



Fulford 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. Fulford Conservation Area was designated in 1978 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 Fulford 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.

1.4 Certain Works in a Conservation area require Consent:

- Planning Permission is required for the demolition or substantial demolition of an unlisted building within a conservation area.
- 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.
- 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.

1.5 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 12th June 2015 and 24 July 2015 and a public exhibition was held at Fulford Village Hall on 1 July 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, and in paper form at the Council offices. 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 Fulford 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 Fulford 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 Fulford Conservation Area

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

2. Summary of Special Interest, Fulford Conservation Area

- A variety of ages, styles and materials in the building stock, ranging from a 16th century timber-framed farmhouse to later 19th century brick and stone cottages
- A wealth of surviving farm houses and outbuildings
- Tall native hedgerows, trees and stone boundary walls creating a sense of enclosure, and a contrast with open green spaces at The Green and The Dale
- Views and vistas out of and around the village
- An undulating landscape with focal buildings terminating views at crossroads and corners
- Five listed buildings, three of which are former farmhouses ranging from the 16th-18th century
- A preserved historic street pattern and greenway connecting Fulford Road to the centre of the village
- Two historic green spaces, The Green and The Dale

2.1 Location and Topography

2.1.1 Fulford is a small linear village approximately 8 miles southeast of Stoke-on-Trent and 10 miles north of Stafford. The village is located astride the valley of a small tributary of the River Blithe, and topographically divided into two parts. Parts of the village are situated on the northern bank of the tributary on high ground commanding unspoilt views into and out of the village to surrounding countryside, with the main part of the village to the southern slope. At the south of Fulford a sandstone outcrop is visible at Townend, forming a steep boundary wall either side of the road, and giving the buildings an elevated position.

2.1.2 Fulford is the highest point in the Stafford Borough, varying between 650 and 730 feet above sea level. The land surrounding the village is mostly dairy grazing due to its elevation and wet ground conditions. Long views of fields and boundary hedgerows add to the agricultural character and there is a wealth of trees within the conservation area, giving a lush, enclosed atmosphere in places. To the northeast of the village the tributary of the River Blithe flows in an easterly direction.



Figure 1 Sandstone outcrop on Townen

2.2 Historical development and relationship to current layout

2.2.1 Fulford or 'Foleford' was recorded as wasteland at the time of the Domesday survey in 1086 and it is thought that the settlement developed after this period. The name comes from the Old English adjective for ful, meaning 'foul, dirty, filthy, muddy', usually found linked to elements denoting water, hence 'dirty or muddy ford'.

2.2.2 An Anglo-Saxon settlement, Fulford was held by the last Earl of the Royal House of Mercia and consisted of approximately 30 acres with land for two ploughs, the remainder of the land divided between inhabitants of the village. During the 12th century Fulford became a manorial dependency of Robert de Stafford. In the early part of the 14th century Adam de Fulford was recorded as the Lord of the Manor, living at Manor House, which is thought to have stood on the site of Fulford Hall Farm. A 13th century chapel was demolished in 1825 and replaced by the extant St. Nicholas Church.



Figure 2 Depiction of the 13th century chapel at Fulford

2.2.3 Fulford retains its historic road layout and well-preserved piecemeal enclosure patterns surround the village to the northeast, south and west; the abundance of hedgerows give the appearance of an ancient settlement. The historic buildings vary in age and style greatly and are dispersed throughout the village, some situated close to the road edges and others enclosed behind tree fronted grounds. Most buildings in the conservation area are dwellings and farms; the village was centred round farming, and the remaining historic farmsteads are testament to its agricultural beginnings.

2.2.4 The historic buildings of Fulford follow a general linear development pattern and cluster at road junctions to the north and south of the village, creating two satellites at each end of the connecting route. Staffordshire County Council's Historic Landscape Characterisation map shows these historic buildings as pre-1880s settlement, which suggests the road layout as it exists is historic. This is further evidenced by Yate's 1775 map of Staffordshire which depicts the linear development pattern along Town End through The Dale and up The Green.



Figure 3 Yate's map of Staffordshire 1775 shows the early linear development of Fulford

2.2.5 During the 16th century Fulford was divided into modest-sized farms and began to develop as an agricultural community. It is thought that Baulk Lane is a surviving lane from this period and Olde House Farm is the earliest surviving farmstead building built c.1560.

2.2.6 Further farmsteads developed during the 17th and 18th centuries. Ivy House Farm survives from the 17th century and Fulford Hall is an 18th century manorial farm, thought to have been built on the site of the old Fulford Manor House. In 1785 the National School was built at the centre of the village on the village green; it remained a school until 1928, being eventually demolished in 1959.



Figure 4 The National School with Olde House Farm in the background (staffspatrack)

2.2.7 The rebuilding of the village church in the 19th century and the building of what is now the Old Vicarage, and the Wesleyan Chapel, is evidence of Victorian Period development within the village.

2.2.8 20th century development can be found throughout Fulford. A row of mid-20th century local authority housing is situated along The Green, and there is later 20th century development to the east and west of Ivy House Farm. Whilst this development has left The Green through the centre of the village preserved, the dense siting and cul-de-sac layout has spoilt the plan form of this clearly linear village.



Figure 5 Fulford, 1900-1910, showing the church tower, Fulford Hall Garden house and Church Cottage. The village is remarkably unchanged in this area. Image: Bill Kirkland. Reproduced with permission Staffordshire County Museums Service, reference BK-0147.jpg 189/25625



Figure 6 Ivy House Farm set amongst fields which are now home to 20th century development

2.3 Map Regression

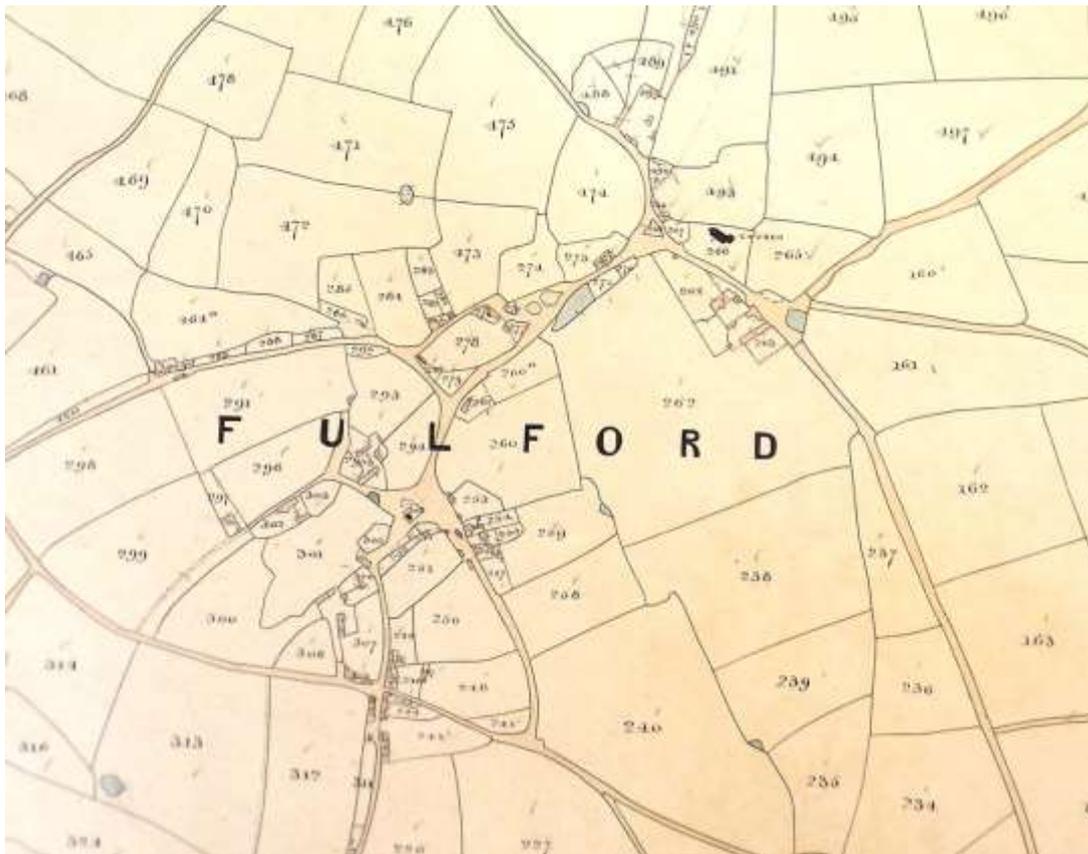


Figure 7 Fulford Tithe Map 1847



Figure 8 1st edition OS Map Fulford

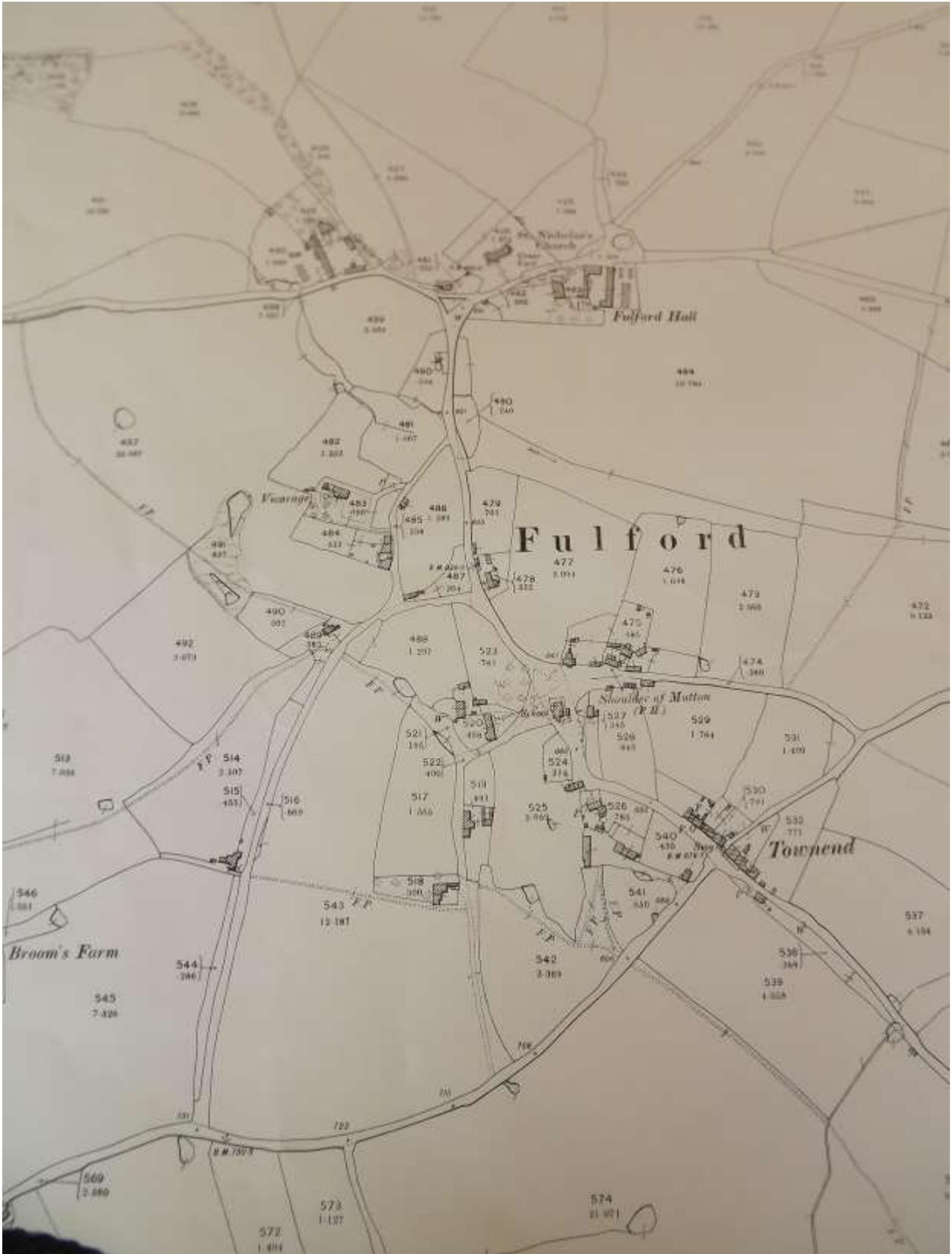


Figure 9 2nd Edition OS Map Fulford 1901

3. Built Character

3.1 Building types

3.1.1 The buildings within the Fulford Conservation Area are mostly domestic dwellings ranging in date from 16th century to 18th century cottages and farmsteads, Victorian houses and terraces, and 20th century housing estates. The buildings are of brick and/or stone and roofs are of tile. Some original timber-framing survives and there are some surviving agricultural outbuildings attached to the numerous historic farmhouses, the majority of which have been converted to residential use.

3.1.2 St. Nicholas's Church is a 19th century brick church and sits on raised ground in an elevated position overlooking the village. There is one pub, The Shoulder of Mutton, which dates to the 19th century.

3.2 Plan form and layout

3.2.1 The historic buildings of Fulford are mostly modest two-storey, three bay detached dwellings sited close to the road or behind small front gardens. The earlier cottages are small-scale and rectilinear on plan: Olde House Farm is a late 16th century timber-framed former farm, and Ivy House Farm dates to the 17th century.

3.2.2 Former agricultural buildings are modest one to one-and-a-half storey, rectilinear buildings, located in the grounds of farms or former farms in loose courtyard arrangements.

3.2.3 Larger scale dwellings and farmsteads, such as The Old Vicarage and Rocklands, are set within their own grounds. Fulford Manor Farm and Fulford Hall are sited away from the village centre and sit back from the road in a farmyard setting. Two to two-and-a-half storeys, the size and setting of these buildings suggest former high status buildings, and they form a notable contrast to the smaller cottages of the village. The Old Vicarage is glimpsed behind trees, the layout of the grounds typical of Victorian vicarage design with a curving driveway leading to the

main facade. The grade II listed Fulford Hall Farm lies to the east of St. Nicholas's Church in an elevated position with its main façade to the south facing the village.

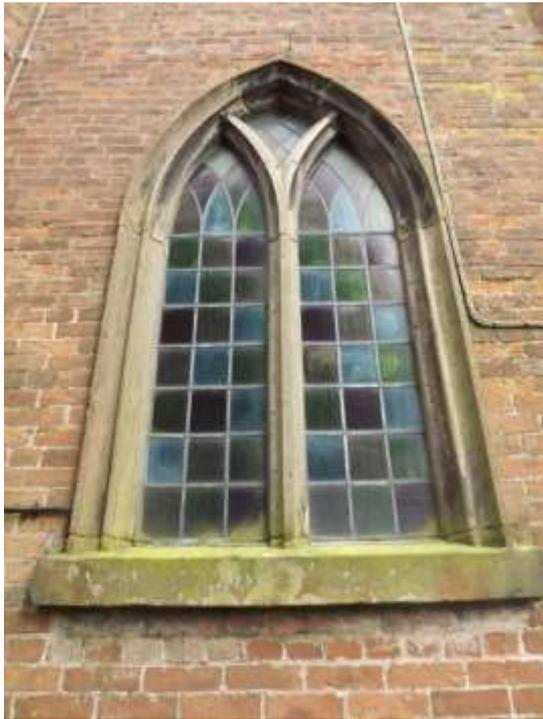
3.2.4 Post Office Terrace is a group of 19th century, rectilinear terraced cottages which form part of the linear development to the south of the village; these Victorian cottages were clearly built to align with the road at Townend. Fulford Farm continues this linear relationship with the road reflecting the importance of transport links to the village.

3.2.5 Framing the central green at the staggered crossroads is a row of mid-20th century, semi-detached local authority houses, set behind well-tended gardens and driveways. Modern housing in Fulford is detached and set close together in rows behind front gardens and driveways with modest rear gardens, some interspersed with historic dwellings.

3.2.6 The varying scale and plan form of the buildings in Fulford represents the gradual development of the village, from its agricultural beginnings of dispersed farmsteads through to a more 'built up' village, with later buildings aligned to the road, and workers cottages with small, private gardens.

3.3 Architectural style and features

3.3.1 A variety of window styles within the Conservation Area highlight the periods of historical development in Fulford over the centuries. Small mullion windows and modest casements at Ivy House Farm and Rocklands sit alongside the grand ecclesiastical windows of the St. Nicholas Church and the former Wesleyan Chapel. The range of surviving window styles emphasise the difference in scale, and the eclectic mix of many of the buildings.



Leaded windows to St. Nicholas Church



Arched vertical sliding sash windows to former Wesleyan Chapel



Side opening timber casement windows



Stone mullion windows



Diamond-lead style glass casement windows

Figure 10 A variety and range of windows in Fulford

3.3.2 There is an interesting array of doorways within the Conservation Area; simple timber plank doors can be found alongside more decoratively distinct doorways. The Rocklands displays an early 19th century Gothic style door with pointed arch, which creates an attractive façade, and Fulford House Farm has classical door mouldings to the door case, likely added during the 20th century.



Figure 11 Doorways of the conservation area include gothic style arch and simple plank doors

3.3.3 There are a variety of decorative and architecturally attractive features within the Fulford Conservation Area. Ivy House Farm has an unusual amount of decorative features for a modest cottage: the display of architectural detailing includes flamboyant crenallated chimney stacks, and elaborate stone lintels and cills with pendant motifs, including triglyphs and shield shapes. Fishscale-style roof tile design can be found to the School House and at Church Cottage, and the studwork and decorative panels to Olde House Farm, with its oversailing roof verges supported on elaborate projecting purlins fashioned as brackets, adds architectural interest to the historic core of the village. Fulford Hall is enlivened with stone detailing including plinth, plat band, eaves cornice and keystones, and the attached Garden House is embellished with stone quoins, plinth and eaves, surmounted with a pyramidal roof.



Figure 12 Cill detail and crenallated chimney stack to Ivy House Farm.



Figure 13 Fish scale design roof tiles to School House, pyramidal roof to the Garden House and decorative panels and projecting purlins to Olde House Farm



Figure 14 Stone detailing to Fulford Hall

3.4 Building Materials

3.4.1 Building materials in the conservation area are predominantly red brick and stone with roof material almost exclusively Staffordshire blue clay tiles. Stone is used both structurally and decoratively, often combined with brick such as is seen at Ivy House Farm and Fulford Hall, or on its own, such as at Rock Cottage. The use of stone within the conservation area compliments the natural sandstone outcrop on Townend, and coursed stonewalling is found throughout.

3.4.2 Evidence of timber-framing is found at Olde House Farm, which has rendered infill panels, and further render is found to Fulford House Farm, Rose Cottage and the Shoulder of Mutton pub. Some use of Staffordshire blue bricks can be found interspersed with red brick and also in isolation for chimney stacks and boundary walls at Fulford House Farm.

3.6 Listed Buildings

There are five listed buildings in the Fulford Conservation Area; all are grade II. List descriptions can found in appendix 1.

3.6.1 St. Nicholas's Church

The Church of St Nicholas is set back from Church Lane, bounded by a coursed stone ashlar wall tooled in a chevron pattern. Dating to 1825, the Church was built by CH Winks and is reputedly on the site of an earlier Norman chapel. The tall evergreen Cedar and Cypress in the churchyard frame and complement this understated, charming Georgian church, which is brick-built with modest proportions and stone detailing. It possesses three pointed two-light windows in the south aisle with original stained glass.



Figure 15 St. Nicholas Church

3.6.2 Fulford Hall and Garden House

Fulford Hall is a late 18th century hall with two storeys and attic. Of red brick and tile, the building is twin gabled on a square plan. The first and second floor windows are topped with a projecting keystone and framed with stone cills. The south, east and west elevations have a stone string course separating first and second floor and a substantial sandstone cornice and plinth. The gables are coped in sandstone with substantial stone kneelers and the key stones appear to have possessed fluting before erosion took place. Either side of the keystones, fine gauged flat brick arches are visible. The hall forms part of a farmstead which is a working farm to date. There are several large-scale industrial farming units to the east, remaining amongst these is a 19th century cow shed with a two-storey central gable set at right angles.



Figure 16 Fulford Hall and Garden House

Linked to Fulford Hall by a brick wall to the west, is a red brick garden house with a pyramidal tile roof, stone quoins, stone footings and eaves. Grade II listed in its own right, the 18th century Garden House abuts the brick wall to the north, is square on plan, and emphasises the sense of enclosure created in this northerly section of the Conservation Area.

3.6.3 Rocklands

Formerly Fulford Farm, Rocklands is an 18th century, two storey farmhouse of brown-red brick and tile over three bays. Displaying casement windows and a Gothic style door, Rocklands is L-shaped on plan and framed by the sandstone outcrop along Townend.



Figure 17 Rocklands and Olde House Farm

3.6.4 Olde House Farm

Olde House Farm is the oldest surviving building in Fulford. Recorded in 1627 as belonging to the Bagnall family, it is thought to date from c.1580. Rectilinear on plan, the timber-framed farmhouse is of two storeys with a jettied upper floor on all four sides; a construction method for a house thought to be unique in Staffordshire (Staffordshire HER). Tile replaces a former thatched roof and the elaborate design to the front elevation indicates a display of wealth. During the 18th century the building became a farmhouse, and a stone extension was added during the 19th century. Surrounding the farm, but now demolished, would have been a loose courtyard of farm buildings (Staffordshire HER). The building remained a farmhouse until the 1960s and is now a residential dwelling.

3.7 Positive buildings

There are a number of historic buildings within the Conservation Area which make a positive contribution to the special character of Fulford; many of these buildings form linear rows or cluster at junctions, whilst others have been identified individually as being of architectural or historic interest to Fulford.

3.7.1 Individual positive buildings

Ivy house Farm is rectilinear and gabled, fronting onto The Green and facing Baulk Lane. A modest, two storey stone and brick farmhouse, Ivy House Farm is thought to date to the 17th century, due to the survival of a two-light stone mullioned window in the south gable. A single storey building to the north (now demolished) was a wheelwrights and coffin makers during the first half of the 20th century. Standing derelict for many years, the house has recently been restored, reinstating historic building materials, including stone lintels and cills with original decorative motifs, and two elaborate crenallated stone chimneys. The weathered stone in the centre of the south gable end suggests a former end stack.

Ivy Cottage at the north of Baulk Lane is a cottage in 3 bays, built from a combination of brick and sandstone. Its angled appearance suggests the garage to the east is an extension, and the remains of what appears to be an archway at ground floor is truncated by the stone garage element. Above the garage doors stone is visible behind a brick frontage at first floor level.

The Old Vicarage dates to c.1880 and is distinctly Victorian Gothic, with dormers entirely in the roof space, ornate timber bargeboards, and timber rafter feet forming a decorative line to the verges. The tall brick chimneys and stone detailing at chimney, cills and lintels, and decorative ridge tiles add to the decorative scheme. The surrounding grounds create a classic Victorian vicarage setting.

Church Cottage to the north is a 19th century cottage of two storeys and three bays. It is of red brick in Flemish bond with replacement casement windows and a hipped roof covered in fish scale Staffordshire blue roof tiles.

Figure 18 Positive buildings of the conservation area



Ivy House Farm



Ivy Cottage



School House



The Old Vicarage



Rock Cottage



Church cottage



Fulford Manor



The Shoulder of Mutton

The Shoulder of Mutton is an early 19th century Inn, possibly built on the site of an existing inn as the cellars are cut from sandstone. Of two storeys, gabled and double-pile with an M-shaped roof, timber windows to the first floor replace outward opening casements and dentilation is observed at the eaves. An extension to the frontage has spoilt the symmetry of the Inn, but it remains a focal building at The Dale. The pub car park is a large negative gap site however, which detracts from the historic and generally well-preserved character of the conservation area.

The Rocks is a two-storey stone built cottage with two bays and a gabled roof of Staffordshire blue clay roof tiles. The central doorway and windows either side, with chimney stacks at each gable end, suggest early 19th century construction. Its elevated position on the sandstone outcrop adds to its character and contributes to the varied character and style of the buildings of the conservation area.

School House is a gabled, brick-built 19th century cottage in two bays with a central porch, gabled dormers below eaves and stacks at each gable end. The central porch contains a door to the east and west giving the appearance of one cottage but it is two dwellings. The roof tiles are a decorative Victorian style fish scale pattern. Its prominent location overlooking the village green adds to the architectural variety of the village.

Fulford Manor Farm is a 19th century farmhouse and farm complex with rectilinear brick gabled barns arranged in a courtyard. Of two storeys with attic, and three regularly spaced gabled dormers at eaves level, the roof is gabled and covered in Staffordshire blue clay roof tiles with chimneys at each gable end. The condition of the setting, including the uneven and patch-repaired paving surfaces in the courtyard and modern cement-based pebbledash, mar the character of this building at present. The western barns are set at right angles to the road leading to the Manor, the barn to the south abuts the road and creates an enclosed feel to the group.

3.7.2 Groups of positive buildings

- Clusters of historic buildings set close to the edge of the road, form groups of positive buildings. A row of four modest, 19th century terrace cottages, known as Post Office Terrace, forms a linear group of historic buildings at Townend. The Post Office and general store was formerly located at cottage no.4, and a blacksmiths was sited at the end of the terrace. Beyond is the long, low range of the former Fulford House Farm. Now two dwellings, Fulford House and Fulford House Farm, the building has been altered with 20th century front-facing gables and has lost its casement windows and barge boarding. Despite this, the building continues the linear layout adding a horizontal emphasis to the southerly end of the Conservation Area.
- The former Wesleyan chapel, Vicarage Farm and The Beeches create an historic cluster of 19th century buildings along with Rose Cottage which borders the field to the south along Baulk Lane. The Wesleyan Chapel is now converted to residential use but the chapel appearance has been retained through retention of the two arched headed windows either side of the central door. It is brick and gabled and covered in Staffordshire blue clay roof tiles. A plaque above the door reads *Zion Chapel*.



Figure 19 Row of Post Office Terrace and Fulford House Cottages on Townend



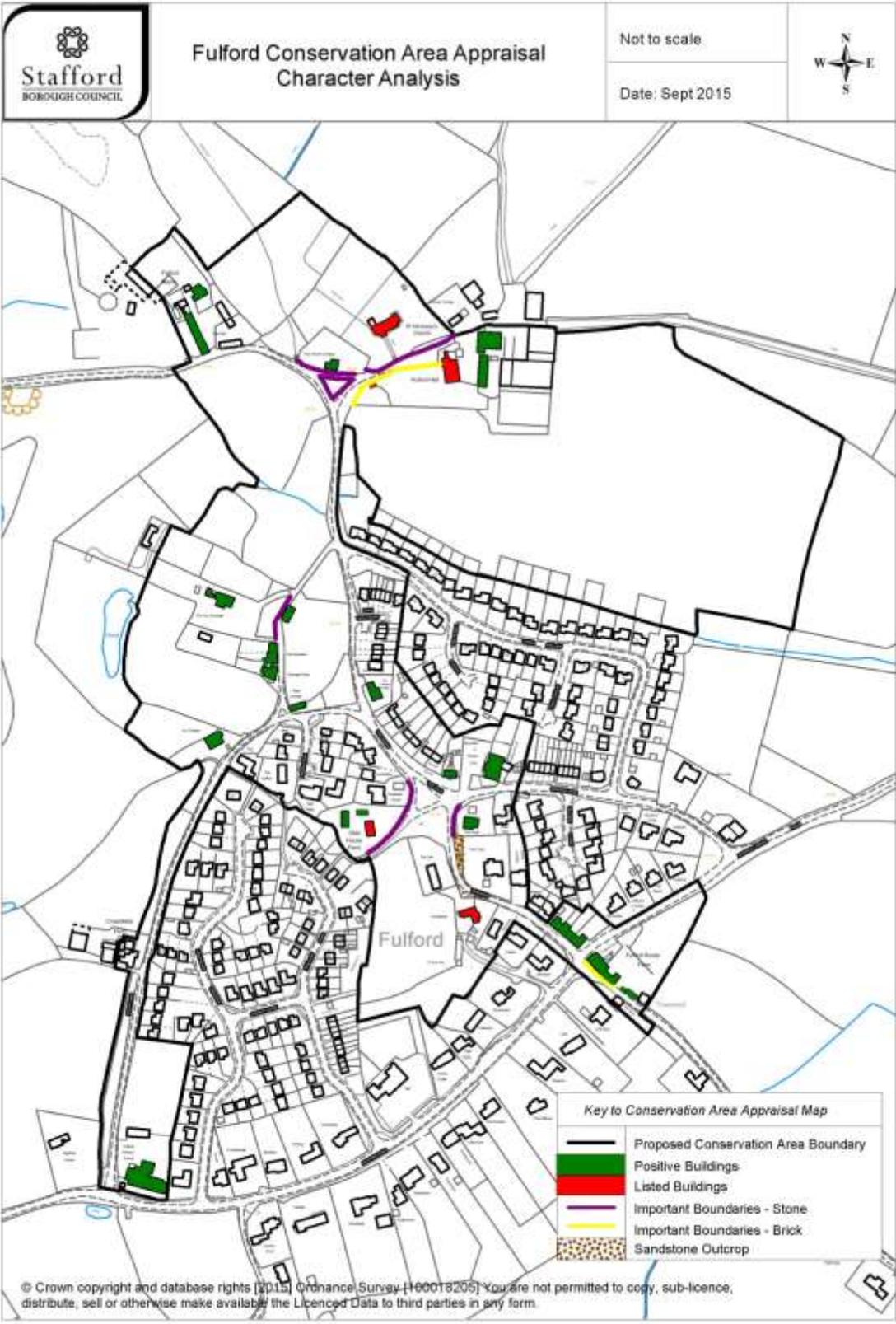
Figure 20 19th century cottages and former Wesleyan chapel

3.7.3 Farm and outbuildings

Survival of a range of agricultural buildings throughout the conservation area emphasises rural and agricultural character. The one to one-and-a-half storey, pitched roof outbuildings form a harmonious group which reflect former agricultural use and the development of Fulford as a farming settlement. Some outbuildings retain original fenestration whilst some have recently been converted to dwellings.



Figure 21 A range of farm outbuildings survive throughout the conservation area reflecting historical agricultural development of Fulford



4. Spatial analysis

4.1 Public Realm

4.1.1 There are few pavements in the Conservation Area and grass verges edged with traditional style brick pavers are typical. Road surfaces are of modern tarmac and the village is largely free of intrusive road markings. Street lighting is modern galvanised steel units but is minimal and remains reasonably unobtrusive. Street furniture in Fulford is mostly concentrated around The Green which has a bench, a sculpted metal village sign, and brick built memorial well. There is an unnecessary clutter of signage around The Green, most notably temporary estate agent signs, which appear excessive and concentrated, and detract from character.

4.2 Circulation

4.2.1 Access through the village from the main Fulford Road is along Townend, travelling north through steep ground and the sandstone outcrop. Towards the centre of the village the space opens up to a village green. The road slopes down towards The Green, a narrow lane forming the connecting road between the north and south parts of the village. The narrow nature of The Green is emphasised by the tall hawthorn hedgerows on each side, and views to open fields and trees create an unspoilt pastoral view. Baulk Lane, to the west of the village, is an ancient greenway that links The Green at the north with the Fulford Road in the south, running parallel to the main road through the village. Fulford Dale curves into the village from the northwest leading off to the Church to the east and onto The Dale to the south.

4.2.2 Public footpaths can be found to the west of the church, offering public access to the churchyard and views of the surrounding countryside. Almost hidden, the entrance to a footpath off Baulk Lane leads through fields and countryside to Fulford Dale in the northwest.

4.3 Open space and gardens

4.3.1 Due to the agricultural nature of the settlement, there are numerous areas of open space within the Fulford Conservation Area which offer a positive contrast with the enclosed narrow lanes and high hedgerows. Open green space is found in the form of farmland, private gardens and public space; interspersed with historic buildings this creates a rural feel and contributes to the character and setting of Fulford.

4.3.2 Public space is provided by the churchyard at St. Nicholas Church. In its elevated position at the north of the village, the churchyard surrounds the Church on all sides, with the predominant open space to the north. The village green is an unenclosed historic space situated along The Green at the heart of the village; the open grassed area is surrounded by historic houses and later dwellings, which creates a pleasing village green feel.



Figure 22 Open space at The Green offers a pleasing village green feel.

4.3.3 An historic field, now used as a pony paddock, at the centre of the conservation area provides important open space, and contributes to the open, rural character of Fulford. Situated along The Green, the field is enclosed on all three sides by thick hawthorn hedges and is overlooked by 19th century houses and the former 19th century Wesleyan chapel, creating a pleasant village character. Further important green space is provided by a large open field to the southwest of The Rocklands, fields to the north, south and east of the Old Vicarage and a triangular grassed garden enclosed on three sides by hawthorn hedge and stone walling in front of Church Cottage.



Figure 23 Open space set against 19th century historic buildings creates a pleasant village character.

4.3.4 The larger buildings of Fulford are situated within their own grounds and gardens. The grounds to the south of Fulford Hall are enclosed by mature trees and a tall brick wall with stone ashlar base encloses the grounds to the west. Farmland associated with Fulford Hall provides a significant area of open space to the south of the Hall and this historic field still shows evidence of medieval field systems. The Old Vicarage is set back from the village behind gates and a long driveway, almost hidden from view by mature trees and hedgerows.

4.4 Important Trees

A number of fine mature trees can be found throughout the conservation area forming focal points, both as clusters and individually. Predominantly Ash, Beech and Sycamore, many of the trees in Fulford are subject to Tree Preservation Orders (TPOs).

4.4.1 Individually significant trees can be found lining the edges of lanes or as focal points within the landscape. The approach to the Conservation Area from the south is framed by a large Beech tree and a large Sycamore lines The Green.



Figure 24 A mature Beech tree frames the entrance to the conservation area from the south



Figure 25 A large Sycamore tree lines The Green

4.4.2 Important groups of trees are found to the grounds of the Old Vicarage and a cluster of Sycamores surmount the sandstone quarry opposite Fulford House Farm. Tall Cedars at the edge of the churchyard frame St. Nicholas church, creating a canopy overhead.



Figure 26 Tall Cedar trees form a canopy at the edge of the church yard

4.5 Boundary Treatment

There are no pavements along the main thoroughfare lanes of the conservation area. Simple grass verges lined with brick kerbing combine with mature hedgerows and coursed and rubble stone boundary walls. Coursed stone walls and carved stone gate posts are found at St. Nicholas Church, creating a contrast with the brick wall opposite which runs to the west of Fulford Hall. Stone gate posts combine with simple wooden or metal gates, and at Townend a pleasant blend is created between the sandstone outcrop and adjacent stone property boundary walls. The tall native hawthorn and holly hedgerows that line Baulk Lane create a sense of enclosure and emphasise the narrow winding nature of the greenway, contrasting with the deep grass verges found along The Green.



Figure 27 Boundary treatments in the conservation area



4.6 Important Views and Vistas

4.6.1 Looking west from the Church, a vista takes in open fields and trees, and views to the south towards the village core are enriched by a variety of native trees and open green space; the winding lane encouraging exploration.



Figure 28 Looking west views are of open fields and trees



Figure 29 Views south towards the village core are enhanced by a variety of native trees and open green space

4.6.2 From the northeast border of the Conservation Area, an open vista is afforded from a raised position across fields, providing unspoilt rural views towards Fulford Hall and the village centre. The openness of this view provides a pleasing contrast with the enclosed nature of the lanes which wind through the village.



Figure 30 Unspoilt rural views looking west towards Fulford Hall

4.6.3 Principal views at the centre of the conservation area are from The Green facing south to the historic village centre and green. Encompassing focal historic buildings, this view takes in School House and The Shoulder of Mutton to the east, Olde House Farm to the west, and The Rock to the south. At the steeply rising southern margin of the hollow, the lane to Townend cuts into the sandstone outcrop, where the brick outline of Rocklands seals the view outwards to the south.



Figure 31 View at The Green encompass historic buildings and open green space



Figure 32 The brick outline of the Rocklands seals the view to the south

4.6.3 Throughout the village there are pleasant enclosed rural views which contrast with the broader, open vistas. Country lane views can be found along Baulk Lane and at the southeast of Townend where linear views of Post Office Terrace and Fulford House Farm continue out of the conservation area towards open countryside beyond.



Figure 33 Country Lane Views along Baulk Lane

4.6.4 Sequential views follow the linear development of Fulford, from Townend through the sandstone cutting, facing north towards the village green and continuing up The Green. Views are complimented by the pleasant brick built Church Cottage which terminates the view northwards at the junction. The views continue past Fulford Manor Farm and beyond the Conservation Area boundary, where a significant view westwards takes in the open farmland landscape, and defines the rural setting of Fulford.



Figure 34 Church Cottage compliments sequential views to the north



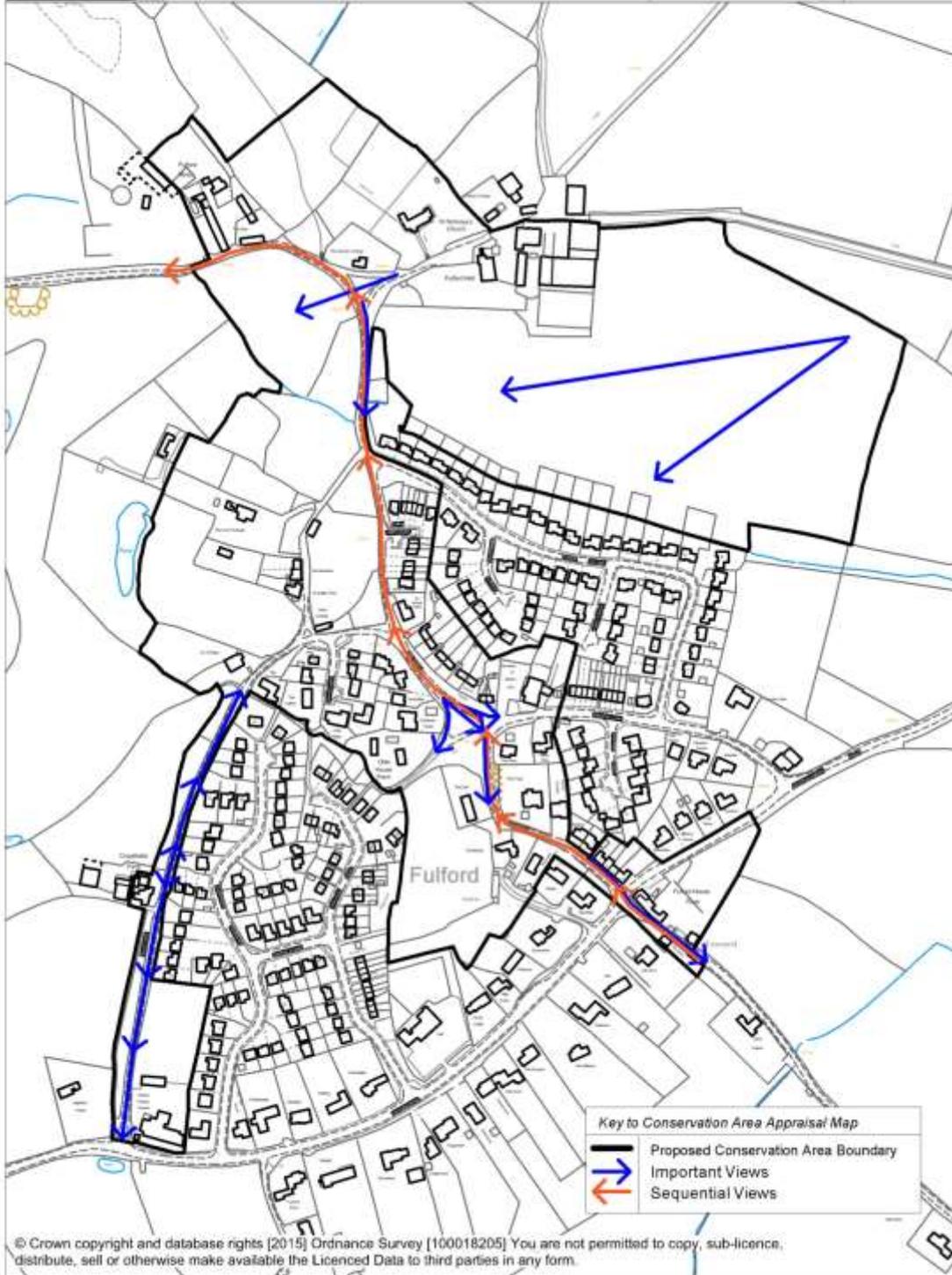
Figure 35 Views out of the conservation area westward take in open rural landscape

4.7 Ephemera

A K6 Telephone box at the southerly point of Townend and a traditional post box at the village green add interest to the street scene of the Conservation Area



Figure 36 A K6 telephone box and traditional post box add interest to the street scene



5. Key Positive Characteristics to be considered during any Proposal for Change

Layout of the Conservation Area

- An historic, linear village settlement, with surviving historic street pattern.
- Identifiable historic field boundaries, mature trees and hedgerows emphasising the rural feel of the area.
- Surviving historic farmhouses, providing evidence of farming and agricultural activity in Fulford over several centuries.

Building types

- Survival of a 16th century timber-framed building in its historic form and setting.
- Example of large and small scale domestic farmhouses and agricultural buildings.
- Modest cottages and houses dating from at least the 17th century and an example of a large Georgian country residence.

Plot size and plan form

- Modest two storey cottages and houses fronting rural lanes and set down secluded lanes.
- Large scale farmhouses and dwellings set back from the roadside in large grounds.
- Small scale rectilinear agricultural buildings.

Building materials

- Red brick, stone and Staffordshire blue clay tile .
- The use of stone to footings, boundary walls and window lintels and cills.
- Historic timber-framing

Public realm

- Positive public space is found at The Green, in the form of a small village green, and to the churchyard of St. Nicholas Church.

Boundaries

- Positive boundaries are created through historic hedgerows combined with coursed and rubble stone walling, interspersed with mature trees. There are examples of red and blue brick boundary walls, and moulded stone gate posts.

Architectural features

- A variety of surviving historic windows including sash, casement and mullion.
- Stone lintels and cills with motifs, and stone detailing to plinth, cornice, quoins and keystones.
- Decorative chimneys and timber-frame panels, ornate timber bargeboarding and exposed rafter feet.

Open space

- The open countryside which surrounds Fulford, contributes significantly to its rural setting. Open space within the Conservation Area is provided by public space, private land and large landscaped gardens.
- Significant areas of open space are provided at The Green, at the heart of the village, at the churchyard in the north, and open fields along The Green and off Baulk Lane. The open space of these areas contrasts with hedge-lined boundaries and narrow lanes, creating a variation in mood between enclosure and openness.

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 Fulford Conservation Area.

Important trees and hedgerows

- Groups of important trees reinforce the sense of enclosure within the conservation area and provide aesthetically pleasing and picturesque aspects.
- Individually significant trees and groups of important trees can be found throughout the conservation area. Mature, deciduous Beech, Ash, Sycamore and Horse Chestnut are found in groups or individually, with Cedars and Conifers at the churchyard. Several trees at the centre of the village are protected by TPOs.
- Baulk Lane is lined on both sides with high historic hedgerows, reflecting the historic layout of this ancient greenway.

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 Fulford special. The following issues have been identified as having a negative impact on the Conservation Area.

6.1 Effects of Modern Development

A significant amount of late 20th century development has occurred in and around the Fulford Conservation Area since designation in 1978. As a result of this development, the linear nature of the village has been disrupted and the scale and layout of the development appears to have overshadowed some of the historic buildings, and altered the historic road layout. Negative effects of this development upon the conservation area include:

- The design, materials and scale of some modern buildings fail to reinforce the local vernacular and weaken character.
- Some modest historic buildings have been overwhelmed by large scale extensions and conversions, altering original plan form.
- Development of farm buildings within farmsteads has led to the loss of some historic agricultural character. A heavily domestic appearance has been created to the outbuildings at Fulford Manor Farm through gardens and boundary divisions breaking up the space and diluting the former agricultural character.

6.2 Effects of Modern Materials

The use of 20th century materials impacts on the appearance of some buildings and space within the Conservation Area:

- There has been some replacement of historic windows with modern uPVC windows which weakens the historic character of the buildings. The thicker

frames and plastic glazing bars of uPVC windows jar with historic building materials, and horizontal openings can alter the appearance of the building.

- Modern concrete steps, railings and signage, and a large expanse of tarmac car park at the Shoulder of Mutton, detract from the historic character of the area.
- Open space at the village green appears cluttered due to excessive signage.



Figure 37 The large tarmac car park at the Shoulder of Mutton



Figure 38 Concrete walls and steps, modern railings and signs detract from the character of the conservation area

6.3 Historic boundaries and views

- Hedgerows and mature trees form part of the views and setting of Fulford. The introduction of new roads and 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 views and important trees through modern development.

6.4 Maintenance and repair

There has been some loss and/or deterioration of historic fabric through lack of maintenance and repair:

- The grade II listed Fulford Hall is currently in a poor state of repair and work is required to the brick and stone detailing to halt further decay. Window joinery also appears damaged and a two-storey Georgian multi-paned stair window is in need of repair.



Figure 39 Parts of Fulford Hall have suffered from lack of maintenance and repair

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 Fulford. Consideration should be given to 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 the Fulford 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 Fulford 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

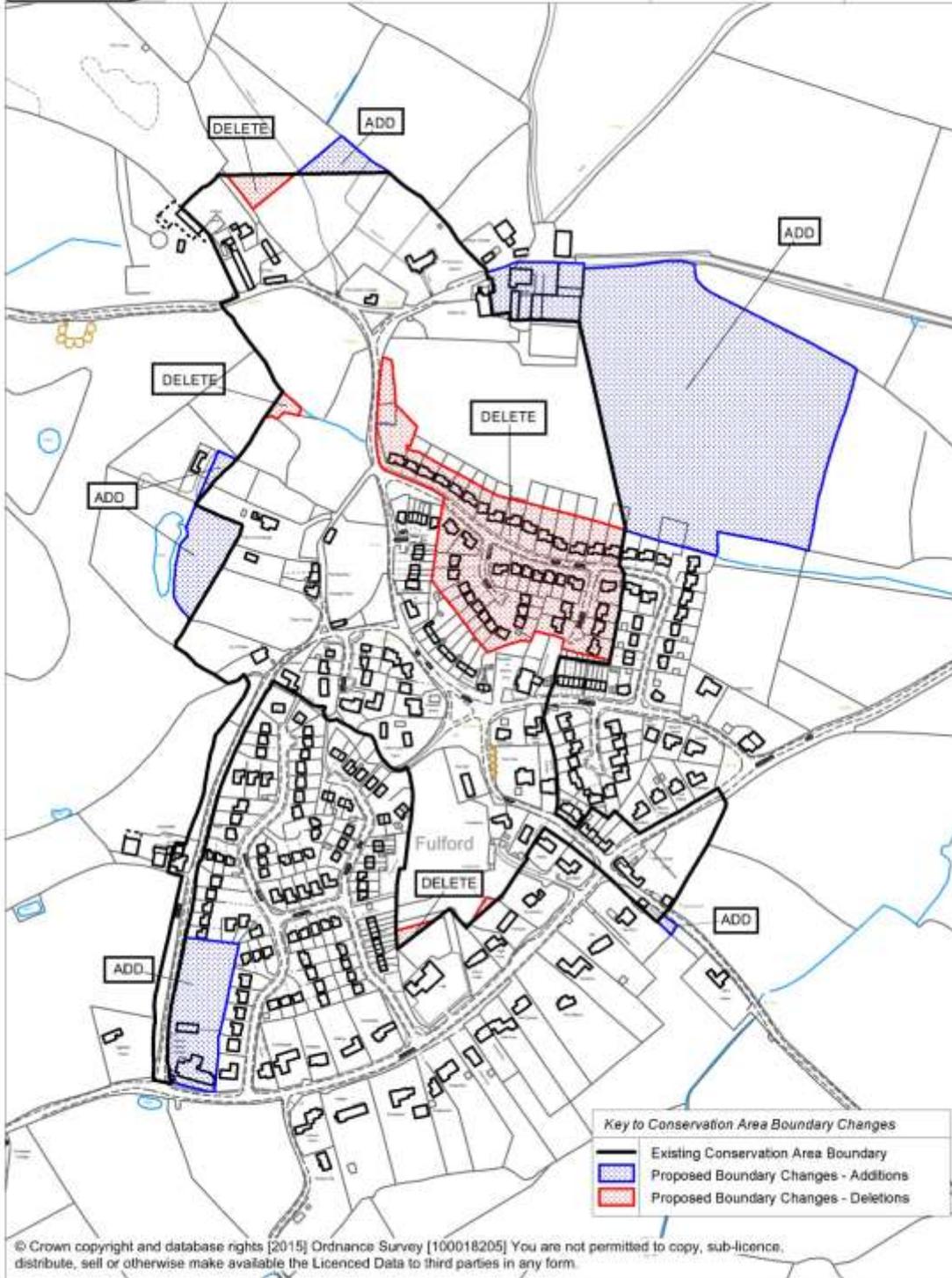
When Fulford Conservation Area was designated in 1978, the boundaries were drawn to include the historic buildings of Fulford and some open space which interrelates with these buildings. Whilst many of the historic buildings are of a dispersed nature, they form part of an historic rural settlement which grew and developed through farming practice, and the designated boundaries were felt to accurately reflect the special character and appearance of the conservation area at the time. Changes in the landscape over the years have occurred and it is proposed to revise the boundary of the conservation area to reflect these changes. In addition, early conservation area boundaries were often drawn quite tightly and often ignored historic field and property boundaries.

The following boundary revisions have therefore been made:

- To include the full extent of the field to the north of Tudor Hollow as areas of medieval field systems are visible and this area represents important green space to Fulford. The present boundary cuts through this field.
- To include Fulford Primary School based on its architectural and historic interest to Fulford.
- To rationalise the boundary to the north of the conservation area to include historic farm buildings and curtilage which are historically connected to the grade II listed Fulford Hall, and to follow existing property boundary lines.
- To rationalise boundaries to the north, south and west to follow field and property boundaries and landscape features.
- To exclude the large area of modern housing to the east of the conservation area along Tudor Hollow. The buildings of this late 20th century development are built in a style of their age and do not harmonise with the established historic character nor reflect the historic or architectural significance of the area.



Figure 40 Fulford Primary School



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

Staffordshire County Council, Stafford Borough Council: *Fulford Conservation Area* (1978)

Websites

<http://www.fulford-parish-council.org/history-fulford-1.html>

http://www.search.staffspatrack.org.uk/engine/search/default_hndlr.asp?txtKeywords=fulford&lstContext=&lstResourceType=&lstExhibitionType=&chkPurchaseVisible=&rbAlphabeticalRecent=1&txtDateFrom=&txtDateTo=&originator=%2Fengine%2Fsearch%2Fdefault%5Fhndlr%2Easp&page=2&records=68&direction=1&pointer=9603&text=0&offset=0

Further information

Planning (Listed Buildings and Conservation Areas) Act 1990

<http://www.legislation.gov.uk/ukpga/1990/9/section/69>

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

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

[developers/HistoricEnvironment/Projects/StaffordBoroughHEA-StaffordEnvirons-Appendix2-](http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Projects/StaffordBoroughHEA-StaffordEnvirons-Appendix2-HECARports.pdf)

[HECARports.pdf](http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Projects/StaffordBoroughHEA-StaffordEnvirons-Appendix2-HECARports.pdf)

Appendix 1

Name: FULFORD HALL

List Entry Number: 1039018

Location: FULFORD HALL

County: Staffordshire

District: Stafford

District Type: District Authority

Parish: Fulford

Grade: II

Date first listed: 24-Jan-1967

FULFORD FULFORD 1. 5373 Fulford Hall SJ 93 NE 7/2 24.1.67.

II 2. C18 with later alterations. Red brick with stone base; 2 storeys plus attic. Two parallel ranges with continuous front to south having 5 windows (3 blocked and one altered) with projecting keyblocks; sashes and casements; flat stone stringcourse. Ground storey has 3 sash windows and one blocked, and plain altered doorcase with fanlight and semi-circular steps up; coped gables on north side; plain eaves; tiles.

Name: GARDEN HOUSE AT FULFORD HALL

List Entry Number: 1039019

Location: GARDEN HOUSE AT FULFORD HALL

County: Staffordshire

District: Stafford

District Type: District Authority

Parish: Fulford

Grade: II

Date first listed: 24-Jan-1967

FULFORD FULFORD 1. 5373 Garden house at Fulford Hall SJ 93 NE 7/3 24.1.67.

II 2. C18. Square on plan. Red brick with stone base and stone dressings; coved stone eaves; tiled pyramidal roof.

Name: ROCKLANDS

List Entry Number: 1039021

Location: ROCKLANDS

County: Staffordshire

District: Stafford

District Type: District Authority

Parish: Fulford

Grade: II

Date first listed: 25-Apr-1980

FULFORD TOWNEND 1. 5373 Fulford Rocklands SJ 93 NE 7/6

II 2. Late C18. Former farmhouse. Red brick: 2 storeys: 3 casement windows with cambered heads; early C19 moulded wood doorcase with pointed arched head and ledged door; toothed eaves; tiles. Ground storey rooms have exposed ceiling beams. Early C19 wing at rear.

Name: CHURCH OF ST NICHOLAS

List Entry Number: 1374180

Location: CHURCH OF ST NICHOLAS

County: Staffordshire

District: Stafford

District Type: District Authority

Parish: Fulford

Grade: II

FULFORD FULFORD 1. 5373 Church of St Nicholas SJ 93 NE 7/1 24.1.67.

II 2. 1825. Architect: C H Winks. Gothic style. Brick with stone dressings. Nave, chancel and embattled west tower.

Name: OLD HOUSE FARMHOUSE

List Entry Number: 1374181

Location: OLDE HOUSE FARMHOUSE

County: Staffordshire

District: Stafford

District Type: District Authority

Parish: Fulford

Grade: II

Date first listed: 25-Apr-1980

FULFORD FULFORD 1. 5373 Old House Farmhouse SJ 93 NE 7/5

II

2. C17. Timber frame with cement rendered brick infilling; 2 storeys, the upper slightly overhanging on plain bressummer; wood casement windows (generally renewed with modern leaded lights; 3 window front which has good exposed timber framing with decorative motifs of balusters and barbed lozenges; plain doorway with modern ledged door; plain eaves; tiles. Interior has some exposed ceiling beams and panelling (not in situ).