



Colwich and Little Haywood Conservation Area Appraisal

September 2013

Contents

1	Introduction	1
2	Summary of Special Interest, Colwich and Little Haywood Conservation Area	3
3	Character Area One: Little Haywood	10
4	Built Character, Little Haywood.....	14
5	Listed Buildings, Little Haywood	20
6	Positive Buildings, Little Haywood	21
7	Spatial Analysis, Little Haywood	26
8	Important Views, Little Haywood.....	30
9	Character area Two: Colwich.....	34
10	Built Character, Colwich.....	38
11	Listed Buildings, Colwich	42
12	Positive Buildings.....	47
13	Spatial Analysis.....	49
14	Important Views, Colwich.....	55
15	Key Positive Characteristics, Colwich and Little Haywood Conservation Area	56
16	Negative Aspects that Impact on the Character and Appearance of the Conservation Area	59
17	Protecting the Character and Appearance of the Conservation Area	64
18	Recommendations for Future Management.....	65
19	Proposed Boundary Revisions.....	66

Figures

Figure 1 Map of Colwich and Little Haywood Conservation Area.....	4
Figure 2 Views form the public footpath behind the Yeld. Cannock Chase is on the horizon.	5
Figure 3 Little Haywood, 1839, before the arrival of the railway.....	7
Figure 4 Colwich, 1839.....	8
Figure 5 Little Haywood, 1901.....	8
Figure 6 Ordnance Survey map of Colwich, 1902.....	9
Figure 7 Little Haywood.....	10
Figure 8 Victorian buildings fronting Main Road.....	11
Figure 9 Cottages along Coley Lane.....	12
Figure 10 Back Lane facing south.....	13
Figure 11 Main Road, Little Haywood.....	15
Figure 12 Main Road. The houses gradually step down in height.....	16
Figure 13 Roof detailing at Trubshaw House.....	17
Figure 14 Roof detailing at Jasmine Cottage and Poacher's Cottage.....	18
Figure 15 Trubshaw House, Jasmine Cottage and Poacher's Cottage.....	18
Figure 16 The Lamb and Flag Inn.....	20
Figure 17 Trubshaw House.....	21
Figure 18 Cherry Orchard House.....	22
Figure 19 1-7 Anson's Row.....	23
Figure 20 8-9 Anson's Row.....	24
Figure 21 Stone House.....	25
Figure 22 Corsican pines and tall holly hedges at Coley Lane.....	27
Figure 23 Boundary walls at Cherry Orchard House.....	27
Figure 24 Important Trees, Hedgerows, Spaces and Boundaries: Little Haywood ..	28
Figure 25 Milepost, Main Road.....	29
Figure 26 Main Road facing towards Colwich.....	30
Figure 27 Main Road facing Little Haywood. The houses to the west mirror the architectural style of the Victorian semidetached cottages in the foreground.....	30
Figure 28 Jasmine Cottage on Main Road.....	31
Figure 29 Main Road facing east.....	32
Figure 30 Coley Lane leading to Back Lane. The rectilinear cottages lead to Back Lane.....	33
Figure 31 Character area Two: Colwich.....	34
Figure 32 Colwich facing east, with 17th century Gibson's Shop on the right.....	35
Figure 33 Chase View, Lyndale and Kentrill Cottages.....	35
Figure 34 St Michaels and All Angels Church, and Church Farm to the right.....	36
Figure 35 Station House.....	37
Figure 36 Roof detailing at Station House, employing fish scale tiles, Dutch gables and decorative ridge tiles.....	40

Figure 37 The Primary School, Victorian Neo-Tudor in style, with stone detailing and star-shaped chimney. The ridge tiles and finials add further interest	41
Figure 38 Gibson's Shop	42
Figure 39 Church of St Michael and All Angels	43
Figure 40 Primary School and School House.....	44
Figure 41 Station House.....	44
Figure 42 St Mary's Abbey	45
Figure 43 The wrought iron gates of St Mary's Abbey.....	46
Figure 44 Lychgate.....	47
Figure 45 Church Farm	48
Figure 46 Church Farm and Barns	48
Figure 47 Churchyard.....	50
Figure 48 St Mary's Abbey enclosure wall	51
Figure 49 Churchyard boundary wall.....	53
Figure 50 Stone boundary walls and holly hedges create a sense of enclosure	53
Figure 51 Important Trees, Hedgerows, Boundaries and Spaces, Colwich	54
Figure 52 Views to Cannock Chase from St Michael and All Angles Church	55
Figure 53 Industrial buildings in Colwich	60
Figure 54 Cars, haphazard extensions and uPVC windows mar the character of Chase View.	61
Figure 55 Modern, differing fencing breaks up the space visually	62
Figure 56 Haphazard paving surfaces.....	63
Figure 57 Proposed Boundary Revisions	67

1 Introduction

1.1 Definition

1.1.1 A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Areas are designated by the local planning authority through Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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 historical significance is managed and protected appropriately.

1.2 Purpose of Appraisal

1.2.1 Conservation area appraisal is a means of identifying and assessing the special architectural or historic character of a place. Colwich and Little Haywood Conservation Area was designated in 1974 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.

1.2.2 The purpose of this appraisal is to assess and define the special character and appearance of Colwich and Little Haywood Conservation Area as it stands today, and identify any current or future threats to the area's character and integrity.

1.2.3 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

1.3.1 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.

1.4 Certain works in a conservation area require consent:

- 1.5 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.
- 1.6 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.

1.7 Community Involvement

- 1.7.1 It is a requirement of the Local Authority under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consult the local community, and have regard to any views expressed by consultees, concerning the conservation area in question.
- 1.8 Stafford Borough Council Local Plan Saved Policies applicable to Colwich and Little Haywood Conservation Area
 - 1.8.1 The policies relevant to Colwich and Little Haywood Conservation Area are Policies E&D2: Consideration of Landscape or Townscape Setting, E&D 18: Development Likely to Affect Conservation Areas, E&D19: Accommodating New Development within Conservation Areas, E&D20: Demolition of Buildings in Conservation Areas, E&D22: Proposals for Blinds, Canopies and Shutters, E&D23: Development Proposals Affecting Listed Buildings, E&D24: Demolition/Partial Demolition of Listed Buildings, E&D25: Proposals to Convert or Extend a Listed Building, E&D43: Trees in Conservation Areas and E&D44: Development Affecting Trees and Hedgerows.
- 1.9 *The Plan for Stafford Borough* will supersede these Saved Policies after adoption.
- 1.10 National planning policy is contained in the National Planning Policy Framework (NPPF). Paragraphs 127 through to 141 are relevant to Colwich and Little Haywood Conservation Area.
- 1.11 National conservation guidance to support the NPPF policies is currently in preparation by national government.

2 Summary of Special Interest, Colwich and Little Haywood Conservation Area

2.1 Colwich and Little Haywood Conservation Area was designated by Staffordshire County Council in February 1974 as a means of preserving and enhancing the special architectural and historic interest that has been retained and enriched through the villages' development over the centuries. The key elements of special character are summarised as follows:

- A collection of building types from several eras: the 13th century Church of St Michael and All Angels, 16th and 17th century cottages; 19th century farms, railway architecture; and Victorian houses, all reflecting the development of the villages through time
- A relatively well-preserved street pattern, with ancient lanes and a greenway still in existence
- A visual connection to the agricultural roots of the villages through the survival of farm buildings
- A wealth of mature trees lining Main Road, complementing the historic buildings and creating screens and focal points in the street scene
- Historic boundaries: native holly hedges, stone walls and contrasting orange brick walls, defining spaces and creating a sense of enclosure and movement through the street scene
- Dramatic, unspoilt views of Cannock Chase

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		<p>Date: April 2013</p>	

Colwich and Little Haywood Conservation Area
Character Appraisal Map
Character Area 1 - Little Haywood
Character Area 2 - Colwich

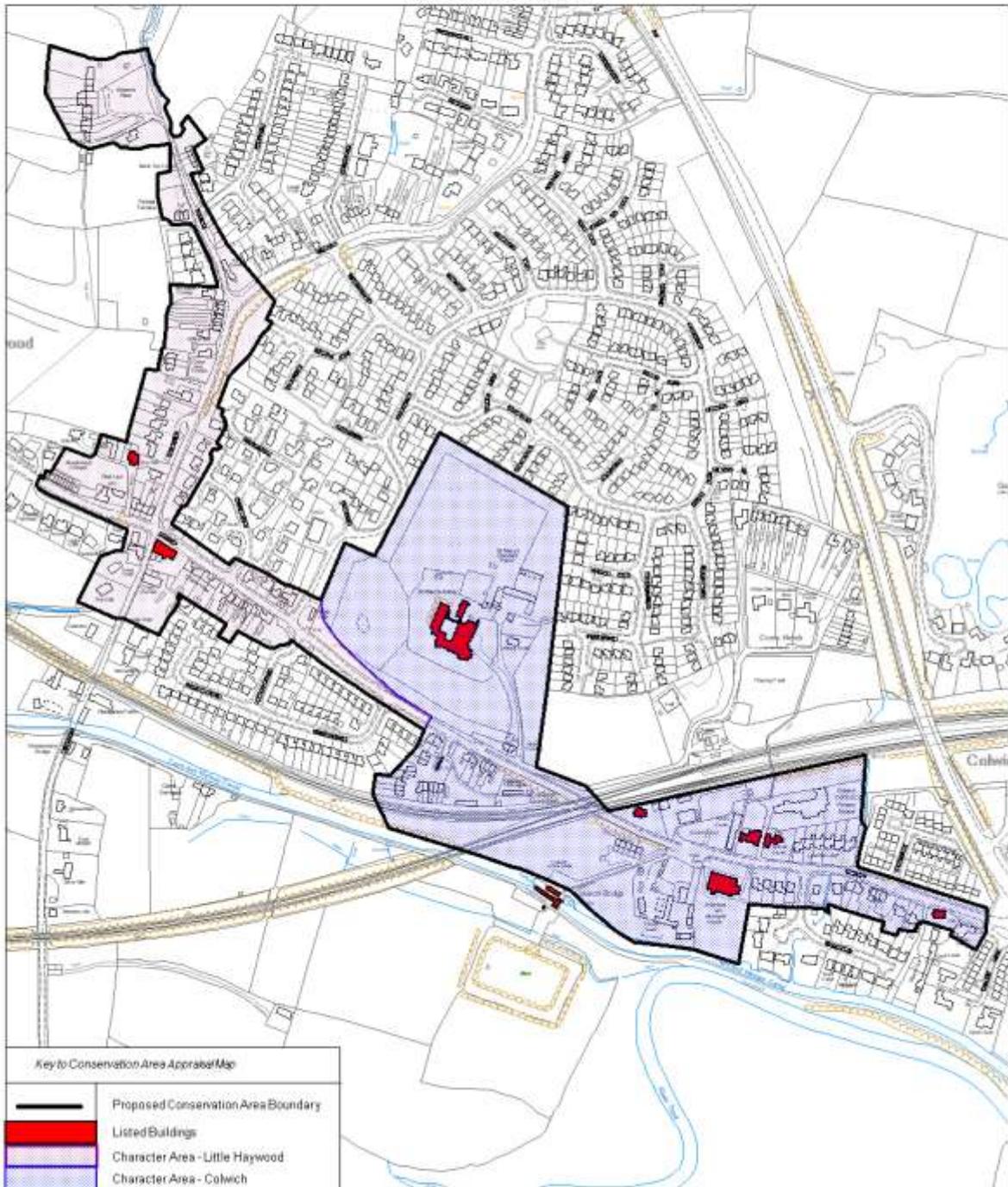


Figure 1 Map of Colwich and Little Haywood Conservation Area

2.2 Location and Topography

2.2.1 The two villages of Colwich and Little Haywood are approximately seven miles east of Stafford and one mile north of Cannock Chase, an Area of Outstanding Natural Beauty (AONB).



Figure 2 Views from the public footpath behind the Yeld. Cannock Chase is on the horizon.

2.3 Archaeological Interest

2.3.1 Settlement in this area dates to the Saxon era, and the two villages were dependent upon agriculture in the medieval period. Positioned to the north of the River Trent, the wetlands were used for grazing and hay, and extensive open fields were farmed communally. The *Col* element of Colwich is thought to be derived from Old English spelling of coal (Horovitz, 2005, p204). The *wood* element of Haywood is thought to come from the Old English *wudu* for wood. The *Hay* element is believed to originate from the Old English *heg* meaning fence or enclosure. The Latinised *haia* is often found where part of a forest is closed off for hunting, and Cannock Wood was enclosed by the Bishops of Lichfield. Haywood translates to *the wood with the enclosure, or enclosed wood* (Horovitz, 2005, pp 306-7).

2.4 Historical Development and Relationship to Current Layout

2.4.1 Field enclosure in Colwich and Little Haywood was complete by the 19th century, but 20th century agricultural intensification has led to field boundary loss. Until the arrival of the railway, maps of 1839 show two communities founded in agriculture, with numerous farms dispersed amongst the surrounding fields, which is typical of the agricultural character of Staffordshire. At this time, a handful of buildings are scattered around the crossroads at Coley Lane and Main Road, for example the Lamb and Flag Inn, and along Main Road at Colwich, to the east of the church.



Figure 3 Little Haywood, 1839, before the arrival of the railway. The Lamb and Flag Inn is at the southeast of the crossroads. Reproduced with permission from Staffordshire Record Office D/1274/2/1



Figure 4 Colwich, 1839. Reproduced with permission form Staffordshire Record Office D/1274/2/1



Figure 5 Little Haywood, 1901. The settlement has become lineated and a building line is established along Main Road. Reproduced with permission form Staffordshire Record Office

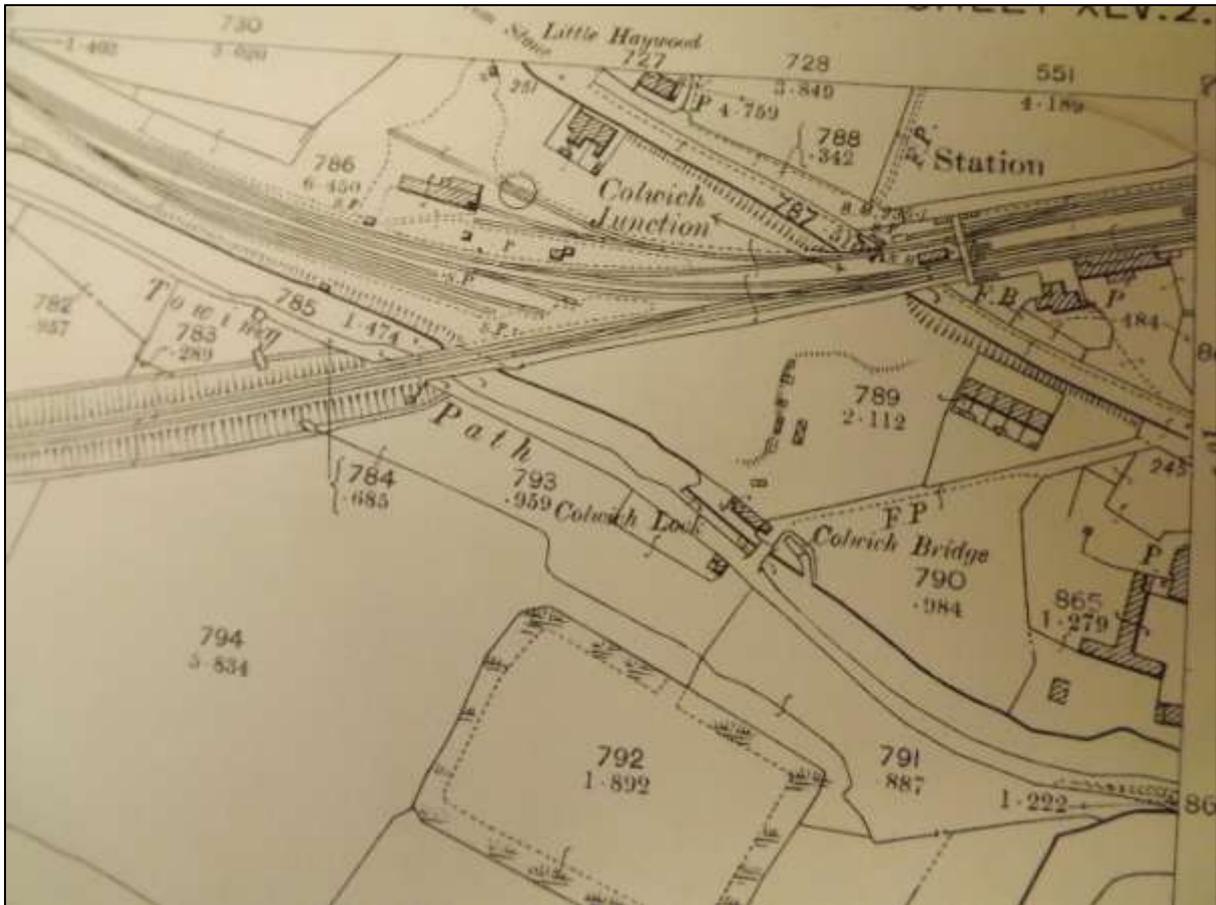


Figure 6 Ordnance Survey map of Colwich, 1902. Railway cottages and Station House are visible to the east and west of the railway track. Reproduced with permission from Staffordshire Record Office

2.4.2 Road layout has remained relatively unaltered since the mid-19th century, but cottages associated with the railway created a linear settlement in the late 19th century, with houses fronting Main Road. The surrounding fields are now populated with 20th century housing, and backland development at Colwich has restricted views and movement north to south. Access to the canal is restricted to one footpath that leads to Colwich Lock.

2.4.3 The layout of Little Haywood allows for exploration into the lanes running north and south of the crossroads, with views of the village from Back Lane, and the canal at Meadow Lane. 20th century development has diluted the special character of the two villages, and blurred the boundary between the two.

3 Character Area One: Little Haywood

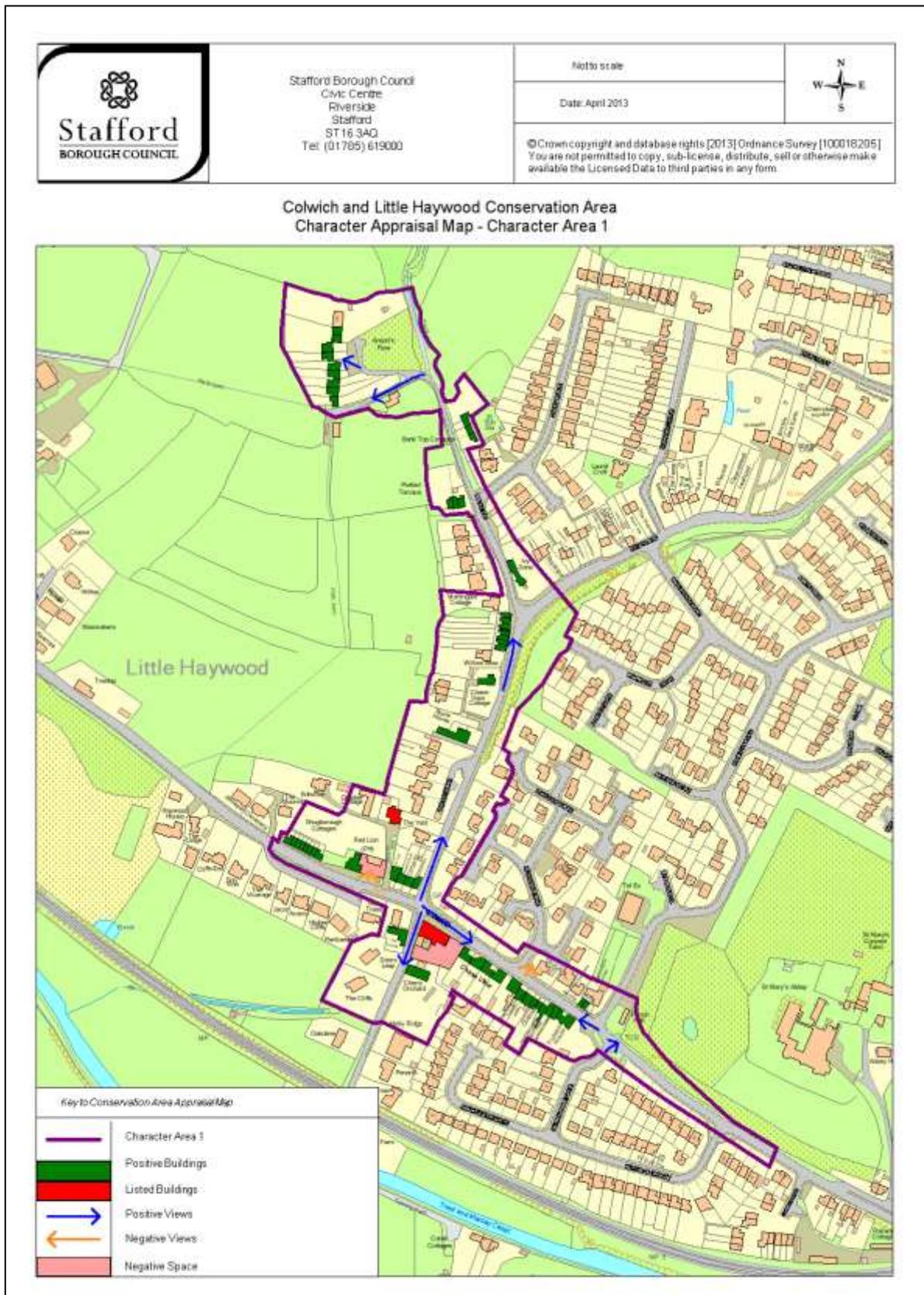


Figure 7 Little Haywood

3.1.1 Facing east, Little Haywood is linked visually to Colwich by the tall brick wall of St Mary's Abbey leading to views of the church tower and railway cottages. Facing west, Trubshaw House creates an attractive introduction to the group of tall Victorian buildings running east to west, acting as a positive focal building and marking the beginning of the historic settlement around the crossroads area. The narrow pavement and the scale of the buildings create a vertical emphasis that draws attention to their architectural features. The continuous building line created by these tall buildings leads the eye along Main Road towards two storey cottages; the gables fronting the road creating an interesting rhythm in the street scene. The smaller scale of these cottages focuses the viewer on their historic railings and front gardens, and presents a contrast with their taller Victorian neighbours.



Figure 8 Victorian buildings fronting Main Road

- 3.1.2 Continuing west, the buildings lead towards the junction of Meadow Lane and Coley Lane, where the Lamb and Flag Inn, a substantial 18th century inn and former shop fronting the corner of Main Road and Meadow Lane, is complemented by the tall Corsican pine trees opposite at Coley Lane. The road curves from here to the west and slopes up towards the Red Lion pub and Shugborough Terrace, which marks the edge of the conservation area.
- 3.1.3 Heading north behind the Red Lion pub, Grade II listed The Yeld and adjacent barn enclose a small green space. The presence of through traffic along Main Road creates a noisy, unwelcoming environment that is not experienced at Coley Lane and Meadow Lane to the same extent.
- 3.1.4 Coley Lane presents an enclosed picture with giant native hedges of holly and mature pines that emphasise the narrow lane. Glimpses of architectural detail on Heather Brae add interest. Coley Lane is immediately narrow, enclosed and quiet, and rises towards the charming group of cottages, 1-7 Coley Lane (below).



Figure 9 Cottages along Coley Lane

3.1.5 Continuing upwards from Coley Lane is Back Lane, which narrows further and becomes more enclosed, rising and winding steeply out of the village. At the top of this lane is 18th-19th century Anson's Row, and the adjacent 16th century former long house, marking the northern edge of the village.



Figure 10 Back Lane facing south

3.1.6 The greenway to the southwest of Anson's Row remains unchanged from 19th century map evidence. Here the edge of the village is marked by the greenway that continues into the fields. Meadow Lane is also enclosed, but by stone and brick boundary walls. Larger plots are set back from the lane, and the grand Cherry Orchard contributes well-preserved, Edwardian architecture, adding to the richness and variety of Little Haywood.

3.1.7 There are three Grade II listed buildings in Little Haywood, and some buildings of fine historic and architectural quality.

4 Built Character, Little Haywood

4.1 Building Types

4.1.1 Historic buildings in Little Haywood are predominantly domestic, ranging in date from the 16th century long house, combining domestic and agricultural uses, 18th century cottages in Anson's Row, and later Victorian houses. There are two pubs: The Lamb and Flag Inn, dating to the 18th century, and The Red Lion, which dates to the 19th century. There is one shop with two bay windows but no shop front, and a former shop incorporated into the Lamb and Flag Inn.

4.2 Scale, Plot Size and Plan Form

4.2.1 The earliest cottages are small-scale, two bay, two storey and rectilinear, as at Back Lane and Anson's Row. On plan these are narrow and elongated, with simple gabled roofs. Shugborough Terrace, built around 1800 to house former residents of the land now occupied by the nearby Shugborough Estate, is a group of eight rectilinear cottages with small garden plots between the houses and the road. The later Victorian terraces and houses are sited at the village centre, and appear on maps after the arrival of the railway, and create a strong building line.



Figure 11 Main Road, Little Haywood

4.2.2 These later Victorian buildings are also two-storey, but are much taller. Victorian houses along Main Road either front the pavement, or are smaller scale with small front gardens. Trubshaw House and the adjacent Victorian houses are two-storey with attic. The main façade of Trubshaw House faces east towards Colwich. Larger houses are sited away from the village centre at Coley Lane, such as Orchard Cottage, which dates to 1864 as a terrace of three, and was converted to a single dwelling in the early 1900s. Stone House, with attached barn, is two-storey with attic, dating to the 18th century with a possible earlier core. Map evidence suggests this was a substantial farmhouse with attached L-shaped farm buildings. The Lamb and Flag fronts directly onto the crossroads and is a substantial, three storey building. Its main façade has four bays.

4.2.3 The earliest buildings are small-scale and tend to be rectilinear cottages, and after the arrival of the railway, the houses are larger in scale. The buildings along Main Road step down in height gradually from the east, creating a rhythmical contrast of scale, before rising at Poacher's Cottage.



Figure 12 Main Road. The houses gradually step down in height

4.3 Architectural Styles and Features

4.3.1 Most architectural styles and features are Victorian. Along Main Road, Victorian cottages and houses that appear on 19th century maps remain today. These buildings have a strong visual impact in Little Haywood, due to the almost continuous building line, and the gables fronting the road, creating a repetitive, rhythmical feature. Semi-circular arches occur above the doors to Jasmine, Charmay and Halday Cottages, and Poachers Cottage retains an elliptical arch enclosing a wide doorway.

4.3.2 These provide a contrast to the triangular gables. There is a high retention of sash windows in Little Haywood, and substantial stone lintels. Trubshaw House possesses a wealth of architectural features: fish scale roofs, dormers, cast iron casements, and applied black and white timbering. Jasmine and Poachers Cottages possess fish scale roofs, terracotta tiles in a fish scale pattern on the gables, jettied upper storeys and decorative chimneys. Square spiked chimney pots are a feature in this area.



Figure 13 Roof detailing at Trubshaw House



Figure 14 Roof detailing at Jasmine Cottage and Poacher's Cottage



Figure 15 Trubshaw House, Jasmine Cottage and Poacher's Cottage

- 4.3.3 The Hollies, Fernleigh, Heather Brae and Ivy Cottage form a Victorian terrace with brick dentils and string course in Victorian Greek revival style using guilloche and key pattern mouldings. Mullioned windows are retained. Edwardian moulded brick detail is found at Cherry Orchard surrounding the first storey bay windows, with fine gauged brick arches and vertical sashes.
- 4.3.4 The earlier houses, such as Anson's Row, although not self-consciously of an architectural style, possess many original features, notably three-light outward opening casements divided into three panes horizontally. Although some are replaced, the design has been copied, ensuring the character has been retained. This creates a strong horizontal emphasis across these terraces, although some replacement frames are a little clumsy in appearance, having thicker frames than the original casements.
- 4.3.5 There is a high survival rate of fenestration at Little Haywood. The Lamb and Flag retains a variety of casements with thick central mullions and vertically sliding sashes within canted bay windows. Cherry Orchard, Halday and Chase View cottages retain vertically sliding, two over two sashes. The shop retains 8 over 8 vertically sliding sashes with painted wedge lintels with keystones above, emphasising the differing building heights along Main Road.

4.4 Building Materials

- 4.4.1 Brick is the dominant walling material. Staffordshire blue tiles are common, but slate is also used at numerous houses in Little Haywood, reflecting the arrival of the railways allowing for more widespread use of slate. Render is also common, though usually as a later addition to exposed brickwork.

4.5 Colour Palette

- 4.5.1 Warm red brick colours and painted muted tones on the rendered buildings create a colour palette of warm reds and muted creams. The slate roofs add a contrasting blue-grey.

5 Listed Buildings, Little Haywood

5.1 The Lamb and Flag Inn

5.1.1 This late 18th century Grade II inn is three bays and three storeys, but presents a low, square appearance. Horizontal emphasis is created through the retention of historic casements. The building incorporates an early 19th century shop. The gabled wing was added in the mid 19th century. The walls are rendered and the roof is slate.



Figure 16 The Lamb and Flag Inn

5.2 The Yeld

5.2.1 This Grade II, 18th century house is two storey with attics. It is sited behind Main Road in an enclosed green space. It is rendered with clay tile roofs.

6 Positive Buildings, Little Haywood

6.1 Trubshaw House

6.1.1 This grand Victorian house marks the beginning of the historic core of buildings in Great Haywood, its main façade faces east, away from Main Road. Its name suggests a connection to the architect and engineer James Trubshaw, who resided in Little Haywood and is buried in St Michael's and All Angels, Colwich. The detailing, such as fish scale roof, dormers and cast iron casement windows, add interest to the street scene and create a welcoming introduction to Little Haywood.



Figure 17 Trubshaw House

6.2 Cherry Orchard House

6.2.1 Built as a row of three cottages in 1864, Cherry Orchard House was converted to one dwelling in the early 1900s. The distinctly Edwardian bay windows are repeated along the main facade with moulded brick detailing and gauged arches creating a graceful frontage.



Figure 18 Cherry Orchard House

6.3 1-7 Anson's Row

6.3.1 This row of cottages was built for the displaced inhabitants of the expanding Shugborough estate before 1836. The lane in front of Anson's Row is marked as Dog Lane on a map of 1820; the surrounding land belonging to Reverend William Hicken. It is called Anson's Row on a map of 1896, which marks the row as a mortgaged portion of the Shugborough Estate.

6.3.2 Their striking rectilinear form is emphasised by their low scale, but the lack of chimneys appears incongruous. Brick with plain tiles, the fenestration pattern is retained across the east façade. These simple, three light casements, although replaced on some dwellings, reinforce the character and create a horizontal emphasis, leading to numbers 8-10 Anson's Row. The quiet, rural setting, and layout of the plots, are intrinsic to the character, and remain unchanged since the 19th century.



Figure 19 1-7 Anson's Row

6.4 8-9 Anson's Row

6.4.1 This 16th century former long house would have provided accommodation for cattle and the farming family alike, and were common from the 16th to early 19th centuries. It is now two dwellings with a lateral extension to form a third property. The historic character remains in places, such as through the low eaves and undulating ridge of the roof. It is rendered and has plain clay tiles. The dormers are a later addition, and the enlarged window openings portray a more modern domestic appearance.



Figure 20 8-9 Anson's Row



Figure 21 Stone House

6.5 Stone House

6.5.1 This tall, two-and-a-half-storey stone built house appears on 19th century maps with L-shaped farm buildings to the rear. The attached brick barn retains its agricultural character with large timber plank doors and evidence of barn ventilation. Some alteration has taken place, for example the insertion of concrete lintels and modern windows, but the graceful appearance of the building remains.

6.5.2 The south elevation appears to be the principal façade, at right angles to the road. The gables with centrally placed windows, parapets, stone corbelling and dormers passing through the eaves suggest the house dates to the 16th - 17th century. The deep eaves suggest the house and barn may have been thatched.

7 Spatial Analysis, Little Haywood

7.1 Public Realm

7.1.1 Main Road is busy with pedestrians and vehicular traffic, and the parked cars along Main Road obscure the rows of buildings. The narrow pavement along Main Road emphasises the taller buildings and portrays a small village feel, but there are no historic paving surfaces remaining: the road surfaces are modern tarmac, and the street lighting provided is 20th century.

7.2 Circulation

7.2.1 Travelling north along Back Lane, the ancient greenway is reached. There is a public footpath to the west of the Yeld that reaches into the fields towards Anson's Row, which although outside the conservation area, encompasses views of the village and Cannock Chase beyond. South along Meadow Lane, the Trent and Mersey canal is reached.

7.3 Open Spaces and Gardens

7.3.1 The larger, early 20th century plots at Meadow Lane provide a contrast to the Victorian houses that front the road with no front garden. These possess back gardens in plots that originally ran towards the canal.

7.4 Important Trees and Hedges

7.4.1 The tall Corsican pine trees at Coley Lane create a dramatic focal point. Their positioning behind the holly hedge emphasises the narrow Lane and punctuates the hedgerow, helping to create a sense of movement and enclosure.

7.5 Boundaries

7.5.1 The Holly hedges provide important boundaries at Coley Lane and Back Lane, where stone boundary walls are observed below the hedges.

7.5.2 At Meadow Lane, brick and stone boundaries add interest and define the plots belonging to each property. The unusual walls of Cherry Orchard invite interest along Meadow Lane. The lower courses are of smaller and roughly brought-to-course stone with variation in size, and higher courses are larger and squared with an almost triangular coping.

7.5.3 Along Main Road, The Hollies, Fernleigh, Heather Brae and Ivy Cottages possess coursed stone boundary walls with hedges above.



Figure 22 Corsican pines and tall holly hedges at Coley Lane



Figure 23 Boundary walls at Cherry Orchard House

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**Colwich and Little Haywood Conservation Area
Important Trees, Boundaries and Spaces - Little Haywood**

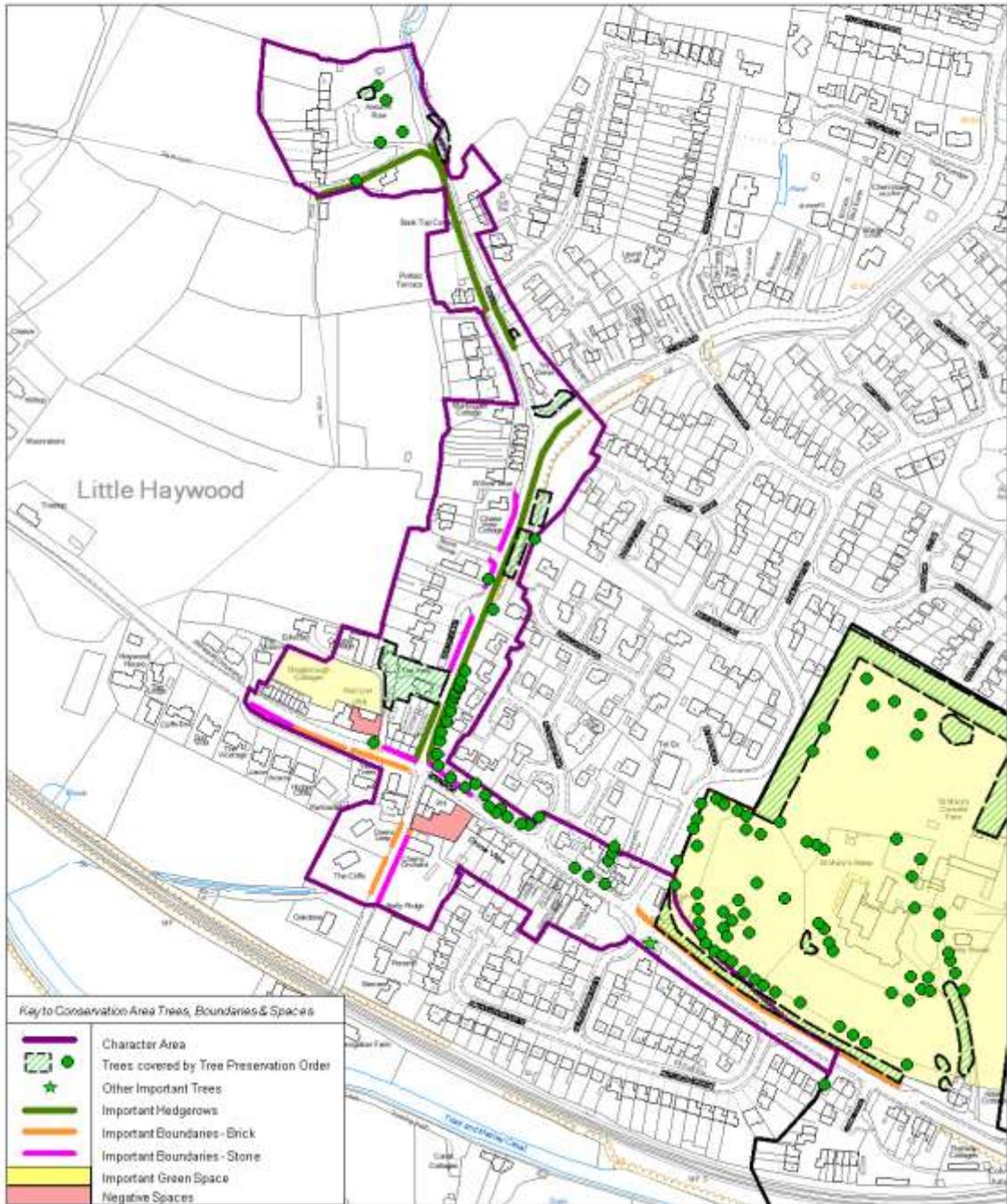


Figure 24 Important Trees, Hedgerows, Spaces and Boundaries: Little Haywood

7.6 Ephemera

7.6.1 A milepost remains at the west of Main Road. This is well preserved.



Figure 25 Milepost, Main Road

8 Important Views, Little Haywood

- 8.1 Passing through the bridge at Colwich, another set of early 20th century railway cottages mark the beginning of development in Little Haywood. A pair of Victorian semidetached cottages, with gables and brick detailing at eaves, is mirrored at the new houses to the west of this building. This visually links the historic building to the new estate, which also reflects the details of the original cottages, albeit with larger proportions.



Figure 26 Main Road facing towards Colwich



Figure 27 Main Road facing Little Haywood. The houses to the west mirror the architectural style of the Victorian semidetached cottages in the foreground.

8.2 From Trubshaw House facing west, a strong vertical emphasis is created by the adjacent tall Victorian buildings, drawing attention to the oriel window of Jasmine Cottage overlooking the road. The continual building line and narrow pavements leads along Main Road.



Figure 28 Jasmine Cottage on Main Road

- 8.3 The Lamb and Flag Inn and adjacent Chase View cottages provide uniformity in scale, height, gables and massing, drawing attention to small architectural differences and creating a solid presence. The continuous row of windows of the Lamb and Flag Inn creates horizontal emphasis and its massing provides a visual anchor in the street.
- 8.4 Facing east, the cottages along Main Road step down and up gradually in height. Although of varying scale, height and materials, a unity is created through the repeated gable form of Chase View cottages and the continuous building line.



Figure 29 Main Road facing east

8.5 At the crossroads, the tall hedges and Corsican pines at the corner of Coley Lane invite exploration into Coley Lane, where views of Stone House and the group of rectilinear cottages on the corner of Back Lane create picturesque scenes and create a visual lead to Back Lane.



Figure 30 Coley Lane leading to Back Lane. The rectilinear cottages lead to Back Lane.

- 8.6 At the top of Back Lane, views of the rectilinear cottages in Anson's Row, the greenway and fields create a distinctly rural scene.
- 8.7 Facing east, the high wall of St Mary's Abbey leads towards the church tower of Colwich's St Michael's and All Saints and the adjacent railway cottages.

9 Character area Two: Colwich

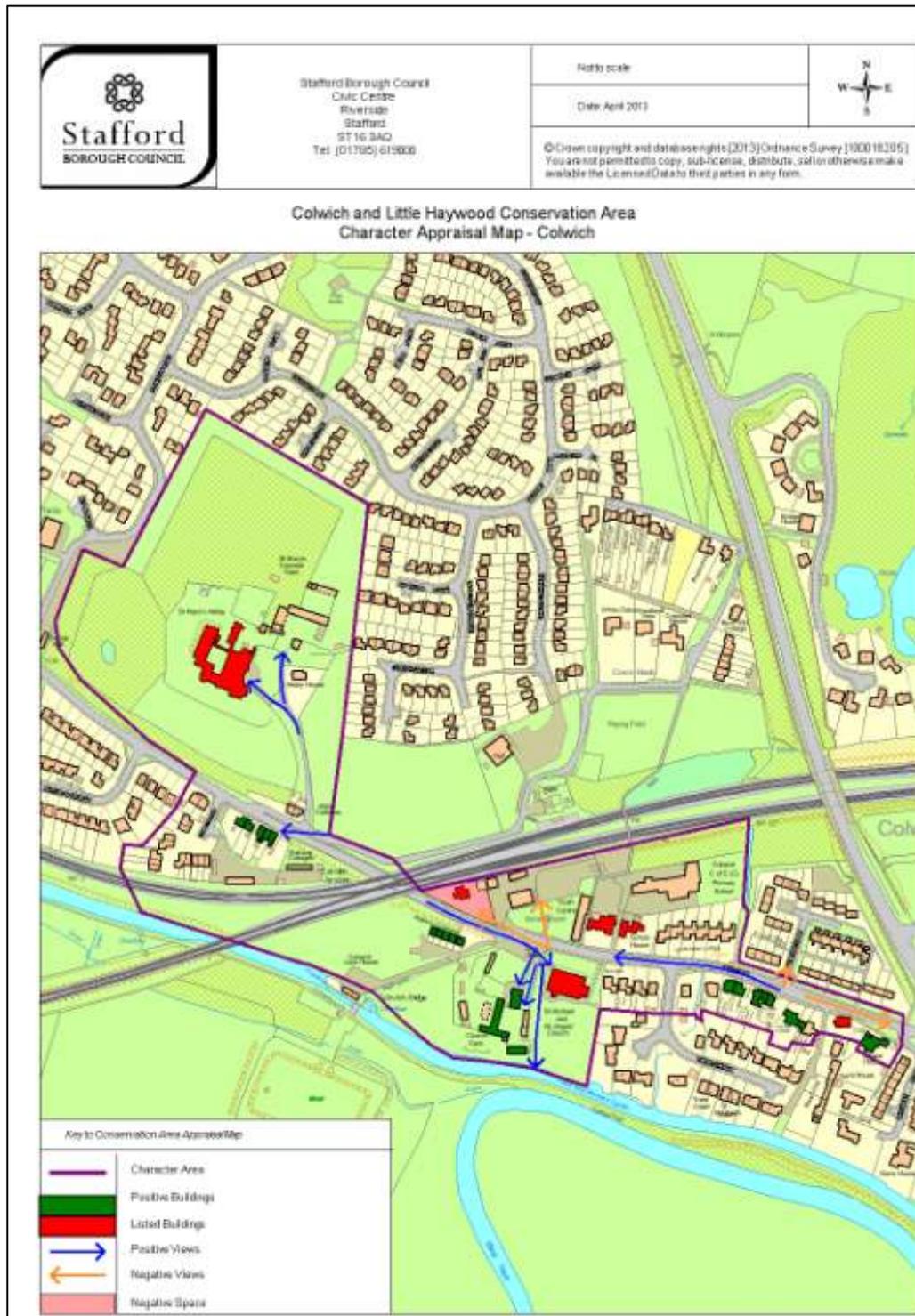


Figure 31 Character area Two: Colwich

- 9.1 19th century maps depict few buildings either side of Main Road. On the south side these are arranged in plots running towards the canal. The houses are not directly aligned to the road, suggesting gradual development. The setting of these buildings conveys a rather disparate and exposed character today. This is compounded by the adjacent 20th century development that is out of scale with the historic buildings.



Figure 32 Colwich facing east, with 17th century Gibson's Shop on the right



Figure 33 Chase View, Lyndale and Kentrill Cottages

9.2 Facing west, the dormers and gables of 17th century Gibson's Shop and the later Victorian Chase View, Lyndale, Kentrill Cottages and Apple Tree Cottage, lead towards the core of the village. Here, the church, school buildings and Church Farm form a cohesive, picturesque group of contrasting buildings, with spaces around the buildings defined by the stone boundary walls, native holly hedges and mature trees.



Figure 34 St Michaels and All Angels Church, and Church Farm to the right

9.3 The late Victorian Railway Cottages adjacent to the church, and former Station House, reflect the development of the village after the arrival of the railway, and here the settlement pattern becomes linear along Main Road. The gables of Station House facing south and west marry the space surrounding Station House together but it is marred somewhat by the presence of cars, modern fencing and poor road surfaces, which all break up this space.



Figure 35 Station House

- 9.4 Under the railway bridge the historic character is lost, but the wall of St Mary's Abbey links the space to Little Haywood. The siting of new development impacts on the setting of the historic buildings of Colwich. Notably adjacent to the church where the bright contrasting colour, siting and plan form of the houses impinge on views of the church from the east and block views to the west. The siting, number of new houses, and their scale, has impacted on views and diminished the general character of Colwich along Main Road. However, much of this development occurred in Colwich before its designation as a Conservation Area.
- 9.5 Despite recent development, the high architectural and historic quality in Colwich remains; there are four Grade II listed buildings and one Grade II* listed building in Colwich. The church area has retained historic and architectural character and there is a strong relationship between the ancient church, the Victorian schools, the agricultural buildings and Church Farm. Variety in building type, age, architectural style and materials is observed. From the churchyard, unspoilt views of Cannock Chase visually connect these buildings to its landscape.

10 Built Character, Colwich

10.1 Building Types

10.1.1 Building types in Colwich are chiefly domestic, although the special historic and architectural character is predominantly derived from the school buildings, the church and Church Farm.

10.2 Scale, Plot Size and Plan Form

10.2.1 The earlier cottages are small-scale and tend to be square on plan: early 17th century timber-framed Gibson's Shop, and Church Farm, are square on plan, and of one storey with attic.

10.2.2 The farm buildings of Church Farm form a loose courtyard arrangement with tall, elongated barns of two storeys; the scale contrasting with Church Farm cottage.

10.2.3 The later Victorian cottages possess larger proportions, are two storey and linear on plan. Early cottages are not aligned with the road, whereas later Victorian and railway cottages are rectilinear and clearly relate to the road. Station House, with projecting gables on two facades, is aligned with the railway and road. The Victorian School buildings are of a grand scale, although only one storey. The primary school is 'E' shaped on plan.

10.2.4 The varying scale and plan form of the buildings in Colwich represent haphazard, unplanned development. Earlier buildings relate back to agricultural beginnings and later houses aligned to the road and railway reflect the importance of transport to this village later on. The survival of these buildings portrays the gradual development of the village. Generally, the early buildings are one to two storey and square on plan, and the later buildings relate to the arrival of the railway, are two storey and tend to be more linear.

10.3 Architectural Styles and Features

- 10.3.1 The dominant architectural features of Colwich are Victorian; ridge tiles, finials and gables are typical features of Colwich, as at Railway House, and the primary school. These elements add a feel of importance and grandeur to these buildings.
- 10.3.2 Gabled dormers are a characteristic feature, and are found at Gibson's Shop, Chase View, Kentrill and Lyndale cottages, passing through the eaves.
- 10.3.3 Decorative bargeboard detailing is also found on Lyndale and Kentrill Cottages.
- 10.3.4 Station House is Victorian Jacobean in style, with Dutch gables, finials and Tudor style chimneys. The primary school is in Victorian Tudor style, with stone finials and tall stone mullioned and transomed windows. The adjacent school house is Victorian Gothic in appearance, with a well-executed star-shaped Tudor style chimney. Both school buildings employ brick for walling, with stone windows, and stone detailing at quoins, copings, and door surrounds. The railway cottages are Victorian with brick detailing at the eaves in a brighter red brick.
- 10.3.5 Despite the high architectural quality of historic buildings, there is very little historic fenestration remaining in Colwich.



Figure 36 Roof detailing at Station House, employing fish scale tiles, Dutch gables and decorative ridge tiles

10.4 Building Materials

10.4.1 Stone is dominant at the church and surrounding boundary walls. Church Farm possesses a stone plinth suggesting initial timber framing. Timber framing is observed at 17th century Gibson's Shop. Brick is employed at the school buildings, Church Farm and agricultural buildings, and the late Victorian Railway Cottages.

10.5 Colour Palette

10.5.1 Brick of varying orange-browns and the grey stone of the church dominate.



Figure 37 The Primary School, Victorian Neo-Tudor in style, with stone detailing and star-shaped chimney. The ridge tiles and finials add further interest

11 Listed Buildings, Colwich

11.1 Gibson's Shop

11.1.1 This small, 17th century timber framed cottage is one storey with attic. Two dormers front the road. Historic fenestration remains, with leaded lights and metal casements. The scale of the cottage is spoilt by the scale of development to the north of the cottage.



Figure 38 Gibson's Shop

11.2 Parish Church of St Michael and All Angels

11.2.1 This church dates to the 13th century, although heavily altered in the 19th century. Its position in the street scene forms a collective positive group with the farm and listed school buildings opposite, and the contrast in scale and layout with Church Farm adds to its strong architectural presence.



Figure 39 Church of St Michael and All Angels

11.3 Church of England Primary School

11.3.1 Built between c.1839-1860, this Grade II school is Victorian Tudor in style, of brick with stone dressings. E-shaped on plan, stone finials decorate the gables.

11.4 School House

11.4.1 Built between c.1841 and 1860, this Grade II building is in Victorian Gothic style, and also incorporates brick with stone dressings. Although different on plan to the Primary School, a unified appearance is created by their positioning to the road, scale, and materials.

11.5 Station House

11.5.1 This stone built Victorian building (Grade II) with Dutch gables is aligned to both the road and railway track. The finials and chimneys create a graceful building; the soft grey-hued stone contrasting with the surrounding brick of Railway Cottages and Church Farm. It is marred by modern plastic windows.



Figure 40 Primary School and School House



Figure 41 Station House

11.6 St Mary's Abbey

11.6.1 Situated to the north of Colwich within a walled enclosure, Grade II St Mary's Abbey was built in 1825 for the Viscount of Tamworth as Mount Pavilion, and became a convent in 1836. Its ornate Tudor style ogee labels to the windows, and crenellations and turrets, have created a curious and fanciful building, which is emphasised by its setting away from Main Road. It is reached through elaborately designed, well-preserved cast iron railings.



Figure 42 St Mary's Abbey



Figure 43 The wrought iron gates of St Mary's Abbey

12 Positive Buildings

12.1 Church Farm and Farm Buildings

12.1.1 Church Farm cottage, of possible 17th century origins, is set back from the road, parallel to the church. The gable faces the road and its main façade faces the church. The farm buildings, arranged as a T- shape on plan, suggest historic function as a dairy farm. Its continued use as a working farm and the unaltered appearance of the barns and cottage, have ensured much historic character has been retained. The cottage and church buildings form a charming group.

12.2 Lychgate

12.2.1 The Lychgate to St Michael and All Angels was erected as a memorial to the Great War 1914-18. Its position amongst the church, Church Farm and school buildings helps to create a village feel to this part of Colwich.



Figure 44 Lychgate



Figure 45 Church Farm



Figure 46 Church Farm and Barns

13 Spatial Analysis

13.1 Public Realm

13.1.1 Road surfaces and pavements are modern tarmac, with granite kerbs, and modern street lighting is employed along Main Road. There is little street furniture in Colwich. Bus stops are signs with no shelters, as the pavement is narrow. The signs are of modern materials, and these impact negatively on the setting and views of historic buildings in Colwich.

13.2 Circulation

13.2.1 Access to the Trent and Mersey Canal is gained via the public footpath that begins before Railway Cottages. A distinct rural feel is created by the winding path, inviting exploration. The churchyard is accessible through the Lychgate, and Cannock Chase is viewed from the south of the churchyard. Circulation is mainly along Main Road running towards Little Haywood in the west, and the A51 to the east.



Figure 47 The footpath to the Trent and Mersey Canal, facing north towards Main Road

13.3 Open Spaces and Gardens

13.3.1 The churchyard is a significant open space; the stone boundary wall encloses and defines the area. At the beginning of the public footpath, high holly hedges create an enclosed feel, and there is a distinctly rural atmosphere where the footpath runs next to Church Farm and leads to open fields and Colwich Lock.



Figure 48 Churchyard

13.3.2 The large plots in front of the school buildings echo the siting of the church away from Main Road. Cottages of Victorian age front the road, with gardens to the rear, whereas earlier cottages have side gables aligned with the road and gardens to the side, reflecting their agricultural associations.

13.3.3 St Mary's Abbey is a large enclosed space with a walled garden and high brick wall to the road. A sandstone quarry was recorded within the enclosure to the north of the Abbey, identified from historic mapping from 1839. Although not viewed from Main Road or publicly accessible, it is a significant relatively unaltered green open space and creates an attractive setting for the listed Abbey.



Figure 49 St Mary's Abbey enclosure wall

13.4 Important Trees

13.4.1 Trees lining Main Road help to shield 20th century development and add interest to the street scene. There are several mature trees at the north and south of the churchyard. To the south, these complement views of Cannock Chase, and at the north of the churchyard, create positive focal points in the street scene. The trees at the west of the churchyard and adjacent hedges and trees at Church Farm create an avenue that leads to Church Farm buildings. The mature holly hedge running to the west of the churchyard leads the eye to Railway Cottages. The trees at the north of the burial ground act as screens to the industrial buildings behind. A mature beech creates a focal point before Lavender Lodge.

13.4.2 In the grounds of St Mary's Abbey, behind the tall brick wall are several mature oak, sycamore, lime, cypress and holly.

13.5 Boundaries

13.5.1 Strong visual boundaries of stone add character and define spaces at the church, and opposite at the burial ground. At the church, the stone wall helps to form enclosure with the trees and hedges of Church Farm. These boundary walls lead towards other sections of this area where historic and architectural features are strongest. In contrast, various modern brick and fence boundaries of the 20th century development break up the space visually and affect the visual 'flow' created by the stone walls. Positive boundaries of stone and holly hedges are observed in front of the school buildings, and boundaries of brick with moulded stone copings run at right angles to the front boundaries, separating the school buildings. The tall, soft red brick and stone wall of St Mary's Abbey creates enclosure and draws attention to the lack of boundaries opposite where space falls away.



Figure 50 Churchyard boundary wall



Figure 51 Stone boundary walls and holly hedges create a sense of enclosure



Stafford Borough Council
 Civic Centre
 Riverside
 Stafford
 ST16 3AQ
 Tel: (01785) 619000

Not to scale

Date: April 2013



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Colwich and Little Haywood Conservation Area
Important Trees, Boundaries and Spaces - Colwich

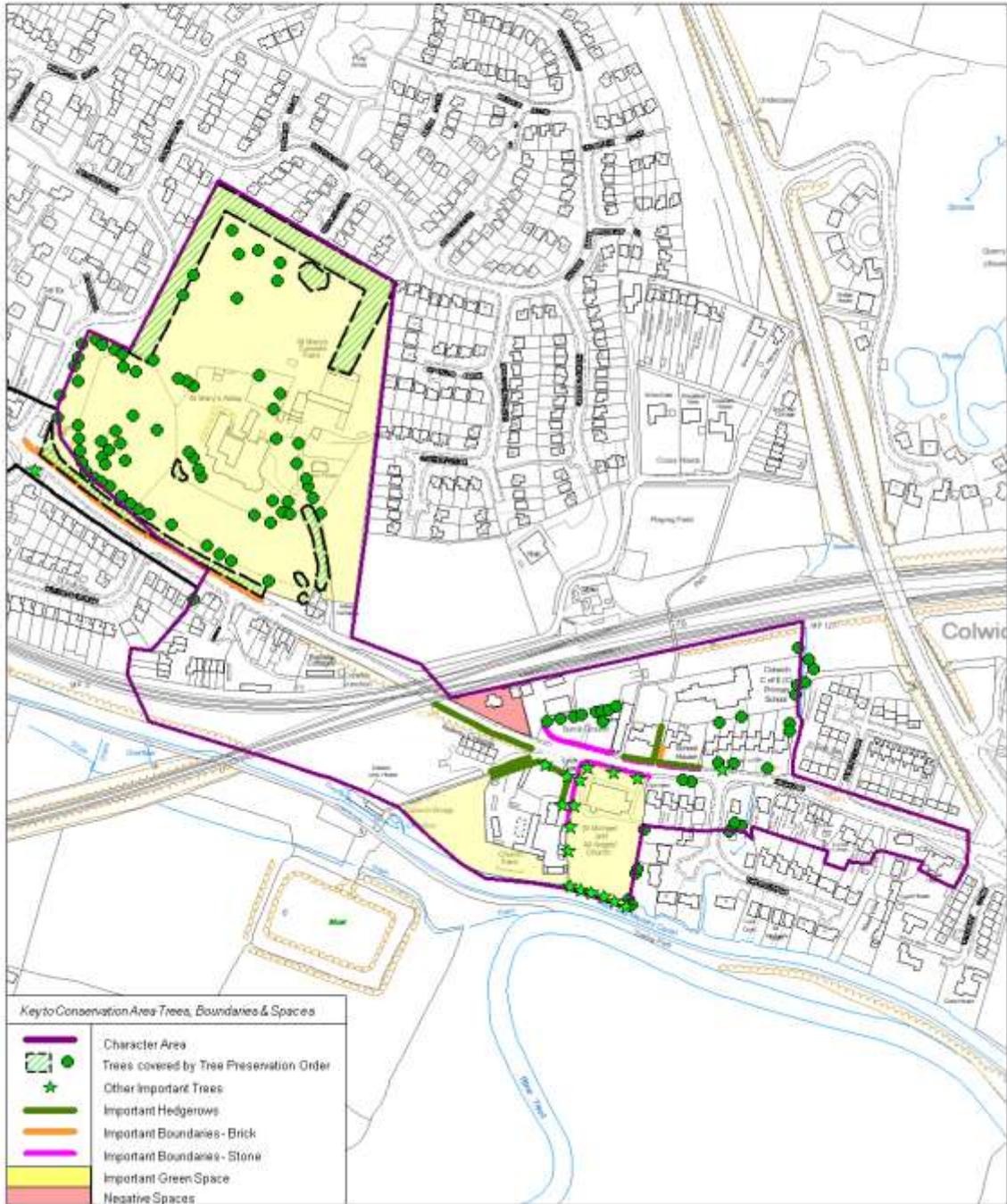


Figure 52 Important Trees, Hedgerows, Boundaries and Spaces, Colwich

14 Important Views, Colwich

- 14.1 Facing west towards Little Haywood, the eaves and dormers of the cottages lead towards the school buildings and nearby trees. New development to the east of the school buildings are neutral, being set back and low-scale, although the modern boundaries disrupt the visual continuity of the street scene.
- 14.2 The area including the church, churchyard, school buildings and Church Farm encompasses key positive views. From the church, facing west, views of Church Farm provide a contrast in scale between the farmhouse and the church. The stone and holly hedge boundaries clearly define each space, and substantial native trees and firs dotted amongst the hedges add to the sense of enclosure. A harmonious mixture of boundaries, and contrasting building types is observed. The farm buildings are also visible from Main Road, and give a distinctly rural feel. The boundary wall of the burial ground echoes that of the church and forms a visual continuity. Facing north, views of the school buildings create focal points in the street scene. At the south of the churchyard, views of open green space are observed, leading to dramatic views of Cannock Chase.



Figure 53 Views to Cannock Chase from St Michael and All Angles Church

15 Key Positive Characteristics, Colwich and Little Haywood Conservation Area

Built Character

Building Types

- A variety of building types from the 16th to 19th century. Earlier buildings tend to have agricultural associations, for example the 16th century Long House, and later buildings are connected to the arrival of the Railway. There is a 13th century church, two pubs, a farm and former farm, 18th century cottages, large Victorian houses and terraces, and two Victorian schools.

Scale, Plot Size and Plan Form

- Early buildings are small- scale, one to two storey agriculture-related domestic buildings, with a relationship to the former surrounding fields. Later buildings are larger, of two or three storeys, and aligned to the roads.
- Several Victorian houses in Little Haywood are terraced along Main Road, whilst some are semidetached. Trubshaw House is detached and two storey with attics. Roof forms tend to be simple and gabled with gables facing the road.
- Victorian buildings in Colwich are terraced with gabled roofs and formers, 16th century Gibson's shop and Church Farm cottage are gabled and detached.

Architectural Styles and Features

- Victorian features and styles dominate. Victorian Tudor and Victorian Gothic are present at the school buildings. The continuous building line at Little Haywood is complemented by the gables fronting the road. Decorative ridge tiles, finials, stone dressings and semi-circular arches are features.

Building Materials

- Stone, brick and clay and slate tiles dominate. Render is common in Little Haywood.

Colour Palette

- Reds and browns of the varying bricks, black and white derived from timber framing (applied and true), and the grey of the stone employed at the church

and surrounding boundary walls create the colour palette. Render in muted creams is also found.

Spatial Analysis

Public Realm and Circulation

- The footpath running towards the canal at Colwich provides an important pedestrian route with rural surroundings.
- The churchyard provides an important green space with unspoilt views of Cannock Chase.

Open Spaces and Gardens

- Victorian houses at Little Haywood front the road with no front gardens, earlier cottages have gardens to the side and in plots stretching towards the canal along Main Road, and there are larger plots at Little Haywood away from the village centre.
- The churchyard provides an accessible open green space with several native trees.
- St Mary's Abbey, although not publically accessible, represents a large green space with groups of mature native trees.

Important Trees and Hedges

- Trees play a key role along Main Road in Colwich and Little Haywood, providing screens, and complementing the taller historic buildings.
- At Coley Lane the Corsican pines emphasise the narrow lane and help create a sense of enclosure.
- Trees in and around the churchyard at Church Farm contrast with the smaller buildings.
- Mature trees within the enclosure of St Mary's Abbey add interest and accentuate the vertical emphasis created by the wall of the Abbey.

Boundaries

- Stone and brick walls and hedges of holly provide clear boundaries and define the historic buildings and spaces.

Important Views

Colwich

- At the west end of Colwich, there are positive views of the church and churchyard, Church Farm, the Victorian school buildings and dramatic views of Cannock Chase.

Little Haywood

- Along Main Road, the continuous building line with gables fronting the road leads to the east and west to key positive historic buildings.
- At Coley Lane, Corsican pines and high holly hedges provides positive views of Coley Lane heading north into the distinctly rural Back Lane towards Anson's Row.

16 Negative Aspects that Impact on the Character and Appearance of the Conservation Area

16.1 In order to manage the conservation area's special architectural and historic character and appearance, it is essential to identify and address any features that are diluting its special character. The following issues are identified as having a negative impact on Colwich and Little Haywood Conservation Area, and should be read in conjunction with the Summary of Special Interest on page 3 and the Key Positive Characteristics Summary on pages 37-38 in consideration of change or development within the conservation area, or its setting.

16.2 20th Century Development: Harm to Setting and Historic Layout

16.2.1 The east of Colwich was heavily developed prior to designation in 1974. This has resulted in backland development in plots between the road and the canal. Development to the north of Main Road overshadows the historic, small scale buildings and has created a disparate feel to this part of the conservation area.

16.3 20th Century Development: Siting, Plan Form, Materials, Colour Palette and Boundaries

16.3.1 To the east of the church, 20th century development spoils views of the church through its siting, plan form and colour palette that conflict with the historic stone and brick of the surrounding historic buildings. Many of these alterations occurred prior to designation, but should not be taken as a precedent for new design. The west of Colwich, around the church and railway cottages, is marred by views opposite to the garage and industrial buildings. The industrial buildings are shielded to a degree by the trees in the burial ground, but they remain evident due to their scale and siting.



Figure 54 Industrial buildings in Colwich

16.3.2 At the northeast of Colwich, 20th century development overshadows the historic houses opposite. On Main Road at Little Haywood, 20th century houses opposite Trubshaw House detract from the historic buildings through their raised position and the introduction of modern materials.

16.4 Introduction of Modern Materials and Features to Historic Buildings

16.4.1 There is very little surviving historic fenestration in Colwich, much is replacement in uPVC. This has diluted the character of the area and has marred the appearance of surviving historic buildings. Where sashes are replaced with uPVC windows, it is often with differing opening mechanisms, for example pivoting instead of sliding. This spoils some elevations where the flat façade is interrupted by outward opening windows where sashes would have been present.

16.4.2 Haphazard extensions to Chase View cottages have spoilt the unity created by the repeated gables and plan form. The insertion of rooflights has had a similarly negative impact.

16.5 Cars and Traffic

16.5.1 The presence of heavy traffic along Main Road creates an uninviting atmosphere, and the parked cars along Main Road spoil views of the historic buildings in Little Haywood. Under the railway bridge, attention is drawn to the traffic of the train line and the road. The presence of cars at Colwich garage detracts from the listed Station House.



Figure 55 Cars, haphazard extensions and uPVC windows mar the character of Chase View.

16.6 Boundaries

16.6.1 The modern boundaries dividing 20th century properties at the west of Colwich create a disjointed feel in the street which is compounded by the differing materials, in contrast to the continuous stone boundary walls of the church. The definition of space created by the stone wall of the burial ground is spoilt slightly by the modern disjointed boundaries observed around the garage area, which reveals poor surfaces and creates an unwelcoming environment.

16.6.2 At development to the north of Trubshaw House in Little Haywood, a collection of different wooden fencing types creates a mismatching, patchy appearance and an 'out of bounds' atmosphere that contrasts starkly to the architectural uniformity found across the road.



Figure 56 Modern, differing fencing breaks up the space visually

16.6.3 The absence of boundaries in front new development in Little Haywood is also a problem. The undefined space gives anonymity to this area, and this is observed further east at earlier development opposite the high wall of St Mary's Abbey. This contrasting enclosed space jars with the lack of boundaries, and the space falls away towards Trubshaw House. At The Red Lion car park, the space falls away through lack of boundary walls and modern fencing breaks up the space.

16.7 Paving Surfaces

16.7.1 The haphazard mixture of varying paving surfaces breaks up the street scene visually and creates a run-down, unwelcoming appearance in some areas, particularly opposite The Lamb and Flag.



Figure 57 Haphazard paving surfaces

17 Protecting the Character and Appearance of the Conservation Area

- 17.1 Policies for the protection and management of the historic environment through the development management process are set out within NPPF Paragraphs 127 through to 141, and in Saved Policies of Stafford Borough Local Plan, Policies E&D2: *Consideration of Landscape or Townscape Setting*, E&D 18: *Development Likely to Affect Conservation Areas*, E&D19: *Accommodating New Development within Conservation Areas*, E&D20: *Demolition of Buildings in Conservation Areas*, E&D21: *Advertisements in Conservation Areas*, E&D22: *Proposals for Blinds, Canopies and Shutters*, E&D23: *Development Proposals Affecting Listed Buildings*, E&D24: *Demolition/Partial Demolition of Listed Buildings*, E&D25: *Proposals to Convert or Extend a Listed Building*, E&D43: *Trees in Conservation Areas* and E&D44: *Development Affecting Trees and Hedgerows*.
- 17.2 The draft Plan for Stafford Borough sets out policies for the protection and management of the historic environment through policies N9 and paragraphs 12.27 to 12.58. These should be used in conjunction with this appraisal to guide or assess any future development within the Colwich and Little Haywood conservation area.
- 17.3 Other organisations, such as the County Council Highways Authority, and statutory undertakers also have their own commitments to protect the character and appearance of the conservation area in the exercise of their duties.
- 17.4 To manage and protect the special historic character and appearance of The Colwich and Little Haywood Conservation Area in the exercise of these policies and duties:
- The existing special historic character and appearance of the conservation area and all features identified as Positive should be retained and reinforced.
 - Further works that harm the significance of the area should be avoided.
 - *Planning Policy Statement 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department for Communities and Local Government, Department for Culture, Media and Sport, English Heritage, 2010) or its successor should be used for guidance.
 - 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).

- 17.5 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.

18 Recommendations for Future Management

- 18.1 Any subsequent development in Colwich and Little Haywood should consider 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 details. Good practice is observed at Little Haywood where new development employs the architectural detailing and general design and shape of the existing historic buildings.
- 18.2 Property boundaries that reinforce the special character of the area, such as holly, brick and stone, with careful observation of vernacular detailing, should be encouraged, as this will enhance and reinforce the character of the conservation area.

19 Proposed Boundary Revisions

19.1 Colwich

19.1.1 It is proposed that the conservation area boundary is extended to include the walled garden and associated farm buildings of St Mary's Abbey. This is an unspoilt green space and contains several historic farm buildings. To the south, 20th century development has filled plots that originally stretched towards the canal. There is no historic interest remaining as a result and it is proposed that this area is excluded.

19.1.2 It is proposed to exclude Colwich Lock from the conservation area as it is associated with the Trent and Mersey canal. It is therefore appropriate to include this in The Trent and Mersey Canal Conservation Area.

19.2 Little Haywood

19.2.1 Anson's Row is a range of 18th-19th century cottages and a 16th century former long house. These cottages are connected to the village by Back Lane, and an ancient greenway runs to the west of Anson's Row into the adjacent field. This represents very well preserved rural character, and both the setting and the character of the buildings themselves have been retained, adding further architectural and historic interest to the conservation area. It is therefore proposed to include this area.

19.2.2 Modern plots have been developed along Meadow Lane, and these recent buildings do not reflect the character of Little Haywood and it is proposed that these are excluded. The canal, Meadow Lane Bridge and Navigation Farm are associated with the canal rather than the village and so it is proposed to exclude this area and add it to The Trent and Mersey Canal Conservation Area.

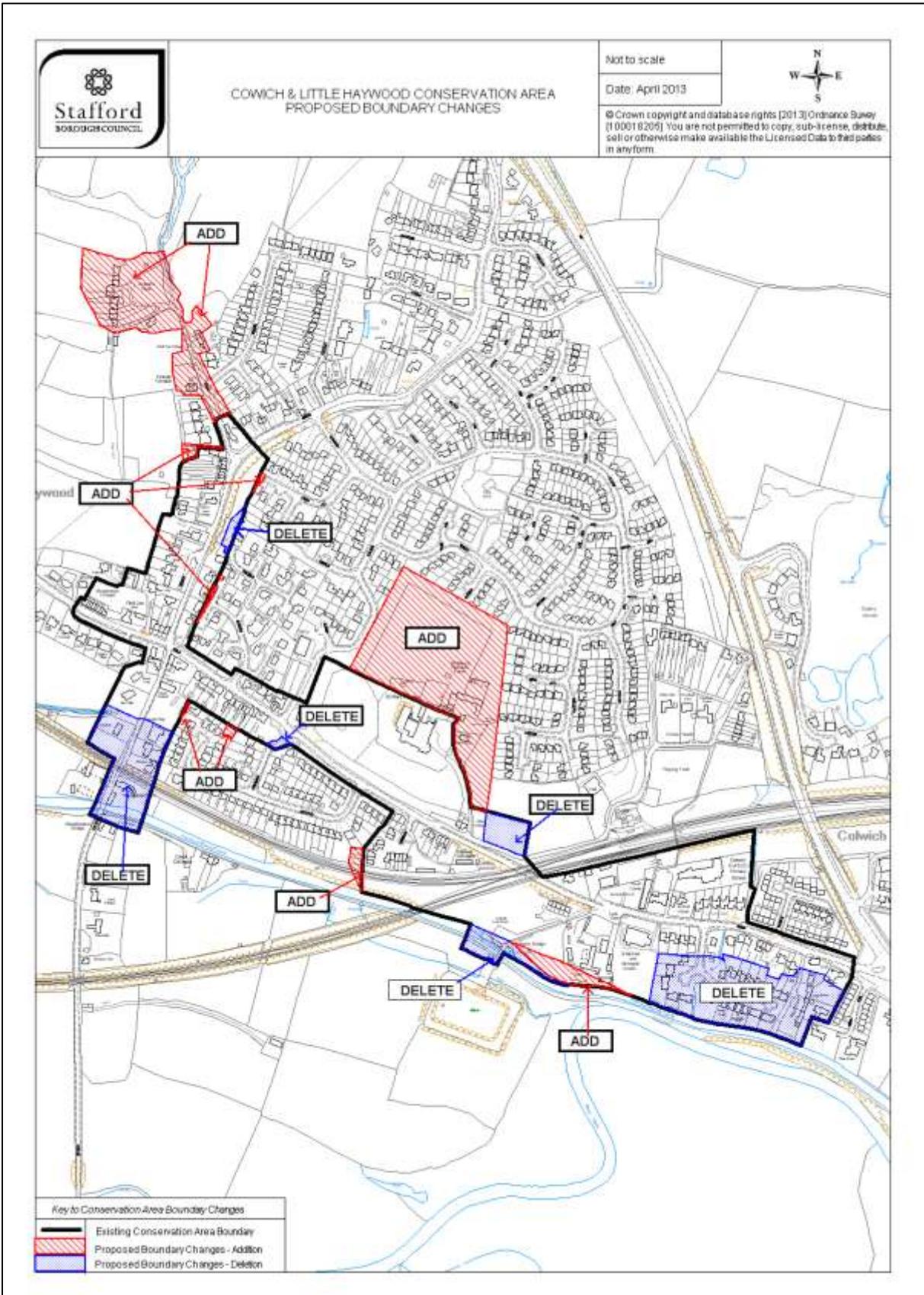


Figure 58 Proposed Boundary Revisions

Appendix One

Statutory List Descriptions

Colwich

PARISH CHURCH OF ST MICHAEL AND ALL ANGELS

List entry Number: 1116585

Grade: II*

Date first listed: 15-Jan-1968

A late C13 fabric much renewed and enlarged in C19. The tower is dated 1640 but looks earlier, it occupies the West bay of North aisle, North chapel, vestry and South aisle C19; fine East window of five lights. Alabaster monument to Sir Robert Wolseley (1646) with effigy; handsome mural tablet to Gabriel Wood (1706) and his sister (1704).

FORMER RAILWAY STATION HOUSE

List entry Number: 1116586

Grade: II

Date first listed: 10-Jan-1972

Dated 1848. Ashlar. Cruciform on plan with later lean-to addition on South side; 2 storeys; sash windows; shaped Dutch gables with finials to each wing; tall brick and stone stacks; mechanical tiles,

GIBSON'S

SHOP

List entry Number: 1116587

Grade: II

Date first listed: 10-Jan-1972

C17 vernacular. Timber framed with tiled (formerly thatched) roof and end brick stacks; single-storey and attic; casement windows; 2 window front.

SCHOOL HOUSE AND OLD SCHOOL BUILDING ATTACHED ON LEFT HAND SIDE

List entry Number: 1273402

Grade: II

Date first listed: 16-Mar-1976

School House 1860. Architect, Ewan Christian. Red brick with stone dressings; 2 storeys. L-shaped on plan. Front has projecting gabled bay having 2-light mullion window in stone surround and stone canted bay window to ground storey with stone pentice roof. Right-hand wing has small projecting gable, one window in stone surround and pointed arched doorway with hood mould, tiled pentice hood on brackets and ledged door with decorative iron strap hinges. Above doorway a stone panel with glazed quatrefoil. Quoins to all angles; stone-

coped gables; brick stacks with altered caps; tiles. Old school building attached on left-hand side dates from 1841 being of similar character and having stone-coped gabled land to road with almond shaped panel and arms of Charlotte Sparrow, formerly of Bishton Hall; 3-light mullion transome window with pointed arched head and hood mould; star-shaped brick stack. flow used as a store.

CHURCH OF ENGLAND PRIMARY SCHOOL

List entry Number: 1273481

Grade: II

Date first listed: 16-Mar-1976

1860. Red brick and stone dressings; E-shaped on plan with projecting gabled bays; 4+3+3+3+4 stone mullion windows, the central and right-hand bay having double transomed the rest being single-transomed; quoins to all angles; stone-coped gables with ball- head finials; right-hand gable has stone tablet with arms of Charlotte Sparrow, formerly of Bishton Hall, who endowed the school; doorway on east side with gabled porch; plain eaves; tiles.

ST MARY'S ABBEY

List entry Number: 1116589

Grade: II

Date first listed: 15-Jan-1968

St Mary's Abbey (formerly listed as Colwich Abbey) SK 02 SW 2/7 15.1.68. II 2. Originally called Mount Pavilion and built as a shooting box early in C19. Since 1836 it has been a convent of Benedectine nuns. A large irregular structure built round a central court and with many later additions. Stone and brick with slate and tile roofs end brick stacks; 2 storeys; front of Tudor character. The chapel on South was attractively enlarged some years ago.

Little Haywood

THE YELD, COLEY LANE

List entry Number: 1258711

Grade: II

Date first listed: 09-Apr-1979

An early to mid C18 L plan house altered in the mid C19. 2 storeys and attics, the elevations originally of brick above a stone plinth, now rendered and colour washed. Gable and clay tile roofs, two end stacks. Projecting left hand cross-wing with mid to late C19 pent roof canted bay window to Ground floor and tripartite window in break above, attic casement. Early to mid C19 glazing bar sashes to centre and right hand bay with casement to semi dormer. Broad porch with free standing Doric columns and entablature. Door of 6 fielded panels. Inside the staircase occupies the full width of the hall, the service wing being approached through a separate stone-paved lobby behind the stairs; brick vaulted cellar. Ground floor living room has corner niche by fireplace and the northern reception room retains exposed chamfered ceiling beam

and joists, and a deeply moulded architrave surround to the inglenook. The stairs are dog legged with turned columnar banisters, closed string, plain newels and simply moulded handrail. Rooms on upper floor retain doors with fielded panels mostly with "L" hinges, one with brass catch and handle.

LAMB AND FLAG INN
N AND WS TAYLOR'S PREMISES

List entry Number: 1319888

Grade: II

Date first listed: 10-Jan-1972

Lamb and Flag Inn and N & W S Taylor's premises SK 02 SW 2/40 II 2. Late C18 and later. Of 3 bays, the central slightly inset; stucco; 3 storeys; 3 casement windows; 5 shallow bay windows with lead pentice roofs, 1 with glazing bars; plain doorcase with segmental fanlight; plaster plaques over end bays, Early C19 shop front on right has plain doorcase with rectangular fanlight, window lath modern fenestration and cornice hood overall on foliated plaster consoles. Mid C19 gabled wing on left has 1 sash window with cornice hood to lower on foliated consoles. Plain eaves; rendered stacks; slates.

Appendix Two

Glossary of Terms

Conservation Area

Conservation Areas are defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*”

Positive Building

A building identified as a contributor to the special character of the conservation area by way of its architectural and/or historical qualities.

Positive Space

An area identified as a contributor to the special character of the conservation area.

Negative Building

A building identified as detrimental to the special character or appearance of the conservation area, and would warrant enhancement or replacement in any future proposals involving this building. The negative effect may be derived from, for example, its siting, plan form, scale, height, massing or materials, and could not be readily reversed by minor alterations.

Negative Space

A space identified as detrimental to the special character and appearance of the conservation area, and would warrant enhancement in any future proposals involving this space.

Neutral Building

A building that does not contribute to, or harm, the special character and appearance of the conservation area. It does not possess qualities that contribute to the architectural or historical character of the conservation area, but does not visually intrude or cause a jarring effect by way of its of its siting, plan form, scale, height, massing, materials or colour palette, for example. The building may warrant enhancement in future proposals.

Neutral Space

A space that does not contribute to, or harm, the special character of the conservation area. It does not possess qualities that contribute to the architectural or historical character of the conservation area, but does not affect the character negatively.

Setting

Setting is defined in the National Planning Policy Framework as *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

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