



Chebsey Conservation Area Appraisal



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1. Introduction

1.1. Definition

- A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 69 (1) of the Act imposes a duty on the local planning authority to identify areas of special architectural or historic interest, and to designate those places as conservation areas. Designation helps to ensure that an area identified for its architectural and historic significance is managed and protected appropriately.

1.2. Purpose of Appraisal

- Conservation Area Appraisal is a means of identifying and assessing the special architectural or historic character of a place. Chebsey Conservation Area was designated in 1979 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 Chebsey as it stands today, and identify any threats or 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 and will be used by the local planning authority when considering the effects of any proposed development affecting the conservation area, including its setting and the desirability of *preserving and enhancing* the character or appearance of the conservation area.

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.
- Works to trees: Anyone proposing to cut down, top or lop a tree in a conservation area, even if the tree is not protected by a Tree Preservation Order (TPO)), must notify the local planning authority and allow six weeks before commencing work. This gives the local planning authority the opportunity to make a Tree Preservation Order (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 21st January 2015 and 6th March 2015 and a public exhibition was held at Chebsey Village Hall on 11th February 2015. 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, or in paper form. All representations were then considered and some minor amendments made to the text of the Appraisal and proposed boundary revisions.

1.6 Planning Policy Context

1.6.1 National Planning Policy Framework policy relevant to Chebsey Conservation Area

- National planning policy is contained in the National Planning Policy Framework (NPPF). Section 12 relates to conserving and enhancing the historic environment and paragraphs 127-141 are relevant to Chebsey Conservation Area.
- Historic England's *Good Practice Advice (GPA) notes 1,2,3* (2015) is the national conservation guidance to support the NPPF policies and supersedes PPS5.

1.6.2 Local Planning Policy relevant to Chebsey Conservation Area

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

2. Summary of Special Interest, Chebsey Conservation Area

Chebsey Conservation Area was designated by Staffordshire County Council on 3 December 1979, 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:

- An ancient settlement with origins dating back to a Christian community in the 9th century.
- A well preserved village retaining much of its historical and architectural form and character with a surviving historic road layout.
- Contains buildings of a high historical and architectural significance with 7 grade II listed buildings, a grade I listed church and a Scheduled Ancient Monument.
- A variety of timber framed buildings of 17th century (or earlier) origin some with exposed timber frames.
- A variety of building types including the 12th century church, the Village Hall, an historic farmstead and the grand Chebsey House, alongside more modest houses, cottages and agricultural buildings.
- Notable use of vernacular building materials such as red brick and Staffordshire blue clay roof tiles.
- A combination of steep and shallow pitched roofs with dormers and gable ends of varying orientation
- A distinct rural feel, created by narrow, winding lanes and grass verges
- Clusters of historic buildings adjacent to lanes, creating distinctive focal points at road junctions and bends
- A wealth of mature native trees and ancient hedgerows
- Unspoilt views into the countryside and a high survival rate of visible historic field boundaries

2.1 Location and Topography

2.1.1 The village of Chebsey lies approximately 5 miles NW of Stafford and 2 miles E of Eccleshall. It is a small village in an isolated position set amongst winding local lanes. The River Sow passes to the south of the village and it is surrounded by arable open fields. Set between surrounding hills, the village has a dispersed, open layout.

2.1.2 The area surrounding Chebsey is dominated by open countryside. The approaches to Chebsey from Great Bridgeford along a twisting lane, and from Norton Bridge and Eccleshall down steep, high, tree-topped banks, provide little hint of the approaching village and give Chebsey a distinct isolated rural feel.



Figure 1: Approaching Chebsey from Great Bridgeford gives little hint of the approaching village.

2.2 Archaeological Background

2.2.1 Chebsey (then Chebbesio) is described in the Domesday Book of 1086 as a settlement village with land for 12 ploughs, 20 villagers with a priest and 9 smallholders, 20 acres of meadow and woodland pasture (two furlongs wide and one long). The settlement is an ancient one; the Anglo-Saxon Cross shaft in the churchyard is witness to a Christian community here in the 9th century and its importance in the late Saxon period landscape is supported by an entry in the Domesday Book which records a priest. The Manor of Chebsey was held by Humphrey from Henry de Ferrers in 1086 and a manor house was thought to stand in the fields opposite All Saint's Church.

2.2.2 The name Chebsey is thought to derive from the name *Cebbi* a Saxon name shortened from Ceabba or Ceobba. Records of note from the 13th century give the name Chebbesee and Chebbeshey. The suffix "ey" indicates an island and suggests the meaning 'Chebbi's river island' (Poulton-smith, 1995). *Horowitz* suggests the meaning 'Chebbi's island or raised dry area' from the Old English 'island place near water' and notes that 'the church lies on a raised sub-circular churchyard on the south side of the village, projecting into low lying wet ground through which passes the River Sow' (Horovitz,1995).

2.2.3 Two Roman rubbish pits containing 1st-3rd century pottery were identified during an archaeological watching brief to the east of Chebsey village indicating early human activity in the area. Archaeological investigation revealed several sites of ridge and furrow to the N and E of the village, and aerial photography shows earthworks still visible indicating that the village was most likely established as a medieval rural farming community.

2.2.4 The presence of a watermill and mill pond on the south bank of the River Sow can be identified on early mapping from 1726. Noted as a disused corn mill on the 1st edition Ordnance Survey map of 1880, the mill had been destroyed by 1901 and the mill pond reabsorbed into the river during the early 20th century, possibly changing the course of the river.

2.3 Historical Development and Relationship to Current Layout

2.3.1 Chebsey retains much of its historic road layout, and the character of the surrounding landscape remains relatively similar to that of the 18th century, through the retention of many historic field boundaries. The map of Chebsey Manor from 1726 identifies the fields and roads of Chebsey, many of which are easily identifiable on the present day maps. Some reorganisation of boundaries and loss of roads between fields occurred during the 18th and 19th centuries, but by the 1st edition OS Map of 1880 the street pattern of the village is as it is today.

2.3.2 The development of Chebsey as an agricultural, rural village can be observed by types of field enclosure identified through map regression.

- Piecemeal enclosure, often relating to ancient parish boundaries or medieval strip fields, can be identified both within the village and amongst the immediate surrounding fields providing evidence of agricultural activity within the landscape.
- Fields with more rectilinear boundaries to the north of the core of the village are evident from at least 1726. This indicates the development of some planned enclosure, most likely due to the re-ordering of informal field boundaries by landowners.
- Reorganised piecemeal enclosure occurs in Chebsey throughout the 18th and 19th centuries, as field boundaries are repositioned or lost due to amalgamation. This was a typical development of agricultural land during this period. Reorganisation and loss of field boundaries continues throughout the 19th century most notably to the north and west of the village

2.3.3 The 1819 map of Chebsey shows a small pond or pool located to the northwest of the core of the village. Not identified on earlier maps this could indicate an element of village planning consistent with the development of rural communities during the 19th century. Possibly created as a focal point or communal area for villagers, the pond has disappeared by the 1847 Tithe map.



Figure 2: Map of Chebsey Manor 1726 showing areas of enclosure and road layout. Reproduced with permission from Stafford Record Office

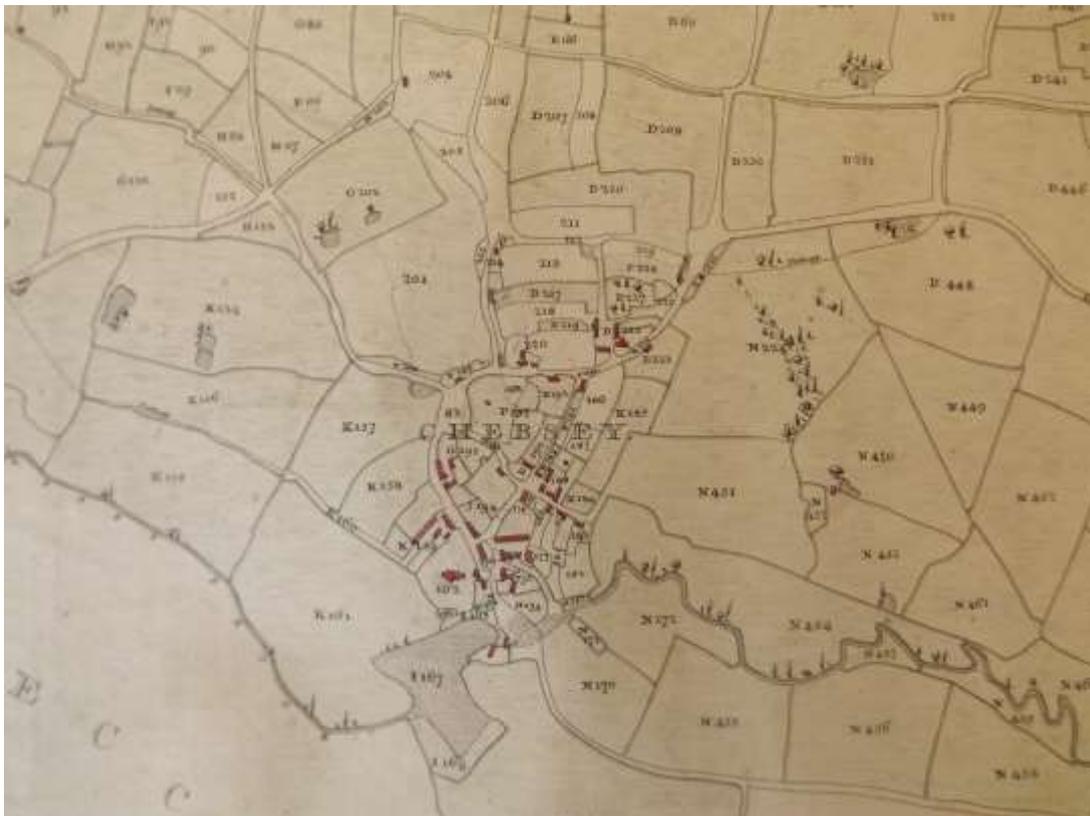


Figure 3: Map of the land of Thomas Anson 1795. Reproduced with permission from Stafford Record Office

2.3.4 The presence of medieval plot boundaries with associated properties fronting the roads of the village is evident from early 18th century mapping, particularly around the historic core of Chebsey. Many of these buildings and boundaries remain today although some were lost from the mid to late 19th century. Most notable were the loss of the watermill and mill pond and the cluster of buildings opposite Old Mill Farmhouse and along The Green. The loss of these properties coincides with some reorganisation of property boundaries and the slight expansion further out of the village with the building of The Old Vicarage and the School (now the Village Hall). These changes demonstrate Victorian development and influences within Chebsey.



Figure 4: Map of Chebsey 1819. Reproduced with permission from Stafford Record Office



Figure 5: Chebsey Tithe Map 1847. Reproduced with permission from Stafford Record Office

2.3.5 The preservation of Chebsey's isolated, rural character may be due in part to the village being dispersed from many main roads and its positioning along narrow, winding lanes with steep, high tree-topped banks and grass verges. Minimal expansion and little development outside of the village core means that Chebsey has remained a nucleated settlement which further contributes to the retention of the rural village character. There has been some mid-20th century development of residential properties around The Green and late 20th century houses along Church Road. Some modern development occurred on land adjacent to Old Mill Farmhouse in the late 20th century.

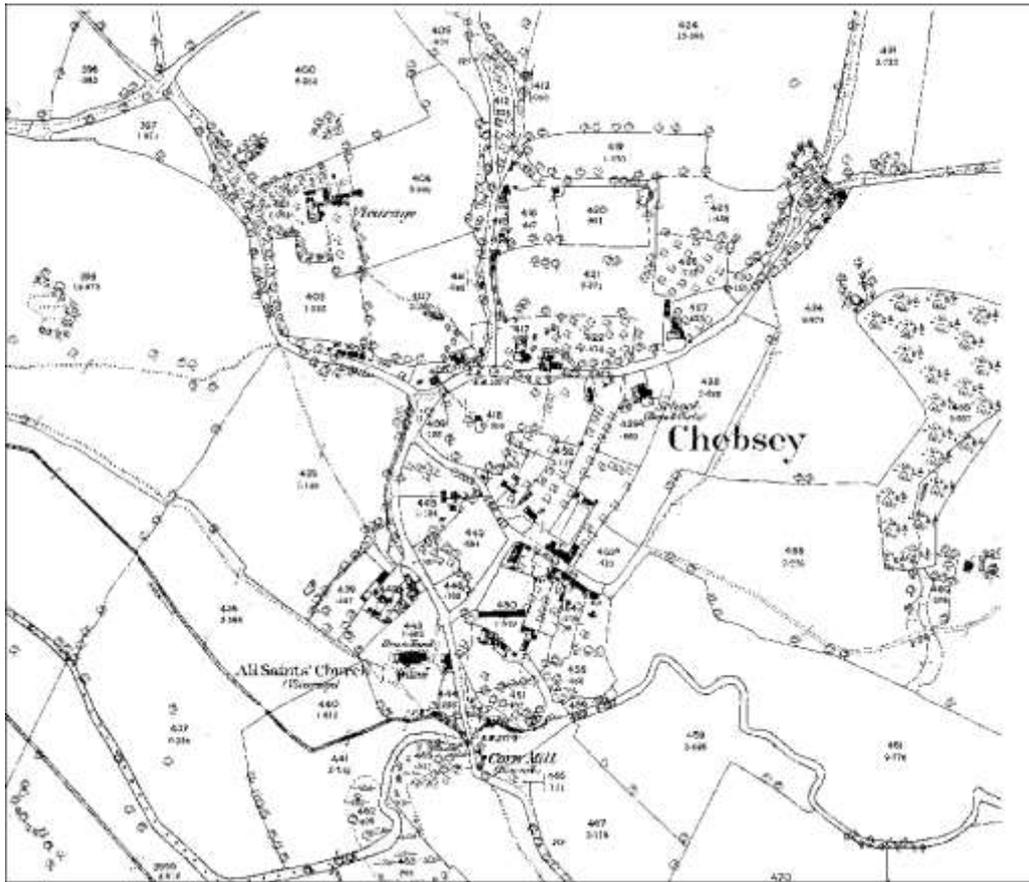


Figure 6: 1st edition OS map of 1880. Reproduced with permission from Stafford Record Office

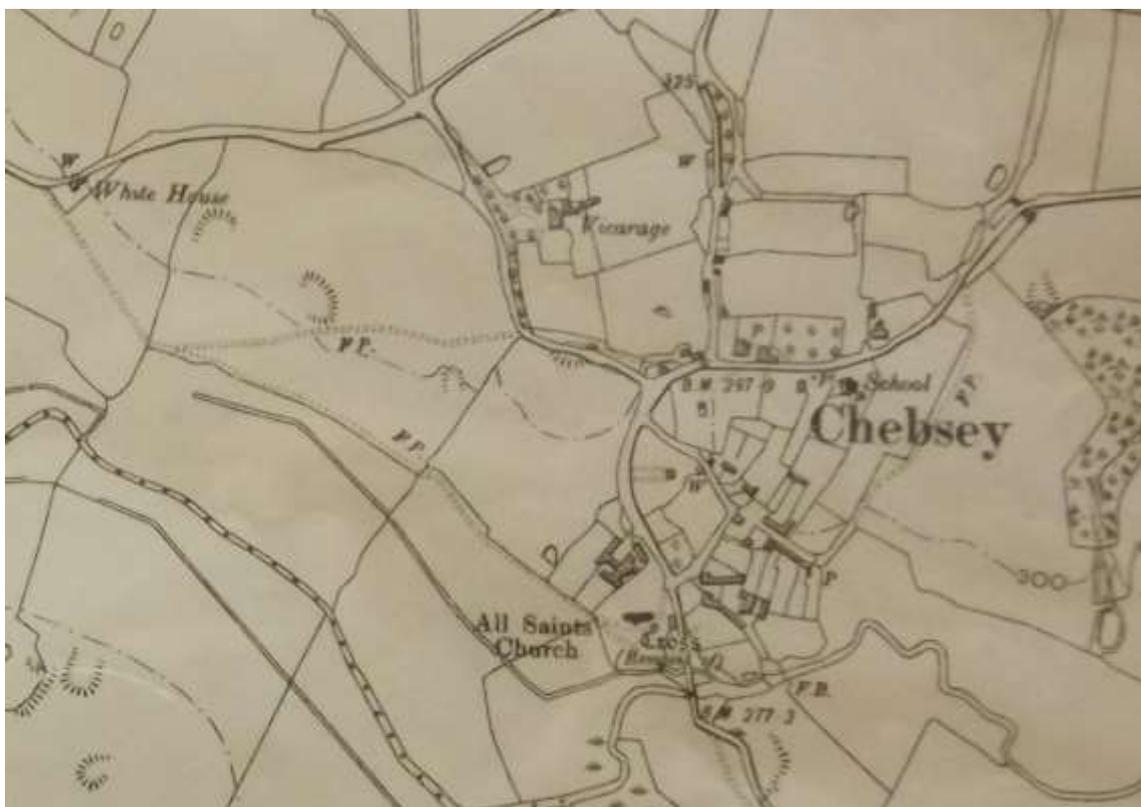


Figure 7: 2nd Edition OS map of 1901. Watermill and mill pond have disappeared. Reproduced with permission from Stafford Record Office

3. Built Character

3.1 Building types

3.1.1 The village is dominated by its 12th century Norman stone church which sits on raised ground giving it an elevated position overlooking the village.

3.1.2 The buildings within Chebsey Conservation Area are mostly domestic with some agricultural buildings and date from at least the 17th century to the 20th century. The buildings are of brick and tile, some with original timber-frames. Aside from the church, the village hall provides the only communal building, and there are no commercial buildings within the Conservation Area.

3.1.3 There are two historic farmsteads in Chebsey. Riverside Farm on the southwest of the Conservation Area is a grade II listed 17th century farmhouse with associated agricultural outbuildings. To the east of the village is Old Mill Farmhouse, formerly Mill Farm, an 18th century farmhouse with 18th and 19th century outbuildings.



Figure 8 Riverside Farm and agricultural buildings

3.2 Scale, plot size and plan form

3.2.1 The buildings of Chebsey are predominantly detached, two-storey rectilinear cottages and houses, some on T and L-plans, with the main frontage to the road. There are semi-detached properties along Park Lane and The Green, some sited close to the lane, others set back from the road behind front gardens. Roofs are gabled of varying pitch, some with dormers passing through the eaves. Others, such as Park Cottage and The Old School House, present gable ends to the road. A number of the buildings retain their historic plot size and shape, however many have been altered and extended.

3.2.2 Riverside Farm is positioned set back from the road facing away from the village and the church, and is much larger in form than the cottages. Two-and-a-half storeys and on a square plan the house is part of a farm complex containing several buildings arranged around a loose courtyard plan. The agricultural outbuildings are a combination of modest-scale, single-storey, rectilinear buildings with simple gabled roofs of a shallow, stepped pitch, along with other two-storey buildings which now form part of a courtyard conversion. Old Mill Farmhouse is a more modest-scale, two to two-and-a-half storey farmhouse sited next to the church with single storey agricultural buildings arranged around an evolved L-plan courtyard. All agricultural buildings at Old Mill Farmhouse have been converted to domestic use.

3.2.3 The 19th century buildings of Chebsey tend to be located outside the main cluster or core of the village. The village hall (previously the village school) is sited along School Lane. Built to an asymmetrical plan form of double height single-storey and two-storeys with steeply pitched gabled roofs, the building is set back from the road within its own grounds, which include a large tarmac car park. The Old Vicarage is located to the far northwest corner of the Conservation Area at the end of a wooded lane. A Victorian building of modest scale, the Old Vicarage is rectangular on plan, of five bays with a projecting fourth bay and a hipped roof.

3.2.4 Later development in Chebsey consists of some early 20th century dwellings, mid-20th century semi-detached houses along The Green, and some late 20th century detached properties mainly set back from Church Road. A late 20th development of one and two-storey 'barn-conversion' style properties known as Mill Farm Court is located adjacent to Old Mill Farmhouse, and there is evidence of late 20th/early 21st century extensions and alterations to many historic buildings in the conservation area.



Figure 9 Example of late 20th century development within Chebsey

3.3 Architectural style and features

3.3.1 The early domestic buildings of Chebsey, from the 17th century or earlier, have steep pitched roofs indicating original timber-framing and thatched roofs. Gabled dormer windows passing through the eaves, and contrasting orientations of gable end, give interest to the village roof scene. The larger scale buildings, such as Chebsey House and Riverside Farm, display this style and mirror the more modest scale buildings, such as The Homestead. This consistency draws the more dispersed buildings into the Conservation Area through similarities in style. The roof style has also been mirrored in some later 19th century buildings, such as those of the Victorian cottages and the village hall. However, the earlier 19th century buildings have shallower pitched roofs, such as The Mount and Croft House and the agricultural farm buildings at Riverside Farm.

3.3.2 End stack brick chimneys in the gable walls are a prominent feature of cottages and houses and give a uniformity and vertical emphasis to the roof scape of the Conservation Area. In contrast, some of the earliest surviving buildings in the village, such as Park Cottage, have more irregularly spaced chimneys sited down the slope of the roof, and the Old School House has a double stacked, external chimney set against the outside of the wall; a possible medieval feature. Further examples of interesting chimneys can be found at the village hall, which has a red and blue brick polychromatic chimney to the rear of the building.



Figure 10 polychromatic brick chimney to the village hall



Figure 11 Regular spaced chimneys in gable wall



Figure 12 Double stacked external chimney to the Old School House

3.3.3 The predominant window style within the Conservation Area is side opening casement windows of varying size with brick segmental arched lintels. Good examples can be found at Park Cottages where there is evidence of historic glass and an original timber pegged window frame. Two oriel-style box casement windows are an interesting feature to be found at Old Mill Farmhouse.



Figure 13 Historic timber pegged window frame and glass at Park Cottages and box style projecting casement window to Old Mill Farmhouse

3.3.4 Surviving historic sash windows can be found on the 19th century houses along School Lane. The Mount displays original sash windows to the first floor and grand, eight over twelve sashes to the ground floor. The shallow bow window to the second storey central bay is an interesting feature, fashionable in the early part of the 19th century on a house of high status. Surviving sash windows can also be found at the Old Vicarage, and the village hall shows good examples of original Victorian school windows with some historic glass and includes a large tilt window



Figure 14 Unusual sash window set in a bow at The Mount



Figure 15 Surviving historic glass and tilt window to the village hall

3.3.5 Where historic windows have been replaced, many original openings have been retained. There are some good examples of sympathetic timber replacements with an appropriate number of lights and glazing bars, such as is seen at Drumble Cottage.



Figure 16 Replacement casement window to Drumble Cottage

3.3.6 Many original doors and doorways in Chebsey have disappeared, however there are some of interest worth noting: the late 20th century porch of The Dove reproduces an historic 5-pannelled door with semi-circular fanlight over. Other doors and doorways of interest can be found in the stone Tuscan column portico of The Mount and surviving fanlight, at Old Mill Farmhouse with its Victorian porch, and the gothic style door of the Village Hall.



Figure 17 Doorways of note: Clockwise from top left, The Dove, The Mount, The Village Hall and Old Mill Farmhouse

3.3.7 Decorative brickwork can be found throughout Chebsey, adding architectural interest to the Conservation Area. The Dove, Croft House, and Old Mill Farmhouse, have dentilation at eaves, and brick string courses are seen at the Old School House and again at Old Mill Farmhouse. The Old School House also displays brickwork in varying shades of blue and red bricks, and there is polychromatic brickwork to the village hall through the use of buff and blue brick string courses and cambered heads.



Figure 18 Dentilation at eaves to Croft House



Figure 19 Brickwork to the Old School House

3.3.8 Decorative ridge tiles and slit vents are found to the roof of the Village Hall and provide an interesting contrast with the less decorative vernacular buildings elsewhere in the village.



Figure 20 Decorative ridge tiles and slit vent to village hall

3.4 Building materials

3.4.1 The predominant building material within the Chebsey Conservation Area is a vernacular soft red brick with roofing material almost exclusively Staffordshire blue clay tile. Contrasts are found in the orangey/buff brick used at River Farm and a buff brick at the Village Hall used for segmental window and door arches and string coursing, and the use of blue brick to the lower course. There is some use of Staffordshire blue bricks of varying hues to the front elevation of the Old School House and blue bricks to the boundary wall of the churchyard. Some brick has been rendered and painted, although this is most likely a 20th century alteration as opposed to an historic finish.

3.4.2 Painted stone lintels and cills are present on the 19th century houses of School Lane and at Dove Cottage, which would have originally been unpainted. There are stone boundary walls and a stone cill course at The Mount and a combination of stone and brick to the boundary walls of Chebsey House. The presence of stone is most notable at the Church which is constructed from local red sandstone. Stone gateposts and wrought iron gates mark the entrance to the churchyard, and there are stone copings to the boundary walls.



Figure 21 Stone gateposts and metal railings at the entrance to All Saint's Church

3.4.3 Timber was a significant building material in Chebsey for buildings dating to at least the 17th century. Sections of timber-framing with brick infills are visible to the front elevation of Park Cottages, to the rear, east side elevation of the Old School House, and east elevation of The Homestead.



Figure 22 Exposed timber frame to the Old School House

3.5 Colour palette

The reddish/orange brick and blue/grey tiles form the background colour palette for Chebsey and give a very uniform feel to the Conservation Area. Hues of warm pinks and greys in the stone of the church and some boundary walls, along with the blue/grey of the churchyard boundary wall, contrast with the local brickwork of cottages and houses in the village.

3.6 Listed buildings and Scheduled Ancient Monuments

There are nine listed buildings within the Chebsey Conservation Area. All are grade II listed, apart from All Saint's Church which is grade I. The stone Saxon Cross in the churchyard of All Saint's is a Scheduled Ancient Monument. The majority of the listed buildings within the Conservation Area date from the 17th century, or earlier, and are examples of rural brick and timber-framed cottages or farmsteads with part-surviving timber frames. Detailed list descriptions can be found in appendix 1.

3.6.1 All Saints Church

Of Norman origins, the Church was built in the 12th century, although is thought to have 11th century foundations. Of red sandstone with a tile roof, the Church retains original fabric in the nave and chancel, and a late Norman north doorway, but also has 13th, 15th, 17th and 19th century additions and alterations. The turret on the southeast corner of the tower houses an external staircase and there are late 19th century stained glass windows by Charles Eamer Kempe. The south wall has had large areas of recent repair and replacement red sandstone.



Figure 23 All Saint's Church

3.6.2 Anglo-Saxon Cross

The Anglo-Saxon stone cross shaft lies to the south of the south east corner of All Saint's Church, and is a good example of an early medieval cross with Scandinavian-influenced ornamentation on the shaft. Built from millstone grit, the cross shaft is 2.2 metres high with a round base tapering up towards a collar above which is a rectangular stem. The cross is decorated with intertwined oval rings and vine scrolls to the north and east sides, and interlaced plaitwork to the west; the south side design is indistinguishable. Appearing on 18th century mapping as a 'pillar', the cross is believed to stand in or near its original position and retains its original fabric.



Figure 24 Anglo Saxon Cross

3.6.3 Riverside Farm

Located to the south of the Conservation Area, this substantial building faces out of the village overlooking the River Sow and open fields. Forming part of a 17th century hamlet farm, the farmhouse is of brick with a 17th century timber frame core.

Identified on early maps and plans, Riverside Farm is one of Chebsey's oldest surviving buildings along with the outbuildings to the rear, which are thought to be contemporary with the farmhouse. The farmstead formed part of an early cluster of buildings in this part of the village, including the corn mill, which have all since disappeared.



Figure 25 Riverside Farm

3.6.4 Park Cottages

Originally one dwelling, these two 17th century timber framed and red brick cottages have areas of exposed timber frame. Sharing one listing, the section to the left was originally single storey, possibly raised in the 19th century, and has some exposed timber frames. The cottage to the right has some original and some replacement timber frame exposed. There is a large side extension and modern uPVC windows have been fitted.



Figure 26 Park Cottages and Park Lane Cottages

3.6.5 Park Lane Cottages (The Old School House)

Formerly five dwellings, this building is a timber-framed and red brick building dating to at least the 17th century, possibly earlier. The central section of the building once housed the village shop, is two to two-and-a-half storeys with a double external chimney stack and exposed timber-framing to the rear. Formerly two dwellings, the two-storey attached building to the east has its gable end to the road with some exposed timber framing to the east elevation. The single storey building to the west was the original village school house until the mid-19th century. Much altered and restored, the building is now one dwelling.

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3.6.6 Chebsey House

Dating to the early 18th century, Chebsey House is of red brick with an earlier timber-framed core. A large scale building sited at the top of School Lane, it is in a raised position looking down over the village and has been significantly extended.



Figure 27 Chebsey House

3.6.7 The Homestead

Originally known as The Green, The Homestead is a 17th century cottage of timber frame and brick with later alterations. Of two-storeys, the second storey gabled dormers pass through the eaves and the steep pitch of the roof indicates an earlier thatched roof. There is some exposed timber-framing to the east side elevation.



Figure 28 The Homestead

3.6.8 Old Post Office, Park Lane

An 18th century cottage used as a village post office in the 19th century, the building now forms part of a pair of cottages which share a listing. The building is a red brick, two-storey construction with later alterations.



Figure 29 Old Post Office

3.6.9 Park Cottage

A two-storey, brick cottage built circa 1800, with later alterations and renovations including 20th century cement render and modern metal casement windows. Forming part of the cluster of historic buildings along Park Lane, the cottage is listed for group value.



Figure 30 Park Cottage

3.6.10 The Mount

An impressive late 18th century/ early 19th century red brick house of two storeys, The Mount displays Regency architecture and adds charm and interest to the village scene. Large sash windows and a double height bow dominate the front elevation, whilst the stone sill band, projecting eaves and porch with Tuscan columns add further interest. The former stables to The Mount lie to the east of the property. Now known as Soapsuds Cottage the stables have been converted into two holiday lets.



Figure 31 The Mount

3.7. Positive buildings

There are a number of unlisted buildings in Chebsey that have been identified as being buildings of historic interest and significance. These buildings contribute positively to the overall character, appearance and special interest of the Conservation Area.

3.7.1 Old Mill Farmhouse (formerly Mill Farm)

Old Mill Farmhouse is a significant historic farmstead forming part of the rural and agricultural development of Chebsey. Identified on early mapping, the present farmhouse appears to date to the early 18th century and outbuildings to the late 18th century, with site development continuing throughout the 18th and 19th centuries. Dentiled brick cornice to eaves, a brick string course and segmental arched windows, add interest to the building, as does the late 19th century porch.



Figure 32 Old Mill Farmhouse

3.7.2 Hawthorne Cottage

An 18th century red brick and tile cottage with later additions, this building is identified on the 1795 map and forms part of a key focal point within the Conservation Area. Sited at the junction of Parsons Bank and School Lane, Hawthorne Cottage is the first building to be seen upon entering School Lane from Church Road.



Figure 33 Hawthorne Cottage (top), The Dove (left) and Croft House (right) form a cluster of historic buildings.

3.7.3 The Dove and Croft House

Appearing on historic maps from 1880, The Dove and Croft House form part of the cluster of historic buildings identified as contributing positively to views within the Conservation Area. The buildings appear to date from the mid-late 19th century and are two-storey of red brick and with shallow pitched tile roofs, replacement sash windows, stone lintels and cills. The Dove fronts onto the road and has an unusual angled side extension which appears to be contemporary with the building. Croft House is set back from the road behind a wall and hedge boundary and has been significantly extended.

3.7.4 Agricultural buildings- Riverside Farm

The agricultural buildings at Riverside Farm retain some original fenestration that defines their original use. Identified on early 18th century mapping, these buildings are most likely contemporary with Riverside Farm. One section of the buildings has been converted to domestic use.



Figure 34 Agricultural buildings to Riverside Farm

3.7.5 Agricultural buildings- Old Mill Farmhouse

The agricultural buildings to Old Mill Farmhouse can be identified on mapping by the late 18th century, although they developed most notably during the mid to late 19th century. The buildings were converted to domestic use in the late 20th century.

3.7.6 Dove Cottage

A building is shown on this site from 1726, however the present building dates from the very early 20th century. Situated at the corner of The Green and Park Lane, Dove Cottage is oriented with the rear elevation to Park Lane and it is thought that the extant building surrounds a much earlier structure. Of a similar style to The Dove and Croft House, the building is two-storey, of red brick and tile, and has been extended to the rear.



Figure 35 Dove Cottage

3.7.7 Drumble Cottage

Sited at the far north easterly corner of the Conservation Area facing out of the village, Drumble Cottage is a late 19th century cottage of red brick with tiled roof and casement windows. The building follows the vernacular style and materials of many other historic buildings in Chebsey.

3.7.8 The Gardens

Set back from Church Road behind tall hedgerows and within its own grounds, The Gardens is a secluded, small-scale, two-storey cottage with gabled dormers mirroring earlier styles of buildings within the village. Formerly two farm workers cottages and recorded on mapping from the 1880s, The Gardens sits on the site of earlier buildings, and appears to have occupied an isolated plot until re-development of this part of the village in the mid-late 20th century.



Figure 36 Drumble Cottage and The Gardens

3.7.9 Victorian Cottages

Situated along The Green is a pair of semi-detached Victorian cottages of red brick and tile with forward-facing gables and dormers. Built between the 1840s and 1880s, both cottages have been altered and extended, however they retain their basic form including distinctive gables and dormers. Kenavon Cottage to the right has been rendered and painted but both are significant 19th century buildings within the village.



Figure 37 Victorian Cottages

3.7.10 Village Hall

Built in the 1860s as a school, the Village Hall is a building of note with a distinct Victorian style and many architectural features. Situated half-way along School Lane, with views down over the village, the building was identified on the 1st edition OS map of 1880 as a School (for Boys and Girls). Known as the Laurence Panting School it remained the village school until the 1980s, becoming a village hall shortly after.



Figure 38 The Village Hall

3.7.11 The Old Vicarage

Located to the far northwest of the Conservation Area, the Old Vicarage lies in a secluded position at the end of an avenue of horse chestnut trees and is now surrounded by woodland. Physically separate from the village and the church, this mid-19th century building retains many of its historic features, including an unusual mixture of glazing to the sash windows and different coloured brickwork, suggesting that it was constructed as two separate buildings, or in two distinct phases.



Figure 39 The Old Vicarage in c.1900. Many original features have been retained including some sash windows.

4. Spatial analysis

4.1 Plan form and layout

4.1.1 The street pattern of Chebsey has been determined by its ancient Saxon origins and medieval field systems which surround the village. The road through Chebsey follows a curved pattern and almost wraps itself around the west and north of the village, with main routes into and out of the village leading off. The Conservation Area contains part of the river Sow to the south of the village.

4.1.2 The village has a dispersed layout with a combination of both an open and enclosed nature and setting. Areas of open fields contrast with tree lined streets, high hedgerows and grass verges, giving Chebsey a distinct rural feel.

4.1.3 There is a slightly more built-up feel to Park Lane where we find the older brick and timber-framed buildings located close to the edge of the road, the majority of which are listed buildings. This feel continues along The Green with its 20th century houses which are set back from the road. Other historic buildings are located adjacent to the main route through Chebsey and are orientated to face the road and look in towards the village. Exceptions are Riverside Farm and Drumble Cottage which look away from the village.



Figure 40: The River Sow passes to the south of the Conservation Area

4.2 Landmarks, focal points and views

4.2.1 Approaching Chebsey, along the twisting lane from Great Bridgeford, the tree-lined road gives a sense of enclosure which contributes to the rural, isolated nature of the Conservation Area. In contrast, views out of the Conservation Area towards open countryside are a noteworthy feature of Chebsey's setting and character.



Figure 41: Views in to Chebsey approaching from Great Bridgeford



Figure 42: Views out of Chebsey towards open countryside

4.2.2 Views are enhanced and enclosed by trees and hedgerows lining the roads throughout the Conservation Area. Approaching the village via Parsons Bank or Scamnell Lane, with their enclosed nature of high banks, mature trees and ancient hedgerows, emphasises the rural character of Chebsey. There are notable views as the space opens out onto open green space at the bottom of the enclosed lanes and this positively reinforces the openness found within the village.



Figure 43: Enclosed views of Parsons Bank

4.2.3 The main landmark within Chebsey is All Saint's Church with its elevated position on a raised 'island'; its historic church yard, Saxon Cross and War Memorial giving a focal point to the village. Viewed from the top of The Green looking west, the dominance of the church in the landscape can be fully appreciated.



Figure 44 View of All Saint's Church from The Green

4.2.4 The churchyard provides positive views of the surrounding area with views out over surrounding countryside to the west, and to the east the one storey agricultural buildings of Riverside Farm with their stepped, shallow pitched roofs. The variation in heights of the roof lines invite views up the Green towards the enclosed group of historic buildings on Park Lane.



Figure 45 Views of surrounding countryside from churchyard



Figure 46 View from churchyard up towards The Green and Park Lane

4.2.5 Key views and focal points within the Conservation Area are provided looking north along School Lane, or across the meadow from The Green, towards the picturesque cluster of historic buildings between the junctions of Parsons Bank and Scamnell Lane



Figure 47 View across fields towards cluster of 19th century buildings

4.2.6 From the grounds of the Village Hall at the northeast of the Conservation Area, the open and enclosed aspects of Chebsey's character can perhaps best be appreciated. Looking down pastureland encircling the cottages of Park Lane, trees, historic hedge boundaries and glimpses of open countryside beyond can be seen.



Figure 48 View across pasture land towards cottages and open countryside beyond

4.2.7 The view east along Park Lane provides interest with its variety of buildings clustering close to the edge of the road, including hints of exposed original timber frame. The historic cottages with contrasting scale and height and varying orientation of gable ends add interest and contribute to the 'built-up' feel of this historic core of the village. Reaching the end of Park Lane we are reminded of the rural nature of Chebsey's setting with glimpses of open fields viewed through the gate at the end of the lane.



Figure 49 View of historic buildings along Park Lane



Figure 50 Glimpses of open countryside from the end of Park Lane

4.2.8 Looking east up the semi-steep rise of The Green from the churchyard, the eye is drawn to The Homestead and Dove Cottage, their varying roof pitch and architectural styles inviting interest.



Figure 51 Looking east up The Green from the churchyard

4.2.9 From Park Lane looking west along the row of historic cottages on The Green, the combination of the gabled dormers of The Homestead and the dormers and forward facing gables of the Victorian semi-detached cottages, gives this view a horizontal emphasis and creates a rhythm in the roof scene.



Figure 52 Looking west along The Green

4.3 Public Realm

4.3.1 All of the roads within the Conservation Area are of tarmac with some road markings, and for the most part have informal grassy verges without kerbs. Those along School Lane and Park Lane display stone bollards which contribute to the rural feel of Chebsey. There is a section of concrete paving to the front of The Old Post Office Cottages, and sections of tarmac paving with a combination of concrete and stone kerbing alternating with grass verges along Church road. There are mid-20th century deep pavements and kerbs with grass borders which give a slightly more suburban feel to the modern housing of The Green.



Figure 53 Roads, pavements and verges

4.3.2 Public spaces are provided by the churchyard of All Saint's Church with the War Memorial to the fore, and at the corner of The Green and School Lane. Further public space can found at the village hall which has a large tarmac car park.



Figure 54 Chebsey War Memorial



Figure 55 Traditional red telephone box and bus shelter

4.3.3 There is minimal street lighting and highway signage within the Conservation Area, and little street furniture. A traditional red K6 telephone box, a bus shelter, bench and rubbish bin are located before the junction of School Lane with Parson's Bank. There is a new cast iron traditional style fingerpost sign on School Lane and two post boxes on Park Lane, one built into a brick pillar attached to Post Office Cottage.



Figure 56 New cast iron traditional style fingerpost sign



Figure 57 Post boxes along Park Lane

4.4 Open spaces and gardens

4.4.1 Chebsey is surrounded by open green space which penetrates into the Conservation Area from all sides and is a significant element of its character. There is much open and enclosed green space within the village including private gardens, large fields and some public space. The raised churchyard provides a sense of openness with areas of open space to the south and west looking out of the Conservation Area to the countryside beyond. The fields that lie between The Green and School Lane provide open space within the village, as do the pastureland encircling the cottages of Park Lane and fields behind Park Lane Cottages rising up to the Village Hall.



Figure 58 Open areas of green space within Chebsey

4.4.2 Many historic buildings in the village, particularly those along Park Lane, front directly onto the road with little room for front garden plots. The open space of gardens is to the rear of these properties. Along the Green, properties are set back from the road behind deep kerbs, driveways and decent sized front gardens. Riverside Farm is set within its own substantial grounds which open out into the surrounding countryside. Along School Road the buildings are less densely sited and front, back and side gardens are observed, particularly those of The Mount and Chebsey House.

4.5 Important trees and hedgerows

There is an abundance of mature trees and historic hedgerows within the Conservation Area, either grouped individually or lining the main roads and lanes.

4.5.1 Important groups of trees lie at the southern entrance to the Conservation Area along the banks of the River Sow and along the high banked roads of Parsons Banks and Scannell Road



Figure 59 Important group of trees line the banks of the River Sow and Parsons Bank

4.5.2 Mature, deciduous trees and hedgerows line Church Road, with a notable group of mature trees clustering at the junction with School Lane, The Green and Parsons Bank. Further up School Lane the steep bank is lined with mature trees and hedgerows.



Figure 60 Group of mature trees and hedgerows line the banks of Church Lane and School Lane

4.5.3 Important trees can be found in the grounds of Riverside Farm and along the south side of the churchyard. Individually significant trees are the Yew trees to the northern corner of the churchyard and the mature ash trees in the field located to the corner of The Green and School Lane.



Figure 61 Significant Yew trees and mature Ash

4.5.4 Important historic hedges and hedgerows follow the boundaries of residential buildings along Church Road and around into The Green, screening the modern housing beyond. These hedgerows continue up School Lane to the far north east of the Conservation Area.



Figure 62 Historic hedgerows lining Church Road

4.6 Boundaries

4.6.1 The typical boundary treatments within the Conservation Area are a combination of mature trees, hedgerows and red brick and/or stone boundary walls.

4.6.2 To the south of the Conservation Area along Church Road there is a contrast in boundary treatment, with predominantly blue brick walls, stone copings and moulded stone gateposts to the Church boundary. A bridge of blue brick with stone copings, bounded on either side by white, modern post and rail fencing, defines the southerly entrance to the Conservation Area.

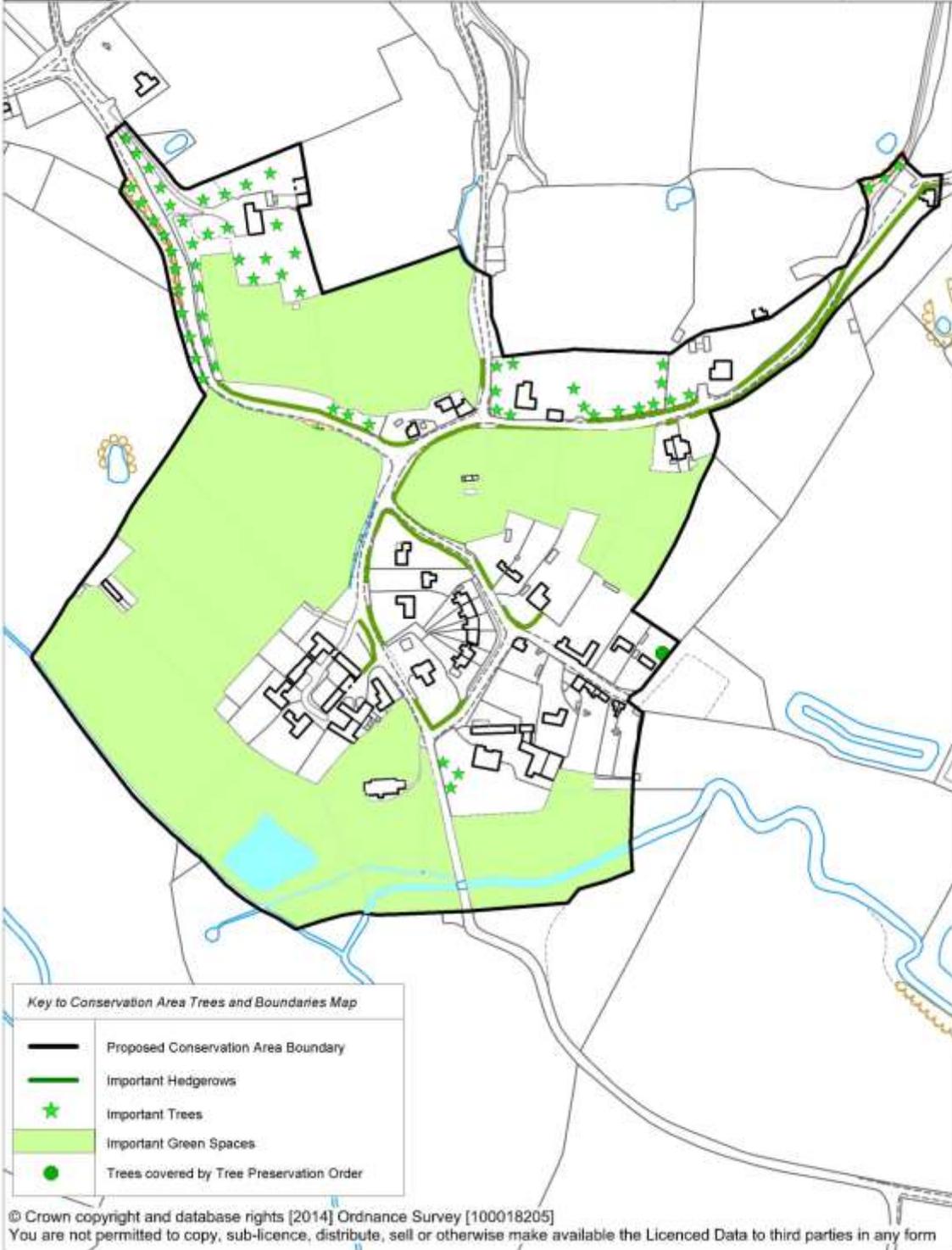
4.6.3 There is occasional timber paling or metal fencing and gates interspersed throughout the village. Wrought iron gates mark the walkway entrance to All Saint's Church and modern black metal railings follow the line of the brick boundary wall.

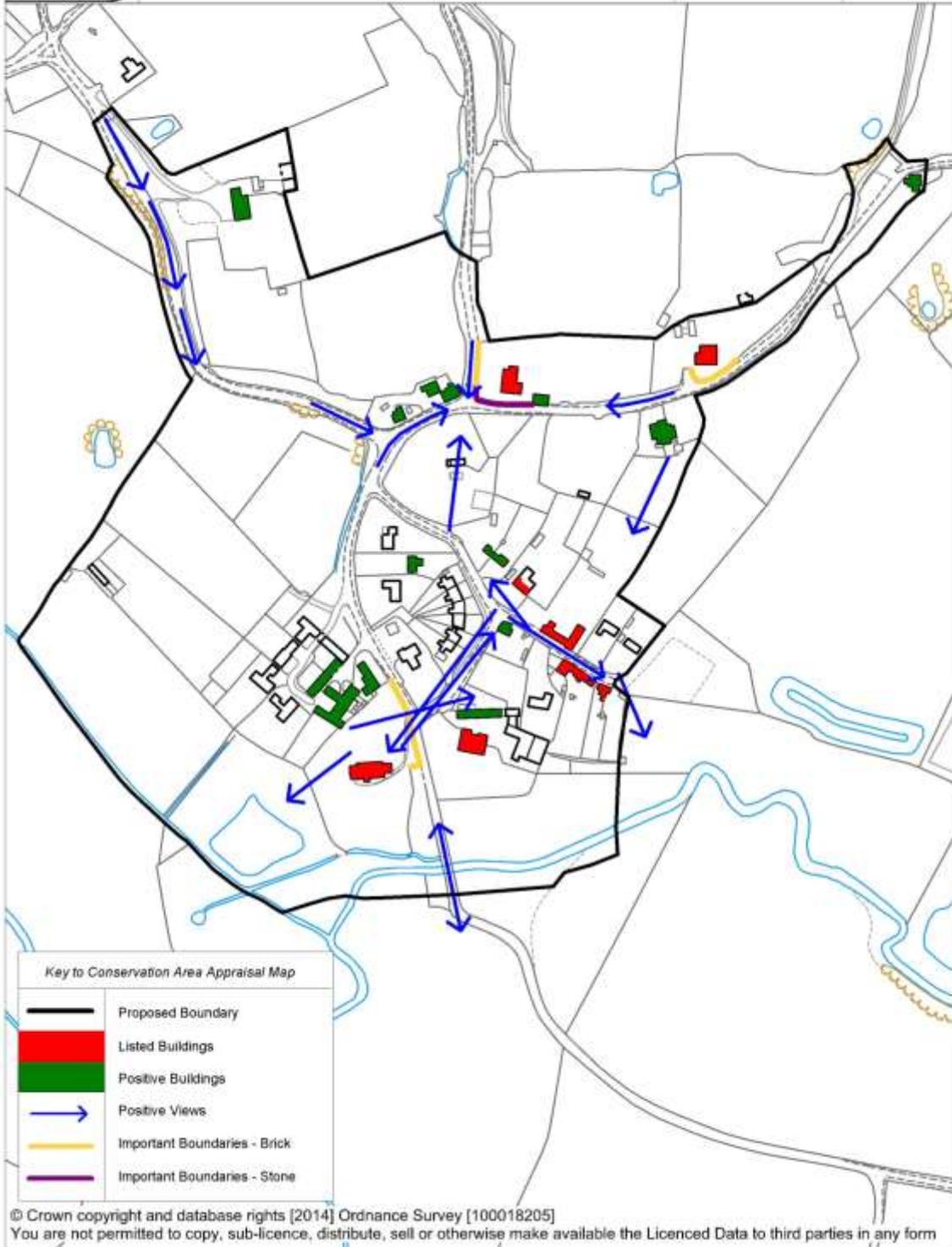


Figure 63 Wrought iron gates at All Saint's Church



Figure 64 a variety of boundary treatments within Chebsey Conservation Area





5. Key positive characteristics to be considered during any proposal for change

Layout of the village

- An ancient, rural village settlement with surviving historic road layout. Many roads and lanes appear on the 1726 map.
- High survival of historic field boundaries, trees, ancient hedgerows and steep banks emphasising winding historic lanes and rural nature
- A dispersed but nucleated settlement with little to no surrounding development
- Clusters of cottages and houses giving a rural village feel
- Historic buildings adjacent to lanes creating focal points. Significant linear views are to be respected and preserved.

Building types

- A variety of brick cottages, houses and agricultural buildings some with original timber-frames
- Two historic farmsteads and related agricultural buildings
- A dominant 12th century Norman church
- Individual Victorian buildings providing contrast to the older historic buildings in the village, but mirroring some architectural features

Plot size and plan form

- Cottages and houses of no more than two storeys running parallel to the lanes emphasising horizontal perspective.
- Contrast in scale with larger houses and farmsteads sited at the edge of the Conservation area.
- Varying roof pitch, gabled dormers and contrasting orientations of gable ends.
- Many historic buildings retain original plan form either wholly or in part

Building materials

- The predominant building material is red brick, and Staffordshire blue tiles are the preferred roofing material. Original timber-framed cottages show some external evidence of timber-framing. Red sandstone is used for the church and stone lintels and cills to the Victorian houses, along with stone and red and blue brick to boundary walls.

Public realm

- There is limited public space in Chebsey, however the open fields that surround the village and the large gardens and fields within the village give a sense of space and contribute significantly to the rural setting of Chebsey.

Boundaries

- Positive boundaries are created through ancient hedgerows and mature trees clearly defining open and enclosed space. A mix of red and blue brick and stone boundary walls add texture

Colour palette

- Brick, timber and Staffordshire blue clay tiles create hues of red, orange, buff and grey/blue

Architectural features

- Timber casement and sash windows, stone and brick arch detailing at lintels and cills, polychromatic brickwork, fanlights

Open space

- The Conservation Area Appraisal has identified that the open fields and countryside surrounding Chebsey contribute significantly to the setting of the village.
- Fields and pastureland within the village give an openness that contrasts with the enclosed nature found along tree-lined banks.

Important views

- It is important that significant and positive views are protected both into and out of the Conservation area.
- Key views, landmarks and focal points identified within this appraisal positively contribute to the character of the Conservation Area.

Important trees and hedgerows

- Mature trees and hedgerows line the lanes of Chebsey and are a significant boundary treatment within the Conservation Area, many reflecting the historic layout of the village lanes.
- Tree-lined banks reinforce the enclosed approaches to the village and contribute to significant views into and out of the Conservation Area.
- Mature Yew trees in the churchyard and mature oak trees located in the field between School Lane and The Green have been identified as important individual trees.
- Mature trees along banks of River Sow form an important group of trees at the southerly entrance to the Conservation Area.

6. Negative aspects that impact on the character and appearance of the conservation area

In order to manage the Conservation Area's special architectural and historic character and appearance it is essential to identify and address any problems that dilute this character. As a small rural settlement even slight changes can have a substantial impact on character and affect the significance of what makes Chebsey special.

The following issues have been identified as having a negative impact on Chebsey Conservation Area. This section should be read in conjunction with the Summary of Special Interest and the Key Positive Characteristics identified in this appraisal.

6.1 Effects of 20th century development

- Some modern housing does not follow the scale and layout of the historical development of the village with some houses built on previously identified significant green space
- The design, materials and scale of some modern buildings fails to reinforce local vernacular building materials and weakens character
- Some modest historic cottages and houses have been overwhelmed by large scale extensions and conversions altering original plan form
- Extensive development of farm buildings and within farmsteads has led to the dilution of some historic agricultural character.

6.2 Introduction of modern and inappropriate materials

- High prevalence of replacement windows including uPVC, metal and stained wood/uPVC wood 'effect' windows in many historic buildings and extensions weaken the historic character of Chebsey. The thicker frames and plastic glazing bars of uPVC windows jar with historic building materials, and horizontal openings alter the appearance of the building.
- Some use of modern roof tiles and satellite dishes interrupts the visual continuity of the roof scene.

- Modern paint colours to timber windows are alien to historic character and detract from historical accuracy.
- Some masking of historic brick through the use of cement render and modern paint colours detracts from historic character



Figure 65 Inappropriate roof tiles create a negative impact

6.3 Agricultural conversions

- Modern development within the farmsteads has altered the historic courtyard layout.
- The introduction of domestic-style casement windows and doors, and changes to materials, has led to the loss of agricultural built character. Altered historic openings and spaces that reflect previous agricultural use, have also diluted this character.
- The introduction of modern, non-conservation roof lights to agricultural buildings portrays a domestic appearance. Visually large and projecting, when positioned in prominent positions this interferes with the simple, agricultural roof scape.

6.4 Historic boundaries and views

- Hedgerows and ancient trees form part of the views and setting within Chebsey. The introduction of some large driveways has resulted in the loss or impingement of historic boundary lines and hedgerows
- Modern property building lines are set back from the historic boundaries and hedgerows, altering the historic layout of the village
- Loss of some key views and important trees through inappropriate planting

6.5 Maintenance and repair

- Some loss and/or deterioration of historic fabric through lack of maintenance and repair
- Some inappropriate use of repair methods/materials such as cement mortars to historic brickwork

7. Protecting the character and appearance of the Conservation Area

Any new development should reinforce the character outlined in the summary of special interest and be sympathetic to the historical evolution and character of Chebsey 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 vernacular materials and details.

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 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 Chebsey Conservation Area.

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.

To manage and protect the special historic character and appearance of the Chebsey Conservation Area in the exercise of these policies and duties:

- 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, as set out in this appraisal, should be avoided.
- ‘*Conserving and Enhancing the Historic Environment*’ in the *Planning Practice Guidance* (2014) and *Good Practice Advice (GPA) notes 1,2,3* (Historic England, 2015).

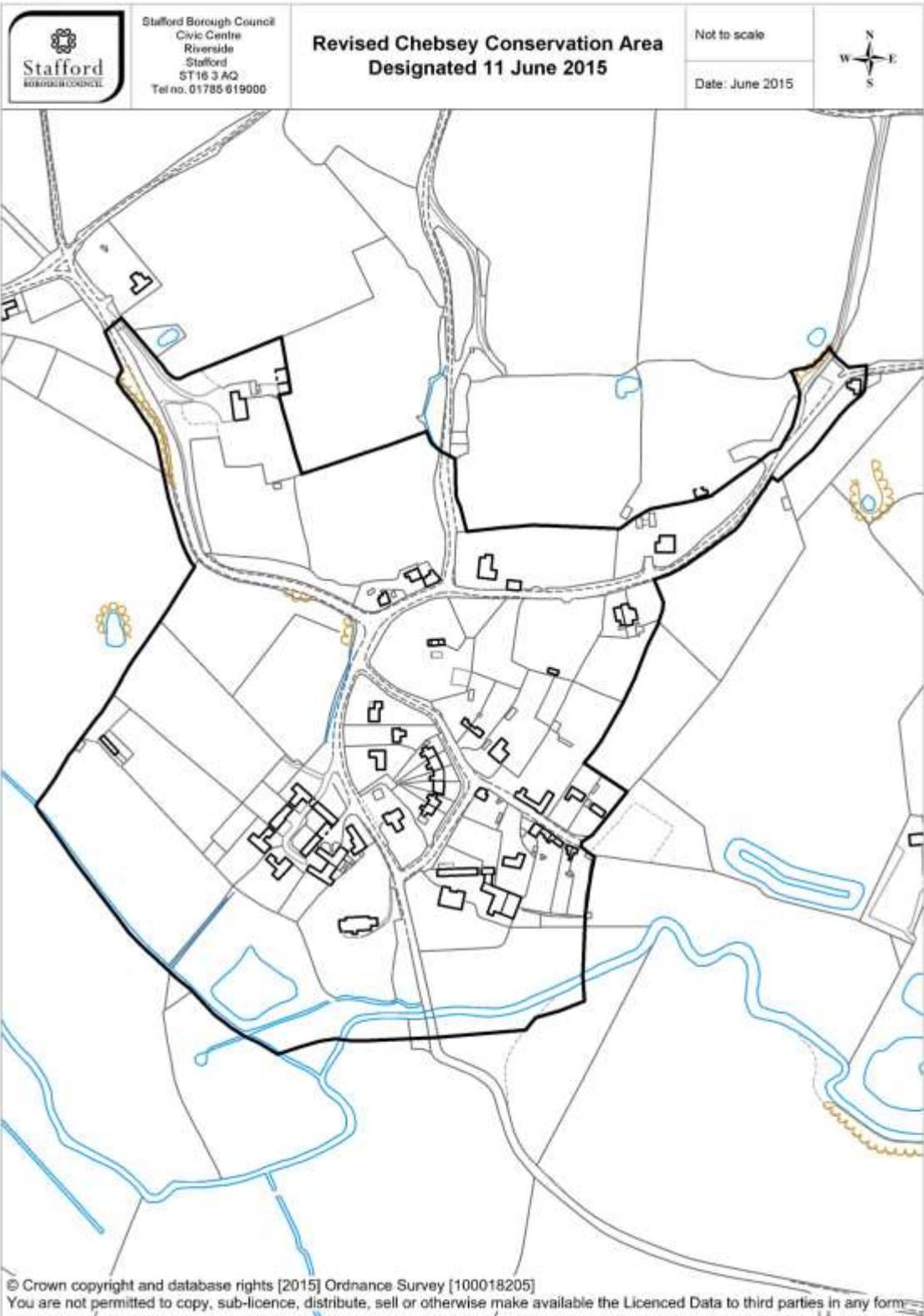
- Existing and emerging design or conservation guidance published by Stafford Borough Council and English Heritage guidance should be consulted where relevant, such as *The Conversion of Traditional Farm Buildings: A guide to good practice* (English Heritage, 2006), *Living Buildings in a Living Landscape* (English Heritage, 2006), *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.

8. Boundary revisions and amendments

- When Chebsey Conservation Area was designated in 1979 boundaries were drawn to include some surrounding fields whilst some others were omitted. After the completion of a physical survey of the Chebsey Conservation Area and the writing of the draft Conservation Area Appraisal a review of the boundary was considered. This review concluded that some boundary revisions would improve the extent to which the designation accurately reflects the special character of Chebsey.
- Whilst surrounding historic field systems contribute to the setting of the Conservation Area, the retention of some fields within the boundary is not consistent with the omission of others. In addition, some field systems presently within the Conservation Area boundary have been subject to reorganisation during the 20th century and no longer retain their historic layout. It is felt that exclusion of these fields from the Conservation Area would be consistent with the omission of others at the point of designation.

The following boundary revisions are therefore proposed:

- Exclusion of two fields to the east of the Village Hall. Identified at point of designation as an area of significant green space, the growth of trees to the west boundary of these fields has created a natural separation from the village. In addition, the field boundaries are changed from their historic layout. The revised boundary would follow alternate historic field boundaries.



References

English Heritage: *Guidance on conservation area appraisals* (2006)

English Heritage: *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011)

Horowitz, D. (2005). *The Place Names of Staffordshire: Brewood*

Poulton-Smith, A. (1995). *Staffordshire Place Names: Newbury*

Staffordshire County Council, Stafford Borough Council: *Chebsey Conservation Area* (1979)

Further information

The Plan for Stafford Borough 2014

<http://www.staffordbc.gov.uk/live/Documents/Planning%20Policy/Plan%20for%20Stafford%20Borough/PFSB-Adoption.pdf>

The National Planning Policy Framework 2012

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Staffordshire County Council, Historic Environment Record

http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1010

Staffordshire County Council, Historic Environment Character Appraisal Appendix 2

<http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Projects/StaffordBoroughHEA-StaffordEnvirons-Appendix2-HECARports.pdf>

Appendix 1

List entries for nationally designated buildings in Chebsey

Anglo-Scandinavian cross, All Saints' churchyard- Scheduled Ancient Monument

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

High crosses, frequently heavily decorated, were erected in a variety of locations in the eighth, ninth and tenth centuries AD. They are found throughout northern England with a few examples further south. Surviving examples are of carved stone but it is known that decorated timber crosses were also used for similar purposes and some stone crosses display evidence of carpentry techniques in their creation and adornment, attesting to this tradition. High crosses have shafts supporting carved cross heads which may be either free-armed or infilled with a 'wheel' or disc. They may be set within dressed or rough stone bases called socles. The cross heads were frequently small, the broad cross shaft being the main feature of the cross. High crosses served a variety of functions, some being associated with established churches and monasteries and playing a role in religious services, some acting as cenotaphs or marking burial places, and others marking routes or boundaries and acting as meeting places for local communities. Decoration of high crosses divides into four main types: plant scrolls, plaiting and interlace, birds and animals and, lastly, figural representation which is the rarest category and often takes the form of religious iconography. The carved ornamentation was often painted in a variety of colours though traces of these pigments now survive only rarely. The earliest high crosses were created and erected by the native population, probably under the direction of the Church, but later examples were often commissioned by secular patrons and reflect the art styles and mythology of Viking settlers. Several distinct regional groupings and types of high cross have been identified, some being the product of single schools of craftsmen. There are fewer than 50 high crosses surviving in England and this is likely to represent only a small proportion of those originally erected. Some were defaced or destroyed during bouts of iconoclasm during the 16th and 17th centuries. Others fell out of use and were taken down and reused in new building works. They provide important insights into art traditions and changing art styles during the early medieval period, into religious beliefs during the same era and into the impact of the Scandinavian settlement of the north of England. All well-preserved examples are identified as nationally important.

The cross at Chebsey is a good example of an early medieval cross with Scandinavian-influenced ornamentation on the shaft. Situated near the south porch of the church, it is believed to stand in or near its original position. Partial excavation of the area immediately surrounding the cross failed to locate the bottom of the shaft, indicating that archaeological deposits relating to the monument's construction and use are likely to survive intact at some depth below the present ground surface. The cross has not been restored and has continued in use as a public monument and amenity from at least the 11th century to the present day.

CHURCH OF ALL SAINTS- Grade I

Church of All Saints SJ 82 NE 14/1 24.1.67 I 2. Of Norman origin and retaining original fabric in nave and chancel. Stone with tile roof. Nave with south aisle, chancel and west tower. Late Norman north doorway. C13 4-bay south arcade, south doorway and chancel arch. Perpendicular tower with pinnacles. Chancel has plain cambered beam roof, probably C16. Porch early C18. Communion rail with twisted balusters 1682. Kempe and Kempe and Tower glass. Graded for architectural interest

RIVERSIDE FARMHOUSE- Grade II

Early C19 farmhouse, the core probably C17 with some exposed timber frame at rear. Buff brick; 2 storeys plus attic. Front, to west, has 2 casement windows with cambered heads, 2 gabled windows above, 2 canted bay windows and plain doorway with gabled porch; plain overhanging eaves; tiles.

PARK COTTAGES- Grade II

C17 cottages. Timber frame and red brick. Two storeys; gabled bay on right-hand side with exposed timber frame to front. Cottage to left has some exposed timber frame on left-hand side. Three casement windows; plain wood doorcase to left with ledged door. Right-hand cottage has plain doorway at rear and later alterations; plain eaves; tiles.

CHEBSEY HOUSE- Grade II

Early C18 and later, to earlier timber frame revealed internally. Red brick; 2 storeys plus attic; 3 casement windows, those to attic with gables; plain eaves; tiles. Gabled wing at rear with modern additions. Interior has exposed ceiling beams and some exposed timber-framing.

THE MOUNT- Grade II

Early C19 house. Red brick; 2 storeys; sash and casement windows; 3 window front; convex centre to front; sill band; plain wood doorcase with modern door, and porch with Tuscan columns; projecting eaves; slates.

PARK LANE COTTAGES- Grade II

Formerly known as the Old School House. Of C17 origin but much altered and restored and divided into 2 dwellings. Some exposed timber framing on east side on stone base. Front, to road, is of red brick; 2 storeys; projecting gabled bay on right-hand side; 2 early C19 and 2 modern casement windows; renewed plain doorway on left with ledged door; wood pilaster doorcase on right with sill cornice hood and modern door; plain eaves; tiles. Later C19 one-storey wing on left. Projecting wing at rear.

PARK COTTAGE- Grade II

Circa 1800. Much altered and renovated. Cement rendered; 2 storeys; 3 modern casement windows; modern canted oriel window (with glazing bars) to right of ground storey; plain doorway with gabled hood on brackets; plain eaves; tiles. Included for group value.

THE HOMESTEAD (The Green)- Grade II

C17 cottage with later alterations. Timber frame and brick; 2 storeys; 2 casement windows; tile roof replacing former thatch

THE OLD POST OFFICE- Grade II

Probably late C18, Later alterations. Red brick; 2 storeys; 2 casement windows and 2 plain doorways, all with cambered heads; ledged door to Post Office; plain eaves; tiles. Included for group value.

Appendix 2

Staffordshire Historic Environment Record for Watermill

Monument number: MST3451

HER Number: 03678

Type of record: Monument

Name: Chebsey Mill

Summary: The site of a watermill from at least the 18th century. The mill appears to have gone out of

use by the late 19th century and had been destroyed by 1901.

Monument Type(s): [WATERMILL](#) (Edward VI to Victorian - 1547 AD to 1901 AD)

Full description: WATER MILL. WATER MILL MARKED ON YATES MAP (1775).

Corn mill' shown on the 1st edition Ordnance Survey map of 1889 on the south bank of the river,

labelled "disused". 2nd edition map of 1901 shows no associated structures still standing