinged floors, with a large number of openings, on all sides of the building, which were fitted with shutters. The former Malthouse on Banton's Lane exhibits these characteristics, albeit significantly altered. There are no signs of an associated kiln, although fragments of a kiln may exist within the other surviving former malthouse.

## **AREA 2 - The Limeyards and the East End of the village**

**This area includes the eastern part of the village along Stanton Hill, Melbourne Lane and Main Street as far as the Tramway Arch and the main entrance into Calke Park.**

The easternmost end of the village beyond The Continent developed in a similar way to the Ashby Road. There is a similar pattern of early encroachment of long linear plots and small cottages onto the common land, which occurs along Stanton Hill and as far as the junction with Melbourne Lane. Houses like Damson Cottage on Stanton Hill and 17/19 Melbourne Lane follow this pattern.



*Two of the important open spaces linking Main Street*

The character of Area 2 is defined as much by the spaces and gaps between the buildings as the buildings themselves. These spaces are occupied by enclosed paddocks, allotment gardens and orchards, which line the road. Many of the gardens have been absorbed into the curtilage of the adjacent house but probably started life as small fields. Compared with other parts of the village, the buildings are set far apart, with generous verges enhancing the spacious character. Two self-contained, enclosed spaces in particular contribute to the breadth of views:

- the paddock between Derby House (no. 124) and Brookside House (no. 152) Main Street
- the allotment garden between Highwayside (no. 120) and no. 106 Main Street

These small open meadows are an important ingredient of the character of this part of the settlement as they provide relief from and contrast with the dense tree cover. The scale is intimate, reinforced by the trees and the continuous limestone boundary walls, which envelop the open spaces.

The stream running through the eastern part of the valley is not apparent at first, as it runs behind the roadside boundary walls and runs into a culvert in several places.

The long history of lime and clay extraction in this area has erased most evidence of the former land uses and boundaries. It is no longer easy to judge whether the present irregular arrangement of plots and buildings is a result of the industrial activity or inherited from the previous layout of the area. The erratic spacing of the houses and their diverse orientation is quite distinct from the regular boundaries and rhythm of house frontages that can be seen further along Main Street. The land to the east of Royal Oak House was owned by Repton Priory until the Dissolution of the Monasteries and was actually within the parish of Repton until 1880. An early Parish map of Repton of 1829 shows the area quite clearly. This area has a very distinct character from the part of Main Street to the west of the Archway. There is still a considerable physical separation between the two areas as the paddocks on either side of the road contribute to the distinctive quality of light and space within this part of the village and some important long views between groups of buildings.

There is little modern development in this part of Ticknall, the character being predominantly of an area that is “untouched”. Modern development is very discreet and unobtrusive, even where the choice of bricks and joinery is uncharacteristic.

The Limeyards are in fact a series of five separate quarries to the south of Main Street connected by cart roads and a tramway. In an area where there was relatively little limestone, the presence of an outcrop of limestone was grasped by the local landowners and exploited to the full. The stone is laid down in narrow horizontal beds, with large fossilized shells, making it quite hard and difficult to work. It is geologically classified as Ticknall Limestone (carboniferous limestone) and also outcrops at Breedon Hill. Because it is a hard limestone, in buildings it was usually unworked and used as coarse rubble, but it was excellent for lime-burning and was put to good use and burnt (in one of the largest concentrations of historic limekilns within the region) for agricultural fertiliser and for building mortar. Limestone rubble was also used locally as rough walling stone.

The Limeyards are an unusual survival of an early type of quarrying. Documentary evidence suggests that the limestone was being worked in the 15<sup>th</sup> century. The area of the quarry workings is quite vast, and compares with many quarries that are being worked today using modern methods of extraction. However, there is no sense of this scale once inside the tranquil Limeyards. This is partly because of the amount of unchecked tree growth and partly because the area was split into individual small quarries during a private enclosure in 1765, which were eventually amalgamated into one ownership (that of the Harpur-Crewe family) by the mid 19<sup>th</sup> century. Boundaries between quarries largely follow the pattern of this mid 18<sup>th</sup> century ownership. This in turn reflects the direction of the previous boundaries running north-south, probably related to the medieval open field system. The limestone outcrops separating these quarries survive, some with raised high-level cart tracks between them. The horizontal bedding planes of the limestone are clearly evident in the quarry faces.



*The historic Limeyards*

The area is scattered with large water bodies (Blackwater Pit, Perch Pit, Portobello Pit, Peacock Pit and Dick's Pit) - settling ponds for limestone dust and evidence of deeper extraction - water which the quarry owners struggled to remove, there being little natural seepage from the layers of mudstone and clay. Old tramways traverse the different quarries, occasionally crossing the limeyards or each other via little bridges. Some of the earthworks are not outcrops but spoil and some of the tops of the embankments have sunken holloways (cart roads and tramways), edged with drystone revetment walls. It is a very fragile environment. The conifers on the higher ground in the central area of the quarry were planted by the Harpur Crewe estate after the extension of Calke Park into an area named "The New Park" in 1875. The following year, conifers were planted throughout the village. Before this time there were a few deciduous trees on the southern edge of the quarry.

The southern central quarry contained the main bank of limekilns and these were owned by Sir Henry Crewe. The limekilns are still evident in the undergrowth, but are only just visible, many having collapsed.



*The Ticknall Arch*

As the tramway winds its way west, it meets the principal drive into Calke Park via the Ticknall Lodge, both dating from 1805. The new drive and tramway were designed and built at roughly the same time, the new drive replacing an earlier coach road a little further west. The tramway is submerged in a tunnel under both old and new routes for a distance of 126 metres. Some have put this down to the reclusive nature of the family, but in accordance with the Picturesque taste of the time it was conventional to maintain uninterrupted views along the principal approaches into Parkland estates. The lime avenue was

planted in 1846. The tramway also served the quarry and brickworks on the north side of Main Street. It passes over the road in a limestone and brick-lined horseshoe bridge, "the Arch", one of Ticknall's most enduring historic landmarks. The designer of the tramway was Benjamin Outram, of canal-building fame, and there are echoes of canal bridges in the construction of "the Arch". The tramway then skirted the valley running parallel with the road. Originally the tramway ran down the north side of the road and then ran across Main Street and along the wide access path into the Limeyards (visible on the Repton parish plan of 1829), but by the 1880s it terminated near the site of the present garage (Royal Oak Service Station). The line of the tramway can still be seen in the garden of Archway House, as a raised embanked limestone wall. This long feature and its setting are important in views along Main Street.

To the north of Main Street the limestone was worked from a smaller outcrop of limestone. The Paddock Wood quarry was owned by Sir Henry Crewe and developed in the early 19<sup>th</sup> century. This area also contained a limeworks established by Sir Francis Burdett. After they were worked out, the area was bought by Sir George Crewe and turned into a brickyard, and much of this survives. An adjacent brickyard was developed later in the 19<sup>th</sup> century.

Along Main Street are juxtaposed small terraced cottages and some larger more substantial houses. Many of the smaller cottages appear to have been built to serve quarry workers (such as 154-160 and 167-169 Main Street) and were built on sites developed in association with the expansion of the quarries. The larger houses were built during the late 18<sup>th</sup> and early 19<sup>th</sup> century and many incorporate gauged brick lintels (Derby House, Brierfield House, Highwayside) of a very fine quality. By 1850 the historic buildings that we see today had all been built. The farm groups are much less obvious as they have been converted into housing and have lost some of the associated buildings. For example, the farmhouse to which Honeysuckle Barn and Limeyards Stables were attached has long been demolished.

Royal Oak House (formerly a pub) is one of the few standing buildings that are still built largely of stone to its full height (in this case limestone). It has characteristics of a late 17<sup>th</sup>



*The Lodge, Calke Park*

century building and may hide an earlier structure within its shell.

The entrance into Calke Park is clearly designed to stand out. The lodge is very different from other buildings in the village, and deliberately so. It was designed to be seen from both north and south approaches on the drive. It sits behind a screen gateway framed by a pair of classical stone arches. This is the focal point in the view of the park entrance, with the stone-lined tapered walls leading the eye into the centre of the view. The space opposite also has tapered walls and appears to have been designed at the same time to provide a better sense of arrival to the park, which was constrained by the presence of the tramway. It is also possible that the unusual splayed shape of the space on the northern side of the road may have been adapted from an earlier road.

### **AREA 3 – the southern approach on Ashby Road**

**This area includes the southern part of the village outside the main built-up framework as far as Top Farm.**

The roots of this part of the village are probably in the 17<sup>th</sup> century with the expansion of the settlement and encroachment onto the borders of the open fields and common land. This has created a pattern of long narrow plots or paddocks, used as allotments or orchards skirting and echoing the road alignment. Paddocks are still used by smallholders. This alignment is accentuated and the hedgelines reinforced by a dense leafy approach as some of these long enclosed paddocks on the west side are still in use as orchards and a copse plantation. The Green developed on wasteland between Park Field and Little Field, two of the former open fields of Ticknall. This and the buildings that line the southern extremity of the village all encroached onto the edges of open fields and common land. The open character of this area and true sense of a green 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 of the historic open field behind, which it nudged up against, indicating that it once faced a more obvious green.

The occasional tall Scots Pine and Corsican Pine, remnants of the Harpur Crewe estate's

1876 tree-planting programme, particularly stand out in these remoter outposts of the village.

On the east side of Ashby Road, two estate farm groups were built during the early 19<sup>th</sup> century. The entrance to Top Farm has been set back, the farmhouse placed facing south, and the courtyard buildings facing north. Opposite Top Farm is a brick wellhead, the first of several in the village. Another tap enclosure has been deliberately placed opposite Basford's Hill Farm; both designed to serve smallholders and farmers.

To the east, a long section of tramway embankment forms a tree-covered defining edge to the conservation area. Within the space formed by the road and the tramway, cottages directly front the road. Opposite, an old hedge-line to the west defines the edge of the paddocks with a stone wall running alongside the road. Land drainage ditches merge to create small streams, which run alongside and then under the road.

Pottery House was tenanted with the nearby potworks (now converted to residential use). This was the last pottery of many in the village to close, having long outlived the others. It closed as a pottery in 1888. There is no longer any visual connection (such as a kiln) between this industry (one of the oldest within the village) and the standing buildings.

## 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 Ticknall, some of the undesirable changes described below predate the designation of the conservation area in 1972. 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.

### Loss of building details

With the successful implementation of an Article 4 Direction in Ticknall in 1983 before the sale of many estate properties into private hands, there has been little cumulative loss of architectural detail and overall the village has fared very well in comparison with other conservation areas. There are a few exceptions;

#### Amalgamated Cottages

The village had a large number of very small cottages, built for estate workers and other local cottage industries, such as potteries and quarrying. Many of the one-up-one-down cottages have been amalgamated to make larger houses. The range of four cottages at 85/87 Main Street, for example, has been successful in converting the terrace of four into two, with the original doorways expressed by recessed panels of brickwork.

There are many instances of two cottages converted successfully into one:

- 39 High Street – the original doorways have been retained
- 24 Ashby Road (Park View Cottage) – the central chimney stack and ghosted outline of a doorway give this one away
- 44 Main Street - the original doorways and central chimney stack have been retained
- 86 Main Street (Archway Cottage) – the original doorways and central stack have been retained

Other cases have been less successful and there are several semi-detached cottages, no longer easily identifiable as such, which have lost the rhythm or symmetry of the original design balanced with paired front doors. For example, 11-15 Main Street, 29 Main Street, 71 Ashby Road (Barley Cottage), and Japonica Cottage, Ashby Road.

### Doors

There are relatively few historic doors surviving. Of those that survive, a large proportion are 6-panel doors with a simple “bead and butt” moulding. One particular door distinctive within Ticknall is the Gothic-headed door, where the heads of the inset panels are finished with pointed arches. This is an estate design found also at Calke Abbey. There are only a few examples left in the village. Many traditional doors have been replaced with modern glazed doors.



*Modern glazed doors*

### Brickwork

The quality of brickwork in the new housing can be extremely poor compared with the earlier, fine quality brick-laying and uniform red/orange colour. Particularly out-of-place is the use of reclaimed bricks, incorporating limewashed and sooty brickwork, as can be seen at the development of Hayes Farm Court (1-11 Rose Lane).

In some instances the distinctive segmental brick arches of the late 18<sup>th</sup> and early 19<sup>th</sup> century buildings have been replaced in recent years with flat soldier courses of brickwork hiding steel and concrete lintels. The vast majority of these are along Main Street; 11, 15, 18, 34, 36, 38, 141, 145, 179 and 181 Main Street.

### Roofing materials

There are two early roofing materials, for which there is evidence in Ticknall. One of these, thatch, no longer exists. The other, handmade red clay plain tiles, is rare and has dwindled to a few examples. This is because they were relatively soft and the nib fixings were prone to break when damaged by frost. They were replaced throughout Derbyshire on a large scale by Staffordshire blue clay tiles from the “Pottery” towns, a more durable alternative that was available from the late 18<sup>th</sup> century. The old red tiles were often more uneven and rounded than new handmade plain clay tiles (available today) and the two materials do not

sit easily together, meaning that when buildings are re-roofed the old tiles are often relegated to the rear, or to smaller areas of roof.

Red clay tiles still survive on a number of outbuildings and barns such as the barns at The Grange and the barn at Brierfield House, as well as a number of small outbuildings (e.g. that to 34 High Street). They also survive on several houses; Royal Oak House, 48 Main Street (The Old Post Office), 55-57 Main Street, 71 Ashby Road, and the rear roof of The Chequers but because they are less durable their survival is threatened.

### **Loss of enclosure**

There has been some loss of enclosure as a result of the development of new properties with recessed walls/hedges or indistinct boundaries (e.g. 2 and 4 Church Lane, 15-25 Ashby Road).

The development of new housing estates has also created gaps in the street frontage, as visibility splays created to meet the statutory dimensions for new roads and pavements have been a standard requirement, rarely suited to the intimate scale of a rural village.

### **New development and loss of important views**

Much of the new development in and around the village is excluded from the conservation area by a tightly drawn boundary but is in close proximity to the historic areas and the new housing has a negative effect on the character of the conservation area and its setting. This includes; Grange Close (a cul-de-sac outside the CA), and Harpur Avenue (a cul-de-sac outside the CA). Grange Close has damaged the identity of the historic core, interrupted key views of the church from the south and the immediate spacious setting of the churchyard. The Old Parsonage is now isolated from its historic context. Harpur Avenue has created a hole in the street frontage by inserting a large estate road, with its wide road and pavements, built on a splay in order to fulfil modern standards of visibility for traffic emerging from the cul-de-sac, into an otherwise built-up frontage.

Nos. 14-30 Chapel Street (bungalows inside the CA) are out-of-place, by developing an important open space (a stone-enclosed paddock characteristic of the settlement) without re-defining the space with a boundary wall and more particularly by introducing an alien form of development.

### **Loss of agricultural and industrial character and identity**

The parts of the conservation area associated with quarrying and brickmaking have stood undisturbed for many years, although these are completely hidden from the main views within the village. In contrast, the agricultural character of the village has undergone much change.

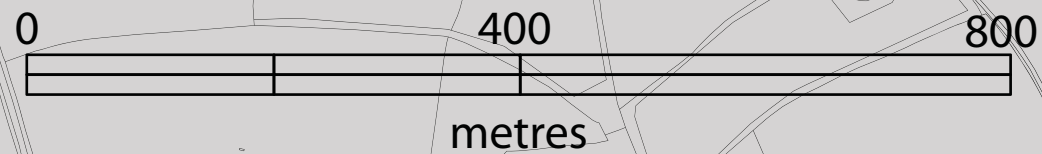
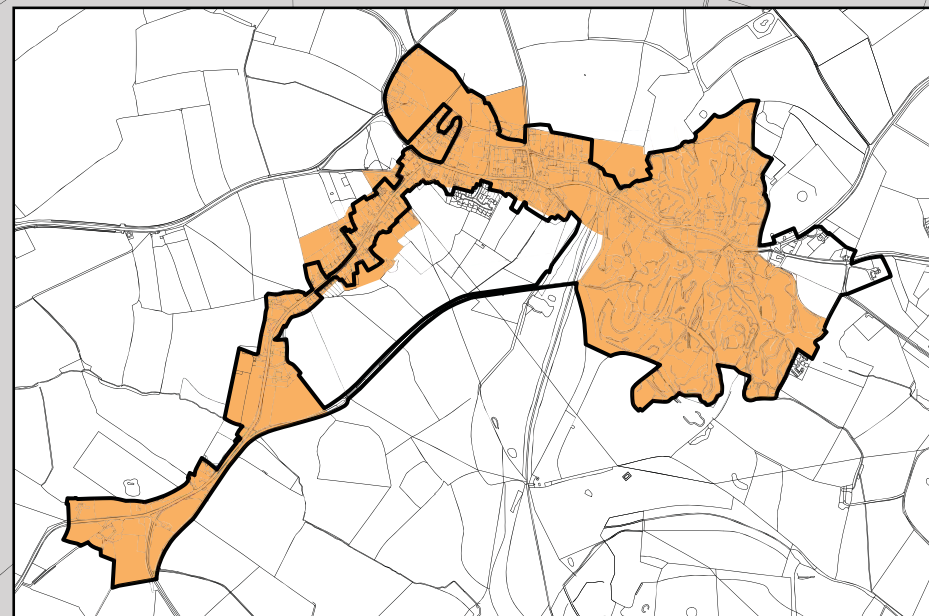
The subdivision of the curtilage of farms for residential use has affected the historic relationship of farm groups. For example, Slade House and October House once had an important relationship as farmhouse and outbuilding. This connection and the historic relationship with the courtyard buildings at Slade Farm are no longer immediately apparent. The re-development of Hayes Farm and reconstruction of its farm buildings has removed any sense of its historic character or the original functions of the buildings within the farmyard.



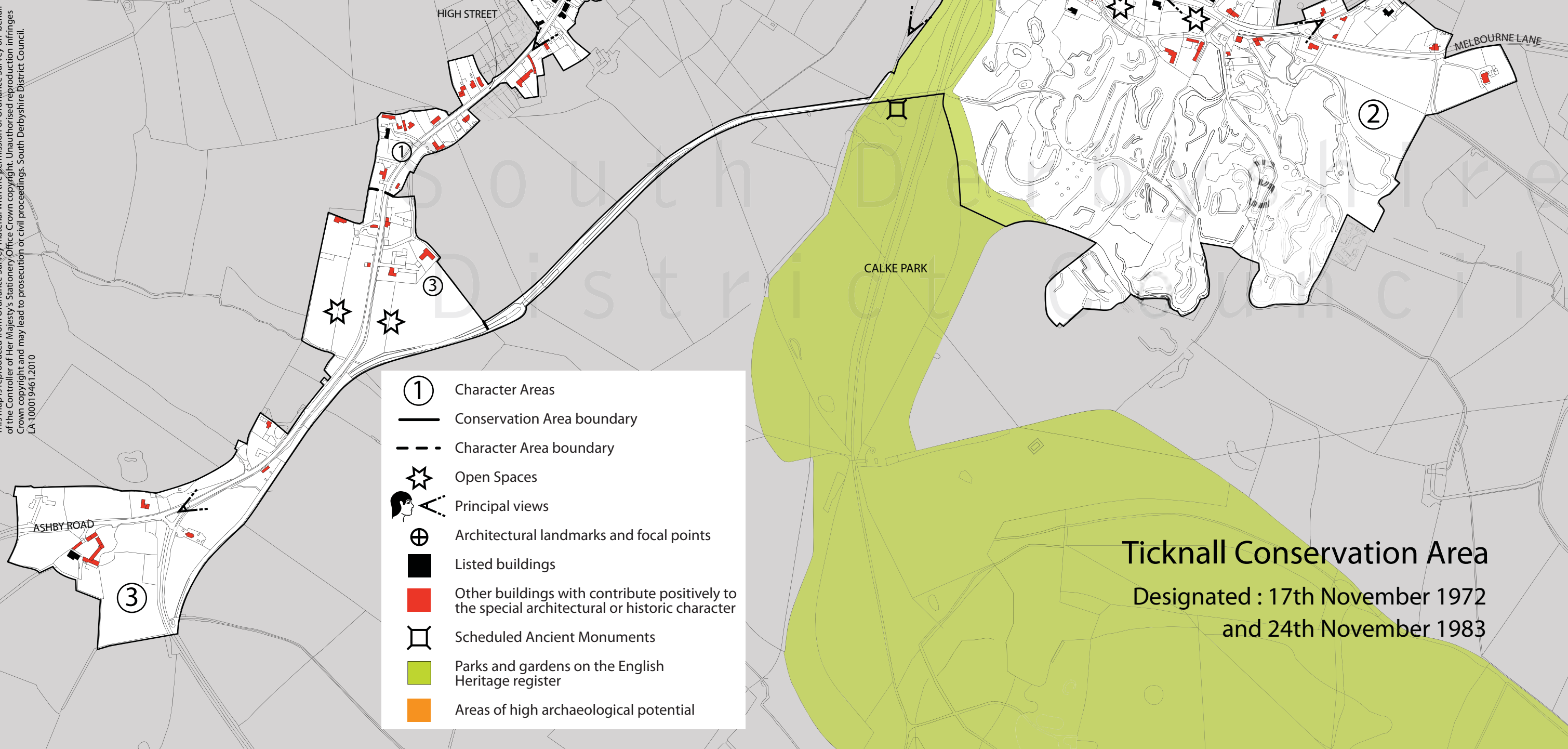
There are no surviving features that link Ticknall with its historic and long-standing pottery industry. Any associated kilns or outbuildings have been removed or altered beyond recognition. Similarly, the kilns and louvred vents associated with the malting industry have been removed. This means that the importance of industry to the development and growth of Ticknall and the influence on its current appearance is not immediately apparent.

### **Loss of archaeological evidence**

Over several decades during the 20<sup>th</sup> century there has been widespread new development in some of the most archaeologically sensitive parts of the settlement - near the church and the site of the former manor house (the Village Hall, Hayes Farm Court, Grange Close and Harpur Avenue). There has been no archaeological watching brief or recording of deposits or stratigraphy, which means that the potential for buried archaeology is largely unknown and any evidence in these areas will have been destroyed. Any potential archaeology that can shed light on the history and development of the village is important in a settlement with a long medieval history, links with Repton Priory and acknowledged regional industrial archaeological interest.



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- 1 Character Areas
- Conservation Area boundary
- Character Area boundary
- ☆ Open Spaces
- 👁️ Principal views
- ⊕ Architectural landmarks and focal points
- Listed buildings
- Other buildings with contribute positively to the special architectural or historic character
- ◻ Scheduled Ancient Monuments
- Parks and gardens on the English Heritage register
- Areas of high archaeological potential

**Ticknall Conservation Area**  
 Designated : 17th November 1972  
 and 24th November 1983

Appendix I

Distinctive Architectural Details

TICKNALL



## Checklist of details

The details in this appendix illustrate those building elements that help to define Ticknall'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 limestone boundary walls with brick piers and quoins
- red brick boundary walls with stone ashlar or triangular red clay coping
- traditional cast-iron and wrought-iron railings

### Chimney stacks and pots

- red brick stacks with rounded moulded brick corners
- red brick stacks with blue brick oversailing courses

### Doors

- 4 and 6-panel doors with scratch mouldings/ raised and fielded panels
- simple decorative pilastered doorcases
- plank doors with Gothic upper rail
- fanlights

### Lintels and cills

- wedge lintels of stucco or stone with incised blocks and dropped keystones
- plain stone wedge lintels
- segmental brick arched windows and doors with 3 types of segmental brick lintel; 1½ stretcher, 1 stretcher and 1 header brick deep
- fine gauged brick lintels
- timber first-floor lintels

### Roof types and details

- Staffordshire blue clay tiled roofs
- Red clay tiles – handmade and machine-made Rosemaries
- raised brick gable parapets
- plain close verges
- hipped roofs with lead rolls (21 Chapel St, 35 Chapel St, The Firs, High Street) and projecting overhanging eaves
- eyebrow dormers
- Victorian dormer windows incorporating decorative bargeboards

### Street Furniture

- cast iron pillar fountains
- brick alcoves and wells incorporating pillars, troughs and taps
- K6 telephone box

### Walls

- “sawtooth”, “dentilled” or plain corbelled brick eaves
- corbelled brickwork
- stone and brick banding

## Checklist of details cont'd

### Walls

- plinths
- rounded moulded bricks on chimneys, corners of buildings and boundary walls
- brick surrounds to windows in rubblestone walls
- use of earlier rubblestone incorporated into later brick buildings
- diapered brickwork breathers in agricultural buildings

### Windows

- chamfered, mullioned timber casements
- timber two-paned and multi-paned casements
- cill details – plain brickwork (no cill), ashlar stone and blue clay tiles
- Yorkshire horizontally sliding sashes (3-light and multi-paned)
- vertically sliding sashes (Derby House, Hayes Farm, 5 Chapel Street)

## BOUNDARY TREATMENTS

### Walls and copings



Random rubble was commonly used for the construction of the local walls, finished with triangular ashlar copings.

Left - rubblestone boundary wall, mortared and finished with triangular ashlar coping stones. Where there was an opening for a gateway or drive, the rubblestone was typically finished with brick piers or quoins, keyed into the stonework.

Below - brick wall with brick gatepiers constructed from rounded, moulded bricks and finished with ashlar copings, shaped to match.



Above - rubblestone boundaries edging the fields are roughly mortared and often finished with "cock and hen" copings.



Above left - brick boundary wall of the C19 with triangular red clay coping. Above right - tall walls of rubblestone heightened in brick to serve the former kitchen garden at the old Vicarage.

# BOUNDARY TREATMENTS

## Gates and railings



Left - heavy cast iron gates serve the churchyard.

The introduction of cast-iron enabled gates and railings to be produced more cheaply and the amount of ornamentation increased. By 1850 cast-iron had largely replaced wrought-iron because it lent itself to mass production.



Above and right - iron round bar railings with cast iron urn finials partially concealed by a privet hedge at Pennwyche, 32 High Street.



Below - cast iron round balusters with cast-iron fleur-de-lys finials and cast horizontal rails at 35 Chapel Street.

Right - in some instances wrought iron railings were combined with cast iron finials, which could be ordered by the local blacksmith from a catalogue. Here fleur-de-lys finials are combined



with square section wrought iron railings set straight into a stone plinth.



## CHIMNEY STACKS AND POTS



Common patterns of chimney stacks and pots were made feasible by the extensive estate ownership at the end of the 19th century. Blue brick oversailing courses (above) and rounded and moulded bricks (right) are particularly characteristic of Ticknall.

Chimney pots are mainly a 19th century phenomenon. Local manufacturers provided an array of styles from which to choose, such as the square buff pots (below) and chamfered red pots (bottom right).





## DOORS - Joinery



### Panelled doors

Above - Georgian panelled doors and traditional doorcases, pilasters and cornice. Hayes Farmhouse (above left) has a Regency style doorcase with a semi-circular “sunburst” fanlight, six-panel door with “raised and fielded” and “bolection” mouldings, very rich details. 32 High Street (Pennwyh) - (above right) - has similar features with plainer “scratch” mouldings for the bottom door panels.

### Doorcases

Several doorcases conform to a regular pattern (below). The cornice is extended so that it forms a canopy which is supported by attenuated, curved brackets. This elegant detail can be seen below in combination with fanlights. From the left - (1) doorcase of circa 1820 with reeded pilasters, Greek key and guttae and fanlight with central diamond, (2) lattice fanlight and simplified doorcase, (3) the same formula within a stone surround with carved acanthus leaf moulding.





Above left - porch; a simple ornamental timber trellis with lead canopy at 35 Chapel Street.  
Above right - four-panel door at 38 High Street, incorporating simple “scratch” mouldings and simple doorcase with cornice.

Below left - five-panel Victorian door, the bottom two pales have “scratch” mouldings, whilst the upper panels have “chamfer-stop” mouldings and “raised and fielded” panels. Slender pilastered timber doorcase with mouldings. Below right - gothic style boarded door at 10 Church Lane, with pointed arched top rail, one of only a handful surviving that were adopted by the estate.



## LINTELS AND CILLS



Timber lintels were often used for the first floor window under the eaves (left and below), where there was insufficient depth for a stone lintel.



Most of the larger properties have stone cills (below), whilst the smaller cottages were originally built without proper cills (bottom).



Wedge lintels are a common form throughout Ticknall. Most are now painted. Many were incised to look like individual blocks of stone ashlar.



The semi-circular arch lintel was reserved for the chapels (below).





In Ticknall, brick lintels incorporate the full range of techniques available to the bricklayer, from the most complex and expensive to fabricate - the cambered arch (top) and the gauged arch (above) - to the cheapest type of construction - the segmental arch (right and below).

Segmental arches could be a single course of "headers", a full brick deep, or a brick-and-a-half deep. In some cases these were made from special hand-made rubbed bricks incorporating incised lines to simulate lime putty joints (below).



## ROOF TYPES AND DETAILS



The majority of roofs are pitched with a simple plain close verge or corbelled verge (above left) but there are some more unusual roof types.

Raised coped gables in brick (above) and raised coped gable with a modern brick-on-edge coping (left).



Below and right - hipped Welsh slate roofs with pronounced overhanging eaves, hips cloaked with blue clay tiles and a wrought iron scroll at the eaves (below) or lead flashings covering timber rolls (right and bottom right).





Eyebrow dormers may reflect the presence of a former thatched roof (above and below right) or a gablet may reflect a Victorian interpretation of this local tradition (below left).



Occasionally, handmade, red clay tiles survive (right and below). They have a characteristic undulating form.



# STREET FURNITURE



Left: Cast iron pillar fountains manufactured by Glenfield and Kennedy Ltd of Kilmarnock, erected 1914, incorporating lion mask to tap outlet. (2 of 15, all Grade II listed buildings).



Left top: Alcove and remains of early 19th century well containing cast iron pillar fountain of 1914 (Grade II listed building).



Left bottom: Spring house, incorporating water trough and early 19th century well (Grade II listed building).



Above: K6 red telephone box (Sir Giles Gilbert Scott design)



Below left: Remains of well, built in brick and contained within wall of paddock, probably designed to protect a cast iron tap (removed)  
Below right: Brick alcove containing spring-fed well, early-mid 19th century.



## WALLS

### Stone, brick and timber-frame



Above - the remains of a truss and timber frame exposed in the gable end of 53 High Street. The building was adapted and heightened in brick. This is the only visible remains of a timber-frame building in the village.



#### Rubblestone and brick

Above - purpose-built house (28 Main Street) with fine quality Flemish bond brickwork for front elevation and rubblestone for side and rear walls.

Right and below - stone cottages were often enlarged and heightened in brick as bricks became more fashionable and readily available locally. Notice the profile of the earlier stone gable in the end walls.



Left and above - examples of rubblestone used in combination with brick reveals and brick or timber lintels, common local details.

# WALLS

## Decorative details



Right - rubblestone plinth, roughly coursed and dressed, with chamfered stone weathering and quoins at 40 Main Street



### Plinths

Above - barn with rubblestone plinth and mortared fillet providing a weathering.

Right - random rubble mortared walls with heavy dressed quoins and shallow plinth (The Chequers Inn). The weathering on the quoins continues across the rubblestone plinth indicating that the plinth was intended to be finished rendered with the quoins left exposed.

Below - brick plinth with handmade rounded bricks forming a softly finished weathering.

Bottom right - brickwork with fine dressed ashlar plinth (Sheffield House, 25 High Street).

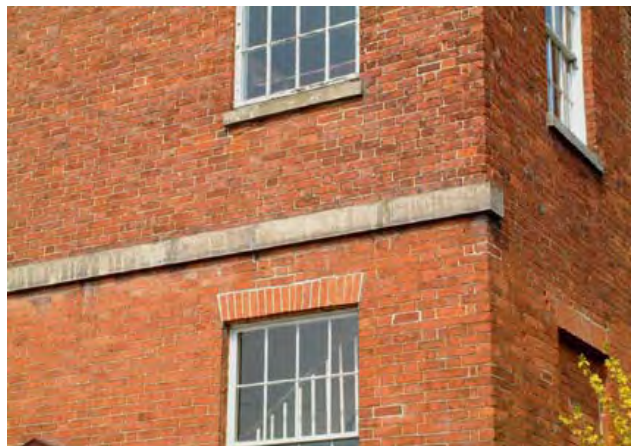




**Brick and stone bands**

Above - dentilled brick band  
Right - plain brick band of three courses

Below - painted stone bands of ashlar  
Bottom right - stone band of ashlar



**Brick eaves details**

Right - dentilled brick eaves with rubblestone walls (an outbuilding)

Below left - "sawtooth" brick eaves

Below right - dentilled brick eaves



Right - plain corbelled brick eaves



**Brick verge details**

Above - corbelled brick verge

Right - plain close verge





Above and left - a number of buildings and features, such as chimney stacks, were built by the estate with rounded, moulded bricks. These were handmade in special moulds.



Above - barns often incorporate “breathers” - gaps in the walls to provide cross ventilation. These are often treated decoratively, such as the diaper pattern above. Most examples have been blocked up (as above) with a contrasting material.

Above right - the remains of ochre-coloured limewash can often be found near the eaves.

Right - “penny-struck pointing”. The fresh lime mortar joints are incised with a penny, rolled in the surface to create a crisp appearance.



# WINDOWS



**Casement windows** - within Ticknall there are many varieties of traditional side-hinged casement, including some unusual examples, such as the lattice cast-iron casement (above).

Chamfered frames in timber, with recessed opening lights, are a particular feature (right). Note that many of these examples have no projecting cill, of any kind.

Below - eight-by-eight paned casement window. The fixed light is direct-glazed. Note the quality of the reflections from the original cylinder glass.



# WINDOWS



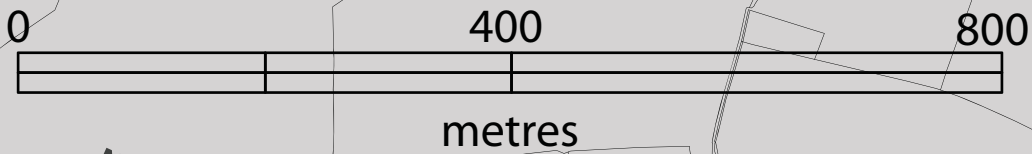
## Sash windows

Vertically sliding sashes (above) - 12 over 12 pane sashes with exposed sash boxes. Top right - six-over-six sashes without horns. As glass production evolved, the size of panels of glass increased, and the small-paned sash windows of Georgian England gave way to larger panes of glass, separated by single vertical glazing bars. Many of these had "horns" added to increase the strength and rigidity of the sash frame (below left).

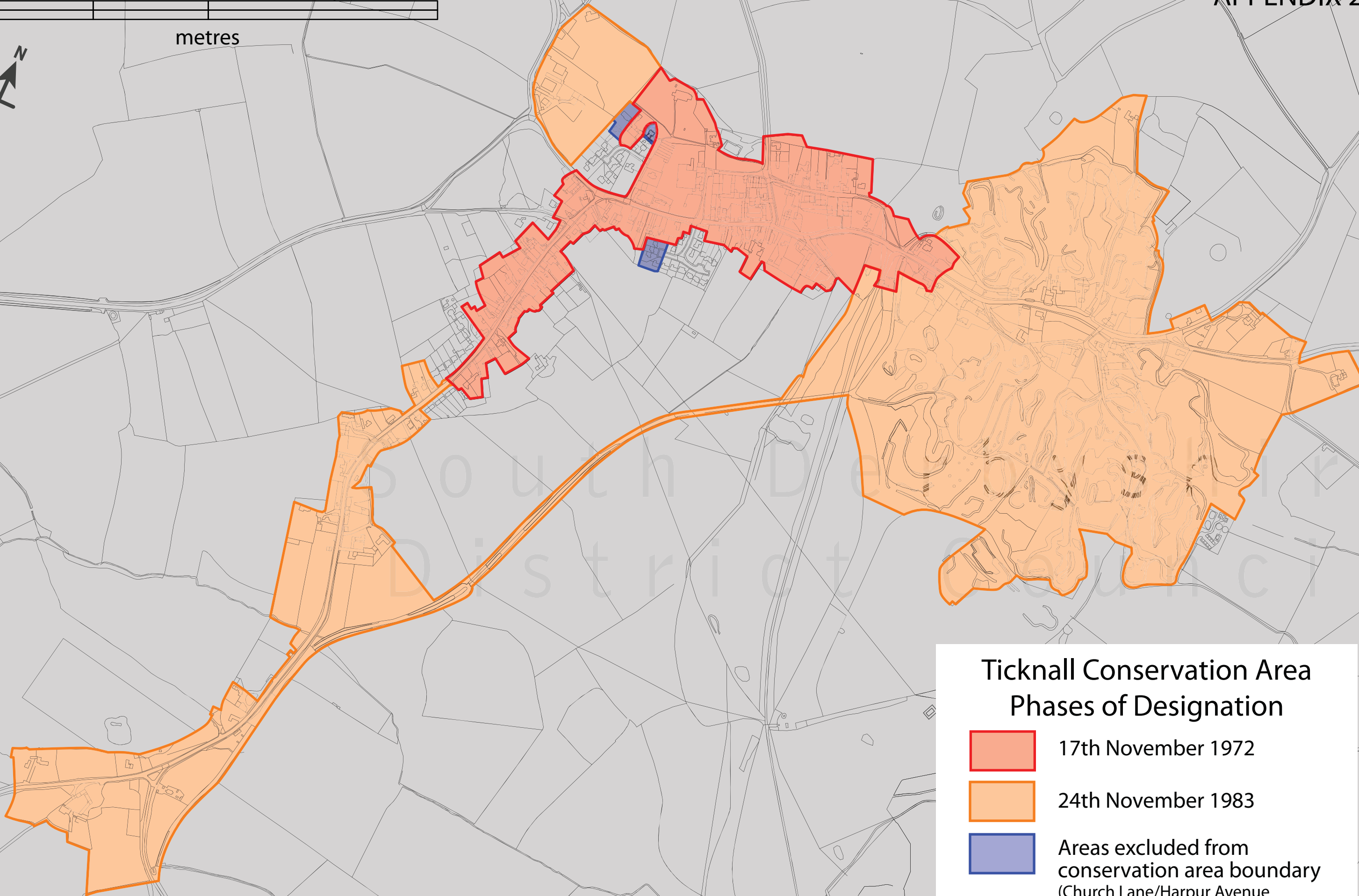


Horizontal sashes (right and bottom row) also known as "Yorkshire sashes". Unlike the vertical sashes, very few of the smaller Yorkshire sashes had a proper cill, and they had a pegged frame construction (bottom left).





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### Ticknall Conservation Area Phases of Designation

-  17th November 1972
-  24th November 1983
-  Areas excluded from conservation area boundary (Church Lane/Harpur Avenue on 24th November 1983 and Grange Close on 3rd February 1984)