

ROLLESTON ON DOVE VILLAGE DESIGN STATEMENT SUMMARY

Introduction

The Village Design Statement (1998) describes the personality and distinctiveness of Rolleston and encourages the preservation of its special features.

This reference document describes and then summarises in 17 guidelines those parts of the Statement relating to current planning issues (March 2004 onwards). It refers to all areas of Rolleston, not just the Rolleston Conservation Area (ref: centrefold map) and covers the design of buildings, the village landscape, the countryside and the community. It should be useful for large and small developers. Home owners may also find the summary helpful when planning extensions, putting in new windows and doors, changing the style of their boundaries or external house decoration. Reference to the original document is strongly recommended.

VILLAGE BUILDINGS

The Design Statement details many of the village buildings. The following features make older parts of the village special:

Many 1½ storeyed cottages with small gables. A few taller, 3-storeyed brick buildings sited unobtrusively (most with the 3rd storey in the roof space & with dormer windows).

Steeply pitched tiled and slated roofs. Roofs supported at gable ends by brick corbels.

Red brick buildings, softened by ivy, contrasting with white rendering.

Groups of sturdy timber-framed cottages, many listed. eg. Chapel Lane including its junction with School Lane & also Marston Lane.

A combination of timber frame and brick infill.

Traditional styles of brickwork. Herringbone lines of bricks topping walls under eaves.

Flat casement windows with small oblong panes often topped by a shallow brick arch.

Handsome door cases with pediments and even pillars adorning cottages & larger houses.

Robust chimney stacks, some well-detailed, & porches, adding interest to the street scene.

Tiny yards hidden behind main roads where brick cottages of all periods often blend with barn conversions: Bladon's Yard, Blacksmiths Yard, Brookside, the junction of School Lane & Chapel Lane.

Victorian & Edwardian detached & semi-detached houses, some with typical pierced & decorated barge boards, terracotta string courses & roof finials, sash windows, timber-framed gables, porches & stone quoins: in Church Road, built by the Mosleys, South Hill, Station Road.

Boundaries of brick walls softened by ivy or closed hedges lining village roads.

THE SECRET GARDEN

The Design Statement describes Rolleston as a 'secret garden'. The village guards its most charming corners from the casual observer. The following features are important to retain and, where possible, enhance this distinctiveness:

The course of the Alderbrook winding through the heart of the village from Brook Hollows, through a system of weirs, past the Almshouses in Burnside, by green banks along Brookside, to fields northeast of the settlement.

The collection of buildings and gardens surrounding the bridge over the Alderbrook in the centre of the village:

The Spread Eagle & garden; the parish church & the old Grammar School set in the churchyard; the Post Office with topiary in its cottage garden; the 'anvil' island.

Brick walls and enclosing hedges bounding properties and lining village roads.

Walls and gateways to the former Rolleston Hall giving glimpses of trees beyond.

Green spaces around the village: The Croft; Brook Hollows; the School and other existing playing fields.

Protected trees: some planted as part of the Mosley Estate and many others forming an essential villagescape.

Views over the village from Beacon Hill.

Views up to the village from the banks of the Dove.

Delightful views revealed within the village.

The very long 'coastline' round the village with long spurs of countryside reaching into its heart, from Craythorne, behind Brook Hollows, between The Brookhouse & Brookside.

Open fields beside long lengths of one side of approach roads: Anslow Lane, Knowles Hill, Station Road, Beacon Hill.

Open spaces between buildings that provide views out to the countryside.

THE COUNTRYSIDE

The countryside separating Rolleston from nearby communities provides a valuable wildlife refuge, as well as community recreational opportunities:

The Jinny Trail nature reserve has a good balance between a 'wild' and managed environment. The Old Dove in Marston Fields is listed as a site of special scientific interest (SSSI). Craythorne Wood is growing to provide a new 'woodland' habitat. Public footpaths are well marked and regularly used.

THE COMMUNITY

The community has its own school (5-11), shops, clubs, playing fields.

Employment is mostly from trade and services. Five shops including the Post Office, two garages, hotel/restaurant, golf club/restaurant, two public houses serving meals (1 with accommodation), hairdresser, pre-school education groups, and small building, gardening and transport contractors provide local facilities. Increasingly residents work from home. New road links make the village within easy commuting distance of Burton, Derby, Stoke-on-Trent, Nottingham, Leicester & Birmingham.

GUIDELINES:

Successful development will only come through a shared understanding and partnership between the Planning Authority, developers and the local community. The guidelines are intended to be read in conjunction with the section descriptions above, which expand on the brief guidelines.

VILLAGE BUILDINGS

1. New buildings and extensions should reflect and complement existing Rolleston architecture. Traditional styles of brickwork or careful use of colour wash, and fairly steeply-pitched roofs, help new buildings to harmonise with established parts of the village.
2. Whatever the size of any development, it should establish a good relationship with existing buildings and the landscape setting. The scale of buildings and choice of materials, detailing and design features, should respect and be in sympathy with existing buildings in the village.
3. A well-designed courtyard layout would give larger developments a village atmosphere.
4. Any changes to the visual impact of village shops and other businesses should be carefully monitored. The brightly coloured illuminated signs of urban businesses are not in keeping with the village.
5. Controls should ensure that industry and commerce is not allowed to develop in undesirable locations.

THE SECRET GARDEN

6. From most vantage points, Rolleston hides later developments. New or infill development should NOT intrude on views of the village.
7. New or infill development should NOT destroy the views out to the countryside that give Rolleston its rural character.
8. Particularly on prominent sites, peripheral buildings on developments of, say, 40 or more dwellings should face outwards across a road with some green space between or, if the access road is at the rear, across publicly accessible land with some tree planting.
9. Tree replacement should be planned and effected in advance of losses.

10. Smaller developments should have a screen belt of sufficient depth for some trees to grow beyond roof height without damage to buildings. Any building extension endangering these trees should not be allowed.

11. Visibility splays and other road changes should maintain the rural character of the village.

12. Obtrusive street furniture should be avoided - replacement kerbstones, lighting poles, etc. should be carefully chosen.

13. In all developments, adequate provision for off-road parking for residents' cars and service vehicles is essential, both to preserve the visual landscape and to alleviate on-road parking problems.

THE COUNTRYSIDE

14. The village environs provide homes for wildlife. Natural habitats need protection to enhance the chances of returning wildlife.

15. Footpaths, stiles and hedges should be properly maintained.

THE COMMUNITY

16. It is important to maintain social, educational, cultural and sporting facilities:

New developments should be restricted to housing which fits in with ascertained local area demand.

Existing shops should be retained, as there is little scope for new ones.

Existing playing fields should be maintained and facilities improved.

17. Better direction signs and traffic calming should discourage larger vehicles from using many village roads not suitable for them. However, traffic calming schemes should only be introduced after full public consultation.