



Tixall Conservation Area Appraisal



Consultation Draft

July 2015

Contents

1. Introduction	1
1.1 Definition	1
1.2 Purpose of Appraisal	1
1.3 Effects of Conservation Area Designation	2
1.4 Certain works in a Conservation Area require consent	2
1.5 Community involvement	2
1.6 Planning Policy context	3
2. Summary of special interest	4
2.1 Location and topography	5
2.2 Archaeological interest	6
2.3 Historical development and relationship to current layout	9
2.4 Map regression	16
3. Built Character	19
3.1 Building types	19
3.2 Scale, plot size and plan form	19
3.3 Architectural style and features	21
3.4 Building materials	25
3.5 Listed buildings	26
3.6 Positive buildings	32
4. Spatial analysis	
4.1 Plan form and layout	36
4.2 Public Realm	37
4.3 Open spaces and gardens	39
4.4 Important trees	41
4.5 Boundary treatment	44
4.6 Important views and focal points	46

5. Key characteristics to be considered during any proposal for change	53
6. Negative aspects that impact on the character and appearance of the Conservation Area	56
7. Protecting the character and appearance of the Conservation Area	59
8. Suggested boundary change	61
9. References and further information	63
Appendices	65

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. Tixall Conservation Area was designated in 1984 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 Tixall 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 will take place on this appraisal and interested parties will be invited to comment on the findings of the appraisal.

1.6 Planning Policy Context

1.6.1 National Planning Policy Framework policy relevant to Tixall 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 Tixall 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 Tixall Conservation Area

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

2. Summary of Special Interest, Tixall Conservation Area

2.1 The Tixall Conservation Area is significant for the following reasons:

- A grade I listed 16th century Tudor gatehouse to the former 16th century and later 18th century Tixall Hall survives as a landmark.
- A collection of listed buildings, monuments and structures reflecting the history of the Tixall Estate and village.
- Unspoilt estate village with surviving historic workers cottages, a church and former village school.
- Example of a purpose built 19th century model farm.
- Strong visual harmony and estate identity created through the use of local vernacular building materials of Tixall Stone and Staffordshire red brick.
- Former designed parkland attributed to “Capability” Brown, provides breathtaking views and vistas of open countryside and the Staffordshire and Worcestershire Canal.
- Significant areas of woodland define spaces and frame views.
- A winding country road through the village creates continual interest through a series of long and short vistas

2.1 Location and Topography

2.1.1 Tixall is a small village situated approximately 4 miles to the east of Stafford amid farmland in the Sow Valley. Tixall was long associated with the parkland and estate of the former Tixall Hall (demolished in the 1920s), and lay originally with the large Ingestre Estate to the north and the Shugborough Estate to the south. The village has remained unaffected by unsympathetic modern development and retains unspoiled character.

2.1.2 Tixall lies on a bed of Lower Keuper sandstone which forms part of the Sherwood Sandstone Group. In the 16th century, stone was quarried at Tixall for the building and extending of Tixall Hall. The stone was regarded as of high quality and was used extensively throughout the area, especially after the cutting of the canal improved transport links. There were several quarries located around the village and the woodland to the west of the village retains the name Old Quarry Covert. Some quarry faces are included in the conservation area.

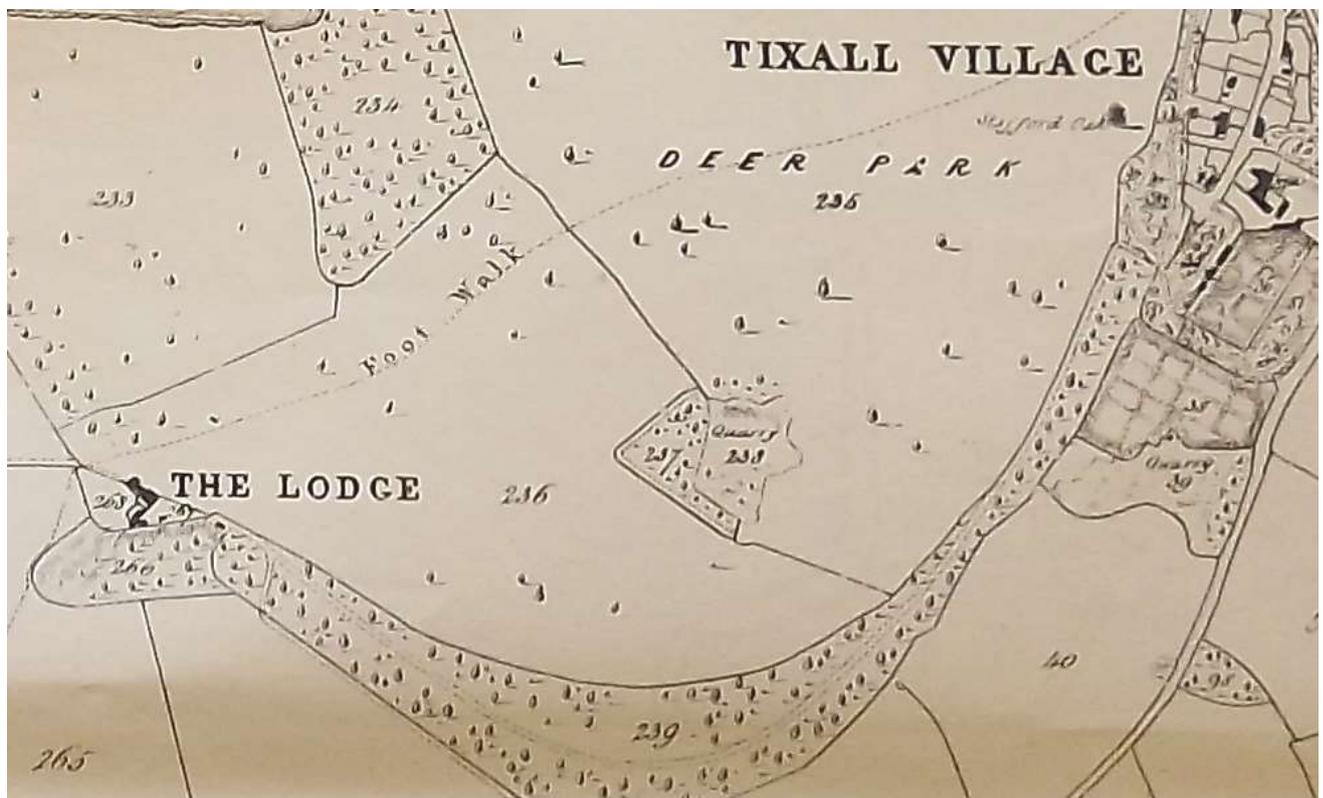


Figure 1 Three quarries are shown on the plan of the Tixall Estate from 1846: The Lodge, The Round Wood and Billy's Hill (Reproduced with permission from Staffordshire record Office)

2.1.3 The Tixall Conservation Area includes the historically important gatehouse and stables to the former hall, the estate village and the surrounding farmland as far as Tixall Farm and Bottle Lodge, both originally associated with the estate. Tixall Broad is already included in the Staffordshire and Worcestershire Canal Conservation Area which directly borders the Tixall Conservation Area to the south. The farmland between The Gatehouse and this important water feature has been included in Tixall Conservation Area to protect their visual relationship. The Tixall Conservation Area lies within the Cannock Chase Area of Outstanding Natural Beauty (AONB).

2.2 Archaeological interest

2.2.1 The original Tixall Hall was built c.1560 and taken down from the early to mid-18th century. The east wing of the hall remained and was incorporated into a replacement Georgian Hall, built in the late 18th century. The hall remained on the site until it was eventually taken down in the 1920s. The outline of the hall and its former position has been identified in views from The Gatehouse.



Figure 2 Evidence of the Georgian Hall as seen from the tower of The Gatehouse (Reproduced with permission from Anne Andrews).

2.2.2 There is an ice house at Tixall, situated in a small area of woodland at the northeast boundary of the conservation area. There is no documentary evidence about the ice house and it is not shown on any OS or estate maps, however it is likely the icehouse was built to serve the 1780s Tixall Hall. The source of the ice to fill the ice house was most likely the nearby Tixall Pool, or the canal at Tixall Broad to the south. Either side of the icehouse are two marl pits, thought to have been excavated during the 16th and 18th centuries to supply clay for making the bricks for both of the two Halls, and possibly the icehouse.



Figure 3 The ice house at Tixall (Reproduced with permission from Jim Andrews).

2.2.3 Staffordshire Historic Environment Records identify a deer park at Tixall as being of Medieval in date. Although there is no documentary evidence, and no trace of the park or pale exist, early mapping records what appears to be a deer park and pale close to the original Tudor Hall. 19th century mapping records a later deer park and deer paddocks, covering a large area to the north of the hall and grounds.



Figure 4 Early mapping from 1695 records an early deer park and pale (Reproduced with permission from Staffordshire Record Office).



Figure 5 Tixall Estate Map 1833 depicts the later deer park and paddocks (Reproduced with permission from Staffordshire Record Office).

2.3 Historical development and relationship to current layout

2.3.1 Tixall is an Ancient Parish, the name deriving from the Old English 'Ticheshale', said to mean 'hollow of the goats'. At the time of the Domesday survey in 1086 two manors are listed at Tixall, one belonging to Earl Roger and the other to Robert de Stafford, whose estate included 11 households. Entries in Domesday suggest arable farming activity in Tixall, likely to have developed during the Anglo-Saxon period, and Tixall remained an active agricultural community until the late 19th century.

2.3.2 The parish of Tixall was part of the de Stafford Estate until 1507 when the land came to the Aston family of Haywood, through the marriage of Joan de Littleton to Sir John Aston. During the reign of Henry VIII, Sir Edward Aston, son and heir of John, transferred his residence from Haywood to Tixall where he built a fine Tudor half-timbered house in 1555. His son, Sir Walter Aston, inherited the estate and c. 1580 built the magnificent Elizabethan gatehouse in front of the house, which today stands alone in a field. From the 1630s the Aston family were staunch Roman Catholics with their own Roman Catholic Chapel within Tixall Hall and during this period Tixall became the centre of the local Catholic community.

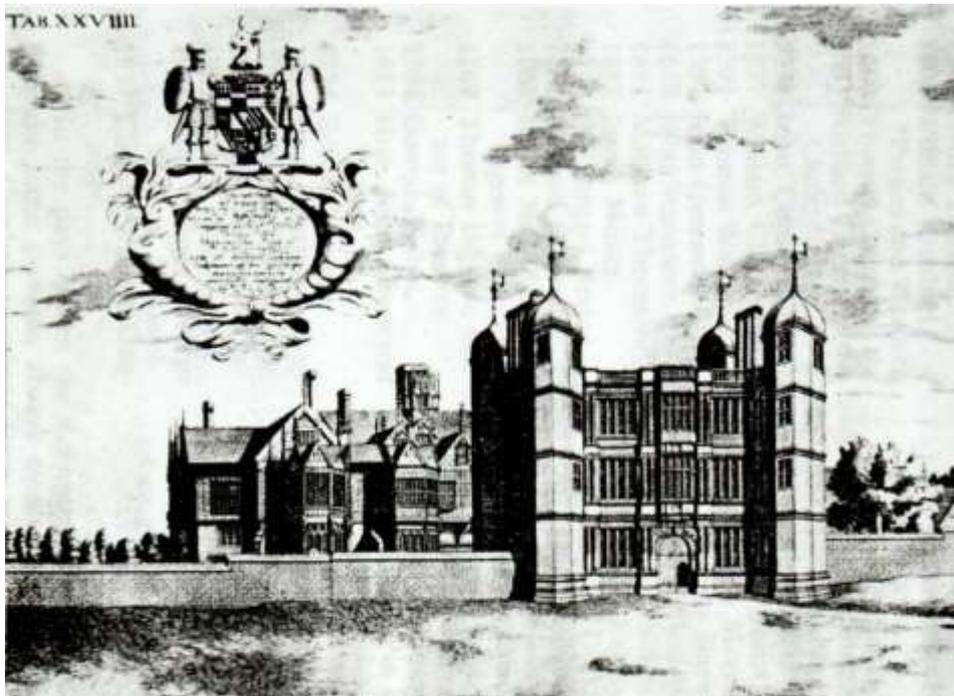


Figure 6 The Tudor hall and Elizabethan gatehouse as illustrated in Dr.Plot's 'Natural History of Staffordshire', published in 1686.

2.3.3 Tixall was farmed on an open field system until the mid-17th century, with fields owned by the manor divided into strips to be farmed by individual families. Nearby Tixall Heath was enclosed by an Act of Parliament in 1749 and enclosure followed in the surrounding area. The present day field pattern which surrounds the village can be traced back to the 18th and 19th centuries and the landscape character that resulted from these enclosures is the planned enclosure which dominates the south of the conservation area. The influence of Tixall Hall determined the landscape character to the north of the conservation area, which was one of landscaped parkland. Areas of planned and re-planned enclosure are still evident in this area although much of the historic character has been lost to agricultural practice.

2.3.4 During the 18th century, Tixall Hall was partially demolished and rebuilt from a Tudor hall to a Georgian residence. The 4th Lord Aston had begun work to take down the hall in 1729, although this remained unfinished at the time of his death in 1744. In 1768 Thomas Clifford inherited the hall through marriage, completing the Georgian Hall by 1782. Clifford also redesigned the gardens and grounds and is thought to have been assisted by the renowned landscape architect, Capability Brown, who is recorded as visiting the estate in 1773.

2.3.5 The redesign of the Tixall Estate continued into the early 19th century when Clifford built a new coach house and stables, arranged in an elegant curve behind the new house, with a distinctive carriage circle. Clifford screened the Parsonage and village from the Hall with trees and re-organised the estate farms, including the purpose-built Tixall Farm. The influence of Capability Brown could be found in many of the improvements, including the widening of a section of the nearby Staffordshire and Worcestershire Canal to create Tixall Broad, and the removal of a bank of rock which obstructed the view of the water from the house. The canal provided an ideal water source in which to create the effect of a great lake or river running through the landscape, a typical design feature of Capability Brown.

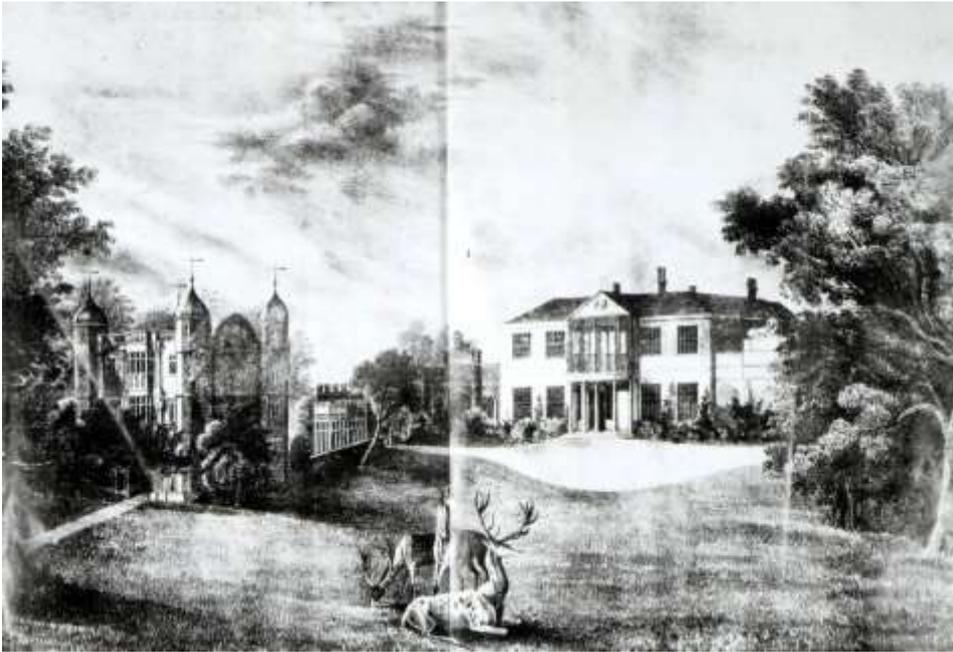


Figure 7 The Georgian Hall, Tixall (staffspastrack.org).

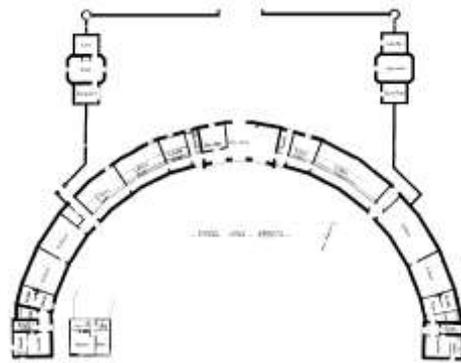
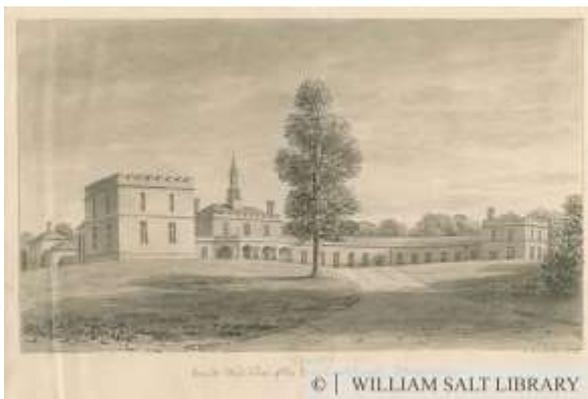


Figure 8 The distinctive curved coach house and stables built by Thomas Clifford (Reproduced with permission from William Salt Library and Staffordshire Record Office).

2.3.6. The settlement pattern of Tixall village remains remarkably unchanged from the late 18th/early 19th century, and the distinctive road layout which we see today can be traced back to this period. Yate's map of 1775 shows a linear settlement lining a single road through Tixall to the south of the hall (see figure 15). As part of his redevelopment scheme, Clifford demolished several of the settlement cottages which intruded into the view of the new house, and re-routed the village road in order to serve his new walled garden. The former village road was inadvertently left as a dead end and subsequently evolved as a linear development of 19th century dwellings, most intended for the use of estate workers.

2.3.7 Building plots were re-structured from the mid-19th century. A less structured village layout can be seen on the Tixall tithe map from 1846, however by the 1st edition OS map from 1882 the linear plots were established much as they are today.



Figure 9 Tithe map of 1846 (Reproduced with permission from Staffordshire Record Office)



Figure 10 1st Edition OS map 1882 (Reproduced with permission from Staffordshire Record Office).

2.3.6 The Tixall Estate was put up for sale by the Cliffords in 1833. Failing to reach the reserve price, the estate was eventually sold to Earl Talbot of neighbouring Ingestre in 1845 who subsequently rented out the hall.

2.3.7 There has been a church at Tixall since at least the 12th century and records mention a small stone church that was rebuilt in 1772. As well as the village church, a free standing Roman Catholic Chapel was built at Tixall Hall in 1828 by Clifford's grandson, Sir Thomas Aston Clifford Constable. When the Cliffords sold the estate in the 1840s the chapel was dismantled and rebuilt on its present site at Great Haywood. St. John the Baptist Church at Tixall is the latest of several rebuilds, built in 1848, the church was constructed on the site of the former stone church on a slightly larger scale. The village school was built opposite the church in the 1850s and closed in the early 1900s becoming a village hall in the 1950s.



Figure 11 Painting of Clifford's Georgian mansion with the 1828 Roman Catholic Chapel and Gatehouse.

2.3.8 The Georgian Hall was eventually demolished in the late 1920s and The Gatehouse stood empty until the 1960s, when it was acquired by the Landmark Trust. By 1977 The Gatehouse had been restored to be used for holiday lets.

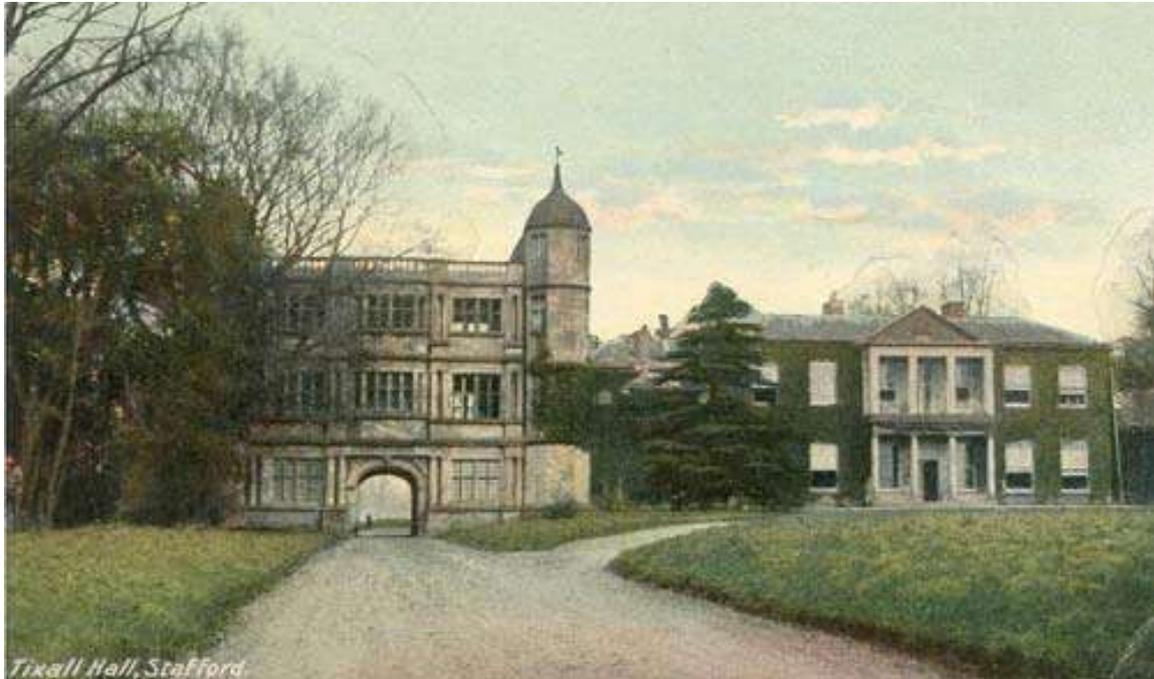


Figure 12 Tixall Hall and The Gatehouse c.1900-1920 (staffspasttrack.org)

2.3.9 20th century development in Tixall has been limited to a small number of infill houses and bungalows along Tixall Village Road. The conversion of the former coach house and stables to Tixall Mews in the 1970s has meant that 20th century development is evident but does not encroach upon the historical plan form of the village. Tixall Farm buildings were also converted to mews-style courtyard dwellings in the 1990s, and are now known as Tixall Court.



Figure 13 Tixall farm buildings in the 1980s prior to residential conversion (Reproduced with permission from Anne Andrews)



Figure 14 The converted Tixall farm buildings now form Tixall Court

2.4 Map Regression

Early mapping of the area shows the development of Tixall from an Elizabethan Hall and parkland, through to the redevelopment of the estate and estate village during the 18th and 19th centuries.



Figure 15 Yate's Map of Staffordshire 1775 (reproduced with permission from Stafford Record Office)



Figure 16 Yate's Map of Staffordshire 1796 (reproduced with permission from Stafford Record Office)

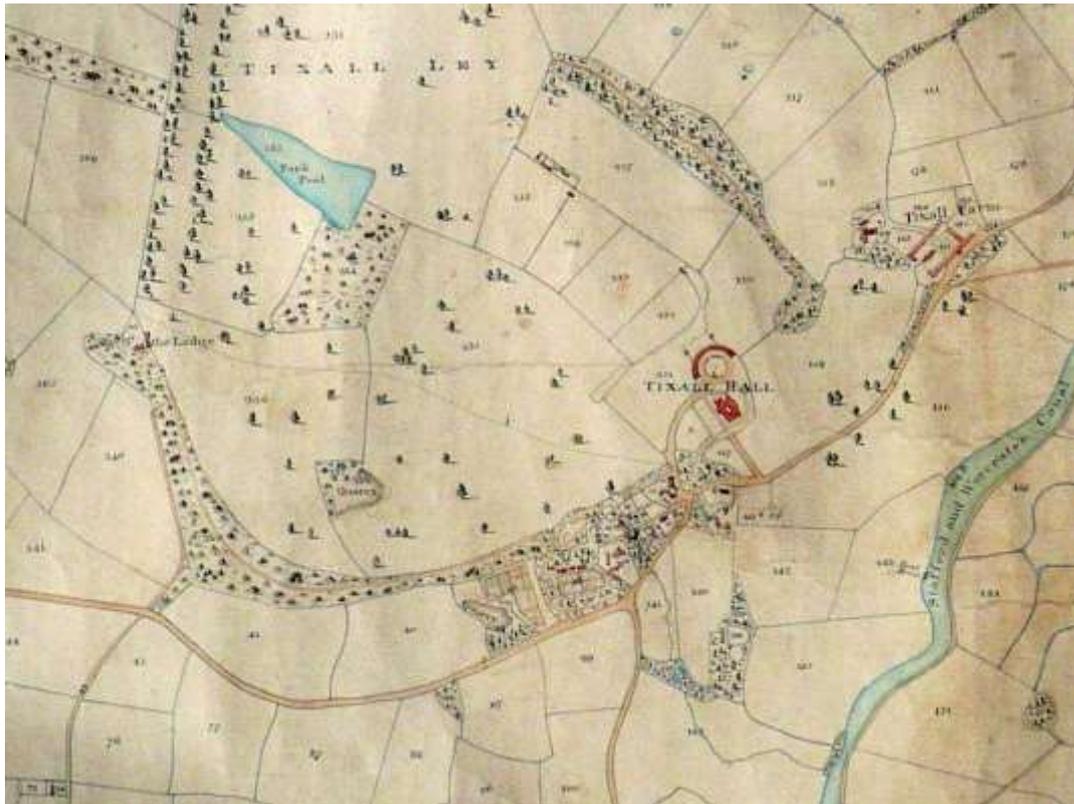


Figure 17 Tixall Tithe Map 1845 (Reproduced with permission from Staffordshire Record Office)



Figure 18 1st edition OS Map Tixall 1882 (Reproduced with permission from Staffordshire Record Office)



Figure 19 2nd Edition OS Map Tixall 1901 (Reproduced with permission from Staffordshire Record Office)

3. Built Character

3.1 Building types

3.1.1 The historic buildings of Tixall have a great diversity of style, ranging in date from the 16th to the 20th century. A varied building stock of architecturally prominent buildings and monuments sit alongside vernacular dwellings, farms and former estate service buildings. A number of the former estate buildings form mews-type dwellings and the 19th century church and village hall are focal community buildings at centre of the village.

3.1.2 Built in the late 16th century, the Tudor gatehouse is the oldest surviving building in Tixall. The Gatehouse is architecturally distinctive and visually dominant in the landscape, forming a key landmark within the conservation area and surrounding landscape.

3.2 Scale, plot size and plan form

3.2.1 There is a varying scale and plan form of the buildings in Tixall, representative of its origins and development as an agricultural community, dominated by a country estate and estate village.

3.2.2 The former farm and estate buildings are of a prominent scale and directly relate to their status as being associated to Tixall Hall. Tixall Court is a large scale conversion of the former agricultural buildings at Tixall Farm, arranged on a U-shaped courtyard plan. The conversions are two-storey and set around a quadrangle with a long range to the roadside. The former estate stables and coach house now form the Tixall Mews development. The conversions are single storey to the front elevation and two storeys to the rear, being flanked at either side and centrally by two storey pavilions. Approached via a swerving curvilinear drive from the village and the original carriage circle, the mews retain the distinctive semi-circular plan form of the historic coach house.

3.2.3 The estate cottages of Tixall are 19th century, two-storey buildings of modest proportions, many retaining their historic plot size and form. Generally rectilinear on plan, the cottages are semi-detached with gabled roofs of varying pitch. The cottages to the north of the village road sit behind decent sized front gardens on linear plots, apart from Gardeners Cottage/Kennels Farm Cottage which sits closer to the lane, and Rose Cottage/Rose Lodge and the Coach House/Engine Cottage which have their main elevations facing away from the road to the south. The cottages were clearly built to align with the road leading up to Tixall House and the estate walled garden, the exception being Dairy Bridge Cottage which directly fronts the road to Tixall Mews.

3.2.4 At each end of the village road are two detached houses. Tixall Grange is an 18th century building extended to the front in the style of a Victorian villa and creates a pleasing welcome at the entrance to the village road. Former estate cottage, Tixall House, lies at the end of the lane. Larger in scale than the other cottages of the village and L-shaped on plan, Tixall House sits in its own substantial grounds, which include the former walled garden.

3.2.5 The larger, detached buildings of Tixall are dispersed throughout the village. Tixall Farm and Tixall Lodge are substantial two-and-a-half-storey buildings, asymmetrical on plan and set in large grounds, situated away from the main village centre. Kennels Farm is two-storey and rectilinear on plan with a projecting square gable, and the Old Rectory is positioned at right angles to the church in secluded grounds. The Church and the village hall form a harmonious pair of stone built, modest-scale Victorian community buildings set opposite each other along the Tixall Road.

3.2.6 Monument-style structures in Tixall are small in scale and octagonal or hexagonal on plan. Sited at various locations throughout the wider village area these structures form key focal points and add architectural interest. The Obelisk is set in a grassed area at the junction of the Tixall and Holdisford roads. The Rotunda is set back from the Tixall Road and Bottle Lodge abuts the roadside opposite Tixall Farm.

3.2.7 Modern development in Tixall has been kept to a minimum with some modest bungalows and infill housing present along Tixall Lane.

3.3 Architectural style and features

3.3.1 There is a wealth of decorative and architecturally attractive features in Tixall, the ornamental architecture reminding us of the past importance of the Tixall Estate. These grand displays of architecture are found alongside more simple styles and vernacular forms, giving Tixall a rich architectural portfolio.

3.3.2 The variety of window styles found throughout the conservation area is testament to the architectural development of Tixall over several centuries, and the age, status and function of the buildings. Three to six light side-opening timber casement windows dominate at the more modest houses and cottages, whilst the grander houses display combinations of multi-light timber casements alongside bay and sliding sash windows. At Tixall Lodge stone window surrounds provide a pleasing contrast in colour and materials to the brick building, and stone bay windows add further interest. Tixall Farm displays eight over eight sliding sash and bay windows, and has a good example of an historic pegged fixed casement window to the outbuilding.



Figure 20 Sliding sash windows and pegged fixed casement at Tixall Farm, and stone surrounds and frames at Tixall Lodge

3.3.3 Classically proportioned stone mullion and transom windows to The Gatehouse provide a contrast in architectural style and materials to the timber casements and sash windows found elsewhere in the village. Tixall Mews displays grand cross windows and the leaded stone tracery windows to the Church contrast with the simpler form of the stone mullion windows at Bottle Lodge.

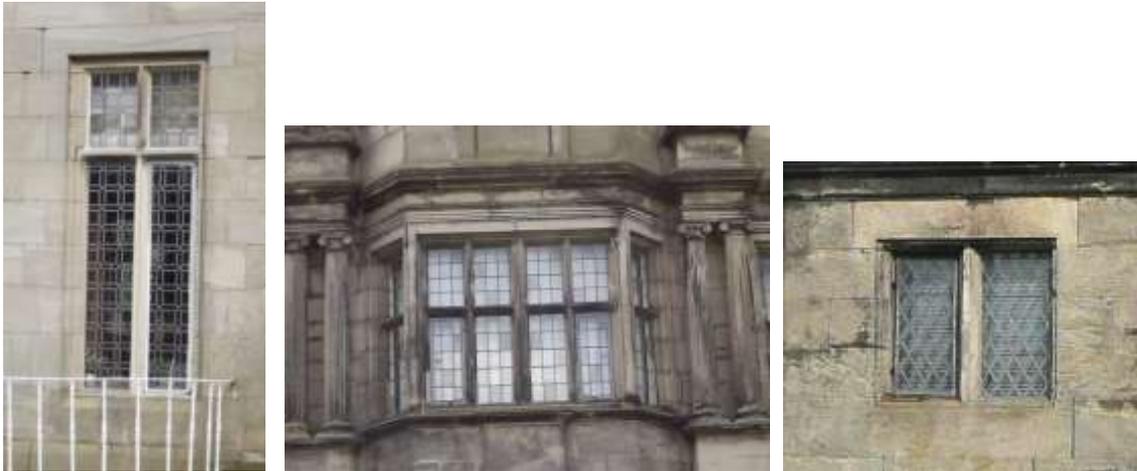


Figure 21 Stone mullion and transom windows are found at Tixall Mews, the Gatehouse and Bottle Lodge

3.3.4 Although little in the way of historic door joinery survives in Tixall, some doorways display decorative surrounds. A good example is found at Tixall Farmhouse where the door surround has a flat hood carried on carved consoles and a shallow rectangular fanlight in a Georgian Period style. A reproduction traditional style pedimented and columned door surround and semi-circular fanlight at Tixall House reflects the later Georgian period, and stone door frames at Tixall Mews echo a four-centred or Tudor-shaped arch recreating a late Medieval period style.



Figure 22 Doorways of the conservation area reflect Georgian and late Medieval period style

3.3.5 Large entrance ways feature throughout Tixall. The Gatehouse has a characteristic stone arched entrance way, formerly housing a wooden plank door, and the large openings at the former coach house survive, providing evidence of original use. Cart-style openings can also be found at Tixall House and at The Coach House/Engine Cottage.



Figure 23 Coach and cart style openings feature throughout Tixall

3.3.6. Roof forms vary throughout the conservation area. The simple gable-ended roof form dominates on the village cottages, whilst the hipped roof form creates a classical feel to the slate roofs of Tixall Court and Tixall Mews. A slate hipped and pyramidal roof at the Bothie adds further interest, as does the dovecote tower with cupola and weather vane at Tixall Court.

3.3.7 Gabled dormers can be found passing through eaves at Gardeners Cottage and the Coach House adding interest to the roof scape of Tixall. The low pitched dormers have traditional wood panelled pediments to the gable and outward opening casements in the traditional style. A more classic style dormer features at Tixall Grange, with a steeper pitch and an interesting tile hood mould, and brick-faced dormers with stone lintels enhance the roof space at Tixall Farm.



Figure 24 Gabled dormers feature in varying styles

3.3.8 The Elizabethan Gatehouse is enlivened by an array of architectural features, including the use of classical columns of the Roman order, ornate stone carvings and decorative spandrels. An ogee-shaped roof style is found to the turrets of The Gatehouse, a form echoed at Bottle Lodge. The domed roof shape of the Rotunda continues the classical feel which adds to the character of Tixall, and contrasts with the simple gabled roofs of the village.



Figure 25 Architectural features at the grade I listed Gatehouse include classical columns, decorative spandrels and ogee-shaped roofs.

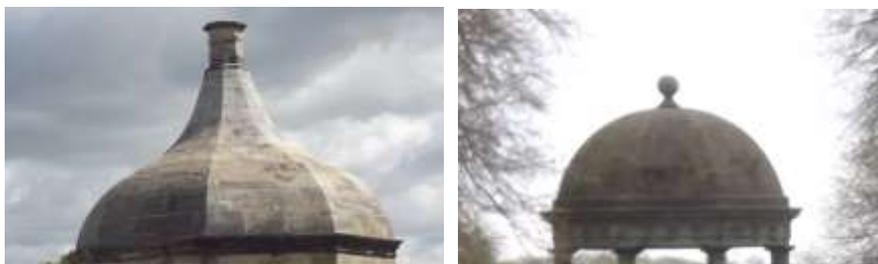


Figure 26 Ogee-shaped roofs are echoed at Bottle Lodge and the dome-shaped roof of the Rotunda reflects a classical style.

3.3.9 Fish scale roof tile design is found to the village hall and church, the village hall with contrasting blue and dark red tiles. Chimney stacks are a distinct feature of the roofline throughout Tixall, particularly along the Tixall Village Road where the brick stacks give a vertical emphasis to the, otherwise low profile, estate cottages.

3.4 Building Materials

3.4.1 The predominant building material for dwellings is red brick, ranging in tone from an orange/red to a brown/red. Brick is used to line the walls of the Ashlar faced buildings and can be found in some boundary walls. The brickwork at Tixall House is painted white and Tixall cottages have been rendered, although this is an exception.

3.4.2 The close proximity of local quarries has directly influenced the use of Tixall Stone, both structurally and decoratively, throughout the conservation area. Ashlar stone is used on a number of distinctive buildings such as The Gatehouse, Tixall Mews and Bottle Lodge, and the Church and village hall are also of stone as are boundary walls and gateposts at the centre of the village. The decorative use of stone is most notable at The Gatehouse, and stone lintels and cills are found at Tixall Farm and Tixall Lodge.

3.4.3 Staffordshire blue clay tiles dominate as the roofing material for the village cottages and houses, whilst dark grey slate is employed at Tixall Court, Tixall Mews and the Bothie. Some red clay tiles are used alongside the blue tiles at the church and the village hall.

3.5 Listed Buildings

There are eleven listed structures in the Tixall Conservation Area; one is grade I and ten are grade II. List descriptions can be found in appendix 1. Two structures were formerly designated as Scheduled Ancient Monuments but were re-designated to grade I and grade II as Listed Building legislation is better geared to buildings than Scheduled Monument Consent.

3.5.1 The Gatehouse

The Gatehouse is a 16th century building of three storeys, with ogee-domed turrets at the four corners and a balustraded parapet. The stone mullioned and transomed windows are framed by pairs of columns; Roman Doric on the ground floor, Ionic on the first and Corinthian on the second. The semi-circular door archways are richly carved with decorated spandrels that depict soldiers and winged females. Listed grade I, The Gatehouse is described by Pevsner as, 'the most ambitious gatehouse in the country'. Lying derelict for many years it was acquired by the Landmark Trust in 1977 this important building was restored as a holiday let.



Figure 27 The Gatehouse at Tixall

3.5.2 Tixall Mews (former stabling and coach house to Tixall Hall)

These former stables and coach house were built in the early 19th century for the Georgian Hall, following the enhancement of the estate by Thomas Clifford. Forming an elegant curve behind the new Tixall Hall of the 1780s, this crescent shaped building was built with two-storey pavilions at either end and the coach house to the centre of the curve. Displaying a three-bay arch and turreted parapet with a central Gothic style porch, this grade II listed building is of local sandstone with stone mullion windows and both pitched and hipped slate roof forms. Either side of the coach house are the former stable with stalls for 40 horses. The embattled towers at each end have basements and originally housed grooms, coachmen and servants. Described by Pevsner as a, 'magnificent composition', the buildings now form Tixall Mews, a residential development converted in the 1970s.



Figure 28 Tixall Mews is a semi-circular former stabling and coach house

3.5.3 The Bothie at Tixall Mews

Set to the rear of the crescent of stable buildings, the Bothie was one of a pair of former garden houses; the more easterly of the two houses was demolished prior to the 1970s. A grade II listed building of Tixall Stone, The Bothie is two storey with a slate hipped roof, and a section of pyramidal roof to the central bay. Thought to have housed servants or agricultural labourers, The Bothie was converted to residential use in the late 1970s.



Figure 29 The Bothie

3.5.4 Church of St. John the Baptist

In the 1840s the Tixall Estate was sold to Earl Talbot of Ingestre who, in 1848 employed the architects Wyatt and Brandon to rebuild the village church. Standing to the south of the village, the grade II listed St. John the Baptist Church is Early English Gothic and is built from stone with a tiled arcaded roof. There is a nave, chancel, north aisle and south porch built in regular courses of Tixall sandstone, and a bell turret on the west gable.



Figure 30 St. John the Baptist Church

3.5.5 Bottle Lodge

This 17th century, grade II listed Lodge was once known as Upper Lodge, and along with Lower Lodge, now White Lodge, near Haywood Mill, indicated the carriage route once used by the occupants of Tixall Hall. Built in 1807, Bottle Lodge derives its name from its curious octagonal shape and ogee stone vaulted roof. Possibly used as a toll house, the lodge housed the local shepherd in the 19th century and stood derelict for many years until restoration in the 1990s restored it to a small dwelling.



Figure 31 Bottle Lodge and Tixall Farm Buildings create a contrast in the landscape in terms of scale and building materials

3.5.6 Tixall Farm Buildings

A good example of a 19th century purpose-built model farm, the grade II listed Tixall Farm Buildings were built c.1830 and comprise of a long range of red brick buildings with slate hipped roofs. The former entrance tower and dovecote sit centrally and rise above the buildings, whilst a large-scale, brick built Dutch barn terminates the building line. The numerous brick barns and former cowsheds within the enclosed yard were converted to residential use in the 1990s and the original footprint of the buildings was retained, although the agricultural courtyard setting has been altered.

3.5.7 The Rotunda

In a meadow to the west of the green stands the Temple or Rotunda. This columnar stone, domed structure of mid-18th century date boasts classical columns and enriched entablature. It originally stood in the wood field at Ingestre Park, being moved to its current location at Tixall in the 1960s. Grade II listed, the Rotunda is attributed to Capability Brown and lies on private property off the main Tixall Road



Figure 32 The Rotunda and the Obelisk

3.5.8 Obelisk

On the green at the junction of the Tixall and Holdisford roads stands a hexagonal stone obelisk dated 1776. A former Scheduled Ancient Monument the structure is now grade II listed and bears inscriptions on three sides detailing the distance to London, Stafford and Lichfield.

3.5.9 Tixall House

Tixall House (formerly Tixall Cottage) is a late Georgian building in the Regency style. The grade II listed building stands in extensive grounds bounded by a high beech hedge and is of two storeys with colour washed brickwork and brick chimneys. Casement and casement-style windows of varying size have a combination of stone and brick cills, and the doorway has an attractive wood bracketed hood and rectangular fanlight. The gardens include the old walled garden and brick built potting and garden sheds of the 18th century hall.

3.5.10 K6 Telephone Box

The Tixall Conservation Area boasts a grade II listed K6 telephone box which were designed in 1935 by Sir Giles Gilbert Scott. Made from cast iron, the kiosk is square with a domed roof and decorated with unperforated crowns at the top of the panels. This traditional telephone box adds detail and historic character to the village street.



Figure 33 K6 Telephone box

3.5.11 Dairy Bridge

Dairy Bridge is a grade II listed stone bridge. Constructed in the 18th century by Thomas Clifford, it was thought to serve as a carriage route from the village to Tixall Hall, over a walkway to his new walled garden. Above the single Gothic arch on the east side is the inscription “HIC VER PERPETUUM” (“here ever lasting spring”).



Figure 34 Dairy Bridge

3.6 Positive buildings

There are a number of historic buildings within the Tixall Conservation Area that are of architectural or historic interest to Tixall and that make a positive contribution to its special character

3.6.1 The Village Hall is a 19th century, single-storey stone building on a square plan, situated at the apex to Tixall Village Road and Tixall Road. Built in 1850, the hall was the former village school and was designed by architects Wyatt and Brandon who were also responsible for the design of the village church.



Figure 35 Tixall Village Hall

3.6.2 Tixall Grange is a picturesque house of two storeys and three bays, of red brick with a pitched tile roof and roof dormers. Dating to at least the 18th century, it is mentioned in 1776 as, a 'good brick and tile house' and is thought to have been a public house at this time. The front section of the house is a later addition, added sometime in the 19th century, and there is a linear outbuilding to the rear; formerly barns this now forms part of the house.



Figure 36 Tixall Grange

3.6.3 Estate cottages

At the historic core of the village is a harmonious group of former estate workers cottages which display vernacular building materials and simple architectural style. The cottages are of 19th century origin, of red brick and tile with pitched gabled roofs. Tixall Cottages have later projecting front porches to the central bay and front-facing gables are found at Dairy bridge cottage and Ivy Cottages. Gardeners Cottage/Kennels Farm Cottage and the Coach House/ Engine Cottage have roof dormers and a variety of brick chimney stacks, which add character to this cluster of buildings.



Dairy Bridge cottage



Rose Cottage/ Rose Lodge



Ivy Cottages



Tixall Cottages



The Coach House/Engine Cottage



Gardeners Cottage/Kennels Farm Cottage

Figure 37 Positive buildings in Tixall village

3.6.4 The Old Rectory

The Old Rectory is a substantial late 18th century parsonage, although there is internal evidence of an earlier structure thought to date to at least the 17th century. Possibly built on the site of a Medieval manor house, the rectory is sited immediately to the west of the church along a private road behind stone gateposts. Historically, part of the house contained a brew house with a granary over. Agricultural buildings to the curtilage include a former barn, stables, cow house, cart house and piggery. The Old Rectory has been extended to the rear, and there has been conversion of some outbuildings to domestic use.



Figure 38 The Old Rectory in 2000 and in the late 19th century

3.6.5 Tixall Lodge

This late 19th century lodge stands in large grounds with views across pastureland towards the village. Of red brick and tile this substantial two-and-a-half storey house displays sliding sash, casement and stone-framed bay windows, tall chimney stacks and a pitched roof with alternate-facing gable ends. Gorse Cottage lies to the northeast of Tixall Lodge and is a converted former outbuilding to the Lodge.



Figure 39 Tixall Lodge

3.6.6 Tixall Farmhouse

At the far northeast corner of the conservation area lies the 19th century Tixall Farmhouse which forms part of the model farm complex, and was built as part of Thomas Clifford's redesign of the Tixall Estate. Following a traditional 'Midlands Farmhouse' design, the farmhouse is two-and-a-half storey, of red brick and tile with roof dormers. The farmhouse boasts historic eight over eight vertical sliding sash windows and a pedimented door surround.



Figure 40 Tixall Farmhouse and Kennels Farm

3.6.7 Kennels Farm

Set down a private road, Kennels Farm is the former dog kennels to the Tixall Estate. Of red/brown brick with a hipped tile roof, the farmhouse has a projecting central bay and views across open fields towards Tixall Road. It became a farm in the 1940s and also acts as the estate office for the Tixall Estate.

4. Spatial analysis

4.1 Plan form and layout

4.1.1 The historical development of Tixall has determined the layout of the buildings and interrelated space. There is a strong planned element to Tixall which displays key characteristics of a former designed landscape and country estate, alongside the linear development of an estate village.

4.1.2 The greatest density of buildings is at the historic core of the village where former estate workers cottages are found set along both sides of Tixall Village Road. The majority of the buildings lie to the north of the road, with frontages facing the lane and set back behind good-sized front gardens and driveways. To the south of the lane buildings are oriented with their main elevation facing away from the lane towards the Tixall Road, with large front and side gardens. The estate cottages would have been built to face away from the former Tixall Hall for privacy, thus creating this formal built character within the village and reducing the sense of intimacy usually found in small village settings.

4.1.3 Other historic buildings and structures are dispersed throughout Tixall in more spacious settings and form key focal points at various locations within the conservation area. Many of these buildings formed part of the wider estate, redesigned in the late 18th century and also appear to have been built to face away from the Hall. Tixall Lodge looks away from the village to the west, and Tixall Farmhouse and the Old Rectory have their main façades facing southwards, out towards open countryside. The grade I listed gatehouse lies in a prominent position with its main façade to the south facing the Tixall Road.

4.1.4 The converted agricultural and service buildings lie on the outer fringes of the conservation area, forming two residential mews-style developments; Tixall Mews to the north and Tixall Court to the east. The original, inward-facing plan form of these buildings creates an intimacy for the conversions, which contrasts with the more outward looking form elsewhere in the village.

4.2 Public Realm

4.2.1 The character of the conservation area is determined not only by the buildings but also by the nature of spaces between the buildings, natural elements and aspects of the public realm such as boundaries, paving and street furniture.

4.2.2 There are no pavements along the main thoroughfare lanes of the conservation area. Informal grassy verges, lined in some part with both concrete and traditional kerb stones, are typical. Some areas of tarmacadam pavement define the staggered crossroads junction giving a more formal appearance to the centre of the village.

4.2.3 Pavements and road surfaces are of modern tarmac, and main roads and junctions are defined with road markings. Due to the busy and curved nature of the main road through the village, vergemasters have been introduced into the street scene in order to slow and control traffic and this detracts from character. Along Tixall Village Road traditional stone bollards represent a more traditional approach to preventing parking on the grass verges.



Figure 41 Traditional stone bollards along Tixall Village Road

4.2.4 Cobbled paving, gravel and a large expanse of blue brick pavers have been introduced at Tixall Court as part of the conversion to dwellings in the 1990s. Whilst the materials are traditional, there is no historic basis for their use.



Figure 42 surface treatment at Tixall Court

4.2.5 There is no street lighting in Tixall village although there are traditional style lamp posts at Tixall Mews. Street furniture is limited to a bench and modern waste bin in the grounds of the village hall. A number of telegraph posts and overhead wires at the centre of the village detract from character, although the presence of a traditional post box and telephone box serves to reinforce a traditional village feel.

4.3 Open space and gardens

4.3.1 Tixall is a rural conservation area and is surrounded on all sides by arable farmland and fields. Whilst not included in the conservation area itself, these agricultural fields make an important contribution to the setting of Tixall and enable views into and out of the conservation area.

4.3.2 Much of the open space within the conservation area has been determined by its development as a country estate, and designed landscape features combine with agricultural land, private gardens and public space to create large areas of open space. The open space of these areas contrast with hedge-lined boundaries and narrow lanes, creating a variation in mood between enclosure and openness. As well as creating a sense of openness within the conservation area, this space also provides a picturesque setting for the focal historic buildings and structures which help to define the special character of Tixall.

4.3.3 The historic parkland of the former Tixall Hall provides open space which, although on private land, can be enjoyed by residents of Tixall Mews, visitors to The Gatehouse, and viewed by the public from the Great Haywood Road. The extended landscape to the south of the main road, sweeps down to the Staffordshire and Worcestershire Canal enhancing the sense of grandeur of this historic space and the vastness of this extensive estate parkland can truly be appreciated.



Figure 43 Former historic parkland surrounds the Gatehouse and the open landscape continues down to the Staffordshire and Worcestershire Canal

4.3.4 The churchyard at St. John the Baptist Church provides public space which can be enjoyed in a peaceful setting. A number of historic headstones combine with tree-lined boundaries to form a secluded character space. Grassed areas to the front of the Church and the village hall create a pleasing village green feel, and a triangular grassed area surrounds the Obelisk at the junction of Tixall Road and Holdiford Road.



Figure 44 A village green feel is created by areas of open space at the centre of the village

4.3.4 The land and fields associated with Kennels Farm and Tixall Lodge form important open space within the centre of the conservation area, as does the space surrounding the tree-lined avenue of the Rotunda. Large private gardens contribute to the sense of space around buildings, and the communal gardens at Tixall Mews provide a visual reminder of the former carriage circle



Figure 45 Fields surrounding Kennels Farm and Tixall Lodge contribute to the open feel within the conservation area

4.4 Important Trees

4.4.1 Trees are an integral part of the landscape in Tixall and make an important contribution to its special character, helping to define boundaries and create areas of enclosure within the open landscape. Some trees or groups of trees frame historic buildings and spaces, further emphasising their historic importance in the landscape.

4.4.2 Strategically planted woodland and plantations were often used as a means of shielding grand halls from the nearby village or other estate properties in order to achieve seclusion and privacy. Visual reminders of this can be seen at Tixall where a belt of woodland screens the churchyard, vicarage and the village from the site of the former hall, and Old Quarry Covert forms a backdrop to the village at the northwest of the conservation area.



Figure 46 Woodland plantation to the west of the gatehouse

4.4.3 Woodland defines the boundary to the conservation area from the west, where Billy's Hill and Old Quarry Covert creates an enclosed entrance. Other significant trees cluster throughout the conservation area, most notably to the northeast, where groups of trees shield Tixall Mews from the site of the former hall, and a small covert to the northeast houses the historic marl pit and icehouse. Woodland frames Kennels Farm and Tixall Lodge, and features as part of the southerly boundary with the Staffordshire and Worcestershire Canal.

4.4.4 Individually significant trees are found within the former parkland; a mature Cedar and Lime stand sentinal to The Gatehouse, and a large Oak dominates the private road up to Tixall Mews, creating a strong focal point with the former stables in the background. Another large Oak sits beyond the entrance to Tixall Lodge on Holdisford Road, and important Lime trees create an avenue up to the Rotunda.



Figure 47 A large Oak tree dominates Tixall Mews Road

4.4.5 Five trees and three groups of trees within the conservation area are subject to Tree Preservation Orders (TPOs); a Copper Beech and a Sycamore along the Great Haywood Road, a Horse Chestnut to the field to the rear of Bottle Lodge and two large Oak trees at the southeast corner of the conservation area which borders the Staffordshire and Worcestershire Canal. In addition a group of four sycamores and a copper beech along the Great Haywood Road, and clusters of mixed trees form two protected groups to the south of Tixall farm.

Tixall Conservation Area Appraisal
Important Trees, Green Spaces and Hedgerows

Not to scale
Date: July 2015



Key to Trees, Green Spaces & Boundaries Map

	Existing Conservation Area Boundary
	Trees covered by Tree Preservation Order
	Other Important Trees
	Important Hedgerows
	Important Green Spaces
	Water Courses

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4.5 Boundary Treatments

4.5.1 Informal grass verges lined in part with traditional kerbing stones feature along the main thoroughfare through Tixall. Tall native hawthorn and holly hedgerows, and traditional post and rail timber fencing create both a sense of enclosure and openness, and reinforce rural character.



Figure 48 Informal grass verges, high hedgerows and timber post and rail fencing reinforce rural character

4.5.2 Low-lying, coursed stone walls and stone gateposts are a distinctive characteristic feature of Tixall. Examples are found to the borders of the churchyard and village hall grounds at the centre of the village, and at the entrance to the grander properties such as the Old Rectory, Tixall Lodge and Tixall House.



Figure 49 Low coursed stone walling and gateposts are a characteristic feature in Tixall

4.5.3 High brick walling to Tixall House is a prominent boundary feature along Tixall Village Road, and the surviving brick wall to the former estate walled garden is an important feature of Tixall. Coped in stone, the brick walls create a pleasing contrast with the well-tended, mature hedge boundaries of the village cottages. At Tixall Court, boundary walls are of historic brick, possibly reclaimed from demolished former farm buildings, and there is some use of blue brick walling, although this is an uncharacteristic feature.



Figure 50 High brick walls form important boundaries in Tixall

4.5.4 Historic metal railings can be found at Tixall Mews and interesting metal gateposts, brought from the Ingestre Estate in the 1960s, are found at the entrance to Kennels Farm.



Figure 51 Metal railings to Tixall Mews and metal gateposts to Kennels Farm

4.6 Important views and focal points

4.6.1 Tixall is experienced through a series of pleasant rural views which take in open countryside and former parkland, alongside enclosed lanes and landmark features. In general Tixall is an outward-looking settlement with the majority of views of long-ranging vistas over former designed landscape and out towards open countryside. Many views are framed by areas of woodland and sealed by historic buildings which form focal points within the conservation area

4.6.2 Looking out of the conservation area to the north, long views encompass the former deer park and paddock, with woodland at Square Covert and Tixall Pool Covert framing the view in the distance. Long views out to the east are of open farmland, and from The Gatehouse uninterrupted vistas to the south take in unspoilt agricultural land and continue down towards the Tixall Broad section of the Staffordshire and Worcestershire Canal. Beyond the canal, distant views are towards the Cannock chase Area of Outstanding Natural Beauty (AONB) which emphasises the picturesque setting of Tixall within its rural context.



Figure 52 Long views out of the conservation area to the north are of former deer park and paddock. Square covert frames the view in the distance.



Figure 53 Long views out of the conservation area to the south towards Tixall Broad on the Staffordshire and Worcestershire Canal and Cannock Chase AONB beyond.

4.6.3 From the Tixall Broad section of the adjoining Staffordshire and Worcestershire Canal, views into the conservation area are across fields towards the landmark gatehouse, Tixall Court and Bottle Lodge, all of which form key focal points. These broad landscape vistas contribute significantly to the character of Tixall and its relationship to surrounding topographical and landscape features.



Figures 54 and 55 Long views into the conservation area from the towing path of the Staffordshire and Worcestershire Canal. Significant historic buildings provide key landmarks and focal points.

4.6.4 There are many examples of open views within the conservation area which take in areas of former historic parkland and agricultural land. These picturesque and tranquil views contribute to a sense of space and openness in Tixall. Notable open views are from The Gatehouse to the northwest and northeast, the former parkland and plantations of covert emphasising the designed landscape character of Tixall. Views across the fields surrounding Kennels Farm and Tixall Lodge further emphasise the open aspect of Tixall and make an important contribution to the agrarian character of the area.



Figure 56 Open views across historic parkland are sealed by woodland and covert.

4.6.5 Sequential views are created by movement through the conservation area, and are often enhanced by glimpses of historic buildings, open space and clusters of woodland. Upon entering Tixall from the west, views are enclosed by high hedgerows and areas of woodland which open up at the Obelisk. Views are once again enclosed as high hedgerows and trees line the road up to Tixall Village. As the road curves round and away from the core of the village, the view once again opens up to fields with glimpses of the Staffordshire and Worcestershire Canal and striking views of The Gatehouse. The contrast of the large red brick buildings of Tixall Court, set against the small-scale stone Bottle Lodge, creates a key focal point and seals the sequential views to the east.



Figure 57 Tixall Court and Bottle Lodge seal the view to the east

4.6.6 Specific views can be found at the centre of the conservation area where focal historic buildings cluster at the staggered crossroads. Looking west, Tixall Grange and the village hall provide focal points at the entrance to the village road, whilst to the east St. John the Baptist Church is viewed in its picturesque village churchyard setting.

4.6.7 Linear views in both directions along the Tixall Village Road provide glimpses of historic estate cottages and significant boundaries; a strong brick building line draws the eye in both directions, creating intrigue and inviting exploration. An iconic linear view is provided by the avenue of Lime trees off the Tixall Road. Framed by stone gateposts, the eye is drawn up to the Rotunda; this historic structure now a firmly established aspect of Tixall's built environment.



Figure 58 Specific view of St. John the Baptist Church



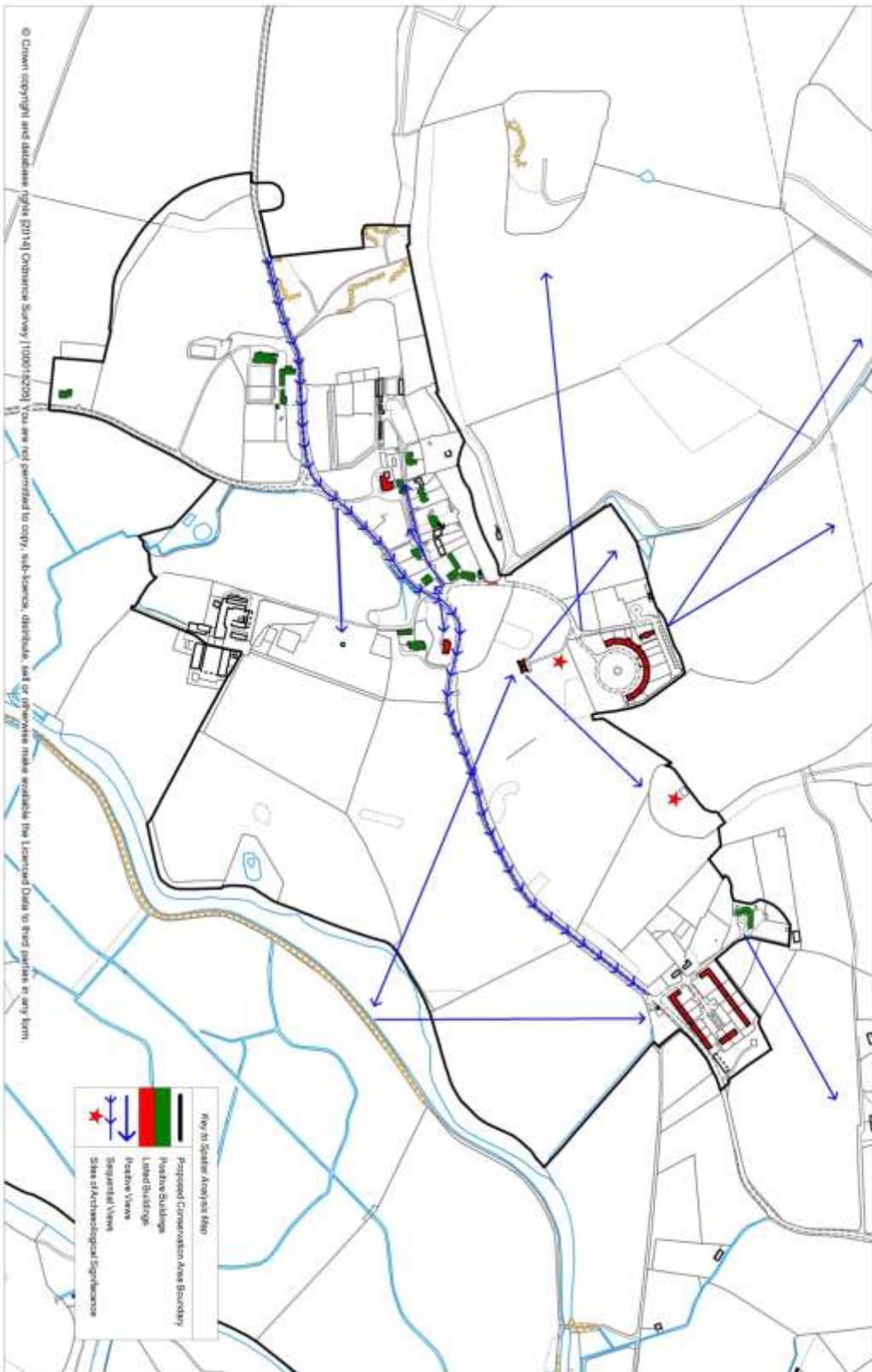
Figure 59 Linear view of Tixall Village Road



Figure 60 The iconic view of the Rotunda through the avenue of Limes

Tixall Conservation Area Appraisal
Spatial Analysis and Important Views

Not to scale
Date: July 2015



- Key to Spatial Analysis map
- Proposed Conservation Area Boundary
 - █ Listed Buildings
 - █ Parks and Gardens
 - Significant Views
 - ★ Sites of Archaeological Significance

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

Layout of the Conservation Area

- An historic, estate village settlement, with surviving historic street pattern.
- Surviving historic estate and service buildings including a walled garden
- Identifiable historic parkland including tree plantations and historic buildings and structures

Building types

- Survival of a 16th century gatehouse in its historic form and setting.
- Example of large and modest scale domestic estate cottages and houses.
- Agricultural buildings dating from at least the 18th century including an example of a 19th century model farm .
- A collection of stone monuments and structures
- A 19th century church and rectory, and a former village school

Plot size and plan form

- Modest two storey 18th and 19th century cottages and houses set back or backing directly on to a quiet lane with front, side and rear gardens.
- Two to two-and-a-half storey large houses and buildings set in substantial grounds
- Former farm and service buildings converted to domestic mews-style dwellings, set within own grounds or along private roads.
- Stone monuments and structures sited at key focal points.

Building materials

- Tixall stone, red brick, and Staffordshire blue clay tile .
- The use of stone for ashlar walling, footings, boundary walls, window lintels and cills, and decoratively for architectural features.
- Brick walling with stone copings
- Some rough-cast render found in isolation at Ivy Cottages
- Some painted brickwork

Public Realm

- Public space is found at The Churchyard and surrounding green area. A small green in the grounds of the village hall.

Boundaries

- Positive boundaries are created through coursed ashlar stone walling and gateposts, moulded stone gateposts and high hedgerows.
- Examples of red brick boundary walls and historic walled garden wall.

Architectural features

- A variety of surviving historic windows including sliding sash, casement, mullion and transom.
- Stone lintels and cills.
- Tall chimneys give a vertical emphasis.

Open space

- The open countryside which surrounds Tixall on all sides contributes significantly to its rural setting.
- Significant areas of open space are provided by former parkland and designed landscape and by rural fields at the heart of the village and at the churchyard.

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 Tixall Conservation Area and require protection.

Important Trees

- Trees are a significant feature of Tixall, many relating to historically designed plantations
- 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 Oaks, Copper Beech, Sycamore, Horse Chestnut and Lime trees are found in groups or individually and there is an individual Cedar tree at the gatehouse.
- Several trees and groups of trees are protected by Tree Preservation Orders (TPOs).

6. Negative Aspects that impact on the character and appearance of the Conservation Area

Although conservation areas are designated to protect an existing area of high historic character and appearance, there are usually some areas of loss, intrusion or damage. Identifying negative aspects helps to identify areas in need of enhancement and those that it is essential to protect in order to manage the Conservation Area's special architectural and historic character and appearance. The loss of any architectural and/or historic feature erodes character and the following issues have been identified as having a negative impact on the Tixall Conservation Area.

6.1 The buildings of the conservation area are generally well-maintained and in good condition, however there are some signs of historic damage to the stone work of the gatehouse, possibly as a result of the removal of a former boundary wall. As these sections are exposed to the elements deterioration is likely which could harm the significance of this nationally important building.

6.2 There are examples of some poorly executed repairs which can lead to deterioration and loss of historic fabric. The use of hard cementitious mortars for patch repairs to historic stone or brick can have a detrimental effect as they are much harder and impermeable. Moisture can become trapped behind the cement barrier causing the surrounding, 'softer' stone or brick to become sacrificial to the movement of moisture and this can accelerate decay. The use of permeable, lime-based mortars allow for the free passage of moisture and can therefore protect historic masonry from unnecessary deterioration. In addition to this, cement mortar also has a negative visual impact when used to repair an historic stone or brick walls.



Figure 62 Poor condition of stonework and poorly executed patch repairs to The Gatehouse masonry

6.3 Alterations over time can have a negative impact on the appearance of a conservation area. Even small-scale alterations can cause harm to historic character and appearance, and piecemeal change can cumulatively erode the special character of an area. The use of modern styles and materials for replacement windows has impacted upon the appearance of some historic buildings in Tixall, particularly on the Tixall Village Road. Flush closing, three to six light, side-opening timber casements are the traditional window style within Tixall village, however some have been replaced with single paned windows and non-historic top-opening styles which alter the appearance of the building. In addition, the use of uPVC windows with chunky frames are clearly at odds with historic character, and the occasional use of dark-stained wood windows is also an uncharacteristic feature in Tixall.



Figure 61 uPVC windows and the use of modern red brick laid in stretcher bond

6.4 Historic red brick is a traditional building material in Tixall and brickwork is traditionally laid in a flemish bond. Where there has been some rebuilding and alteration of buildings there has been some use of modern red brick laid in a stretcher bond giving a modern appearance to the elevations of some buildings. Examples of rendered and painted brick work can also be found in Tixall, and there is evidence of some removal of previous render. Exposed brickwork should be left un-treated, both to protect the historic character and appearance of the conservation area, and also to ensure historic fabric can continue to 'breathe'. Any painted render should be of traditional, subtle colours and of a matt finish.

6.5 Porches in the conservation area are characterised by pitched roofs, however some flat roofed porches and garages have been erected. As flat roofs are not an established characteristic of the conservation area these detract from the historic character. Bungalow forms have also been used in Tixall, possibly as an attempt to keep modern development unobtrusive, however they do not harmonise with or observe the established historic character of the area.

6.6 The presence of overhead wires and telegraph poles creates a visual clutter through the main thoroughfares of the conservation area. Parts of the wider landscape are dominated by electric pylons which disrupts many long reaching views. New structures need to be carefully designed and sited.

6.7 The modern tarmac car park at the village hall has a stark appearance alongside the softer appearance of the stone building. This appearance is accentuated by brightly painted white car parking markings which interrupts the more subdued palette of the historic building materials of brick and stone which characterise this part of the village.

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 Tixall through the consideration of the historic buildings and their setting, the historic layout and street pattern, significant spaces, massing, volume and scale of the existing and proposed buildings and the employment of vernacular materials and details.

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

8.1 When the Tixall Conservation Area was designated in 1984, the boundaries were drawn to include the historically important gatehouse and stables to the former hall, the estate village and the surrounding farmland as far as Tixall Farm and Bottle Lodge, both originally associated with the estate. The farmland between the gatehouse and the Staffordshire and Worcestershire Canal was included in the designation to protect their visual relationship.

8.2 Following a revision of the current boundary it is proposed to include the property of Berry Hill on Holdiford Road due to its special architectural interest. The property is an early 20th century detached house in an Edwardian period style, set back in its own grounds behind a low rubble stone and hedge boundary. Of two storeys over three bays, the house has three forward facing gables and mock timber framing to the first floor, which contrasts with the red brick of the ground floor and red roof tiles. This mix of materials, along with the tall chimneys and a front door with small glass panes are distinctive Arts and Crafts-style features which give Berry Hill its architectural interest.

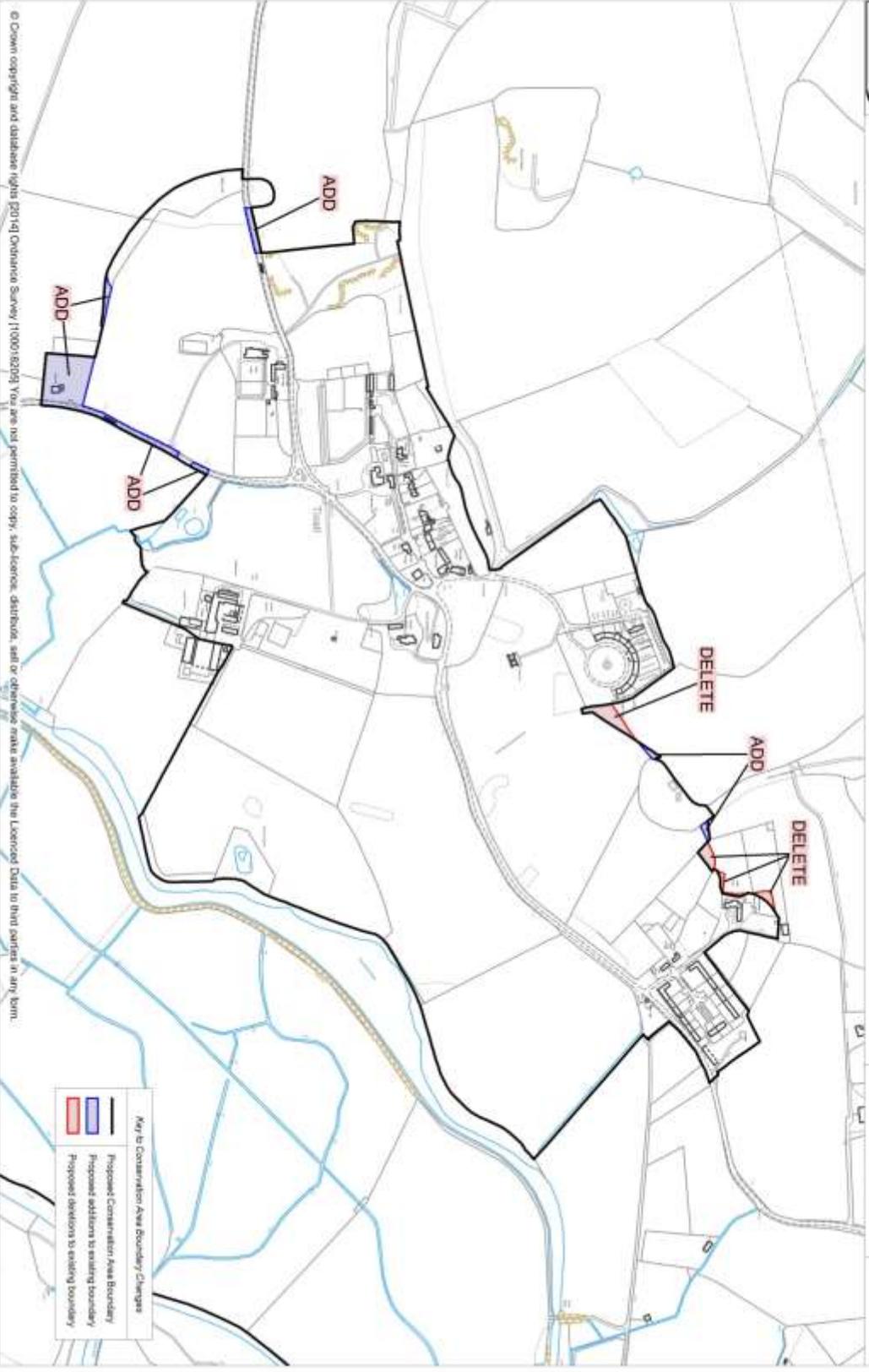


Figure 62 Berry Hill

8.3 There is proposed to be some rationalisation to boundaries in order to accurately reflect current property or physical boundaries and to make the present boundary clearer. Rationalisation is proposed along Holdiford Road, along Tixall Road just past Billy's Hill, and to the east of Tixall Mews to follow physical field boundaries up to and around Tixall Farm.

Tixall Conservation Area Appraisal
Proposed Boundary Changes

Not to scale
Date: July 2015



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http://www.search.staffspastrack.org.uk/engine/search/default_hndlr.asp

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

f

Staffordshire County Council, Historic Environment Record

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

Staffordshire County Council, Historic Environment Character Appraisal Appendix 2

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

APPENDIX 1

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE GATEHOUSE

List Entry Number: 1258142

Grade: I

Date first listed: 15-Jan-1968

Details

TIKALL 1. 2385 SJ 92 SE 19/2B The Gatehouse 15.1.68. I

2. Built circa 1575 and a very stylish specimen of Elizabethan design. Ashlar faced and rectangular with octagonal ogee-domed turrets at the angles and central archway. 3 storeys, each decorated with an Order of columns: Doric, Ionic and Corinthian, Balustraded parapet. The interior is gutted and the roof almost gone. Mullioned and transomed windows.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BOTTLE LODGE

List Entry Number: 1258276

Grade: II

Date first listed: 17-Mar-1953

Details

In the entry for:

TIXALL - SJ 92 SE 19/5 Bottle Lodge 17.3.53 II The entry shall be amended to read:

SJ 92 SE TIXALL - 603-0/19/5 Bottle Lodge 17/03/53 GV II

Lodge. Dated 1807. Ashlar; brick internal walls. Ashlar ogee vaulted roof with polygonal ashlar stack at apex with cornice. Small single-cell octagonal-on-plan building. Moulded stone cornice. Moulded doorway on the south west side with Tudor arch with sunken spandrels. Above the doorway and flanking the doorway on the adjacent sides are 2-light stone mullion windows. Two smaller windows at the rear. INTERIOR: Brick-lined walls up to the eaves; the dome is entirely stone and is inscribed with the date 1807. There is a fireplace inside.

TIXALL 1. 2385 SJ 92 SE 19/5 17.3.53. Bottle Lodge II

2. A curious octagonal structure in ashlar with ogee stone vaulted roof. Central stone stack; moulded stone eaves; stone mullioned windows; cambered stone doorway. The fireplace is a later insertion and the chimney was originally a finial. Probably early C17.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: TIXALL COTTAGE

List Entry Number: 1258301

Grade: II

Date first listed: 10-Jan-1972

Details

TIXALL 1. 2385 SJ 92 SE 19/7 Tixall Cottage II

2. Probably early C19 and in the local Regency manner. Colourwashed brick with tiled roof and brick stacks; 2 storeys; casement windows, five window front; doorway with wood bracketted hood and rectangular fanlight.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLING AT TIXALL

List Entry Number: 1258272

Grade: II

Date first listed: 15-Jan-1968

Details

TIXALL 1. 2385 Stabiing at Tixall SJ 92 SE 19/3 15.1.68. II

2. The Tudor and Georgian houses have disappeared but the early C19 stabling remains. Built on a curve and of ashlar with slate roof. The central portion is 2 storeyed with a Gothic portico and embattled. At each end is a 2 storeed embattled tower. Stone mullioned windows.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST JOHN THE BAPTIST

List Entry Number: 1258304

Grade: II

Date first listed: 10-Jan-1972

Details

TIXALL

603/19/43 CHURCH OF ST JOHN THE BAPTIST 10-JAN-72

II DATES OF MAIN PHASES, NAME OF ARCHITECT: Parish church of 1849 by Wyatt & Brandon for J.C. Talbot.

MATERIALS: Local Tixall sandstone in regular courses, banded red and grey tile roofs, incorporating arcaded tiles.

PLAN: Nave with lower chancel, north aisle, south porch, north vestry.

EXTERIOR: In simple Decorated style, with steep roofs and gabled west bellcote with a single bell. The nave has 2-light and 1-light south windows, and 2-light west window. The porch entrance has continuous roll mouldings, and single roll mouldings to the nave south doorway. The aisle has a cusped 1-light west window and 3 cusped north windows. The chancel has 3-light geometrical east window and 2 cusped south windows. The low vestry has a lean-to roof.

INTERIOR: The north arcade has octagonal piers and double-chamfered arches. The chancel arch, in C13 style, has corbelled stiff-leaf shafts. The nave has a 4-bay arched-brace roof on carved corbels and the chancel has a cradle roof. Windows have moulded rere arches; walls are plastered and the floor has Minton tiles, richer in the chancel, and wood-block floors below benches. In the centre of the nave is a lozenge pattern with encaustic tiles commemorating the building of the church and its patron.

PRINCIPAL FIXTURES: The octagonal font has a continuous band of foliage around the bowl. Benches have panelled square ends and moulded tops. The stone polygonal pulpit has blind cusped arches with shafts. Stone steps have iron balusters. The heavy wooden communion rails have cusped diagonal bracing. The war-memorial rood beam, brought from Ingestre and cut to fit, was erected in 1921, with limewood figures by Robert Bridgeman & Sons of Lichfield. The principal but low-key memorial on the north wall of the chancel is to John Chetwynd Talbot (d 1852) and Caroline Talbot (d 1876), which are brass plates framed by trefoil arches on shafts. An oval tablet to Simon Wakelin (d 1697) was salvaged from the previous church. Chancel windows are by Bennet & Son of York (1849), patterns with small scenes of the life of St John (east) and of an officiating priest (south). The west window is by William Wailes (1852).

HISTORY: Parish church built in 1849 by T.H. Wyatt (1807-80) and David Brandon (1813-97), architects of London. It was originally intended to incorporate the private mausoleum of John Chetwynd Talbot, at whose expense the church was built in place of a Georgian church. Contractors were Mr Ward of Brocton and Mr Chatfield of Stafford.

SOURCES: A. Andrews, *A History of Tixall*, 1995, especially pp 74-91. N. Pevsner, *The Buildings of England: Staffordshire*, 1974, p 282.

REASONS FOR DESIGNATION: The church of St John, Tixall, is listed at Grade II for the following principal reasons: * It is a small rural church of the mid C19 retaining original character and detail. * It retains a largely unaltered mid C19 interior, including good-quality stained glass.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: K6 TELEPHONE KIOSK (NEAR CHURCH)

List Entry Number: 1258844

Grade: II

Date first listed: 10-Aug-1989

Details

The following kiosk shall be included in the list:-

TIXALL SJ 92 SE 19/43A K6 Telephone kiosk (Near Church) GV II
Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FARMBUILDINGS AT TIXALL FARM

List Entry Number: 1273249

FARMBUILDINGS AT TIXALL FARM

Grade: II

Date first listed: 31-May-1988

Details

TIXALL Farmbuildings at 1. 5373 Tixall Farm SJ 92 SE 19/5A II GV 2. Farm buildings, c1830. Built for the Clifford family of Tixall Hall. Red brick with ashlar and brick dressings. Slate hipped roofs. Quadrangular plan. Main street front 2 storeys and 17 bays, with slightly projecting 3 bay centre. Central segmental carriage arch with above a 3 light casement, and above again a square tower containing a pigeoncote with corner turrets with pyramidal caps. The tower has an ashlar plaque with a coat of arms, and above a round headed recessed panel with flight perches and openings. The tower is topped by a hipped slate roof and an ornate wooden cupola with weather vane. Either side are single 4 light windows, with 3 light casements above. Beyond to either side are 7, 4 light windows with 3 circular pitching eyes above. To the north-east a large hay barn, joined by a buttressed wall. The hay barn has 5 large segmental arches to either side and a single arch at either end, the whole is topped by a hipped slate roof with continuous ventilator. To the rear of the main range are 3 large cowsheds with round headed arched entrances. Adjoining this to the north-east is a large threshing barn now partially demolished, only one segmental threshing arch survives. To the north, the stable range has a 2 storey 7 bay centre, under a hipped slate roof, with a central segmental arch flanked by stables with lofts above. Either side are single storey wings, that to the left has 6 implement sheds, and that to the right further stables.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE TEMPLE OR ROTUNDA

List Entry Number: 1258143

THE TEMPLE OR ROTUNDA

Grade: II

Date first listed: 15-Jan-1968

Details

TIXALL 1. 2385 The Temple or Rotunda (formerly listed as The Temple or Rotunda at Ingestre in the Civil SJ 92 SE 19/38 Parish of Ingestre) II
2. Mid C18. Attributed to Capability Brown. A stone domed structure of octagonal plan with Doric columns and enriched entablature. See Country Life Vol. CXXII. p.875/6. Removed from Ingestre Park, restored, and re-erected at Tixall.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: OBELISK

List Entry Number: 1273505

OBELISK

Grade: II

Date first listed: 17-Mar-1953

Details

TIXALL 1. 2385 Obelisk (formerly listed as SJ 92 SE 19/6 Obelisk at Tixall) 17.3.53. II

2. Hexagonal sand-stone structure on step, Inscribed "1770. Stafford 3½ miles".

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: DAIRY BRIDGE

List Entry Number: 1273506

DAIRY BRIDGE

Grade: II

Date first listed: 17-Mar-1953

Details

TIXALL 1. 2385 Dairy Bridge SJ 92 SE 19/8 17.3.53. II

2. Probably C18. Ashlar faced with 1 small Gothic arch. Moulded pilasters on both sides and heavy coped parapet. On East side is inscription "Hic Ver Perpetuum".