

# BRADLEY

## CONSERVATION AREA APPRAISAL



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## Section 1 Introduction

The Bradley Conservation Area was designated by Stafford Borough Council in 1969.

A conservation area is an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.<sup>1</sup> Designation of a conservation area increases control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and must incorporate public comment.

“Regional and local planning authorities should ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented.”<sup>2</sup>, and “should use the evidence to assess the type, numbers, distribution, significance and condition of heritage assets and the contribution that they may make to their environment now and in the future.”<sup>3</sup>

The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for development plan policies, development control decisions, and management plans for the preservation and enhancement of the character or appearance of an area. The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,<sup>4</sup> to define and record the special architectural and historic interest of the Bradley Conservation Area. This has been used to prepare a management plan setting out actions to maintain and enhance the special character of the Area. These documents will support the proactive management of the Conservation Area through the development control process, including support for appeals.

Stafford Borough Council have produced two guidance notes on the entitled *Conservation Areas* and *Listed Buildings*, which will be used within the appraisal, as will the Stafford Borough *Local Plan* (2001) and the Stafford Borough *Conservation Strategy* (2001). The work undertaken by the Historic Environment Team on Historic Landscape Characterisation has also been taken into account.

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<sup>1</sup> Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>2</sup> *Planning Policy Statement PPS5 Planning for the Historic Environment*, para HE2.1 (Department for Communities and Local Government, 2010)

<sup>3</sup> *ibid*, HE2.3

<sup>4</sup> *Guidance on Conservation Area Appraisals* (London: English Heritage, February 2006).

## **Section 2 The Planning Policy Context**

The national planning policy context is PPS5: *Planning for the Historic Environment*. The local planning policy context is policy NC19 on conservation areas from the *Staffordshire and Stoke-on-Trent Structure Plan (2001)*, as well as policies E&D 18-25 on built heritage, policies E&D 43 on trees in conservation areas and policies Hou1 and 11 on housing in the adopted *Local Plan* (Stafford Borough Council 1998). However, the *Stafford Borough Local Development Framework* is currently under development and consultation and will ultimately replace the *Local Plan*. See Appendix 5 for further details.

Conservation Area Consent is required for the total or substantial demolition of some buildings or structures within the Conservation Area. Permitted Development Rights for householders are slightly stricter than usual, and permission is required from the local planning authority to fell or lop a tree over a certain size.

This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the Conservation Area and form a basis for development control decisions.

### **Section 3 Summary of Special Interest**

The special character of the Bradley Conservation Area derives from the following elements:

- A mixture of sixteenth, seventeenth, eighteenth, nineteenth and twentieth century rural buildings of domestic, agricultural and institutional origins displaying a variety of vernacular and polite styles;
- Visual harmony resulting from use of a limited palette of building materials of red brick, stone, timber-framing, white-washed brick and clay tiles;
- The survival of the medieval street pattern;
- Narrow country lanes visually accentuated by mature hedges or traditional wall boundaries;
- A number of buildings and monuments listed as being of special architectural or historic interest at a national level, including the Grade I listed twelfth/thirteenth century Church of All Saints and St Mary's;
- Traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- Survival of historical architectural details, such as timber-framed sliding sash windows, dentillated cornices and other details appropriate to the style and period;
- The open morphology of the village with most buildings detached and set back from the road within private grounds;
- A strong green character with mature trees and hedges of traditional species;
- Continual occupation of the village since the Medieval period;
- Archaeological evidence of medieval farming techniques in the form of ridge and furrow earthworks; some ancient field boundaries still exist;

The special interest of the Conservation Area is discussed in more detail in section 4 of the character appraisal.

## Section 4 Assessing Special Interest

### 4.1 Location & Setting

#### Location and Context

The village of Bradley is situated in central Staffordshire, just 5.3 miles to the south-west of Stafford town centre. It is located on high ground, at the convergence of four country lanes forming 'islands' of land.<sup>5</sup> There are no major roads through the village. Minor roads south off the A518 between Stafford and Newport provide the most direct route to Bradley. Secondary roads extend from Bradley south to Mitton, south-east to Levedale, north to Haughton and west to Church Eaton.

The Bradley Conservation Area encompasses the focal point of the village centre, a cluster of historic buildings along Church Lane in close proximity to the Church and the Red Lion Public House. The northern boundary extends to include Church Farm and some farmland behind the property, the southern boundary extends down Mitton Road as far as a twentieth century residential property named 'Lyndhurst'. The western boundary loosely follows field boundaries with farmland extending beyond. The east is bordered by a late twentieth century housing development.

#### General Character and Plan Form

Bradley Village is a rural settlement of private residences, farmsteads and public buildings. The village is of a semi-dispersed nature with farms situated around the village centre and with the highest density of structures lining Church Lane. Archaeological evidence has indicated that early settlement in this area extended to the east and south of the current Conservation Area. During the twelfth century the erection of the church focussed development of the settlement along Church Lane and this area remains the centre of the village today.

The Conservation Area is roughly rectangular in plan with a projection to the East along Wells Lane and boundaries follow property boundaries.

#### Landscape Setting

Bradley is situated within the Staffordshire Plain, a rolling landscape of farmland interspersed with small towns of a mainly agricultural nature. The plain was created at the end of the last glaciation, when the retreating ice deposited a mixture of boulder clays, sands and gravels. Despite the unifying action of the glacial outwash the landscape is not entirely homogenous; there are areas of raised sandstone above the clay lowlands.<sup>6</sup> The landscape of Bradley

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<sup>5</sup> Stafford Borough Council, *Conservation Area Appraisal, Conservation Area 3 Bradley* (Unpublished 1969).

<sup>6</sup> Staffordshire County Council, *Planning For Landscape Change* (Staffordshire County Council, 2000).

consists of drift-covered Triassic mud stones and the soil of the area is strong Marl with underlying clay deposits and areas of sandy soils.<sup>7</sup>

More specifically, Bradley is situated within the West Staffordshire Lowlands area of the Staffordshire Plain, an area that is predominantly gently undulating farmland. A number of depressions in the landscape surrounding the village have occurred naturally but others are the result of small-scale mining of Keuper Marl (sometimes referred to as Mercia Mudstone). Bradley itself is situated on high ground, rising to 400m above sea level, and there are areas of elevated ground to the north-east at Berry ring and Stafford Castle.<sup>8</sup>

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<sup>7</sup> *Victoria County History: A History of the County of Staffordshire. Vol 4.* (London: 1959-1970).

<sup>8</sup> Staffordshire County Council, *Planning For Landscape Change* (Staffordshire County Council, 2000).

## 4.2 Historic Development

### 4.2.1 The Origins and Historic Landscape of the Parish of Bradley

The origin of the name of Bradley is early English, meaning broad lea or meadow, usually referring to an area cleared from woodland.

The area of the Staffordshire Plain in which the Parish of Bradley is situated was settled towards the end of the Bronze Age. Occupation was continuous, although intensive settlement does not appear to have occurred there until the Roman Period.<sup>9</sup> The rich arable land, woodland, rivers, mineral deposits and other natural resources made the area a perfect place to settle.<sup>10</sup> There is further evidence of Iron Age occupation in the landscape. Roman evidence of occupation in the area exists in the form of roads, forts and settlements. A Roman brooch and some Roman coins, found just east of the village, document Roman activity in the immediate village area.

Given the fertile nature and continuous occupation of the Staffordshire Plain throughout the Iron Age and Roman periods, it is highly likely that the Parish of Bradley was also occupied throughout the Anglo-Saxon period. Further evidence for Anglo-Saxon occupation of the Parish of Bradley is found in William White's reference to Berry Hill, the ancient encampment of Billington and also known as Berry Ring and Castle Hill, once a British station and subsequently occupied by the Saxons.<sup>11</sup>



**Castle Hill in the Eighteenth Century**

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<sup>9</sup> Staffordshire County Council, *Planning For Landscape Change* (Staffordshire County Council, 2000).

<sup>10</sup> Stafford Borough Council, *History of Stafford* (Stafford: 2002/3).

<sup>11</sup> William White, *History, Gazetteer and Directory of Staffordshire and the City and County of the City of Lichfield* (R Leader, 1834).



In 1086 the manor was described as a compact geographical holding of 16 half hides and, besides the vill of Bradley itself, this area included the berewicks of Alstone, Apeton, Barton, Billington, Littywood, Lognor, Wollaston, Burnt and Silkmore. Bradley was farmed during the medieval period, as evidenced by medieval field boundaries.<sup>12</sup>

Sustained habitation and agricultural activity within the parish is evidenced by the continued development within the area. The *Historic Environment Summary* report provides further evidence of continued agricultural activity, stating that the open fields in this area were probably enclosed and farmed from the late medieval period through to the eighteenth or nineteenth centuries.<sup>13</sup> The surviving buildings are evidence of sustained habitation in the area since medieval times.

## 4.2.2 History and Development of Bradley Village and Conservation Area

### Anglo-Saxon

An aerial photographic survey carried out between 1961 and 1963 identified a number of settlement earthworks in the field to the west of Holly Lane and two further earthworks, possibly house platforms, were identified within the farmland between Oak Lane and Wells Lane. These earthworks are thought to be of a similar date and are identified in the *Historic Environment Record* as the settlement of Bradley that was extant when the Domesday Book was written in 1086. At this time the village consisted of land for 11 ploughs, a mill, a meadow and woodland. Twelve villagers and four smallholders are recorded as living in the village. The earthworks represent a shifted settlement pattern from the east of the church to the current position of the village.

### Medieval

The lands of the village are referred to in the Domesday Book of 1086 and in many other documentary sources subsequent to this. The existing Church of Saint Mary and All Saints dates to the early 13<sup>th</sup> century but a church on the site is first mentioned in documentary evidence from circa 1161. The earlier structure was rebuilt in the early thirteenth century and much of the internal masonry visible today is of this date, including pilaster buttresses in the chancel and the priest's door.<sup>14</sup> There are no structural remains of the twelfth century church, but some of the Norman masonry has survived and been reused in the construction of the south nave wall

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<sup>12</sup>Stafford Borough Council, *Historic Landscape Characterization Assessment* (Stafford: 2002/3).

<sup>13</sup>Stafford Borough Council, *Historic Landscape Characterization Assessment* (Stafford: 2002/3).

<sup>14</sup>*Victoria County History: A History of the County of Staffordshire Vol 4* (London: 1959-1970).

and the carved moulded stones that may have formed part of the twelfth century chancel arch have been built into the internal west wall of the tower.<sup>15</sup> The tub-shaped stone font is Norman in date but interestingly includes designs reminiscent of the Anglo-Saxon period. During renovation works undertaken in 1907 including underpinning, large circular stone drums were unearthed. These are probably remnants of the late twelfth or early thirteenth century arcade. These stone drums were incorporated into the tower wall.



**All Saints and St Mary's Church in 1798**

In 1272 Nicholas de Stafford mortgaged all of his demense land in the vill of Bradley to Sir William Caverswall for 12 marks. There was also a deer park at Bradley from at least 1280, which indicates that members of the ecclesiastical nobility or aristocracy were using the land, both as a source of venison and for sport. In 1290 Bradley was recorded as being worth 26s 8d a year for half a curate of land without any house.<sup>16</sup> The farmland around the village continued to be farmed by free tenants and villains through the fourteenth and fifteenth centuries. Humphrey de Hastang (then the Archdeacon of Coventry, formerly the Rector of Bradley) endowed land to a chaplain to pray for the souls of himself and the earl and countess of Stafford. The endowment of the Lady Chapel grew to include property and land and was finally diverted to form the Bradley Trust, which is still in existence today. Agricultural activity within the landscape continued throughout the fifteenth century. In 1453 Roger Clerk paid 31s 6d rent per year for the site of the Manor of Bradley and lands and tenements there, other tenants, freeman and 'neifs' paid a combined sum of 73s 6d for rent to farm the land.

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<sup>15</sup> *Victoria County History: A History of the County of Staffordshire Vol 4* (London: 1959-1970).

<sup>16</sup> *Victoria County History: A History of the County of Staffordshire Vol 4* (London: 1959-1970).

Archaeological evidence of ridge and furrow farming has been discovered in the Conservation Area in the form of earthworks located between Wells Lane and Oak Lane. There are further examples directly to the south of the Conservation Area, west of Mitton road and north of Shredicote Lane. An earthwork of a hollow way very close to Bradley Lane, just to the north of the Conservation Area, identifies that this access route was used from at least the medieval period if not before.

### **Sixteenth and Seventeenth Centuries**

The village of Bradley continued to exist as a small farming hamlet through the sixteenth and seventeenth centuries. The Old Cottage in the centre of the village is thought to date from the sixteenth century and is a timber framed and brick construction with thatched roof and brick stacks. During the sixteenth century the Church underwent a scheme of decoration. There are remnants of painted texts from this period on the east wall of the nave and traces of murals have been recovered above the south doorway. It has been suggested that parts of the roof structure were again renovated in the seventeenth century, as a beam dated 1676 has been recovered.

It was in the sixteenth century that the first school at Bradley was established. Prior to the sixteenth century the children of Bradley had been taught by the Lady Priest of the parish, who was paid by the parishioners with the rents from four messuages and four holdings of land. By 1554 some of the rents from this land were diverted to provide for a small school (located on the site of the present village hall). In 1726 £24.00 a year was set aside for the school master, as was a small house adjoining the school. The eighteenth century Old and New School Houses on Church Lane became defunct when the village hall was erected in the nineteenth century on the adjacent plot to be used as the main school building.

During the seventeenth century the village developed further, with the addition of two public houses. The Horse and Jockey Inn, now the post office, was erected in the seventeenth century, as was the Red Lion. Although the Red Lion is much altered, faced with brickwork and ashlar, the timber frame is still visible in some areas. There was at one time a timber malthouse situated on the site, to the rear of the public house, but this was demolished in the 1920s. Another early timber house dating to this period is Spring Farm. It was formerly of three bays with an open hall, but this too has been severely altered by a later facing of red brick and the removal of part of the western bay.

### **Eighteenth and Nineteenth Centuries**

In 1851 William White described Bradley as “a small ancient village with a few good houses, and a number of thatched cottages, many of them in a decayed condition”. The Church was still in use and at the centre of village life throughout the eighteenth and nineteenth centuries and underwent some alteration during this period. In 1839 a place of worship for Primitive Methodists, named the Ebenezer Chapel was erected off Chapel Lane. It was a red brick construction with round headed windows and of a sufficient size to seat 45 people. Services here ceased in 1900. By 1955 the Chapel was in a state of

disrepair and was in use as a builder's store. It was subsequently demolished and the garage west of Chapel Lane built in its place.

The predominant profession of the local residents throughout the eighteenth, nineteenth and twentieth centuries remained farming. This is reflected in the erection of large-scale farmsteads in the village throughout the period. Church Farm was established between 1750 and 1799 and is situated to the north of Church Lane. Wells Farmhouse was erected in 1835, a substantial farmstead with a U-shaped range of farm buildings including a barn, cart shed, cow house, granary and shelter shed. The larger farms that had been extant for some time were also still being worked.

In 1880 most residents were still farmers but other occupations included wheelwright, blacksmith, shoe maker, shopkeeper and public house keeper. Eight years later there was also a coffee house worker, painter, two shop keepers and a maltster. By 1896 there had been another small expansion in the number of residents undertaking a variety of work and there are listings for a florist, butcher, three carriers, a dress maker and a tax collector.

### Twentieth Century



**Shire Horses Used in Farming in the 1930s**

The predominance of residential and agricultural activity within the village continued in the twentieth century. The small flourish of industrial activity in the late nineteenth century did not last long, however, and by 1904 there were only four carriers, a shoe maker, a post office worker and a shop keeper listed in the village. By the late 1920s the only individuals not involved in farming were a gentleman working as a post worker and shop keeper, a garage owner and the inn keeper at the Red Lion. Evidence of the small-scale local industry in the village can now be seen in place names, such as the Old Smithy (now a cottage) situated on Smithy Lane and the Malthouse on Holly Lane.

Major alterations were made to the church in the early nineteenth century. The church was completely re-newed in the early nineteenth century, and W.D Caroe undertook the major restoration between 1907 and 1908. During this restoration the plaster from the walls was stripped, the nave re-roofed, the tower opened up and the west door closed off.<sup>17</sup>



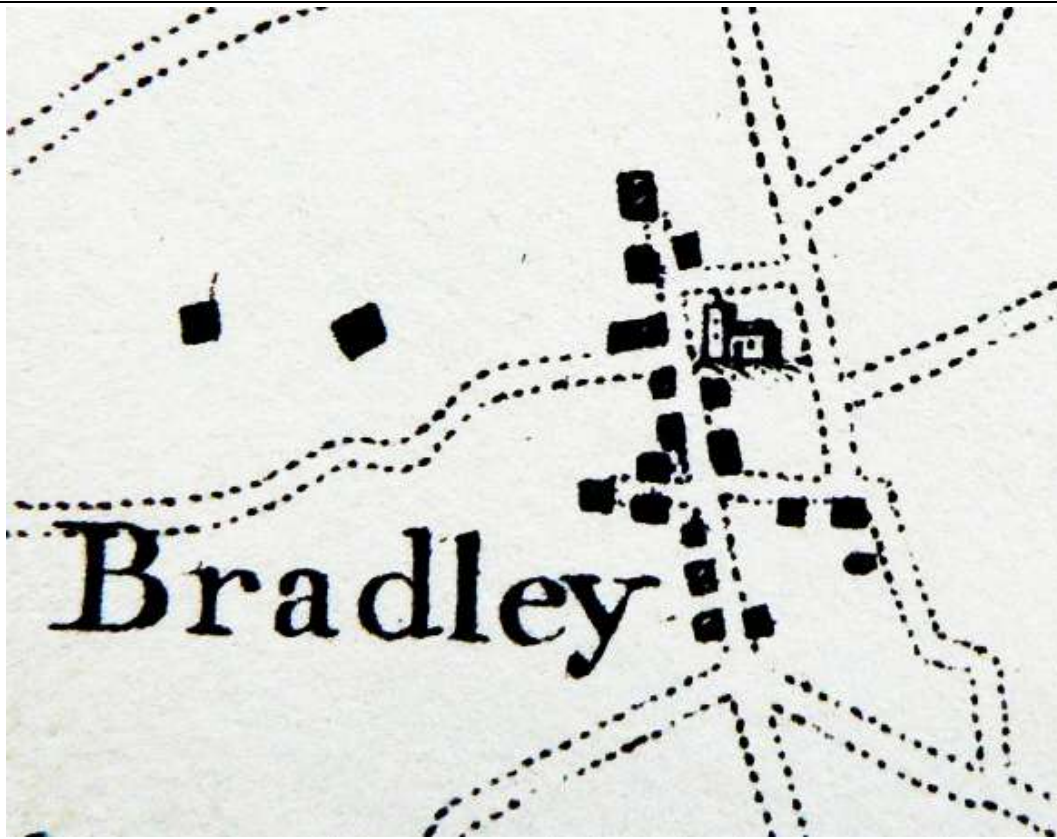
**Father and Son on a Horse Drawn Mower in the 1930s**

Today Bradley remains a small village of rural character with minimal expansion confined to the east and little modern development within the village core. During the twentieth century there has been some development of residential properties within the village. The residential estate of dormer bungalows enveloping Elm Drive and Malthouse Lane, situated to the west of Holly Lane, was erected in the 1960s. The houses along Nursery Close appear to be of late twentieth century date, as do a few properties dotted sporadically throughout the village. Almshouse croft, an estate of red brick bungalows, was erected in the early 1990s.

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<sup>17</sup>William Pit, *A Topographical History of Staffordshire* (Newcastle-under-Lyme: J Smith, 1817).

### 4.2.3 Maps Showing Sequential Development of the Area



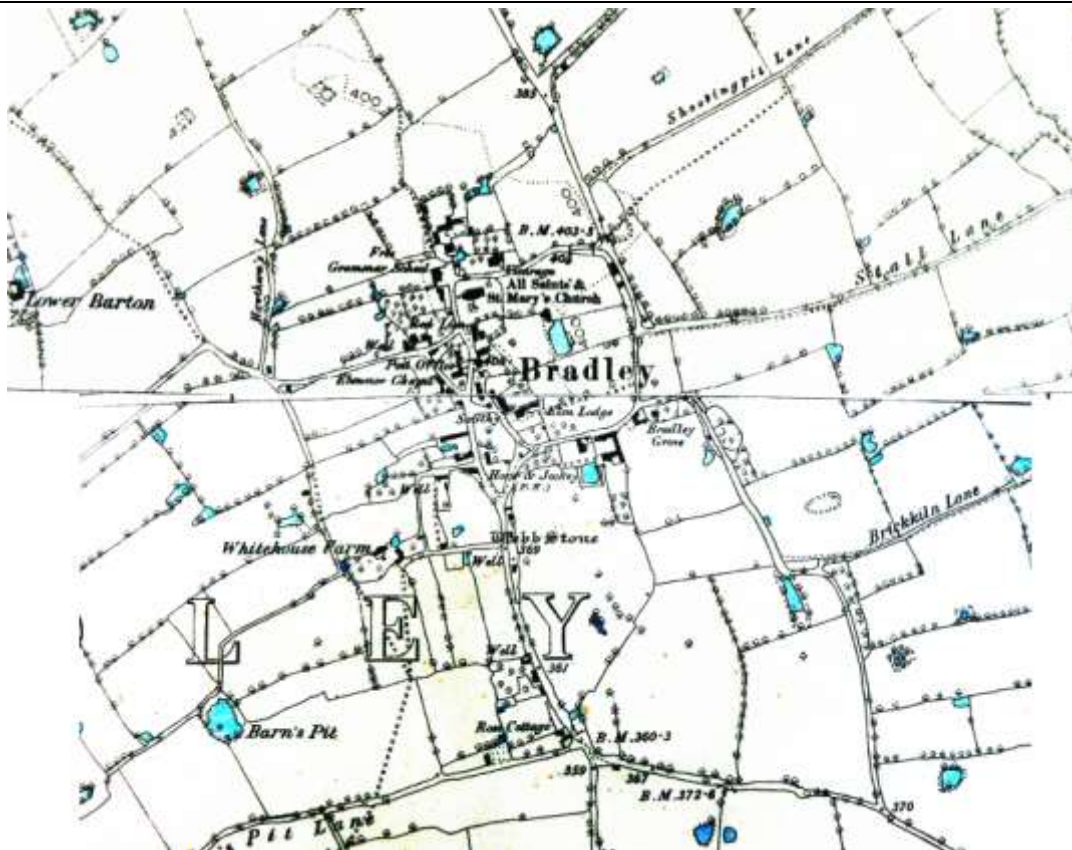
1775



1832



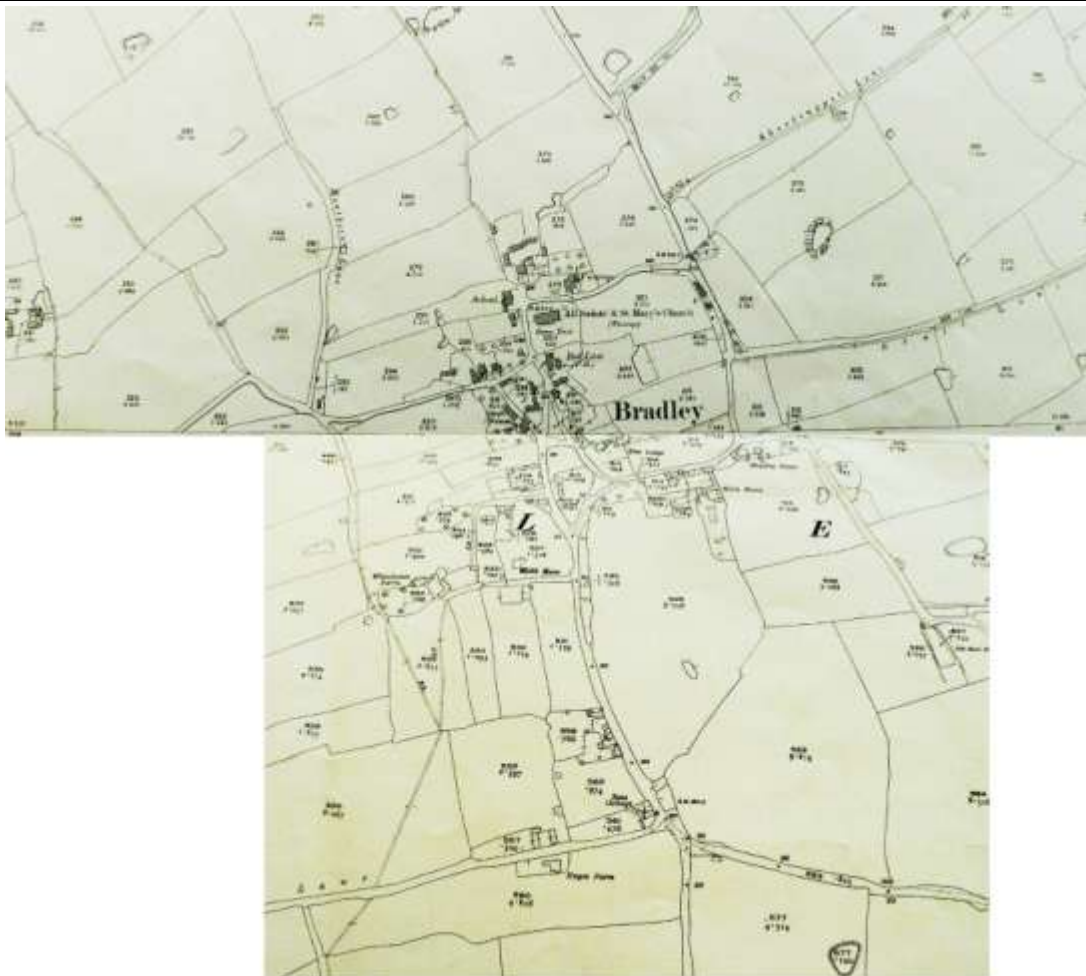
1848



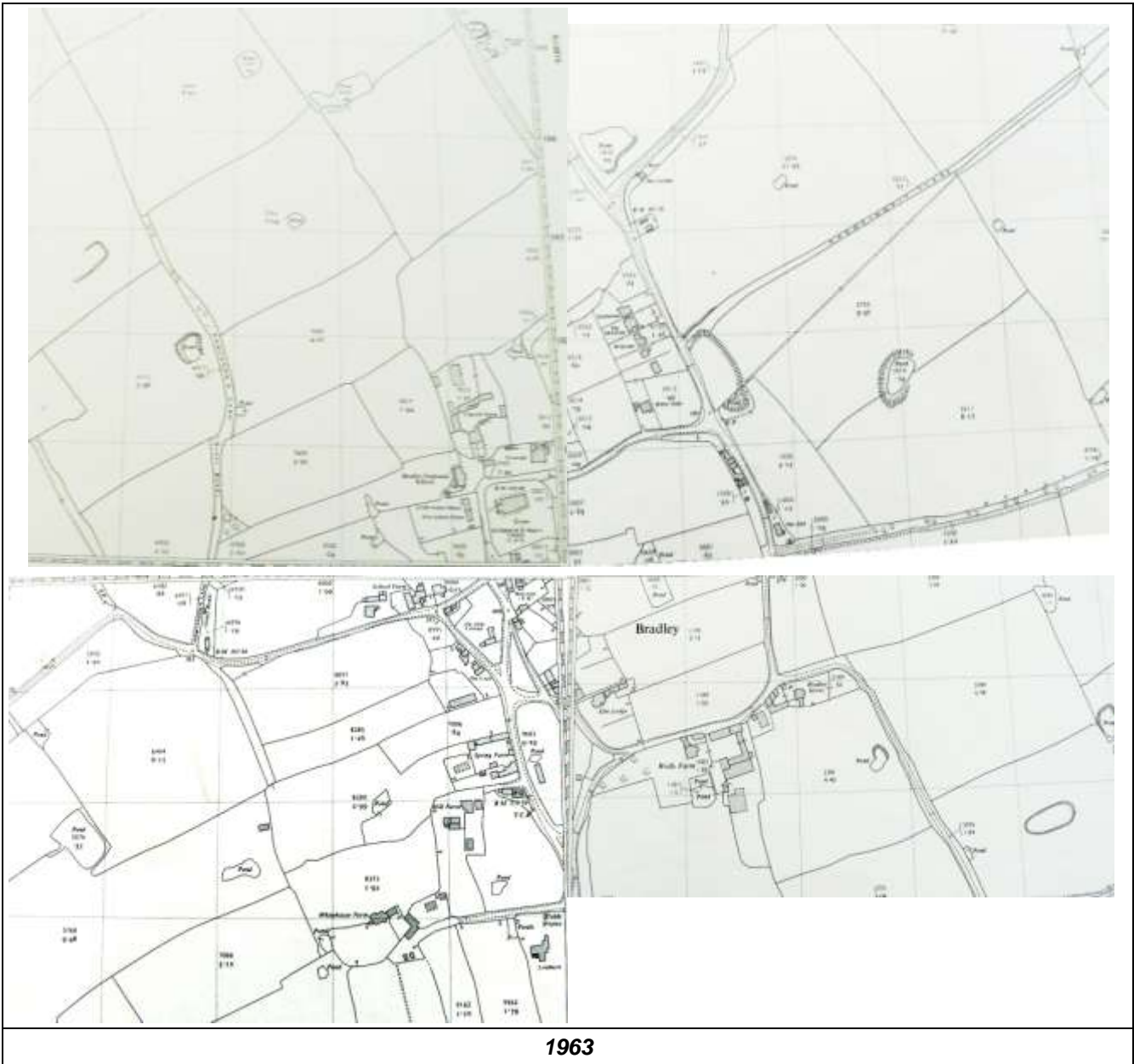
1884/1890



1902

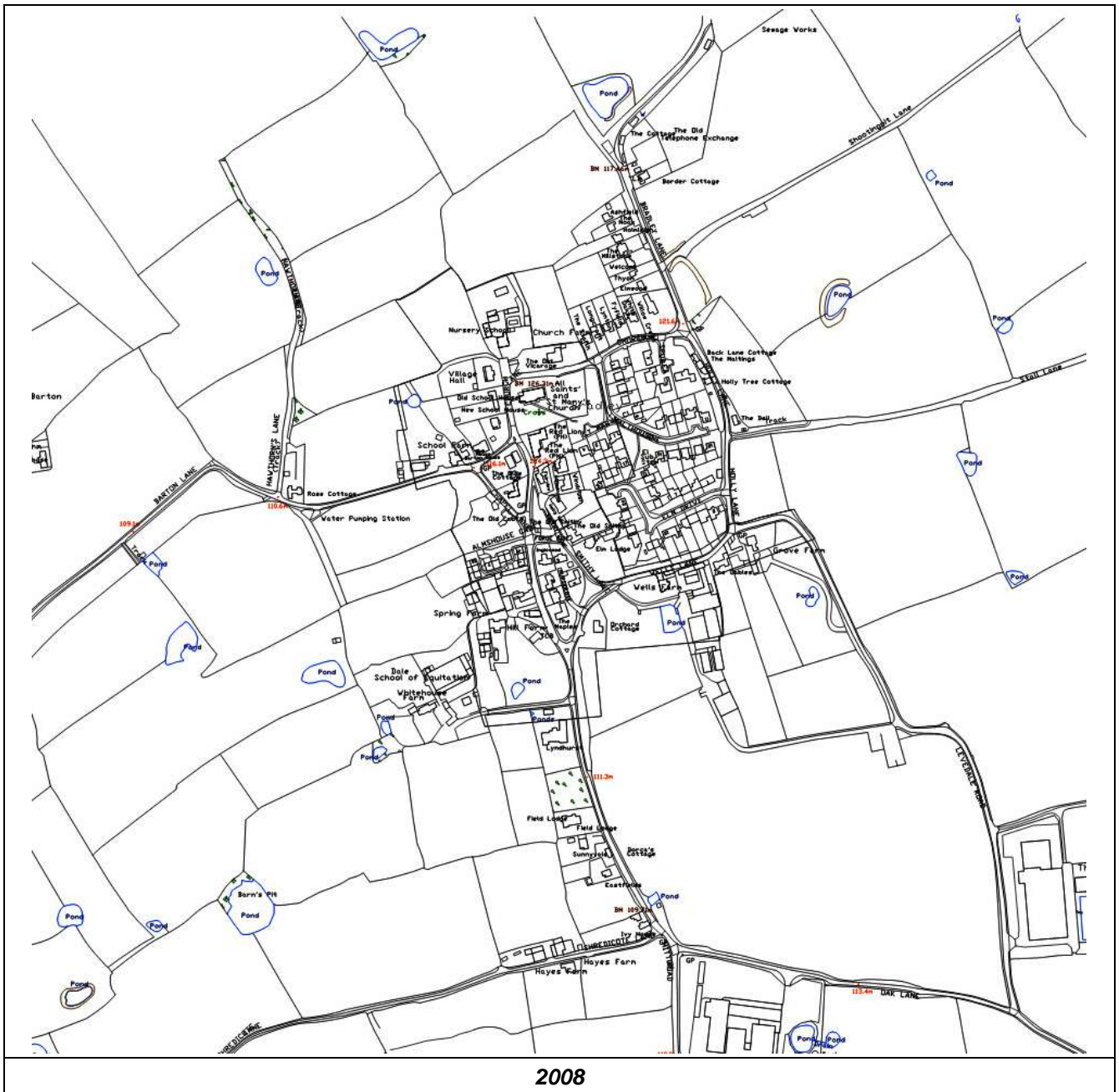


1923





Bradley, Stafford: Conservation Area Appraisal



#### 4.2.4 The Archaeology of Bradley and its Significance

The Historic Environment Record for Staffordshire records numerous earthworks of archaeological importance both within the conservation area and within the surrounding landscape. Settlement earthworks were discovered through an aerial photographic survey, situated to the south-east of Church Lane. These were thought to indicate the location of the original settlement of Bradley. These were unfortunately built over in the late 1960s. Earthworks for two house platforms were located through the same survey, to the south of Wells Lane. These are thought to represent the southern extent of the original settlement of Bradley. Archaeological evidence of agricultural activity within the area exists in the form of ridge and furrow farming earthworks identified in the fields to the south and west of the conservation area.

Finds of archaeological importance have been recovered both within the village and in the surrounding landscape. Roman coins and a Roman brooch were recovered in a field to the southeast of Levedale Road. Sherds of earthenware were recovered in the centre of the village, but the dating of the pottery was vague and they were given a date of "Prehistoric to medieval".

Much of Bradley's historic street pattern survives to the present day, in particular the main access routes, Bradley Lane, Holly Lane, Wells Lane and Barton Lane. There is also an earthwork of a hollow way adjacent to Bradley Lane, which demonstrates the longevity of the route's use. Hawthorn's Lane, to the north of Barton Lane, forms the edge of the proposed boundary extension. This former lane, now a disused track, also documents the historic pattern of lanes within the village.

The limited amount of archaeological work carried out precludes detailed assessment of the survival and preservation of archaeological deposits. However, there is significant potential for Anglo-Saxon archaeological remains to the east and south of the current village.

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

### 4.3 Spatial Analysis

#### Character and Interrelationship of Spaces



*Aerial View of Bradley*

Due to the agricultural nature of the settlement there are numerous open green spaces within the boundaries of Bradley Conservation Area, in the form of farmland, private gardens and public spaces. Many of the buildings are situated within their own grounds. There are no terraces and very few semi-detached properties, which reflects the rural nature of the development. There are no pavements along the main streets in the village, Church Lane, Barton Lane, Wells Lane and Mitton Road. These areas have grass verges in places and a combination of boundary walls in a variety of styles and mature hedgerows.

The largest public spaces are provided by the churchyard of All Saints and St Mary's and the play ground at the rear of the village hall. The churchyard is situated to the South and East of the Church, the south side containing the majority of the headstones, the East side predominantly grass with sporadic headstones and the remnants of a churchyard cross, which comprises four octagonal steps surmounted by a socket stone. The rectangular head of the cross is now situated in the church tower.

There are also some smaller green open spaces within the conservation area. One such space is situated between Smithy Lane and Church Lane where the road rises to the East; this space affords a significant view west towards Spring Farm. Another open space is located at the corner of St Mary's Close, next to a late twentieth century housing development. These areas contribute to the open, rural character of the village.



*St Mary's Churchyard to the South of the Church*



*Churchyard to the East of the Church, with Remains of Stone Cross*



*Space at the Corner of Chapel Lane*



*Open Space Between Smithy Lane and Church Lane*



***Green Space at the Corner of St Mary's Close and Malthouse Lane***



***Area of Farmland Behind Village Hall***

### **Key Views and Vistas**

Open and distant views from within the Conservation Area are limited due to the mature trees and hedges that line many of the lanes throughout the village. This screening, however, adds an element of discovery on entering the Conservation Area, especially from the modern housing estate west along Church Lane, and emerging from the hedge lined Barton Lane opposite the Church and Inn.

Principal views at the heart of the village are along Church Lane. From the corner to the north there is a significant positive view southeast along the street, incorporating the churchyard with its mature trees and the sixteenth century public house. In the opposite direction there is a fine view north from the centre of Church Lane near the junction with Smithy Lane looking towards the Church. Church Farm provides a landmark termination to the view north, flanked by red brick and stone boundary walls and enclosed overhead by mature trees.

Throughout the village there are pleasant country lane views bounded by hedgerows. Wells Lane and the south part of Church Lane both demonstrate a strong contrast with traditional roadside buildings on one side and dense vegetation on the other.



***View from the corner of Church Lane looking southeast***



***View northwards up Church Lane towards Church Farm***

Views out of the village are afforded from the raised position of Smithy Lane, where there is a significant view westwards over the open rural landscape, from the corner of Wells Lane over the adjacent fields, and from behind the village hall and beyond the playground to the farmland to the west.



*View west from green space on Smithy Lane*



*View north from south end of Church Lane*



*View from the Corner of Wells Lane*



*View South along Holly Lane*

### **Landmarks**

There are positive landmarks within the current Conservation Area boundary in the Church of All Saints and St Mary's and the Red Lion Public House, both situated on Church Street. These are two imposing and impressive buildings, both of historic significance and built on high ground, making them highly visible within the village. Church Farm, due to its location at the corner of Church Lane is also a landmark building.



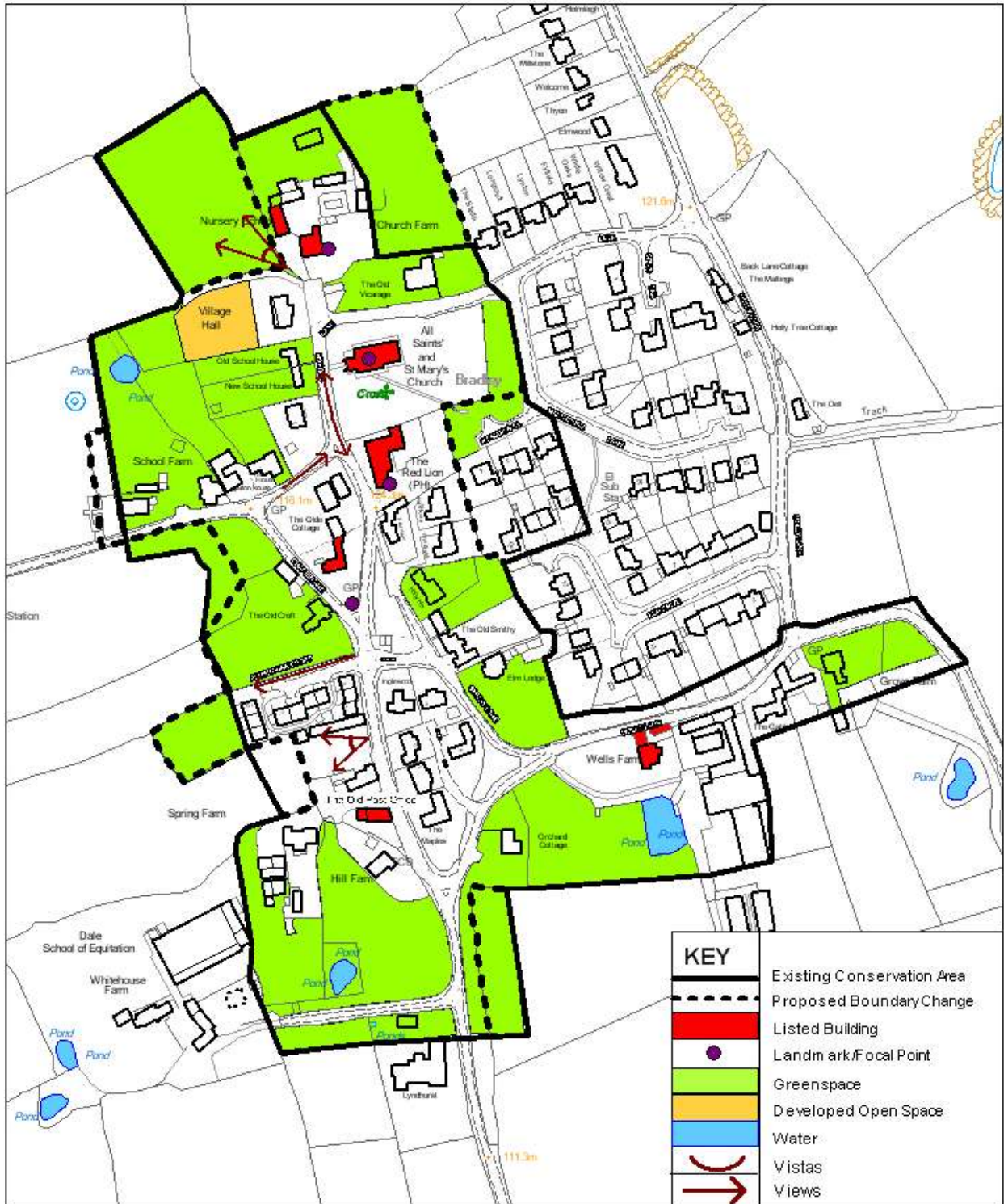
*St Mary's and All Saints*



*The Red Lion Public House*

 <p><b>Stafford</b> BOROUGH COUNCIL</p>	<p>Stafford Borough Council Civic Centre Riverside Stafford ST16 3AQ</p>	<p>Not to scale</p>	
	<p>Tel: (01785) 619000 Fax: (01785) 619219 SMS: 07781 471023</p>	<p>© Crown copyright and database rights (2011) Ordnance Survey (100018205)</p>	

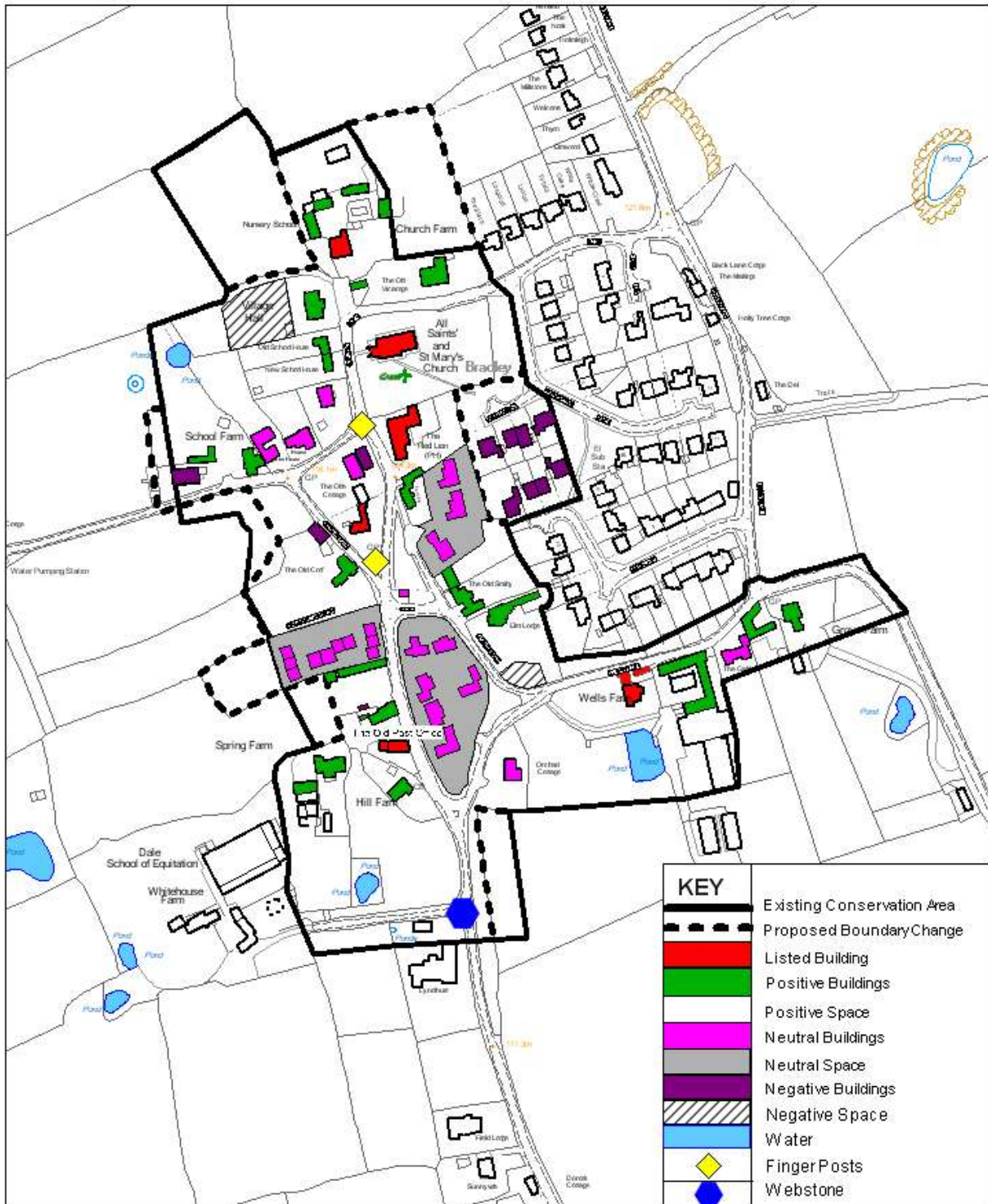
### Spatial Analysis of Bradley Conservation Area & Suggested Changes



### 4.4 Character Analysis

	Stafford Borough Council Civic Centre Riverside Stafford ST16 3AQ	Not to scale	
	Tel: (01785) 619000 Fax: (01785) 619219 SMS: 07781 471023	© Crown copyright and database rights (2011) Ordnance Survey (100018205)	

#### Bradley Site Quality Analysis



### **Character Area**

Although there is variety of building materials and form, these are interspersed through the conservation area to form one unified character area. It is a rural settlement centred round a cluster of predominantly residential and agricultural buildings that have accumulated along Church Lane over a long period. The buildings that now occupy this area of the village vary in form and date from the sixteenth to twenty-first centuries.

### **Prevailing or Former Uses and Their Influence on Buildings**

Due to the agricultural nature of the settlement, a number of the structures within the Conservation Area form part of former or operational farmsteads, with associated farmland integral to their context and setting. These are: Church Farm, situated in the north of the Conservation Area off Church Lane; School Farm, in the west of the Conservation Area along Barton Lane; Spring Farm and Hill Farm to the south; and Wells Farm and Grove Farm to the southeast. The remainder of the Conservation Area is comprised of other forms of residential and public buildings such as the Church, the Village Hall and the public house.

The prevailing agricultural nature of the settlement has meant that the fundamental rural character of the Conservation Area has been retained. However, there is no longer any industrial activity in the area and the pub is now the only commercial building within the village. Other building types have now been converted to dwellings. "The Old Post Office" on Mitton Road was formerly the Horse and Jockey Inn, before becoming the village Post Office. It has since been converted for residential use, but still has a Royal Mail letter box within the eastern elevation. The Old Smithy on Smithy Lane has also been converted for residential use, whilst the Old and New School Houses are now private dwellings.



*Old and New School House*



*Former Horse and Jockey Inn*

### **Qualities of Buildings**

There are six listed buildings within the Conservation Area, including the Grade I listed Church. There is a range of building styles, from timber-framed seventeenth century buildings to classically proportioned Georgian and Regency style farmhouses; styles tend to reflect the period of construction and status of occupant. The historic buildings are typically in an open setting, though 20<sup>th</sup> century development is more condensed.



The earliest extant structures in the settlement are located mainly along Church Lane. The Red Lion Public House (Grade II), erected in the seventeenth century, shows evidence of a timber frame, but the structure has been much altered over the decades. The Old Cottage (Grade II), adjacent to the Red Lion, also dates from the seventeenth century and is again timber-framed, but includes sections of stone and white-washed brick. The former Horse and Jockey Inn (Grade II), also seventeenth century, was originally timber-framed with brick infill panels, but has since been partly re-faced in brick.



***Church Farmhouse***

The larger farmsteads in the area date to the late eighteenth and early nineteenth centuries and are built in the Georgian style. Church Farmhouse is a two-and-a-half storey red brick structure with sandstone dressings that dates to the late eighteenth century. Wells Farmhouse is a three-storey brick structure, erected in 1835. The school houses are also Classical in style. The village hall is situated on the site of the Bradley Endowed School, which was founded in the sixteenth century. The current building was erected in the nineteenth century and is red brick with a central projecting entrance with two round-arched doorways, a cut-brick and keyed oriel and a bell tower. Other buildings of this century are the Old Vicarage, erected between 1848 and 1890, Elm Lodge and the Old Croft which are largely Gothic Revival in style. The Old Vicarage shows decorative carved barge boards on the projecting gables over the windows.



***The Old Vicarage***



***The Old Croft***



***Elm Lodge***



***The Village Hall***

Bradley has continued to develop at a slow pace and most of the development that has taken place in the twentieth century has been between 1950 and the present day. There are three small areas of

modern development within the current Conservation Area boundary. The area to the South of the churchyard leading from St Mary's Close is part of a large 1960s residential development, with small landscaped green spaces. These are all of red brick dormer bungalows with blue plain clay tiles and modern double glazed windows, out of keeping with the rest of the Conservation Area.



***St Mary's Close***



***Nursery Close***

Another area of modern development is the cul-de-sac of Nursery Close, situated on an island of land formed by Smithy Lane and Mitton Road. It consists of six large red brick detached residences that have been designed in an appropriate style, with architectural details such as dog tooth cornices that are repeated in other areas of the Conservation Area.



***Almshouse Croft***



***Modern Residence on Church Lane***

Almshouse Croft is a small estate of red brick terraced bungalows erected in the early 1990s. Their style is not particularly reflective of the rural character of the Conservation Area, but the appropriate scale and massing render the development unintrusive. It is situated on former agricultural land that appears to have comprised part of an ancient field system.

There are numerous modern residential structures dotted throughout the Conservation Area which are not part of a larger development scheme. Examples may be found on Church Lane, Smithy Lane and behind the public house off Church Lane. These all have a dog tooth cornices and are of red brick with dark grey roof coverings.



*Modern residence on Barton Lane School Farm, historic and modern structures*

### **Built Form**

Typical vernacular dwellings are of one-and-a-half to two storeys on a narrow linear footprint of three to five bays with simple gabled roofs. They tend to display phased development, with subordinate extensions, either continuing the linear footprint or to the rear of the original building at right angles. Three storey elevations are the exception, such as elements of the large gothic revival 'Vicarage', and at Wells Farmhouse, a large farmhouse in a classical style with a symmetrical three-bay, double-pile plan and a third attic storey under a hipped roof. Elm Lodge is a later Victorian gothic house, again of the larger double pile form and with projecting gables.

The dormer is a common feature, either in gablet or eye-browed form, providing additional accommodation within the roof spaces of low cottages. The dormer and projecting gable themes have been incorporated into later 20<sup>th</sup> century developments.

To the west and south edges of the village, many 18<sup>th</sup> and 19<sup>th</sup> century farm buildings survive, and most continue in agricultural use. These are typically simple low linear buildings with uninterrupted roof-lines, their height, form and mass varying according to the original use. L and U shaped ranges around central yards are still in evidence.

### **Building Materials**

The predominant building material within the Conservation Area is red brick. All of the timber-framed buildings have areas of brick facing or panels. The larger farmhouses and Old Vicarage have sandstone dressings. A number of buildings in the area have been whitewashed.

Roofs in the Conservation Area are predominantly covered with Staffordshire plain clay tiles, either in blue or aged red. The Old Cottage is partly thatched and partly tiled.



***The Old Cottage with Thatched and Tile Roof***



***Timber Framing with Brick Infill Panels***

### **Local Details**

As the village of Bradley developed over a long period of time, there is no one typical form of window. The timber-framed buildings such as the Old Cottage and Red Lion Public House may originally have had metal casements subdivided into small panes held by lead cames, later replaced by timber-framed side-opening casements, a typical vernacular form in the area. This is also true of the Old Smithy, as the window openings suggest that they never housed large sashes. The Old Cottage and Red Lion have had modern casement windows fitted at some point in the past, as has the Old Smithy. In spite of the date of its erection, Wells Farm also has casement windows. The Old and New School buildings have mullioned and transomed windows with single-opening top lights. Structures dating from the eighteenth and early nineteenth centuries have retained their timber-framed sliding sash windows in various forms. Examples of sash windows can be seen at Elm Lodge, the Old Vicarage and Church Farm. Window openings are variously articulated with stone square surrounds, stone sills and heads, sometimes with keystones. The later gothic revival buildings, the Old Vicarage and Elm Lodge, have projecting bays.



***Three-over-six sash window at the Old Vicarage***



***Eight-over-eight sash window at Church Farm***

Where historic door joinery survives, it is typically of the 6-panel Georgian style with moulded panels. Later Victorian buildings have 4-panel doors. Door surrounds on historic buildings include elaborate mouldings and a cornice on the large Georgian Church Farm house, cut-brick and keyed half-round-arched doorways on the village hall and some buildings are fitted with projecting slat-roofed porches,

although these may have been added more recently. Chimney-stacks are brick, often with decorative mouldings at the top. This detail is reproduced successfully on some of the late-20<sup>th</sup> century buildings; where stacks have been omitted, the roofscape appears notably featureless.

A local detail noticeable on a number of structures is a dentilled cornice below the eaves or forming an open tympanum on gable ends. This can be seen on the Post Office, the Old and New School houses, a number of the cottages on Smithy Lane and the barns at Wells and Church Farm. Again this has successfully reproduced on recent buildings, reinforcing the local detail.



***Dentilled gable to barn at Wells Farm Dentilled cornice, clay plain tiles and segmental brick door head at Church Farm***

A rather curious feature of the Conservation Area is a number of standing stones. These monoliths are thought possibly to have been boundary markers for the extent of the settlement at some unknown time. The Webb Stone and the standing stone are now things of folklore and legend and there are three longstanding myths associated with them. One is that the devil stole the stones from the church to try and rebuild hell; as he began to run away the stones became heavier and heavier until he could no longer carry the burden and they remained where he dropped them. Another piece of folklore has it that the stones can help young women to predict their future. It was local tradition for unmarried girls to make offerings of a small cake to the stones on the 31<sup>st</sup> of October and in the morning they would see the face of their future husband. The stones are also referred to locally as 'The Travellers' and it is said that they sometimes turn around.



***The Standing Stone Outside the Red Lion***



***The Webb Stone on Mitton Road***

The tradition of the standing stones has been rather quirkily adapted in the churchyard, with monolithic stones forming the base for lanterns.



***Lampposts in the churchyard of St Mary and All Saints***

A number of unlisted buildings have been identified as being buildings of townscape merit. Buildings identified as having 'townscape merit' will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the Conservation Area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. These have all been marked on the site quality appraisal map included in this document

### **Boundary Treatment**

There are no pavements along the main lanes of the village, Church Lane, Barton Lane, Wells Lane, Chapel Lane and Mitton Road, which greatly adds to the rural character of the area. There are grass verges in some areas, but a combination of mature hedgerows and brick or stone boundary walls is typical. Boundary walls have a variety of copings of brick or stone, and some iron railings or gates survive adding interest to the street scene. The Church of All Saints and St Marys and the Old Vicarage also have moulded stone gateposts.

Away from the roadside, between properties or bounding agricultural field, boundaries are of post and rail, hedgerows, or timber palings.

Examples of inappropriate modern boundary walls are discussed in the Intrusion section later in this document.



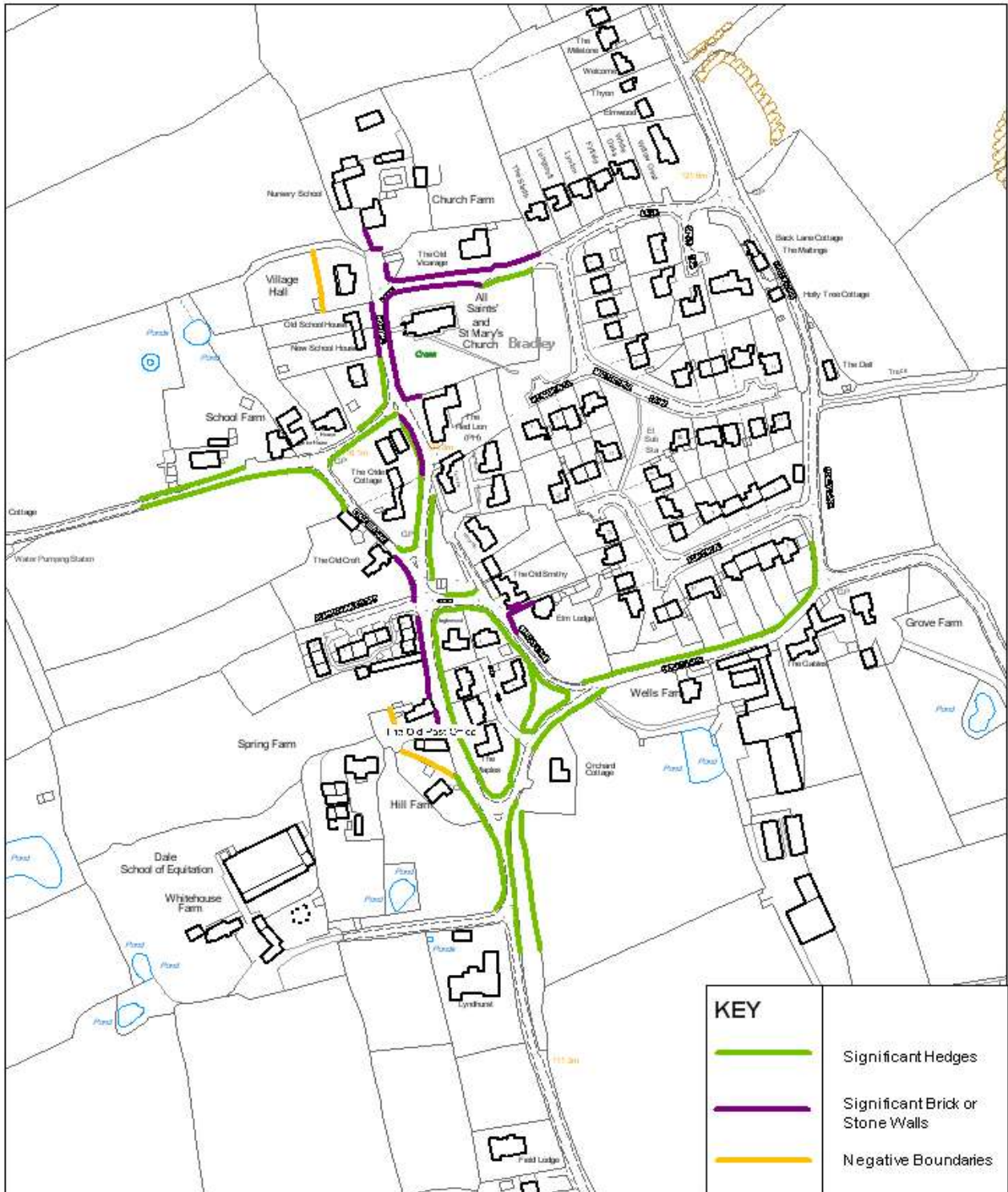
***Rural hedge boundaries***



***Stone gate piers and cast iron gate at The Vicarage***

 <p><b>Stafford</b> BOROUGH COUNCIL</p>	<p>Stafford Borough Council Civic Centre Riverside Stafford ST16 3AQ</p> <p>Tel: (01785) 619000 Fax: (01785) 619219 SMS: 07781 471023</p>	<p>Not to scale</p>	
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### Boundary Analysis of Bradley Conservation Area



### The Public Realm



**Signpost**

Street surfaces are exclusively tarmac throughout the Conservation Area and owing to the agricultural nature of the area there are no pavements along some of the main routes such as Church Lane, Wells Lane, Chapel Lane, and Barton Lane. The roads are demarcated by grass verges and mature hedgerows. There are pavements in areas of modern housing development.

There is little street furniture within the Conservation Area. Highways signage has generally been kept to a minimum and there are two attractive timber fingerpost signs in the centre of the village. Reflective bollards on Barton Lane are intrusive in the daytime rural street scene.

### Green Spaces and Biodiversity

There are many green spaces within the Conservation Area including private gardens, farmland and public spaces. The largest of these is the area that spans from the north of the village hall around to the west, terminating at Barton Lane. This area incorporates the playing field, some private gardens and the farmland behind School Farm. All of this space is managed by the Bradley Trust and the owners of the related properties. Other small green spaces include private gardens, a small area in front of Smithy Lane and a public green space off Malthouse Lane. There are mature Scots pine trees within the grounds of Elm Lodge and many mature deciduous trees of native species within the field boundaries and within the churchyard. Many trees within the village are protected by Tree Preservation Orders.



**Garages on Chapel Lane**

### Intrusion

Intrusion in the Conservation Area takes the form of buildings or structures that do not harmonise with the established historical character.

There are two intrusive modern garages within the Conservation Area. One is situated on Chapel Lane next to the Old Croft. With flat roof and of concrete construction this is not appropriate for this Conservation Area. The other stands on Forge Rise between Church Lane and Smithy Lane. It has been constructed to an appropriate form and design, with a pitching eye and large double timber doors reminiscent of a barn or other agricultural building. However, it has been constructed using a brick with heavily contrasting kiss marks, which give the structure a startling stripy red and blue appearance out of context with other buildings in the Conservation Area.



**Garage on Forge Rise**

Former stables and cowsheds at Spring Farm have been converted, with the addition of a conservatory style extension which is harmful to character as a traditional farm building. Conversion should be sympathetic in nature to the character of the conservation area and protect the principle characteristics of the functional building including its basic form and traditional materials and detail.

Inappropriate fencing and walls include the grey mesh and concrete posts around the playground and to the back of St Mary's and All



Saints churchyard, and a concrete block wall with steel railings around Spring Farmhouse. Although of an appropriate material, the random rubble stonework and strident ribbon pointing at The Orchard has a very suburban feel and does not cohere with local traditional detail.



***Mesh fencing behind Church***



***Mesh fencing at Village Hall***



***Concrete wall and steel fence to Spring Farmhouse***



***Modern stone wall in front of The Orchard***

A parking area constructed for Elm Lodge by excavating the bank north of Wells Lane at the junction with Smithy Lane, has created an unfortunate intrusion into both the natural landscape and the definition of tree and hedge-lined boundaries.

The area would also benefit from more carefully considered design and siting of such items as litter and grit bins which are in a variety of materials and colours.

Highways signage has generally been minimised. Reflective bollards along Barton Lane provide protection to a significant hedge, but are visually intrusive in the daytime rural streetscene, and could have been more sensitively designed.



***Grit bin and reflective bollards at Barton Lane***



***Parking area at junction of Wells and Smithy Lanes***

### **Neutral Areas**

Neutral areas identified on the character analysis map are those which do not make a particular contribution to the special historical character or appearance of the area, but are not harmful to that character either.

### **General Condition**

The physical condition of the area is generally very good and most buildings are maintained by owners or tenants.

The main issues relating to poor condition within the conservation area relate to the road surfaces and boundary walls. The tarmac road surfaces suffer periodic erosion from weather and use, leading to some diminution of character. Salt damage and erosion of brick or stone walls adjacent to the lanes is also common. The brickwork of the wall marking the boundary of the Old Vicarage has spalled in places, leaving indentations of crumbling brickwork near the base of the wall. This has also happened to the walls along Wells Lane.



*Damage to Wall from road salt      Pitted road surface on Church Lane*

The entrance steps to the Church are of grey stone, some with incised treads which are now in a poor state of repair and there is evidence of previous inappropriate repairs. The Church itself has suffered some damage; there are large areas of crumbling sandstone and evident loss of fabric.

### **Problems, Pressures and Capacity for Change**

Within the Conservation Area the biggest threat is that of inappropriate development. There is, however, very little land within the current Conservation Area with sufficient space for development, with the exception perhaps of the neutral areas at the corner of Chapel Lane. The scale, massing, materials and design of any future development should be appropriate to the character of the Conservation Area. The effects of ancillary extensions and buildings should also be considered, as demonstrated by examples discussed above.

## **Section 5 Community Involvement**

Both English Heritage and Government guidance recommend the involvement of residents and businesses within conservation areas.

The preparation of the Appraisal and Management Plan involved those with an interest in the Bradley Conservation Area. Consultation has been carried out in line with the principles set out in Stafford Borough Council's approved Statement of Community Involvement. The Council placed draft documents on its website, wrote to all local residents, businesses and interest groups and held an exhibition and drop-in surgery for discussion.

## **Section 6 Suggested Boundary Changes**

When the Bradley Conservation Area was designated, boundaries were often drawn very tightly; in the case of Bradley the existing boundary often ignores existing historic field and property boundaries. As stated in the English Heritage guidance, it is acceptable to designate areas of the wider landscape if it forms part of the "... immediate setting and landscape backdrop of smaller rural settlements".

The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and include previously unrecognised open spaces which deserve the additional controls provided by a conservation area, or their inclusion will further protect elements within the existing Conservation Area. The suggested boundary changes include both boundary extensions and boundary exclusions. The extensions comprise one full field and several small extensions to include the historic boundaries of properties within the existing conservation area. There are four small exclusions which bring the conservation area boundary back to historic field and property boundaries. One additional exclusion removes an area of 1960s housing. Conservation Area boundary changes are detailed in Appendix 4.

## Section 7 Local Generic Guidance

Existing guidance is available in terms of what designation means and design criteria:

The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- 'Conservation Area Consent' is required for works of total or substantial demolition of :
  - Any building within a Conservation Area exceeding 115 cubic metres in volume.
  - A boundary wall or fence over 1m in height adjacent to a highway, or 2m in height elsewhere.
- The alterations and extensions that can be made to a domestic property without needing planning permission are more limited in a conservation area than elsewhere.
- The local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting in the exercise of its planning functions.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within Conservation Areas. You need to give the local planning authority six weeks notice in writing if you want to carry out work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

Stafford Borough Council has published very good generic guidance on both conservation areas and listed buildings, which can be accessed on its website.<sup>18</sup> Stafford Borough Council has also published Supplementary Planning Guidance for *New and Old Shop Fronts*<sup>19</sup> and *Extensions to Dwellings*.<sup>20</sup> Many of the original doors and windows in the Conservation Area have been replaced with modern materials. Additional guidance on the repair and replacement of doors and windows, boundary walls and the care and maintenance of historic masonry, would be helpful.

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<sup>18</sup> Stafford Borough Council, *Guidance Notes: Conservation Areas and Listed Buildings* (Stafford Borough Council).

<sup>19</sup> Stafford Borough Council, *New & Old Shop Fronts – Good for Business Boroughwide* (Stafford Borough Council, adopted May 2000).

<sup>20</sup> Stafford Borough Council, *Extensions to Dwellings* (Stafford Borough Council, adopted October 1998).

## **Section 8 Summary of Issues**

- Loss of historic street surfaces, with tarmac and concrete pavements occurring throughout the Conservation Area, resulting in some diminution of character and appearance;
- Damaged tarmac road surfaces resulting in an unsightly appearance;
- Deteriorating brick walls along Wells Lane and Church Lane;
- Stone steps to Church in state of bad repair and inappropriate yellow concrete paving in the Church grounds;
- Loss of fabric to Church walls;
- Inappropriate modern boundary walls interspersed throughout the village;
- Inappropriate mesh fencing to the rear of the village hall and to the rear of the Churchyard;
- Intrusive and inappropriate twentieth century development in styles out of character with the rest of the Conservation Area;
- Inappropriate window replacements, specifically the use of modern uPVC;

## Section 9 Management Proposals

The Bradley Conservation Area Character Appraisal has provided the basis for developing management proposals for the Conservation Area.

### Suggested Conservation Area Boundaries

#### Action 1

Amend the boundary of the Conservation Area as shown on the Suggested Boundary Changes map:

- To include the field and historic field boundaries to the east of Church Farm.
- To include a small area to the west of School Farm to follow the historic field boundaries of the farm.
- To exclude part of an area south of Barton Lane and northwest of The Old Croft. The proposed new boundary follows historic field boundaries.
- To include the field and historic field boundaries to the west of Almshouse Croft.
- To exclude an area west of Spring Farm to follow historic boundaries.
- To exclude an area of land south of Orchard Cottage, just to the east of the historic hedge boundary.
- To exclude an area comprising part of a large field to the west of Church Farm. The current boundary bisects the historic field boundary, but there is not sufficient special historic character to warrant including the entire field and its boundary.
- To exclude houses to the South of St Mary's Close and at the northern end of Elm Drive.

Best practice guidance contained in English Heritage guidance<sup>21</sup> states that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.

The suggested boundary changes include both boundary extensions and boundary exclusions. The extensions comprise one full field and several small extensions to include the historic boundaries of properties within the existing conservation area. There are four small exclusions which bring the conservation area boundary back to historic field and property boundaries. One additional exclusion removes an area of 1960s housing.

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<sup>21</sup>English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

## Development Control

### **Action 2**

Opportunities for the improvement of the intrusive structures and negative areas identified within this Appraisal will be sought should an application for planning permission be submitted.

The character appraisal identified intrusive buildings and sites and opportunities to improve them should be sought to ensure the preservation or enhancement of the character and appearance of the Conservation Area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990.

### **Action 3**

Action may be considered under Section 215 of The Planning Act 1990, and/or sections 48, 54, and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the repair of listed buildings within the Conservation Area, and to ensure that untidy lands and sites are addressed where appropriate.

Buildings within the existing Conservation Area were identified in the appraisal as being at risk. Urgent works and repairs notices can be very effective in helping to secure the future of historic buildings and sites. Local authorities should make full use of their statutory powers if listed buildings are falling into decay.<sup>22</sup>

### **Action 4**

Ensure that planning applications within the Conservation Area are referred to the Borough Conservation Officer for comment.

A scheme of development was carried out in the late 1960s over an area of identified earthworks. No archaeological work was undertaken in relation to the development and any archaeological information was lost. To avoid this happening again, the entire area identified by the new conservation area boundary extensions should be classed as an area of archaeological potential and must therefore be assessed and recorded prior to and during the development process.

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<sup>22</sup>English Heritage, *Management of Conservation Areas* (London: English Heritage, February 2006).



**Action 5**

All trees within the conservation area are protected by the requirement for landowners to notify the Council of their intention to lop or trim them. In the exercise of its planning duties, the Borough Council will seek to protect existing important hedgerows. Visually important trees and hedgerow have been identified:

- Mature hedgerows that line areas of Church Lane, Wells Lane, Barton Lane, Hawthorns Lane, Levedale Road, Mitton Road;
- Mature trees (some with TPOs) along Church Lane, Chapel Lane, Smithy Lane, the track leading to Whitehouse Farm, Almshouse Croft and Grove Farm.

The Conservation Area Appraisal identified that open farmland, trees and mature hedgerows make a significant contribution to the setting of the Conservation Area. These landscapes should be respected and the key features retained. Applications for development which threatens the future of trees and hedges should be guided by Saved Local Plan Policy E&D 43 and 44. Saved Policies E&D 43 and 44 are outlined in Appendix 5 of the appraisal.

**Action 6**

Protect the following historic routes from amendment to their plan form wherever possible within the scope of the Planning Legislation:

- Church Lane;
- Wells Lane;
- Levedale Road;
- Barton Lane;
- Smithy Lane;
- Chapel Lane.

Most of these lanes and roads were in existence in 1775, as they appear on Yates Map of Staffordshire, but as they include the main access routes to the village they are likely to have been in use for a considerable time before that. Smithy Lane is shown on the 1834 map. Best practice for the management of historic streets is contained in English Heritage guidance.<sup>23</sup>

**Action 7**

Preserve and enhance important visual axes including:

- Church Lane (in both directions along its length);
- The view to the east from the green space by Smithy Lane;
- The views to the west from the rear of the village hall;
- The view south along Holly Lane.
- The view west down Almshouse Croft

Not only is it important that the plan form of historic routes is respected, but also that the significant linear views (visual axes) are preserved from encroachments, inappropriate developments or loss of enclosure. The quality of these visual axes is subtle and is subject to a wide variety of potential threats, including removal of mature hedgerows, the erection of inappropriate boundary walls, installation of street signage and other visual clutter, or encroachment by large buildings, projecting signs, advertisement hoardings and so on. These threats will need to be assessed and managed as they arise.

**Action 8**

The Council will seek to work in partnership with the County Council to restore the traditional appearance of the streetscape and consult the Conservation section on future enhancements to the footpaths in its ownership in the Bradley Conservation Area.

The Conservation Area Appraisal identified a loss of historic street and pavement surfaces which are now exclusively tarmac and have a negative effect on the character of the area.

**New Development**

**Action 9**

Any new development should ensure that the footprint and massing of new buildings fits into the existing urban grain and respects the historic character of the Conservation Area.

The Conservation Area Appraisal notes that the layering of history in the Conservation Area is of interest. However, the introduction of large volume buildings could damage the mix of residential and agricultural architecture and encroach on ancient field systems or earthworks that give interest to the Conservation Area. In general terms, buildings of high volume (height, mass and width) can threaten the scale and grain of a conservation area and would be intrusive here.

This recommendation seeks to ensure that the scale and grain of development is appropriate, in accordance with advice contained in paragraph 7.9 of the English Heritage document *Guidance on the Management of Conservation Areas*.

**Action 10**

The Council will ensure that all new development accords with Policies E&D2, 18 and 19 of the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming New Local Plan.

All new development can affect the character of a conservation area. The Appraisal identified late 20<sup>th</sup> century development in materials and styles inappropriate to the Conservation Area. Given the open, rural nature of the Conservation Area, it is important that significant views, sightlines and hedgerows are protected.

### Monitoring and Enforcement

**Action 11**

A mechanism for monitoring change on a regular basis will be developed.

English Heritage guidance recommends the development of procedures<sup>24</sup> for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording.

**Action 12**

The Council will continue to take enforcement action within the Conservation Area where appropriate.

English Heritage guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998 the Cabinet Office, in partnership with the Local Government Association, published the central and local government *Concordat on Good Enforcement*, a voluntary non-statutory code setting out best practice.<sup>25</sup>

**Action 13**

The Council will consider relevant partnership grant schemes that could preserve or enhance the character of the Conservation Area.

Whilst recognising the importance of appropriate repair and reinstatement of the built historic environment, Stafford Borough Council does not currently have funding to encourage householders and businesses to protect or enhance their property. Partnership grant schemes could enable such works to be undertaken.<sup>26</sup>

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<sup>24</sup>English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

<sup>25</sup>Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

<sup>26</sup>English Heritage, *Building Regulations and Historic Buildings* (London: English Heritage, 2004).

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### Maps and Plans

- 1775 Yates' Map of the County of Stafford
- 1832 Survey of Staffordshire, Lieutenant Colonel Colby
- 1848 Tithe Map
- 1884 Ordnance Survey
- 1902 Ordnance Survey
- 1923 Ordnance Survey
- 1963 Ordnance Survey
- 2009 Historic Environment Record Map (GIS data)

**Archives and Libraries Consulted**

William Salt Library, Staffordshire  
Staffordshire Record Office, Stafford

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## **APPENDICES: SUPPORTING INFORMATION**

### **Appendix 1: Sites of Archaeological Interest**

#### **Sites of Archaeological interest recorded by the Staffordshire Sites and Monuments Record.**

**PRN Number** - 00183 - MST183 **Site Name** Webb Stone, Bradley Boundary Marker. A massive standing stone beside a lane. Two large erratic blocks, one known locally as the Webb Stones. The Webbs were a well known local family, recently died out. It was formerly the custom for unmarried women to bow as they passed the Webb Stone otherwise they would remain unmarried. Glacial erratics. Two of a large number in the area, set upright in the village of Bradley, probably as boundary markers. The Webb Stone, at the entrance to a farm lane, stands 1.4 metres above the ground surface. The stone at the entrance to the Red Lion yard is an igneous rock 1.1 metres high. Possibly a boundary stone.

**PRN Number** - 01022 - MST1020 **Site Name** Church of St Mary and All Saints

Cross: South of Bradley Church are the remains of a churchyard cross. The cross comprises of four octagonal steps surmounted by a socket stone and the bottom 0.6 metres of an octagonal stone cross shaft (which has been used at some point as a sundial). The rectangular head of the cross measures 0.6 metres by 0.4 metres by 0.2 metres and is now located within the church tower. A crucifixion scene and a figure of a saint are carved on the cross head. The cross is suggested to be of fifteenth century date.

**PRN Number** 01023 - MST1021 **Site Name** Bradley Endowed School

The site of a free grammar school, known as Bradley Endowed School, founded in the sixteenth century by local benefactors. Although the existing school building is of nineteenth century date, apparently foundations of the earlier school building have been identified during various excavations on the site.

**PRN Number** 01998 - MST1990 **Site Name** Standing Stone, Red Lion Public House, Bradley

A standing stone at the entrance to the yard of the Red Lion Inn, which is suggested to have been erected as a boundary marker. The stone is one of a number of similar stones in the area (including the Webb Stone, also in Bradley).

**PRN Number** 51559 - MST12970 **Site Name** Pottery, Forge Rise, Bradley

Three sherds of pottery including one sherd of 11th-12th century date, recovered during a watching brief on ground works associated with the construction of a new house at Forge Rise, Bradley.

**PRN Number** 02388 - MST2378 **Site Name** Bradley (Settlement)

A settlement known as Bradley was extant by 1086 and the village church incorporates remains of Norman date. The settlement

appears to have shifted, with settlement earthworks identified to the east of church (see PRN 52393) and possible house platforms to the south-east and south of the main settlement (PRNs 20038 & 20039). Settlement: Mentioned in Domesday Book. Bradley is recorded as having land for 11 ploughs, 12 villagers, 4 smallholders, a mill, a meadow and woodland. Bradley is recorded as having 10 dependencies (Barton, Apeton, Littywood, Billington, Burton, Silkmore, Longnor, Mitton, Alstone and Woollaston), which are assessed collectively as having 48 villagers and 26 smallholders. The whole value of the manor of Bradley with its members is given as £7-0-0. Settlement earthworks identified to the east of the church.

**PRN Number** 07944 – MST7444 **Site Name** Church Farmhouse, Bradley

A listed two storey red brick farmhouse of late 18<sup>th</sup> century date.

**PRN Number** 07945 – MST7445 **Site Name** Red Lion Inn, Bradley

A listed timber-framed and stone built inn of probable 17<sup>th</sup> century origin, although much altered over time.

**PRN Number** 07946 – MST7446 **Site Name** The Old Cottage, Bradley

A listed house of probable 17<sup>th</sup> century date. The house is of timber-framed and colour washed brick construction with a thatched roof and brick chimney stacks. It has been recently restored.

**PRN Number** 07947 – MST7447 **Site Name** Wells Farmhouse, Bradley

A listed farmhouse dated 1835, but built in the Regency manner. The house is of brick construction with a slate roof.

**PRN Number** 07948 – MST7446 **Site Name** Post Office / Horse and Jockey Inn, Bradley

A listed timber framed and brick built cottage of 17<sup>th</sup> century date. The building was formerly the Horse and Jockey Inn, but is now a Post Office.

**PRN Number** 51851 – MST7448 **Site Name** Wells Farm, Bradley

A mid nineteenth century model farm complex consisting of a 'U'-shaped range including a barn, cowhouse, shelter sheds, cart lodge and granary.

**PRN Number** 20342 - MST5612 **Site Name** Ridge and Furrow, Bradley

Aerial photographic evidence for the earthwork remains of medieval or later agriculture in the area to the south of Bradley.

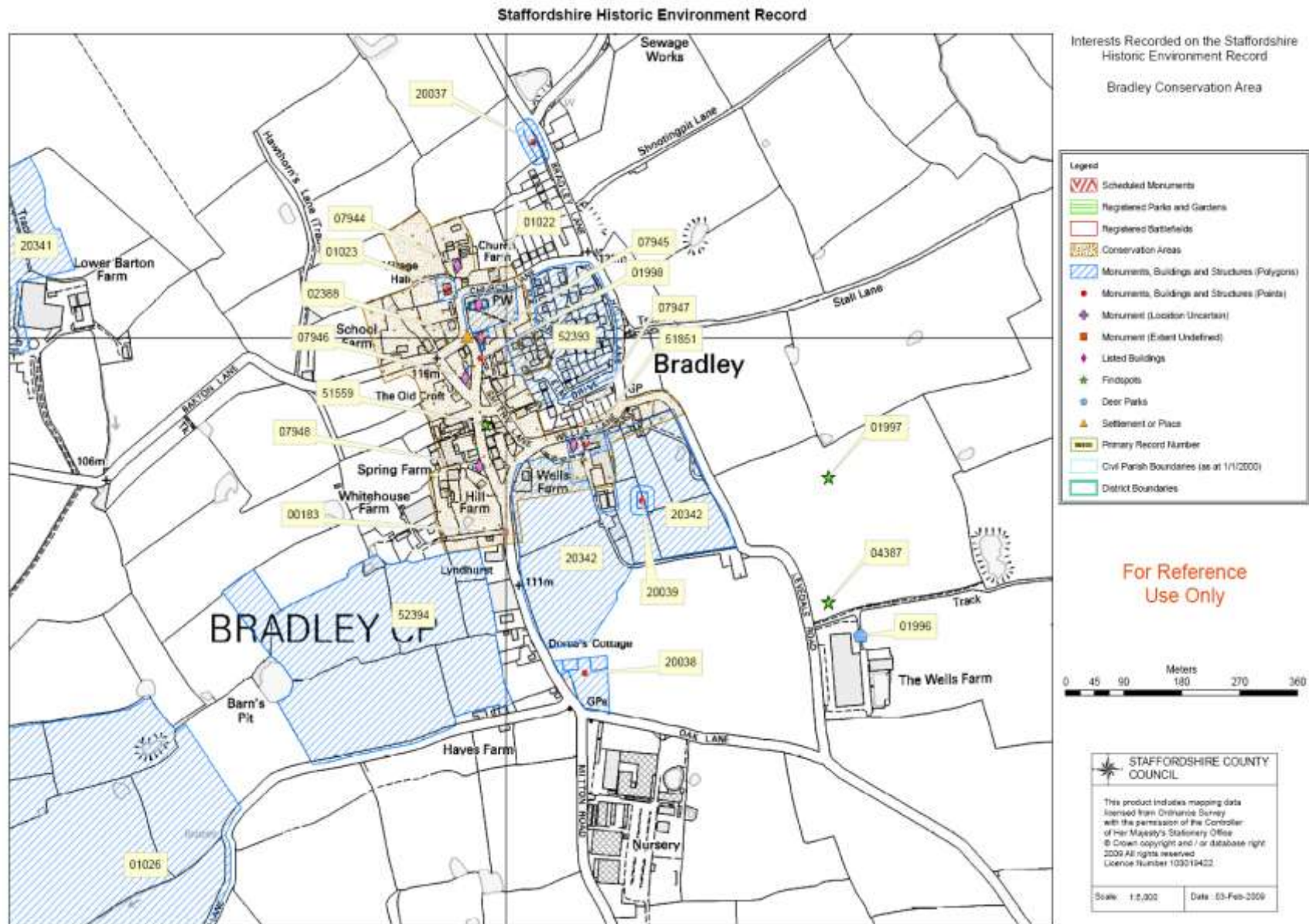
**PRN Number** 52393 - MST13826 **Site Name** Bradley Shifted Settlement

Earthworks identified on aerial photography from the 1960s, which may be related to the Saxon and medieval extent of the settlement of Bradley (see PRN 02388). House platforms have also been identified to the south and south-east of the extant settlement (see PRNs 20038 & 20039)

**PRN Number** 52394 - MST13827 **Site Name** Ridge and Furrow,  
Bradley  
Ridge and furrow earthworks identified on aerial photography.



# Bradley, Stafford: Conservation Area Appraisal



## Appendix 2: Listed Buildings

There are 6 listed buildings within the current boundaries of the Conservation Area. The Church of St Mary's and All Saints is listed Grade I, all of the others are listed at grade II. There are no listed buildings within the proposed boundary extensions.

### Church of St Mary and All Saints, Bradley Grade I

A listed church of probable 12th century origin, although most of the surviving stone work is of 13th century and later medieval date. The church was restored in 1908 by W. D. Caroe. The remains of a cross survive within the churchyard.

C14 N arcade; nave rebuilt in the early C16; substantial restoration of 1906-1908 to the designs of W D Caroe. Mostly ashlar masonry, tiled roofs. Plan of nave and chancel with 2-bay NE Lady chapel, its E wall flush with the chancel, and a 3 bay N aisle; W tower. Internal vestry at west end of the N aisle.

EXTERIOR: The chancel has clasping pilaster buttresses, and low pilaster buttresses under the sill of the E window which is 3-light and traceried in the Decorated style. On the S side the chancel is buttressed with a probably C13 priest's doorway with a medieval timber door. 3 Decorated style traceried windows on the S side. The nave has an embattled parapet and an imposing early C16 S elevation with very tall transomed 3 and 2-light windows with cusped lights. Square-headed Perpendicular S doorway with carved spandrels within an earlier, tall, blind arch. The Lady Chapel is buttressed with a moulded stone cornice, the upper courses of masonry are replacements. It has a triple lancet E window and two C14 2-light traceried windows to the W, one with an integral small square light below the sill, and one 4-light square-headed window with cusped lights. The lean-to N aisle has angle buttresses and buttresses with set-offs. N doorway of C19 or early C20 appearance with a plain square-headed window to its W and 2 square-headed 2-light windows with cusped tracery. An C18 sketch of the church establishes that these are later replacements. 2-stage W tower with an internal SW stair turret, diagonal buttresses and a frieze of blind tracery below the embattled parapet. 1907 W window with reticulated tracery; 2-light belfry openings with cusped lights. INTERIOR:

Exceptionally interesting features and fittings. Unplastered walls. Double-chamfered cancel arch. Impressive Caroe chancel screen, dedicated in 1914 with flamboyant traceried openings and a rood loft, making use of medieval roof loft stair turret on S side. Very elegant, tall, 3-bay N arcade with piers of Quatrefoil section with fillets and rolls and moulded arches. 2-bay arcade between the Lady chapel and the chancel with an octagonal pier supporting double-chamfered arches. The plain pointed arch between Lady chapel and N aisle has the scars of two lower lean-to roofs on the W face. Tall double-chamfered tower arch with moulded capitals to the responds. The chancel roof that is visible is an early C20 boarded wagon divided into panels by moulded ribs. The church guide records that a medieval roof survives behind. The Lady Chapel roof is medieval with 4 tie beam trusses with cranked tie beams, king posts and curved braces. The N aisle roof is also medieval. The rafters are fixed to a wallplate on the outer face of the arcade, the wallplate supported on stone corbels. There is one tier of purlins. The nave roof is dated

1908, a very shallow-pitched tiebeam roof with short curved braces. The roof is divided into panels by moulded ribs. The E wall incorporates the remains of a C14 reredos, very rare, consisting of a chamfered recess filled with large-scale stone tracery. C12 tub font with unusually lavish carved friezes including a key pattern and a cable moulding. Polygonal timber pulpit of 1907 decorated with buttresses and ogee arches. Panel of medieval floor tiles in the sanctuary. Early C20 choir stalls in an Arts and Crafts style with ends with poppyhead finials. Fragments of Perpendicular stained glass in the S windows of the nave and some in the E window. Numerous monuments including a wall monument to Sir Thomas Browne, d.1633 and his wife with kneeling alabaster figures. C17 stencilling and text on the N respond to the chancel arch. Nave benches with square-headed shoulders. HISTORICAL NOTE: The church guide suggests that the N arcade originated at the Augustinian Priory at Stafford and was re-erected here in 1542, after the church wardens are recorded purchasing cartloads of stone. The church has a copy of a C.1798 print showing the N side before the restoration of the N aisle windows. A Chronicle of Bradeley includes a photograph of the interior of the church looking W before Caroe's restoration. Outstanding for the quality and extent of the medieval fabric including a notably fine C13 arcade; 3 medieval roofs, the rare remains of a C14 reredos and a C12 tub font. The substantial restoration by Caroe in the early C20 revealed much of the medieval fabric and added carpentry and joinery of a very high quality in the early C20. Sources Pevsner, Staffordshire 1974, 76 Wilkinson, W & A., A Chronicle of Bradeley, 1999.

#### Church Farmhouse

##### Grade II

BRADLEY Church Farmhouse SJ 81 NE 9/10 II 2. Late C18. Red brick; 2 storeys and attic; 3 sash windows in lined reveals with keyblocks; pilaster doorcase with moulded cornice, plain entablature and rectangular fanlight; plain eaves; parapeted gables at ends and end brick stacks; 3 gabled dormers; tiled roof.

#### Red Lion Inn

##### Grade II

BRADLEY Red Lion Inn SJ 81 NE 9/2 II 2. Probably C17 in origin but much altered at various periods. Brick, part stone rubble and timber framed with tiled roof and brick stacks; 2 storeys; casement windows; 3 window front; gabled porch. Exterior colour washed.

#### The Old Cottage

##### Grade II

BRADLEY The Old Cottage SJ 81 NE 9/3 15.1.68. II 2. Probably C17. Timber framed and colour washed brick with thatched roof and brick stacks. Lately restored and with sympathetic additions on North side. 2 storeys; 2 window front, formerly with small bay. One storeyed wing on left, formerly with tiled roof.

Wells Farm

Grade II

BRADLEY Wells Farmhouse SJ 81 NE 9/4 II 2. Dated 1835 but still in the Regency manner. Brick with hipped slate roof and brick stacks; 3 storeys; casement windows, including one with modern fenestration and one blocked; 3 window front; doorway on West with panelled pilasters, pediment and fanlight; gabled porch on East, Bold eaves with lined soffits.

Post Office / Horse and Jockey Inn

Grade II

Formerly the Horse and Jockey Inn. A C17 timber framed cottage with brick infilling and partly refaced in brick; single storeyed with attic; one small bay window to ground floor with glazing bars; 3 gabled dormers. Small addition at end.

### **Appendix 3: Neutral Areas**

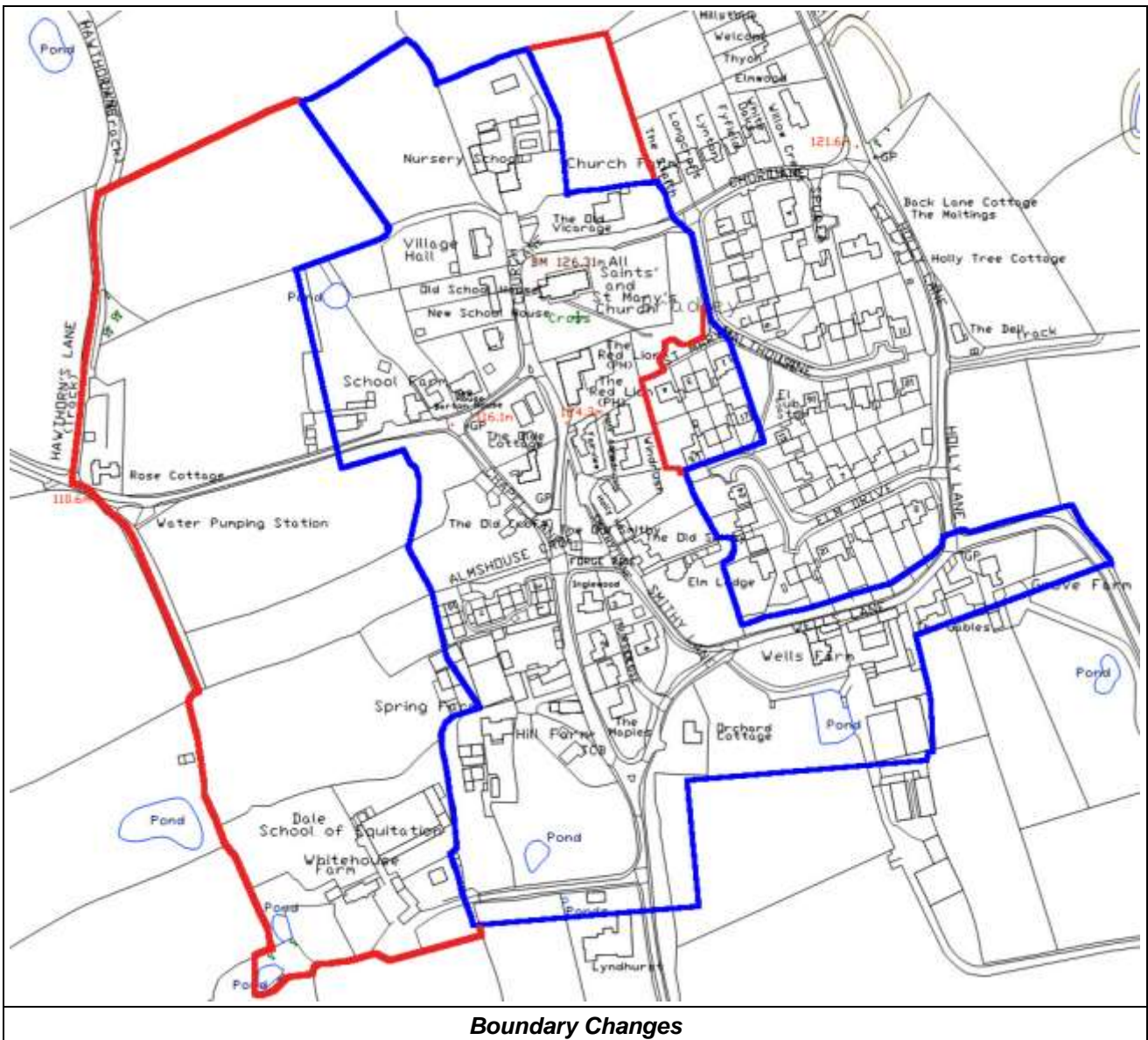
There is one neutral area within the conservation area which may benefit from enhancement.



***Corner of Chapel Lane***

A small area of unused land at the corner of Chapel Lane. This area is not currently intrusive, but is suitable for development that could enhance the area.

## Appendix 4: Suggested Boundary Changes



The boundary changes include both boundary extensions and boundary exclusions. The extensions comprise one full field and several small extensions to include the historic boundaries of properties within the existing conservation area. There are four small exclusions which bring the conservation area boundary back to historic field and property boundaries. One additional exclusion removes an area of 1960s housing. The suggested boundary changes are as follows:

To include the field and historic field boundaries to the east of Church Farm.

To include a small area to the west of School Farm to follow the historic field boundaries of the farm.

To exclude part of an area south of Barton Lane and northwest of The Old Croft. The proposed new boundary follows historic field boundaries.

To include the field and historic field boundaries to the west of Almshouse Croft.

To exclude an area west of Spring Farm to follow historic boundaries.

To exclude an area of land south of Orchard Cottage, just to the east of the historic hedge boundary.

To exclude an area comprising part of a large field to the west of Church Farm. The current boundary bisects the historic field boundary, but there is not sufficient special historic character to warrant including the entire field and its boundary.

To exclude houses to the South of St Mary's Close and at the northern end of Elm Drive. This area of 1960s development comprises a number of modern red brick dormer bungalows which are out of keeping with the character of the remainder of the Conservation Area. The revised boundary follows the historic field boundaries, but important trees to the west of Malthouse Lane are retained within the conservation area.



*Houses on St Mary's Close*

## **Appendix 5: Saved Regional and Local Plan Policies**

### ***Staffordshire and Stoke-on-Trent Structure Plan***<sup>27</sup>

#### Conservation Areas

NC19 Areas of architectural or historic interest will be designated as Conservation Areas. There will be a presumption in favour of retaining and enhancing buildings, groups of buildings, or other features, including open spaces and views through, into or out of the areas which contribute to their special character, appearance or interest. New development within or adjacent to Conservation Areas should respect, protect and enhance their character and appearance with respect to its height, scale, intensity and materials, and only generate levels of activity which will support their preservation and economic viability. Proposals which would result in over-development, undue disturbance and traffic movement detrimental to the character of the Conservation Area will not be permitted.

### ***Stafford Local Plan***<sup>28</sup>

#### Policy E & D2 Consideration Of Landscape Or Townscape Setting

Proposals for new development will subject to other policies be acceptable where the proposal pays due regard to the existing landscape and/or townscape framework and the individual elements of the landscape. These would include:-

- (i) trees and hedgerows;
- (ii) skylines and views;
- (iii) open areas, especially those important to the landscape or which form a setting;
- (iv) historic features.

#### Policy E&D 18 Development Likely to Affect Conservation Areas

All new development proposals within, or likely to affect conservation Area will only be granted consent where the proposal preserves or enhances the character or appearance of the Conservation Area. Those existing buildings, and features such as open spaces, trees, gardens and gaps between buildings, which are considered to contribute to the character and appearance of the Conservation Area will be retained.

#### Policy E&D19 Accommodating New Development Within Conservation Areas

Within a Conservation Area:

- (a) the location, scale and detailed design of any new building and/or extension to an existing building should relate harmoniously to adjoining buildings and the character of the area;

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<sup>27</sup>Staffordshire County Council, *Staffordshire and Stoke-on-Trent Structure Plan 1996-2001* (Adopted May 2001).

<sup>28</sup>Stafford Borough Council, *Stafford Borough Local Plan 2001* (Adopted October 1998).



(b) a high standard of design and the use of appropriate materials will be required. Special regard will be paid to the bulk, height, materials, colour, vertical or horizontal emphasis and design, in the context of the proposals setting. Elevational drawings and plan showing this relationship may be required before an application can be considered;

(c) paving, kerbing, boundary walling, fencing and railings will be subject to careful scrutiny, as will all types of street furniture, to ensure that proposals are sympathetic to the historic character;

(d) all new utility services should normally be laid underground and/or ducted within buildings.

#### Policy E&D20 Demolition Of Buildings In Conservation Areas

Demolition of an existing building or part of a building within a conservation area, will not normally be granted consent.

Where demolition is considered acceptable, the Borough Council will need to be satisfied that:-

(i) detailed plans for the redevelopment of the site have been approved, and there is a contract guaranteeing the implementation of those plans in the near future;

(ii) there will be adequate measures to ensure the structural stability and safeguarding of the remaining building(s) or part of building(s).

#### Policy E&D21 Advertisements In Conservation Areas:

Within a Conservation Area and on listed Buildings proposals for signs and adverts that they are appropriate and complementary to the historic character of the area/building. These will include proposals that are:-

(a) sign written fascia boards or individually applied letters on fascia signs;

(b) sympathetically designed, scaled and positioned projecting and hanging signs that respect and complement the proportions and detailing of the whole building facade. They should not obscure the details on the building, or a projecting sign on adjoining premises.

(c) illuminated advertisements of a restrained and traditional form i.e. using indirect illumination or backlighting of individual solid letters.

#### Policy E&D22 Proposals For Blinds, Canopies And Shutters

Within Conservation Areas and on Listed Buildings, consent will not be given to:-

(a) proposals for the erection of shop blinds and canopies, unless they are historically authentic;

(b) proposals for the erection of solid external shutters.

#### Policy E&D23 Development Proposals Affecting Listed Buildings

Development proposals within or likely to affect a Listed Building will only be granted planning permission where the proposals will protect and enhance the character, architectural features and historic features of the listed building. Proposals will be expected to:-

(a) respect and not adversely affect the building's character in terms of the setting, design, scale, detail, material and fittings. Wherever possible existing detailing and features which contribute to the character of the building should be preserved, repaired or if missing replaced;

(b) avoid physical damage;

(c) avoid detriment to their setting and structural stability;

- (d) retain them in their original use or a use which safeguards their character; and
- (e) make full and efficient use of all available accommodation.

#### Policy E & D24 Demolition/Partial Demolition Of Listed Buildings

Listed building consent for the demolition or partial demolition of a listed building will not be acceptable unless it can be demonstrated that:-

- a. all reasonable efforts have been made to sustain existing uses or find viable new uses and these efforts have failed;
- b. preservation in some form of charitable or community ownership is not possible or suitable;
- c. redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition;"

#### Policy E&D25 Proposals To Convert Or Extend A Listed Building

Proposals to extend a listed building will only be permitted if they relate sensitively to and are in keeping with the original building, in all aspects of their design, location, mass and material. Extensions will normally be subservient in scale to the original building.

#### Policy E&D43 Trees In Conservation Areas

Within a Conservation Area, if notice is received by the Local Planning Authority to carry out works on any trees, the authority may, within six weeks of receiving the notice, place a Tree Preservation Order on the tree(s) if it feels the unaltered presence of the tree(s) is vital to the character amenity and enjoyment of the Conservation Area.

#### Policy E&D44 Development Affecting Trees And Hedgerows

Where development is proposed on sites containing trees and hedgerows, not necessarily covered by Tree Preservation Orders, the Council will expect a detailed planning application to be accompanied by:-

- (i) an accurate tree and hedgerow survey indicating the location, identity, height, canopy spread (for trees) coupled with any shrubs likely to be affected by the development proposal;
- (ii) a general landscaping plan which shall be approved by the Local Planning Authority prior to the commencement of any works (see Policy E&D46 Paragraph 1). The need for, the submission of plans detailing precise landscaping shall normally be required as part of any conditions of consent imposed by the local planning authority if permission is granted. These detailed plans will normally include trees, hedgerows and shrubs to be retained or felled, and showing the location and species of new planting.
- (iii) where appropriate a plan for the protection of trees, hedgerows and shrubs during construction of the development may be required as part of the conditions imposed on any planning consent given. This would be in accordance with advice contained in the British Standard Institute Code of Practice, Trees in relation to Construction" (BS 5837 : 1991) or any amendment thereafter.

#### Policy Hou1 Development In Existing Residential Areas

Proposals for development in predominantly residential areas should not detract from the existing character and amenity of the areas.

Subject to other policy considerations, proposals for new development will be acceptable provided that the following factors have been taken into account:-

- (i) the characteristics of the existing housing stock;
- (ii) urban design issues that may include such matters as: interesting/unusual urban form, landmark; established streetscene/townscape; scale/massing, disposition of buildings; important views and vistas, the skyline; continuity/uniformity of buildings; squares and spaces of character; unbuilt areas and natural corridors, gaps; building quality; problem sites and eyesores;
- (iii) residents amenity: overlooking, daylight, privacy;
- (iv) traffic and highway matters: type of road, access and accessibility particularly by means other than the private car, car parking;
- (v) Landscape and amenity criteria: presence of trees and verges and their contribution to the street scene, public and private amenity space, quality of front gardens, size of private gardens;
- (vi) the existence of planning designations; listed building status, conservation area status, tree preservation order etc.

#### Policy Hou11 Replacement Dwellings

the dwelling to be replaced is:-

- (a) sited in a Conservation Area or is a Listed Building;
- (b) of a temporary form of construction or a caravan;
- (c) in a state of partial or complete demolition or collapse.

Where the proposal relates to the replacement of a dwelling of traditional style and construction, replacement will only be acceptable where the application is accompanied by a structural survey that demonstrates that the demolition of the existing dwelling is necessary, as it cannot be viably altered or renovated to provide an acceptable standard of accommodation.

Where replacement of a traditional rural dwelling is acceptable the replacement should normally reflect the size, scale and character of the dwelling to be replaced. Where the dwelling to be replaced provides very small accommodation (for example 3 or 4 rooms), scale and size of replacement will be considered having regard to the 70% criteria set down for extensions to dwellings.

In all other cases where replacement is acceptable within the Policy the Council will require a high standard of design. The proposed replacement shall reflect the character of the area in terms of scale, form, detail, character, materials and setting.