

**CHUCH EATON CONSERVATION  
AREA APPRAISAL**



**ADOPTED MARCH 2017**

# **CHURCH EATON CONSERVATION AREA**

## **1. Introduction**

### **1.1. Definition**

Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate those areas as conservation areas. Local planning authorities are obliged to formulate and publish proposals for the preservation and enhancement of conservation areas and in exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

### **1.2. Purpose of Appraisal**

Conservation Area Appraisal is a means of identifying and assessing the special architectural or historic character of a place. Church Eaton Conservation Area was designated in 1973 by Staffordshire County Council after an appraisal of the special architectural and historic interest of the area. Under section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a requirement of the local planning authority to update conservation area appraisals regularly, and designate further areas as necessary. The purpose of this appraisal is to assess and define the special character and appearance of Church Eaton Conservation Area as it stands today, and identify any current or anticipated future threats to the area's character and integrity.

Appraisal ensures that the local authority, developers, property owners and the local community are aware of the area's special character when drawing up and assessing proposals for change.

### **1.3. Effects of Conservation Area Designation**

The conservation area appraisal will be adopted as a "material consideration" in the planning process. It will be used by the local planning authority when considering the effects of any proposed development affecting the conservation area, including its setting.

### **1.4 Certain works in a Conservation Area require consent:**

- Planning permission must be obtained from the local planning authority prior to the substantial or total demolition of any building or structure within a Conservation Area (with some exceptions)
- Permitted Development Rights, i.e. those works of alteration or extension that can be carried out without planning permission, are slightly different in conservation areas. Some conservation areas are covered by Article 4 Directions, which restrict certain Permitted Development Rights, for example the installation of uPVC windows or satellite dishes. These are specific to each conservation area, and are in place to ensure the special historic and architectural character is protected. The Borough Council will consider

whether the provisions of an Article 4 Direction would be beneficial to the protection of Church Eaton Conservation Area.

- Any proposal to lop, top or fell a tree above a certain size in a conservation area, even if the tree is not protected by a Tree Preservation Order (TPO), must be notified to the local planning authority at least six weeks before commencing work. This gives the local planning authority the opportunity to make a TPO if the tree is considered to be important.

## 1.5 Community Involvement

Stafford Borough Council's Statement of Community Involvement sets out to ensure that all sections of the community and interested parties have a reasonable opportunity to engage with plan-making and planning application processes. A public consultation took place between 30 September and 7 October 2016 and a public exhibition was held at The Village Institute on 15 September 2016. Letters were sent to all properties within the conservation area and to key stakeholders and other interested parties, inviting comment. The draft appraisal was made public via the Borough's website, and in paper form. All representations were then considered and any minor amendments made to the text of the Appraisal and proposed boundary revisions.

## 1.6 Planning Policy Context

### 1.6.1 National planning policy relevant to Church Eaton Conservation Area:

- National Planning Policy Framework (NPPF). Section 12 relates to conserving and enhancing the historic environment and paragraphs 127-141 are relevant to Church Eaton Conservation Area.
- Historic England's Good Practice Advice (GPA) notes 1,2,3 (2015) is the national conservation guidance to support the NPPF policies.

### 1.6.2 Local planning policy relevant to Church Eaton Conservation Area:

- Local planning policy is contained within The Plan for Stafford Borough (adopted 2014). Section 12 *Environment* contains policies relevant to Church Eaton Conservation Area: Policies N1: Design; N8: Landscape Character; N9: Historic Environment and paragraphs 12.45-12.56.



## **2. Summary of Special Interest, Church Eaton Conservation Area**

### **Introduction**

The Church Eaton Conservation Area was designated by Staffordshire County Council in 1973 as a means of preserving and enhancing the special architectural and historic interest that has been retained and enriched through its development over the centuries. The key elements of this special character are summarised as follows:

- Origins as a medieval market town
- Medieval church as focal point on both approach to conservation area and in views along the High Street
- Rural location surrounded by farmland
- Absence of through traffic
- Seven listed buildings within the conservation area
- Small scale older buildings close to the roadside through the village
- Retention in part of medieval burgh boundaries
- Sharply defined hedged boundaries to conservation area following historic field lines.

Comparison with older photographs and maps shows how the village has retained its historic character and appearance little changed over the last century.

### **3.1. Location and Topography**

**3.1.1.** The village of Church Eaton is situated in central Staffordshire, 6 miles to the south-west of Stafford town centre. The village sits amongst a network of minor lanes running through a rural, agricultural landscape. There are no major roads through the village: the principal approach is via a minor road running south from the A518 Newport Road at Haughton.

**3.1.2.** Church Eaton is situated approximately 90 metres above sea level. It lies within the West Staffordshire Lowlands area of the Staffordshire Plain, a gently undulating landscape of farmland interspersed with small towns of mainly agricultural nature.

**3.1.3.** The village itself is level. The conservation area encompasses the east end of High Street from its junction with the roads to Haughton and Lapley as far as the properties known as The Smithy Cottage and The Briars in the west; the church and churchyard of St Editha, the grounds of the Old Rectory and adjacent fields to the east; and the Glebelands Sports field to the south.

### **3.2. General Character and Plan Form**

**3.2.1.** Once a farming village, Church Eaton is today primarily a dormitory settlement for residents who work in Stafford and other nearby towns. Its rural setting, the absence of long-distance through traffic and the retention of its historic character have attracted newcomers.

**3.2.2.** It has the character of a linear settlement with older development concentrated along High Street, the single road which runs westwards from St Editha's Church.



**3.2.3.** Most newer housing is situated at the west end of the village although some of the open plots which formerly interspersed the High Street have been infilled since the conservation area was first designated in 1973. Some backland development has taken place to the rear of the former Swan Public House and Church Farm.

## **4. History and development**

### **4.1. Archaeological background**

**4.1.1.** There are no known archaeological sites within the conservation area nor have there been any chance finds of artefacts indicative of medieval or earlier activity. There is a medieval moated site at Alley's Lane to the north-east of the conservation area and evidence of former ridge and furrow ploughlands has been observed to the south-east off Common Lane. The historic tenement pattern at the east end of the conservation area is suggestive of medieval burgage tenure.

### **4.2. Historical development and relationship to current layout**

**4.2.1.** The early history of Church Eaton is uncertain. At the time of Domesday Book there was reported to be land for seven ploughs worth twenty shillings (one pound). There is a suggestion that it was a place of some importance by 1251 when a weekly market was granted by the lord of the manor. In 1275 it was described as a “free borough” implying the existence of, or an aspiration to be, a town. In 1548 mention was made of two bailiffs of the town and in 1599 the lord of the manor had the right to claim the best beast on the death of each tenant to every tenement, burgage, messuage or cottage. Burgage tenure was a form of landholding particular to towns. The layout of property boundaries at the eastern end of the conservation area with long, narrow plots of even length running at right angles to High Street is very reminiscent of burgage tenure bearing out the possibility that the village was once a market centre. The presence of three important timber frame buildings of 16<sup>th</sup> or 17<sup>th</sup> century date in this part of the conservation area suggests an early origin for these tenements. Clearly the putative borough failed to flourish commercially and Church Eaton lapsed into the quiet rural role it has enjoyed in subsequent centuries.



First edition OS map 1882

**4.2.2.** Development in the post-medieval period and until recent times remained concentrated along High Street with buildings lying close to the road edge and occupying the deep earlier garden plots. Most of the surviving older buildings today date from the first half of the 19<sup>th</sup> century



Smithy Cottage. It appears to have taken this name after 1882

## 5. Spatial Analysis

5.1. The conservation area comprises five distinct areas visually. These are:

- St Editha's churchyard and the approach from the east
- High Street as far as the eastern end of the school playing field
- High Street as far as Smithy Cottage.
- The Old Rectory and the approach from the south
- Glebelands Sports Field
- 

5.2. St Editha's Church is both the oldest and most distinctive building in the conservation area. Originally of Norman origins, the large stone structure was substantially remodelled and its spire raised in height in the 19<sup>th</sup> century. The church sits to one side of an extensive open churchyard and is the first indication of the settlement when emerging from the hedge-shrouded lane from Haughton. The churchyard with the chancel rising above it forms a salient into the lane which is forced to skirt round its stone retaining wall before reaching High Street and the settlement proper.



**5.3.** The eastern end of High Street between the churchyard and the end of the school playing field was comparatively less developed than the western end of the street in historic times with housing interspersed with open fields linking to surrounding farmland. Only Church Farmhouse, Institute Farm (rebuilt and repositioned in the 1980s), Rose Villa and the school now remain of development present in the 19<sup>th</sup> century, the main impression today being of large detached houses progressively constructed along the south side of High Street during the last half of the 20<sup>th</sup> century. Only the school playing field still remains as open space today making an attractive foil to the sweep of buildings along the opposite side of the road.

**5.4.** The western end of High Street is more densely built up with an almost continuous frontage of small scale cottages on both side of the street. Although sited on what appear to be remnant medieval burgage plots (long, thin plots stretching back to the hedgerows defining the boundary of the conservation area) the cottages are randomly aligned against the road creating an irregular and attractive street frontage. A few properties open directly onto the pavement while the majority have small front gardens or court yards.

**5.5.** The Old Rectory is an 18<sup>th</sup> century house now set in extensive grounds. The red brick house is an imposing example of its date, distinguished by a small walled enclosure to the principal façade, an unusual survival in Staffordshire. Its dense well treed screen hedge to the roadside forms one side of the distinctive and attractive tunnel-like approach into the conservation area from the south. Comparison with earlier photographs taken when the conservation area was first designated in 1973 shows this to be of recent evolution.

**5.6.** Glebelands Sports Association sports field lies to the south of properties along High Street. It is the largest public open space in the village and provides an open, green setting to the conservation area and acts as a visual transition into the farmland beyond.



## **6. BUILT CHARACTER**

Church Eaton today is entirely a residential settlement although some evidence of its earlier farming history is still apparent in the name and converted farm buildings at Church Farm.



**6.1 Building types**

**6.1.1.** The vast majority of buildings in Church Eaton both historically and more recent are domestic in use the only exceptions being the school, the Village Institute and the Church of St Editha. The former Swan Public House and its stableblock have been converted to residential use in recent times as has the remaining 19<sup>th</sup> century cowshed at the former Church Farm.



**6.2. Scale, plot size and plan-form**

**6.2.1.** With the exception of the more imposing massing of the Old Rectory all other older residential buildings in the conservation area are of two low stories or one storey with rooms partially within the roof (one and a half storeys). In plan-form the smaller-scale buildings generally comprise a main range one room deep (mostly running approximately parallel to the road) with any additional accommodation housed in rear ranges ridged at right angles to the frontage.

**6.2.2.** House plots at the western end of the High Street mostly present a narrow frontage to the road historically with long rear gardens of even depth. This layout is reminiscent of the burgage tenements to be found in medieval towns and is suggestive of a deliberate attempt at planning in the one-time borough at Church Eaton. Unfortunately modern backland development has led to the subdivision of many of these tenements and eroded their contribution to the special character of the conservation area.



## 6.3 Building materials and colour palette

### Walling

**6.3.1.1.** The predominant building material in Church Eaton is a mellow red-orange brick found on properties dating from the 18th century up to modern times. Notable examples can be found at The Old Rectory and Church Farm.

**6.3.2.** A number of brick houses were either colour-washed or rendered during the 20<sup>th</sup> century. While the contrast with the red brick buildings creates variety in views through the village and may reflect an historic practice of limewashing masonry the use of cement based render and impermeable oil based paints is not good conservation practice and may be harming underlying fabric.

**6.3.3.** The conservation area is particularly distinguished by the number of timber framed buildings mostly now displaying black treated framing contrasting with white coloured infill panels.

**6.3.4.** There are no wholly stone walled buildings other than the church although local sandstone in dressed rubblestone blocks is widely used for boundary or retaining walls such as around the churchyard, or in the footing plinths of timber framed houses.



The Old Rectory

### Roofing

**6.3.5..** Several of the timber framed properties have thatched roofs, a survival of an older roofing tradition in the area.

**6.3.6.** The principal roofing material used increasingly since the late 17<sup>th</sup> century has been clay plain tile often, especially on 19<sup>th</sup> century buildings, of the hardwearing Staffordshire blue type. Late 20<sup>th</sup> century developments have tended to use an out of

character concrete plain tile which tends to present a matte finish of uniform colour and texture or even less sympathetically an interlocking concrete tile of thicker depth and profile.

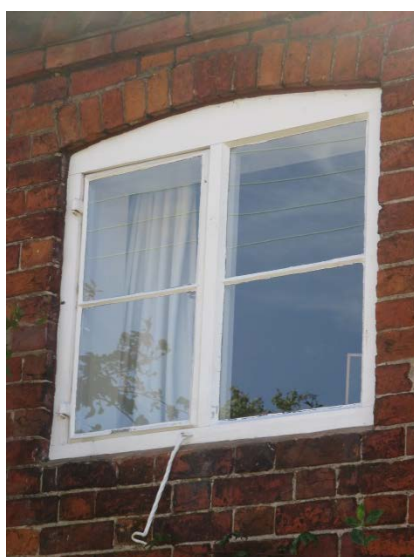
**6.3.7.** Despite the proximity of the Shropshire Union Canal to Church Eaton which would have given ease of access for Welsh slate from the 1830s it appears to have been little used. On two properties it has subsequently been replaced in a modern, lifeless artificial fibre cement.



Staffordshire blue clay plain tiles typical of historic roofing

## Windows

**6.3.8.** Historically and until the late 20<sup>th</sup> century windows were predominantly of timber construction of side hung casement type. More prosperous properties such as the Old Rectory, had double hung vertical sliding sash windows. Generally the timber windows were painted white. Rose Villa had unusual cast iron casements with simple gothic style heads set beneath flat label heads (now replicated in steel).



**6.3.9.** Some properties appear to have had wrought iron casements set in timber frames but these were mostly replaced by the later 20<sup>th</sup> century. A rare example and well preserved example survives at Tildesley's Cottage.

**6.3.10.** Some properties have replaced their older windows with new timber windows with inappropriate detailing – in particular heavy opening toplights, the use of a stained rather than painted finish, and beaded rather than puttied glazing. The latter has thickened the proportions of the glazing bars and lost the subtlety of the original fenestration.

**6.3.11.** Unfortunately since the conservation area was first designated in 1973 the windows in some of the older unlisted houses have been replaced with uPVC. As well as uPVC being an unhistoric material with a uniform reflective finish and different constructional method, many of the newer windows are clumsily proportioned with thick frames, intrusive toplights and heavy overlapping members. The progressive introduction of these windows throughout the conservation area is leading to a gradual erosion of the quality of the area.

### **Chimney stacks**

**6.3.12.** Tall brick chimney stacks generally with corbelled caps are a characteristic feature of buildings throughout the conservation area. Most have simple corbelled brick caps below an array of buff or red terracotta stacks but some have more elaborate cappings of several courses of oversailing bricks, at Church Farm laid in dogtooth bond. Rose Villa has four freestanding shafts grouped beneath a common capping. The most elaborate stack is that to the rear of The Old Rectory with recessed panels terminating in pointed heads.

The chimney stacks to older properties help give relief to their rooflines and special interest to views through the conservation area. Every effort should be made to retain and repair existing stacks. Some modern buildings also have stacks but these tend to be of modest dimensions and do not have the same visual effect as their older precedents.



## 7. SIGNIFICANT BUILDINGS IN THE CONSERVATION AREA

### 7.1. Listed buildings

At the time of publication of this appraisal document six of the buildings within the conservation area are included on the statutory list of building of special architectural or historic interest. The list descriptions are included at Appendix 1.

- Church of St Editha                      Grade II\*
- The Old Rectory                          Grade II
- Wall and gatepiers at                  Grade II  
The Old Rectory
- The Dolphin House                  Grade II
- Smithy House                            Grade II
- Briar Cottage                             Grade II

### 7.2. Other significant buildings

Village Institute



The Village Institute dates from 1886. Originally erected as a public house the building was adapted in 1892 as the Men's Reading Room. It has subsequently become known as the Village Institute. The half-timber and brick building is in an eclectic arts and crafts, vernacular revival style with prominent oriel bays in the end wings and a central gabled roof vent. The building occupies a prominent corner position at the entry to the village from the east.

## Tildesley's Cottage



Tildesley's Cottage probably dates from the early 19th century. It is a simple three bay range of mellow red brick construction with Staffordshire blue plain clay tile roof above a simple but attractive dogtooth dentil eaves course. The cottage is a good, unspoiled example of local vernacular design and materials. Of particular interest are the survival of its older metal casement windows in timber frames complete with external wrought iron stays, a rare example of a window type which must once have been more common in the area.

## Rose Villa



Rose Villa is an attractive two storey brick house of mid 19<sup>th</sup> century date with deep overhanging eaves to a roof with bands of decorative tiles. The front elevation has two shallow projecting bays beneath gabled roofs within which are set two light small pane metal windows with simple gothic style heads. The windows are highlighted by bold drip moulds in painted stone or plaster. The property is also distinguished by its prominent central four shaft chimney stack.

Church Farmhouse



Church Farmhouse occupies a highly visible location next to the lychgate to the church at the sharp turn where High Street wraps around the churchyard wall. The house is a symmetrical composition of late 19<sup>th</sup> century date with casement windows of cruciform pattern set beneath segmental brick arches now highlighted in white paint. The front elevation is enlivened by gablet above each window bay. A later single bay extension stands to the east in similar style. The roofline is broken by one central and two end chimney stacks.

**8. PUBLIC REALM**

**8.1.** Church Eaton still retains the character and appearance of a rural village despite its contemporary role as a dormitory settlement for Stafford and other nearby towns with modern housing development mostly outside its historic core. The village character is most apparent at the eastern end of the High Street where historic development is concentrated and which forms the basis of the conservation area.

**8.2.** Surprisingly for what was once a remotely sited village High Street has kerbed tarmac pavements on both sides of the road. Fortunately due to the irregular and informal building line these are mostly of varying width and alignment.

**8.3.** There is limited street furniture in the conservation area which limits visual clutter although the proliferation of speed limit signs along the lane from Lapley is intrusive. The old style timber finger post at the junction by the church is a pleasant reminder of the low intensity of traffic in the conservation area.



## **BOUNDARIES**

**8.4.** Many of the older properties along High Street have low hedges along the road frontage giving visual relief to views through the conservation area. Some houses still retain low brick walls around their front gardens, in one case the wall is distinctively capped with half round blue brick copings.

**8.5.** Tildesley's Cottage retains an interesting set of wrought iron railings as does the Village Institute.



**8.6.** The stone walls around the church and The Village Institute are visually important to the character of the area not just for the definition of the spaces around these significant buildings or delineation of the roadside but also for the contrast of material.

**8.7.** The hedgerows along Lapley Road and to the frontage of the Old Rectory which overhang almost like a tunnel create a distinctive entrance to the village from the south. Those along the lane from Haughton help create a moment of surprise when the view opens out of St Editha's Church and churchyard at the eastern approach to the conservation area. Although now part of the inherited character of the conservation area all these hedgerows have assumed their present growth since 1973. Photographs taken at the time of the original designation of the conservation area depict them as being relatively low in height.

**8.8.** Other important hedgerows are those of mixed species including some mature trees to the rear of the school and other properties along High Street, or to the south-west of Swan Court. These follow historic boundary lines and form a highly legible demarcation and screen between the settlement and surrounding farmland. The conservation area boundary has been drawn to include and follow these hedgerows.

**8.9.** The unsightly chain link fence surrounding the school playing field was criticised in the original designation document of 1973. It has no historic or visual character and detracts from the appearance of the street frontage in contrast to the modern hooped top railings in front of the schoolhouse.





The school playing field creates an open frontage in High Street

## 9. VIEWS

**9.1.** As a lowland settlement with level topography, often continuous development along the roadside and dense hedged boundaries to its perimeter there are relatively few significant views either towards or from the conservation area. The most notable of these is of the spire of St Editha's church glimpsed between the roadside hedges on the approach from Haughton giving a first and sudden indication of the village to come. This helps define a very clear edge to the settlement, which should be protected from development

**9.2.** Within the conservation area the key views are those from St Editha's churchyard looking west along the line of High Street, or conversely those in the opposite direction looking west between the housing frontages with the church spire as a focal point.



The church spire is a focal point in views along High Street

## **10 ADVERSE IMPACTS ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA**

**10.1.** When the conservation area was first designated in 1973 attention was drawn to the adverse visual impact of overhead telephone and electricity supply cables. It is unfortunate that the poles and concentrations of heavy cables and insulators remain and continue to have an intrusive detrimental effect on views through the village. Whenever possible the opportunity should be taken to reposition these cables underground.

**10.2.** The original designation document of 1973 was also critical of the unsightly chain link fence across the frontage of the school playing field. It is unfortunate that this too remains and that at the very least opportunity has not been taken to soften its impact by planting of creepers or a screen hedge beyond.



**10.3.** One of the contributors to the character of the conservation area are the low front boundary walls and hedges to the properties along High Street. The tall close boarded fence at the rear of the pavement adjacent to Church Farm makes a sharp contrast to this character and is a detracting feature especially when entering the village past the church. Every effort should be made to mitigate the appearance of this fence.

## **11. EFFECTS OF 20TH CENTURY DEVELOPMENT**

**11.1.** The main effects of 20th century development within the conservation area are the increased density of housing in the historic centre through infill building on former garden land, the introduction of new styles of design and increased provision for motor vehicles by paving of front gardens.

**11.2.** Although the new developments within the conservation area have been incremental and small scale, cumulatively they have diminished the former openness of the High Street with its alternation of housing and grass paddocks and diminished the survival and interest of the historic plot layout. The design and materials of some of the new developments has not always respected the historic character of the

conservation area and eroded its significance. The paving of front gardens has opened up what were previously continuous frontages to High Street, diminishing its sense of enclosure and creating often unattractive car parking spaces. It would be desirable in future to identify less visually intrusive ways of accommodating car parking requirements.

**11.3.** The introduction of concrete kerbed tarmac pavements on either side of High Street from the later 20<sup>th</sup> century has introduced an uncharacteristic and sometimes urban quality to the streetscene. Fortunately the impact of the pavements is mitigated in parts by the irregular building line of earlier properties causing their width to be narrowed or varied.



**Introduction of modern materials**

**11.4.** New development has generally respected and reflected building materials used historically in Church Eaton: i.e. red or orange brick for walling and small clay plain tile for roofing. There has been a greater use of colour washed render than in the past but not to an extent to change the character of the area. Newer developments have tended to use concrete interlocking tiles for roofing which contrasts with the older character of the conservation area.

**11.5.** The most significant change is the widespread change from conventional timber windows to the use of double glazed uPVC both in new build housing and as replacements in older properties. While the desire to upgrade thermal performance of properties is fully understood uPVC windows have very different visual characteristics to timber windows. The overall effect is a gradual erosion of the contribution which older window types make to the character of a building and in turn to the overall area.

**12. FUTURE ACTION - PROTECTING THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA**

**12.1.** Any new development should reinforce the character outlined in the summary of special interest and be sympathetic to the historical evolution and character of Church Eaton. This should be achieved through the consideration of the historic buildings and their setting, the historic layout and street pattern, significant spaces,

massing, volume and scale of the existing and proposed buildings and the employment of compatible materials and detailing.

**12.2.** Policies for the protection and management of the historic environment are set out in the National Planning Policy Framework (NPPF) paragraphs 127 through to 141 and in the Plan for Stafford through policies N1, N8 and N9, paragraphs 12.45 to 12.56. These should be used in conjunction with this appraisal to guide or assess any future development within Church Eaton Conservation Area.

**12.3.** Other organisations such as the County Council Highways Authority and statutory undertakers also have their own commitment to protect the character and appearance of the Conservation Area in the exercise of their duties.

**12.4.** To manage and protect the special historic character and appearance of Church Eaton Conservation Area in the exercise of these policies and duties the following should be observed:

- The existing special historic character and appearance of the Conservation Area as set out in this appraisal and all features identified as positive on the Conservation Area Appraisal Map should be retained and reinforced.
- Further works that harm the significance of the area described in this appraisal should be avoided.
- Guidance on ‘Conserving and Enhancing the Historic Environment’ in the Planning Practice Guidance (2014) and Good Practice Advice (GPA) notes 1,2,3 (Historic England, 2015).
- Existing and emerging design or conservation guidance published by Stafford Borough Council and Historic England (previously English Heritage) should be consulted where relevant, such as Conservation Principles, Policies and Guidance (English Heritage, 2008), Streets for All (English Heritage, 2004), Understanding Place: Conservation Area Designation, Appraisal and Management (English Heritage, 2011), Setting and Views (Historic England, 2015).
- Some works that could harm the character or appearance of the conservation area can be carried out under “permitted development rights”, which means that home owners do not need to apply for planning permission. Owners are nevertheless encouraged to take heed of the special historic character and appearance of the area when carrying out these works.

### **12.5. Maintenance and repair**



The majority of properties within the conservation area appear to be a good or fair state of repair. However, some evidence of neglect is visible to features of interest; appropriate repairs should be carried out before the structures deteriorate more seriously or are at risk of total loss.

**13. BOUNDARY REVISIONS AND AMENDMENTS**

13.1. The boundaries of the conservation area as set out in the 1973 designation have been reviewed to see if they still adequately define and reflect the extent of special interest. For the most part no changes are proposed.

13.2 It is, however, proposed to delete a small area to the west of Smithy Cottage where new development of a design and layout unrepresentative of the character of the conservation area has encroached into former garden land.

13.3. It is also proposed to delete the meadow land between the lane from Haughton and the boundaries of the The Old Rectory and redraw the boundary along the hedgerow beside the lane. The present boundary crosses the middle of the field and cannot be delineated with certainty: Redrawing it along a recognisable physical feature will create clarity for all parties without reducing the intended protection to the setting of the conservation area which will remain a material consideration for any planning proposals affecting the field.

13.4. It is proposed to redraw the boundaries around The Old Rectory to follow physical features on the ground (e.g. hedges and fencelines) to create greater clarity here; and also to modestly reposition the boundary where it follows the public footpath between Lapley Road and High Street where it passes along the edge of Glebelands sports field better to reflect the special interest of the designated area.



## **APPENDICES**

### **Appendix 1**

#### **Listed buildings as at 6 March 2017**

Church of St Editha  
1319807

II\*. Parish church. Late C12 in origin; to this period belong the nave and nave arcade C13; aisle C14; chancel, chapel and vestry C15; porch and organ chamber modern; no chancel arch. Restored 1886 by C Lynam. A notable feature is the very large East window.

Interior has panelled cambered beam roof. Good early C19 mural monuments to Maria Wright Crockett. Extensive display of glass by Kempe.

Smithy Cottage  
No. 1319809

II. Probably mediaeval. One storey and attic. Cruck construction with crucks exposed at one end; brick front of later date with two windows and a door.; modern tile roof with one gabled dormer

The Old Rectory  
1319808

II. C18 with incongruous modern wing on right. Brick with tiled roof, parapetted end gables and brick stacks with pointed panels; modillion eaves cornice; 2 storeys; sash windows with segmental heads and projecting keyblocks; 5 window front; pilaster doorcase with segmental head and blind fanlight with twin arch motif.

Wall and Gate Piers at The Old Rectory  
1116697

II. Wall on three sides of front garden. Brick with stone coping; square brick gate piers with ball finials. C18, Group value.

The Dolphin House  
1116698

II. Probably C17. Timber framed and brick with tiled roof and central brick stack; 2 storeys; casement windows; modern bay window in front.

The Briars  
1116699

II. Probably early C17. Timber framed and colour washed with thatched roof and central brick stack; 2 storeys; casement windows with lead lights; 2 windows on ground floor have bracketed sills; 3 window front. Well restored.

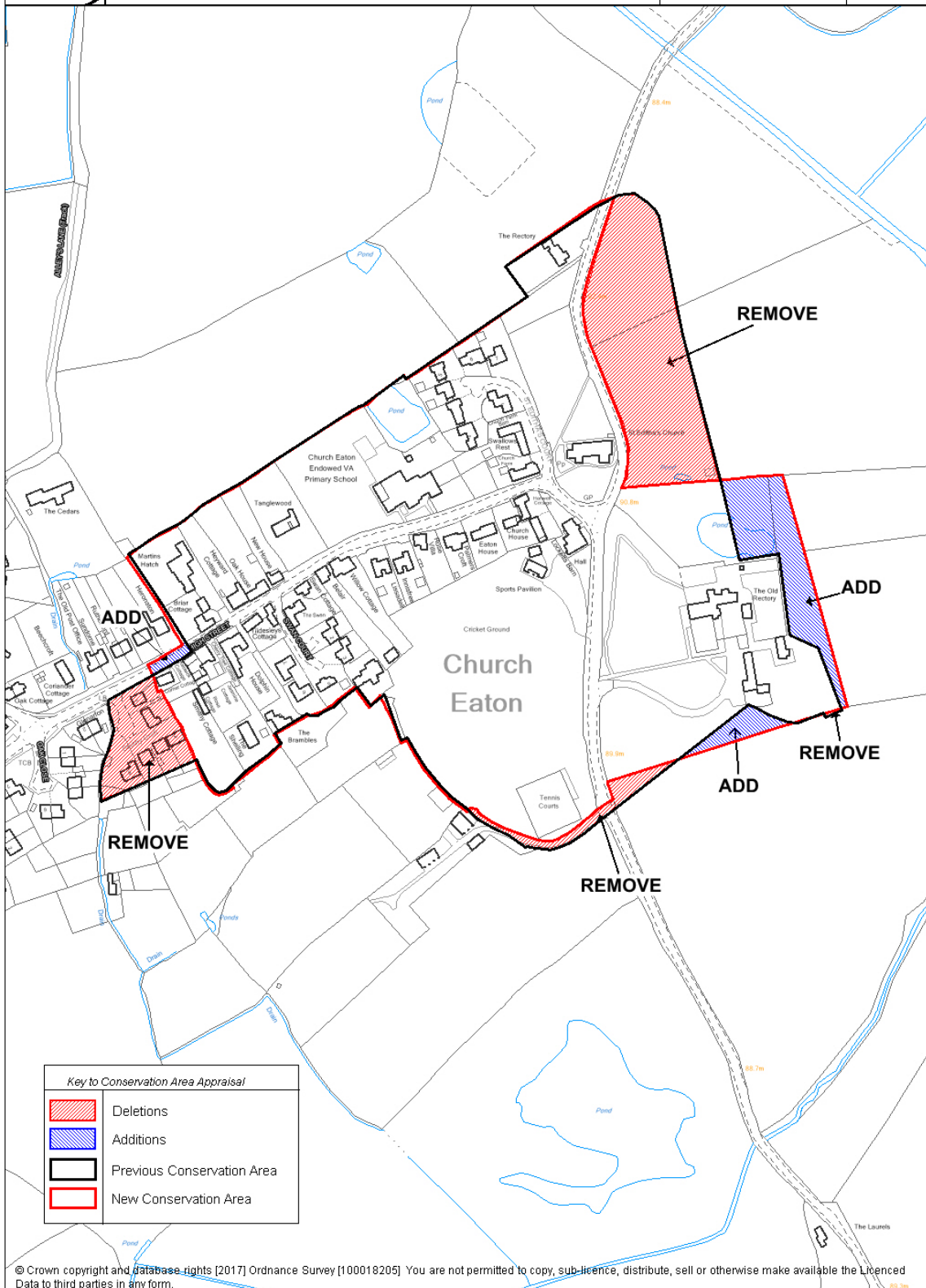
## **APPENDIX 2**

### **Further information**

- Victoria County History of Staffordshire. Vol IV
- The Plan for Stafford Borough 2014
- National Planning Policy Framework. Department of Communities and Local Government
- 2012
- Conservation Principles: Historic England 2008
- Planning Practice Guidance – Conserving and Enhancing the Historic Environment 2014
- Streets for All – Historic England 2004
- Understanding Place: Conservation Area Designation, Appraisal and Management – Historic England 2016
- Making changes to heritage assets - Historic England Advice Note 2 2016
- The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3 - Historic England 2015
- Staffordshire County Council. Historic Environment Record: Monument records for Church Eaton
- Staffordshire County Council. Historic Environment Record. Historic Environment Character Zone full reports for Church Eaton Parish

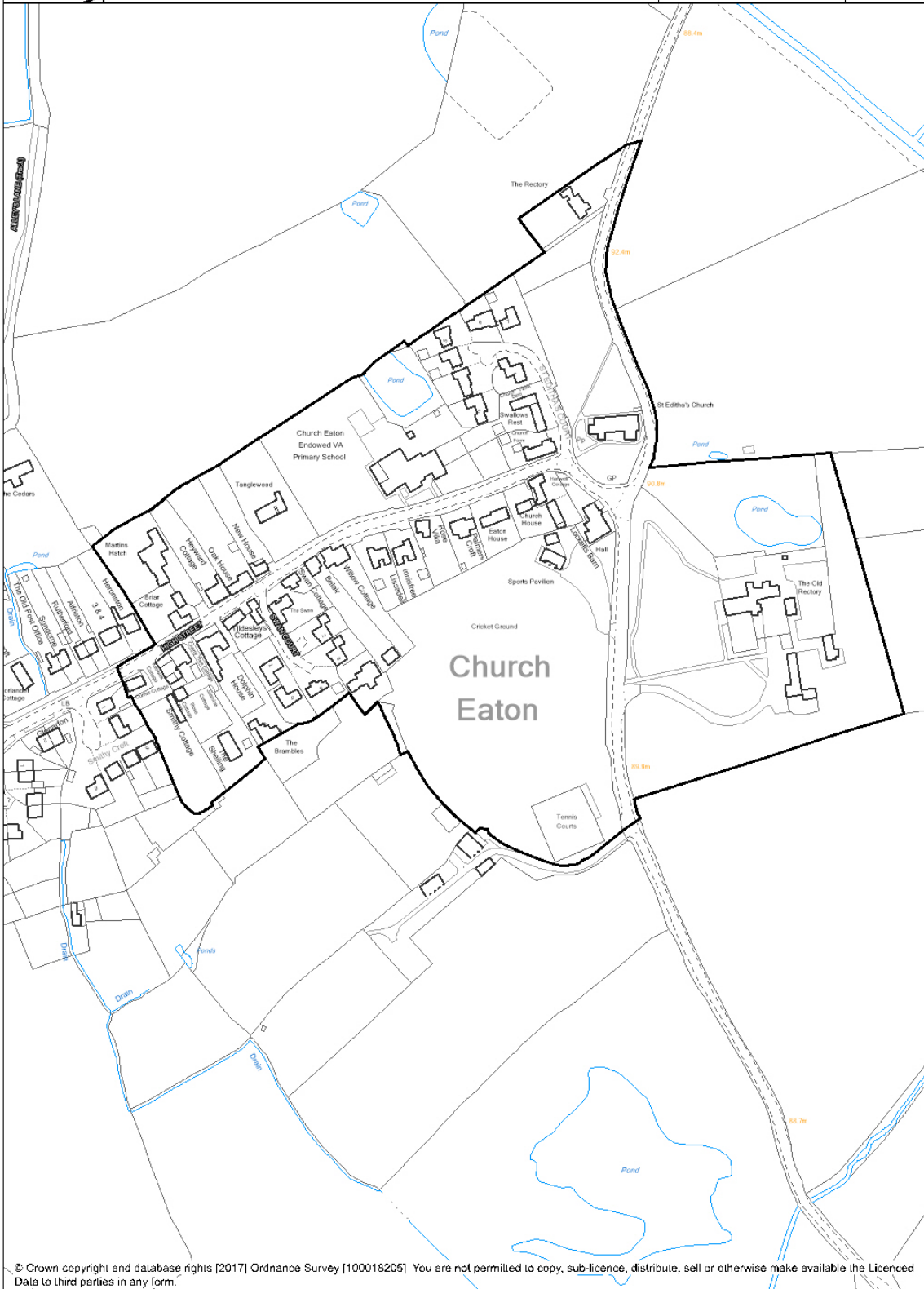
### **ACKNOWLEDGEMENTS**

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