

# STANTON CONSERVATION AREA CHARACTER APPRAISAL



April 2007





Aerial view of Stanton



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# 1 INTRODUCTION

## 1.1 Background, scope, and use of this Document

1.1.1 Stanton Conservation Area was designated by Staffordshire County Council on 24<sup>th</sup> November 1973. This Conservation Area was in the series established by the County Council in the years following enactment of the Civic Amenities Act 1967. Currently, it is one of 25 Conservation Areas that have been designated within the Borough of East Staffordshire.

## 1.2 Legislative Context

1.2.1 The establishment of Conservation Areas was first made possible by the Civic Amenities Act 1967. The STANTON designation was a reasonably early one in national terms, although Staffordshire County Council was by that time well advanced in identifying and establishing its Areas. Conservation Areas are defined within today's current legislation as being '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*' [Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69(1)(a)].

1.2.2 It is important that areas designated in this way are genuinely of architectural or historic interest, rather than merely being attractive areas in which to live and/or work. Whilst this can be a fine distinction to make, the validity and integrity of the concept stands or falls upon it. The production of a written appraisal of each Conservation Area is consequently of some considerable importance, since this provides a record of the area's fundamental special interest and the core base of buildings of architectural or historical value that exist within it.

1.2.3 Designation potentially gives the local planning authority greater control over extensions and demolition, the display of advertisements, and works to trees. Special consideration has to be given to proposals for development or redevelopment within a Conservation Area to ensure that its character and appearance are preserved or enhanced. In most cases, Conservation Areas are living and working communities, with both residential and commercial uses.

- 1.2.4 The purpose of designation is not to stifle or prevent change and evolution, but to control it in such a way as to maintain and enhance character and local distinctiveness. In making decisions on future development within a Conservation Area, a council must '*pay attention to the desirability of preserving or enhancing the character or appearance of the area*' [Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990].
- 1.2.5 This should ensure that harmful change is not allowed, although some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the Conservation Area. These rights, which affect family houses, can be controlled by the serving of an Article 4 Direction, which enables a council to require a planning application for minor alterations, such as replacement windows and doors.
- 1.2.6 Section 71 of the same 1990 Act obliges councils 'to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas', and, in part, this appraisal fulfils this statutory duty (but see also below).
- 1.2.7 Despite their importance, there is no statutory requirement placed on local planning authorities specifically to prepare Conservation Area appraisals. However, under the 1990 Act, such authorities are required 'from time to time' to undertake a review of their Conservation Areas. This is to ensure that their designation and boundaries remain relevant, logical and defensible.
- 1.2.8 As the number of designated areas steadily increases at a national level, the criteria and justification for designation are coming under greater scrutiny and challenge. It is therefore important for local authorities to have confidence in the continued relevance of their Conservation Areas, particularly those that have been in existence for a number of years.
- 1.2.9 English Heritage has advised councils to carry out appraisals of Conservation Areas within their district to identify the key features of the area and how they combine to give the place its particular character. By establishing what makes a place special and distinct, the local planning authority can more effectively ensure that changes through development, or through other changes resulting from its own actions or those of other statutory authorities, do not undermine this character and wherever possible can enhance it.

- 1.2.10 As well as identifying the positive features of a place, an appraisal can also highlight areas where there is scope for improvement. This could be in terms of new development or redevelopment, or more small-scale improvements to, for example, the appearance of street furniture or signage. The results of appraisals can be used to help prioritise available resources for environmental enhancement.
- 1.2.11 The STANTON Conservation Area was last appraised formally in November 1973. This re-evaluation has been prepared following fieldwork undertaken between November 2003 and April 2004.
- 1.2.12 Once adopted, the Conservation Area appraisal will constitute Supplementary Planning Guidance to the East Staffordshire Borough Council Local Plan, providing advice on the formulation of policies for the preservation and enhancement of the Area and assisting in the determination of relevant planning applications.
- 1.2.13 The emerging Local Plan proposes policies BE6 and BE7 which deal with Conservation Area matters; proposed policy BE8 concerns protection of the character of Listed Buildings; proposed policy BE9 supports the conservation of individual buildings or groups of buildings of architectural or historic interest; proposed policies BE10 and BE11 look to protecting or preserving sites of archaeological interest and scheduled monuments. Refer to Appendix 6.

### **1.3 Methodology**

- 1.3.1 The approach adopted for the appraisal process followed that contained within English Heritage's published guidance note '*Conservation Area Appraisals*' (March 1997).
- 1.3.2 Site work for the appraisal of the STANTON Conservation Area was undertaken between November 2003 and April 2004.
- 1.3.3 The appraisal was conducted through means of a detailed site-based evaluation backed up by research of appropriate secondary sources, including the Victoria County History, historic maps, Kelly's and White's trade directories, and web sites.
- 1.3.4 The archaeological potential of the Conservation Area was examined in several ways. County archaeological archives were consulted as part of a desk-based appraisal. Subsequently, information was gathered from

the county Historic Environment Record (HER) and Sites and Monuments Record (SMR) during March 2004. This focused initially on the Conservation Area only.

- 1.3.5 The second element of the assessment consisted of detailed on location visual inspection and investigations. The work allowed for a qualitative re-assessment of the current Conservation Area, and in particular the apparent desirability of extending it to both the east and west. Subsequently, an extended search of the HER was made, covering these areas to the east and west of the existing Conservation Area.
- 1.3.6 Stanton Parish Council discussed the progress of this assessment with the Deputy Leader and the Conservation Officer, and their publication 'Stanton: A Rural Village –Past and Present' (2002) was made available for use in assisting with descriptive and biographical information, photographs and other data.



**1:** Long view from the Weaver Hills



**2:** St. Mary's Church – a sentinel on the long climb up from Ellastone and Ousley Wood



**3:** Weaver Hills and the high ground to the western edges

## 2 STANTON : ENVIRONMENTAL CONTEXT

### 2.1 Location & topography

2.1.1 STANTON village (grid reference SK12674606) is set on a dissected plateau around 230-250 metres above sea level. The rock built farms and cottages and high stone garden walls form a strong feature. The gardens are small and intimate in scale surrounded by stone walls. St Mary's Church forms the initial focal feature on climbing the steep hill from the *Field Lane / Marsh Lane* approach road.

2.1.2 Whilst most of the village is on a flat level, the outlying farms of 'Wellcroft', 'Smithy Moor', and 'Eldergreave' are set below the general level and the sweeping lane of *Bankside*, rising to the west looks down a steepish incline to 'Slade Hollow Farm' cluster.

### 2.2 Geology & Landmarks

2.2.1 The setting of STANTON is on a bluff of calcareous limestone which rapidly becomes a dissected plateau facing south, the fields dropping away sharply at the periphery of the village to the west, south and a little further along *Sallyfield Lane*, to the east, to steep sided wooded valleys. Gritstone is also exposed at the nearby quarries. Stanton quarry in the north west of the village forms an interesting worked out quarry. This has naturally colonised with local trees and forms an interesting wooded dell which will be of wildlife interest. The self-seeded trees are around 50 years old and have re-landscaped the former quarry. Stone varies from gritstone in the south, sandstone in the middle and immediate north of the village to limestone in the further west.

2.2.2 The landmark dominating the views to the west is the prominent rounded green profile of the Weaver Hills. There are impressive views south to Wootton Park, and the escarpments east of Rocester and running beyond Uttoxeter the skyline escarpment Marchington Woodlands, forming a backdrop to the River Dove where it turns eastwards, near to Uttoxeter.

## 2.3 Landscape, trees, planting & features of cultivation

- 2.3.1 Hedges containing thorn, holly, ash, sycamore and birch grow on or amongst stone walls, which start along the radiating lanes leading through the approaching countryside. This characteristic establishes a much more significant influence in the fields, pens, pinfolds and curtilage boundaries that immediately surround the houses.
- 2.3.2 Small woodlands shroud the outer fringes of Stanton village and they are mostly interlaced with footpaths. The lanes radiate like spokes of a wheel from the plateau settlement. The stone walls form boundary demarcation to the lanes and field boundaries. Many field boundaries are formed with earth mounds of 1-2 metres and these also have mixed hedges in many cases. The hedges are predominantly of hawthorn with some blackthorn and holly. The dominant tree is Ash due to the predominantly limestone based soil type. Many Ash are over 100 years old. There are also Beech and Sycamore clumps, particularly to the west.
- 2.3.3 The lanes reach Stanton village through meandering, steep inclines. The landscape is comparatively well wooded e.g. 'Ousley Wood'. This is a pleasant mixed forestry plantation with Larch, Silver Birch etc.
- 2.3.4 The valley landscape is dominated by mature Alder woodland. Ridge and furrow field patterns are occasionally found, particularly near to the village along the northern edges.
- 2.3.5 There are numerous micro valleys, small scale fields, isolated woods and a general intimacy to this pleasant agricultural landscape. On the Stanton ridge there are several ponds of significance. Rock has been won from many areas associated with the village. This is clearly seen on aerial photographs and will be the reason for some of the ponds. Rock will simply be used for wall and building material over the centuries.
- 2.3.6 Particularly to the west and the north fields are demarcated by stone walls. These herringbone walls must date back to the Acts of Enclosure and some appear to be considerably older. Some of these 'stone hedges' are unique to the Borough in style: there are herringbone patterned single leaf stone walls, some of which have been carefully re-constructed. There are vertical stone slabs running between fields rubble walls, some set within curtilages or along informal grass verges.



4: Herringbone Lane / field walls



5: Stone slab walls

- 2.3.7 Tree planting within the village is surprisingly varied, and isolated Firs, Pines and Yews as well as Ash occur as focal points along *Main Street* and up some of the lanes leading from this road.
- 2.3.8 Along the lane edges and in some fields in the village are watercourses, wells, troughs, ponds, springs. These occur naturally at road sides, whilst many are man-made some dating to Saxon times and beyond. Some of the outlier quarries are flooded and may offer a recreational use for wildlife and rest. The sound of water can be heard from many points in the village. Stone drains also can be found long the bottom of the furrows north of the village.

## 2.4 Building Materials

- 2.4.1 Stone walls: coursed and rubble, ashlar, and dressed and chiselled with a local pattern of diagonal herringbone fletchings working to a centre line, no border: the mix is sandstone and gritstone, hewn from the quarries on the periphery of the village with slate but mainly blue-black tiled roofs, with some mixed reds and brindled colours.

Development in the past 40 years has seen artificial or reconstituted stone also used. The latter as plain sawn effect for window and door surrounds looks well, the former can look well, but when randomly coursed looks out of place in this vernacular environment.

- 2.4.2 At some time probably in the 1950s to 1970s, when it was fashionable, someone has re-pointed a number of the buildings using a strap-pointing (an angled projecting hard mortar pointing). This is not a traditional method, and leads to accelerated decay in many instances. Elsewhere more recently introduced and more sensitively, is flush bag-rubbed or brush finished pointing, sometimes slightly recessed to follow the profile of the arise of the stone block. This is infinitely more satisfactory in both functional and visual terms.

- 2.4.3 Windows : some of metal (Victorian) lozenge pattern, and others are sliding sash or the vernacular flush section casement. There are some stone framed windows and otherwise a variety of more recent styles, with poor quality late 20<sup>th</sup> century softwood, inserts using top-light transoms and stormproof sections, which look poor and function badly. Pvcu windows have recently and unsympathetically been introduced to several houses.



6: Strap – pointing



7: Flush rubbed pointing and simple window style : the muted colour is sympathetic to the vernacular style of building

2.4.4 Doors : a wide variety, but the vertical timber plank of the vernacular and the panelled of the Victorian era are the better examples. Elsewhere large paned or multi-paned door fenestration, typical of the mid 20<sup>th</sup> century, looks poor and like the windows of the period decays rapidly.



## 3 EVOLUTION of STANTON

### 3.1 Archaeological evidence

- 3.1.1 Stanton is recorded in the Domesday Book under as... 'Land of the King in Totmonslo Hundred', and there is recorded..... 'In Stanton, land for 1 plough. Arkell held it' (ref 3.1)
- 3.1.2 Archaeological and Historical information has been obtained from several published sources and from Staffordshire County Council Historic Environment team.
- 3.1.3 There is a Bronze Age barrow 'Scrip Low' ( 2350BC to 701 BC) on rising ground to the West of the village which was subsequently ploughed down and has been de-scheduled. (Pottery and other finds, including a gold bracelet at Nibs End.)
- 3.1.4 The village itself constitutes a *monument* as a Saxon settlement (410 ad to 1065 AD) and there is a series of ridge and furrowed fields lying in a belt from East to West immediately East, North and West of the houses from *Flather Lane* to *Townhead*. Some of these are noted as a monument, and they are very much evident, from the ground. Some of the furrows have stone lined drainage channels which become active in heavy rains, and one or two recent diversion ditches have been dug to relieve this water and drain it to the natural spring ditches and other dug ditches along *Flather Lane*.
- 3.1.5 There are 3 recorded monuments and 16 listed buildings (see references, section 5, and appendix for further information and maps).
- 3.1.6 The village Millenium book (ref 3.2) states.... "*Stanton is listed in Domesday Book as 'Stantone'..meaning.. 'Stone Farmstead'...The stone itself is an excellent building material and was used to build farmhouses and cottages in the village. Lead was also found in the area*". There are shafts in the Thorswood area, now a nature Conservation project, (see section 4) and some to the East in the Ellishill Brook valley where there are also lime-kiln sites.

### 3.2 Historical development

- 3.2.1 In 1851 William White (ref 3.3) recorded the village as follows :

*'STANTON is a village on a pleasant declivity, above the vale of the Tit-brook, 3 ½ miles W.of Ashbourn, comprising within its township 2308A . 2R. 24P. of land: of which two-thirds belong to the Earl of Shrewsbury, and the remainder to Lord Scarsdale; and they are joint lords of the manor. Here is a chapel of Ease, erected in 1846, and a Primitive Methodist Chapel. Gilbert Sheldon, archbishop of Canterbury, was born here in 1598, and died in 1677. He was a distinguished divine, and bestowed upwards of £ 60,000 in public and private charities.'*

There were farmers, wheelwrights, masons and quarry owners, a tailor, shoemaker, blacksmith, shopkeeper, a raker, and victuallers, and a schoolmaster.

- 3.2.2 Kelly's Directory Staffordshire 1912 (ref 3.4) has almost identical information and the current electoral roll (2004) numbers approximately 180, to which should be added children. Thus in 150 years the population has changed little, and the maps of 1884 and 1901 indicate very little physical change in the layout and extent of this settlement.
- 3.2.3 In 1911 on December 14<sup>th</sup>, the village book describes the formal festivities and occasion when a lime tree was planted in the middle of the crossed paths open space bounded by 'Sheldon Barn', 'Maple Tree Cottage' and 'Chryssie Cottage' in the centre of the village. This tree commemorates the coronation of King George V, and could be considered a 20<sup>th</sup> century monument. The irregular and extended space leading north up to 'Smithy House' is an important feature.
- 3.2.4 From the 18<sup>th</sup> century upto the early 1920s sandstone was quarried from Townhead (Birches) Quarry, to the North West, and gritstone from Smithy Moor Quarry to the southeast, and from burrow pits around the village to construct most of the local buildings. It was also used as far afield as Ilam Hall, and for the King Edward V11 Grammar School in Birmingham (info: from millennium book). 'Sallyfields House' and 'The Rhodes' are built of gritstone and were thought to have been built for local quarry managers.
- 3.2.5 Stone 'witheridge' wells –drinking troughs filled by springs were placed along the lane verges and provided water for horses and cattle. These survive and along with pumps for well water constitute an historic characteristic more often associated with villages in the Peak District, and decorated during the 'well-dressing' festivities. Surviving remains of an old sheep wash are mentioned in the Millage Millenium book – see 3.2.12.

3.2.6 The Parish Council adds that the school (now closed) originated in 1824 in the Methodist Chapel, moving to the church building in 1840.

3.2.7 In the early 1970s the terrace of semi-detached houses at the east end of what is rather prosaically going to be called *Main Street*, running from *Wellcroft Grange* westwards, on the south side, were built on land, involving the demolition of a hay barn and other farm buildings, which actually abutted the road. This development copied the set back of buildings which at an angle, on the opposite side of the road constitutes 'Spring Cottage', the old Post Office etc. However the uniform line in parallel with the road is suburban in character.



8: Tending towards the regularity and style of suburban development

3.2.8 A few houses along *Townhead Lane* and *Bankside* have been added in a contrived vernacular. Two other houses have been built near to Stanton Quarry, on *Stubbs Lane*, one in 1928 the other much more recently, in materials and style contemporary to the late 20<sup>th</sup> Century.

3.2.9 In the late 1990s a further row of houses along the east side of *Wellcroft Lane* was built, and the street formally destroyed what had been an irregularly shaped lane, with stone walls and occasional trees. This particular set of houses, whilst admirably built with reconstituted stone and mechanically formed roof tiles, repeats the mechanistic formality of the earlier nearby development but has a much more significantly and disruptive impact on the village setting.



9: Over - prominent regularity in an exposed location

3.2.10 The history of Stanton melds into the present as a continuum of local activity and small movements of people in and out of the village. A wide diversity of skills and activities for such a compact settlement shows how flexible and adaptive the historic buildings can be when a micro-culture of trade and domestic activity develops in tandem.

Future issues will include retaining the balance of work-to-life activities and enhancing the pattern of mixed building use, with care being taken not to overwhelm small clusters and the informality of the central area with inappropriately sized developments.

3.2.11 The archaeology of Stanton has nearly been excavated and ploughed into oblivion but the land form of *Scrip Low* and the ridge-and-furrow fields, whilst not uncommon to the country, are elements which should be protected and give texture and distinctiveness to the immediate confines of the village curtilages. The history is one of little change to the physical environment, but the embracing of an unexpected diversity of skills and

activities which makes for a lively village debate and a population interested in maintaining its character and appearance.

### 3.2.12 References

John Morris.Ed. (1976) 'Domesday Book : A Survey of the Counties of England – 24 Staffordshire' London. Phillimore and Co.Ltd.

Stanton Parish Council (2002) 'Stanton – A Rural Village – Past and Present'

William White (1851, 2<sup>nd</sup> edition) 'Directory of Staffordshire and the City and County of the City of Lichfield, Sheffield, and London. Simpkin, Marshall and Co

Kelly's Directory (1912) 'Staffordshire'

#### Other References

Gunstone, A.J.H (1965)'An Archaeological Gazeteer of Staffordshire, Pt 2' Vol 5

Bateman, Thomas (1861) 'Ten Years Digging in Celtic and Saxon Grave Hills in the Counties of Derby , Stafford and York

Victoria County History, Vol 1 (1908) 'A History of the County of Stafford, Vol 1. ed.W.Page, and Vol V11, ed. M.W.Greenslade.

Barnatt, John (1989) 'Peak District Barrow Survey-C:P:45-17:6'

## 3.3 Socio-economic overview

- 3.3.1 Stanton is a small, remarkably contained settlement whose population has only very gradually increased since the census and directory entries were made in the 1840s. Off the beaten track and off any major thoroughfare, the village roads have spasmodic periods of activity at either end of the working day, since a significant proportion of the population works away from the village. However, a number of residents maintain a working life in rear curtilage workshops, in the fields and gardens, and at the village hall and churches. Whilst this is a dormitory village it is by no means a dormant one, and young families live here as well.



**10:** Access tracks lead to small sheds and barns – still used for a multitude of purposes



**11:** Modest insertion of porch entrance to converted farm buildings – now used for rural/commercial business



**12:** Colour, scale, shape, detail, siting – the older property loses character owing to its changed setting

3.3.2 The farms still exist ('Shrewsbury Farm' located at the south-western edge of the village centre) but, they have lost substantial numbers of workers over the last century. Farms vehicles use the lanes, and the holdings are still fragmented from one end of the settlement to the other. The farm buildings integrate with dwellings close to the lanes. One cluster of farm buildings ('Wellcroft Farm') incorporates an office for an agricultural factor who employs over 10 office workers. Another industrial / office starter unit down *Honeywall Lane*, at Smithy Moor farm cluster, appears not to have been so successful.

3.3.3 Transport is private car, school bus, farm and industrial vehicles. Access is moderately hilly for cyclists, but the village is frequented by walkers, some of whom park their cars along the road edges. A new car-park is being proposed about 1km out of the village at the Thorswood Nature reserve. At the time of writing a new rural bus service (telephone-on-demand) is being supported as part of a rural community service.

3.3.4 The location of the village away from a major road, approximately 5km (3 ½ miles) from Ashbourne - the market town to the east - makes for a cohesive existence where small incremental changes are likely to reflect the pressures for work-life balance and for the protection and enhancement of the area. There currently appears to be stability between local and further-away employment, and a diversity between cottage industry - solo or several users, and those still working on the farms. Local skills and occupations include full-time parenting, farm work, boat building, construction and building, precision engineering, landscaping and gardening, teaching, lorry driving, quarry work, deer farming, inventing, driving school, nursery planting etc.

3.3.5 Increased interest from the wider community in leisure pursuits including nature-watching, walking, and perhaps even the opening up of the old lead mine levels or the creation of wildlife activity areas in the defunct quarries raises some prospect for renewal but not over-demand of sites and paths near the village.

## 4 STANTON - VILLAGE / TOWNSCAPE ANALYSIS

### 4.1 Setting : approaches, views into and out of the Conservation Area

4.1.1 The clustered buildings form an impressive hillside settlement. Lanes spread from the axial village settlement in a radial pattern. These include *Marsh Lane, Honeywall Lane, Sallyfield Lane, Flather Lane, Townhead Lane, Chaff Lane and Slade Hollow Lane*.

4.1.2 A characteristic of the village and now uncommon to the Borough are the small orchard gardens. Although somewhat unkempt and overgrown these orchards are of great value and should be retained. The trees are mainly Damson . One orchard adjacent to *Chaff Lane* regrettably in recent times has been lost and its filtered view giving on to the Weaver Hills been compromised by a new house. Wind hardy shrubs are enclosed by stone walls of approximately 1.8 metre height. The stone walls (gritstone or limestone) are ubiquitous and in their irregular lines and close formation to the lane edges, are closely related to the setting of the curtilages in the nearby Peak District villages. The walls give some micro climate and allow wind hardy planting to thrive.

4.1.3 The views out of the village towards the Weaver Hills and the Dove valley, southwards have already been described. The numerous little paths and green tracks, leading across the fields from the west and upwards through the fields and steep sided valleys from the south reveal the village slowly – prominent farm building clusters, with some old chimneys forming a partial skyline, and revealing a date probably late 17<sup>th</sup> century. Then the new row of *Wellcroft Grange* becomes dominant for a small space of time.

Noted in the 1973 Conservation document and still extant are the glimpsed views from between the houses in the centre of the village. The eye and to some extent the sound of the village is everywhere directed by the stone walls. The approach from the east is dramatic on top of the hill leading from Ashbourne, with a steep sided wooded drop to Ellishill valley and a twisting narrow lane hiding the village again, until Boldershaw is reached.



**13:** Looking into the central area from the western end of the village – simple, strong geometry of buildings set at irregular angles close to the lane edge adds a feeling of shared space rather than remoteness



**14:** Orchards near to the lane edges



**15:** 17<sup>th</sup> century style chimneys on old farm



**16:** Approach from the east – rich and rural, that changes to windswept high rocky ground within 2 kilometres

## 4.2 Influence of historic grain / pattern of settlement / morphology

4.2.1 Informal and closely woven spaces abound amongst the irregular groupings of buildings. The immediate intakes around the houses are maintained by stone and wire fenced walls and hedges. Grass and compressed gravel, with some unkempt areas behind newer housing and tarmac drives. Some of the gardens are extremely well cultured and maintained and have won awards for appearance and variety of planting.



**17:** *Semi formal dry-stone walling with rounded coping stones*

4.2.2 In the village itself there is one 'traditional' A-framed wall construction double skinned, with formal coursed stone on the road side, leading into the village (*Sallyfield Lane*), with random work on the field side. A variety of cappings, but mainly half-round, top the walls. In the churchyard of St Mary's, half the walls are angled-ridge capped, the remainder, rounded.

4.2.3 The lanes reaching to and from the village contain important single farms or clusters which are considered part of the village. The remainder of the village is tightly contained around *Main Street* running from the head of *Marsh Lane* and the foot of *Townhead Lane* at the west end to *Sallyfield Lane* in the east.

The centre of the village contains a bifurcated segment of land with a small lane leading diagonally through it and an adjacent 'island' containing the 'School House' and 'Gilbert Sheldon School and Hall'.

This central cluster encompasses a farmyard group, originally belonging to 'Shrewsbury Farm', now converted, with some design assurance and attractive muted colours to domestic use.



**18:** *Imaginative barn conversions contrast with the curiously brick fronted Freba / Woodbine Terrace*

4.2.4 Farms such as 'Boldershaw' (listed) in the centre are linked to fields and orchards further out (in this case at the eastern edge of the village). This "scatternet" of ownership or associated land, is common to a number of holdings in the village.

4.2.5 The older buildings – all of 2 stories with smaller sheds and byres, and some with low eaves and gabled intersecting dormers - the roof angle rising from the eaves line - appear to radiate somewhat informally from the centre, accessed off smaller paths and green spaces, some being gable-end on to the road verge. The attractiveness of the footprint of those buildings which do line along the lanes is the informal angles and irregularity which results. The 20<sup>th</sup> century buildings markedly in contrast are nearly parallel to the lanes, and



**19:** *Informal tracks and spacing between properties in the village centre add to the attractiveness*

become in effect terraces, of more mechanistic appearance.

### 4.3 Sub – Areas / zones : variability of character

4.3.1 The outlying fields with their unique walled enclosures and quarries are considered to be an important feature, albeit not built upon, but one which relates intimately to the life and development of the village. These are described in Character zone A. The outlying farms are included here. The dropped area to the west containing 'Slade Hollow Farm' and 'The Paddock' (listed) and overlooked by *Bankside* and *Townhead Lane*, is another entity providing an important cluster on the western limb, described in Character zone B. The main core of the village, the central cluster is the focal zone and is described in Character zone C

### 4.4 Local Building Patterns

4.4.1 Apart from 'The Paddock' farm house set low along *Slade Hollow Lane* which rises to 3 stories and St. Mary's Church at the top of *Marsh Lane*, all buildings are either single but mainly two storied. The vernacular is a moderately pitched roof intersected by ridge-line chimneys, with the occasional gable end external stack. Buildings are longer and rectangular rather than square, although the 20<sup>th</sup> century houses on *Townhead Lane*, *Bankside* and at the east side of *Wellcroft Grange* are taller and squarer, and do not follow the vernacular.

Many of the houses and farms are 17<sup>th</sup> Century in origin and were re-faced with quarried stone, around 1800.

'Freba / Woodbine Terrace' in the centre of the village curiously constructed with a brickwork frontage, to otherwise stone-clad sides and rear courtyard elevation is alone in being double-pile (twin duo-pitched roofs). It sports a small central pediment.

4.4.2 Gables & Dormers : The pre-Victorian gables have coped verges, with stone kneelers. There are intersected eaves gabled dormers to 'The Smithy' and to the rear elevation of the houses on *Townhead Lane*, with a row of roof-mounted dormers at *Maple Tree Cottage*. The former features do not predominate in the village but crop up again in 'Boldershaw Farm' where they are quarter-hipped, and at 'Spring Cottage' and the ex Post Office. The new houses in *Wellcroft Grange* make passing reference to these features, with gabled



20: More dormers, gables and chimneys



21: Unexpected reversal of material from stone to brick; the properties would improve with some thoughtful redesign and matching of the windows



22: Restrained individuality works close-to, but is less successful when viewed across the village landscape



elevations, but the proportions of the houses do not relate to those of the older village houses.



**23:** Slate roof details to the re-roofed St. Mary's Church

**4.4.3** Rooflines: Roof lines drop from the principal building to ancillary barns, sheds and outhouses. There are numerous 'stand-alone' sheds and barns beside the roads, at right angles to the lanes or to the original dwellings or butting up to the rear or sides of these buildings. Roofs are mainly duo-pitched with a mix of hand-made and machine made clay tiles. One patterned tiled roof, on 'Sanders Cottage' and on the South facing pitch of 'Smithy Moor Farm' banded patterned tiles. Some ugly flat roofed dormers have been added to rear roofs. St.Mary's Church and 'Gig House' on *Wellcroft Grange* have natural slate roofs, evenly coursed.

**4.4.4** Eaves: traditionally are corbelled stone single projections with rise and fall gutter brackets. Eaves boards on some of the more recent houses and painted white, look out of place. Some of the more formal buildings have simple, quite deep barge-boards-mainly painted dark colours.



**24:** Note string – course and stone bracketed hood

**4.4.5** Chimneys: mainly intersect the ridge lines. There are one or two gable ended irregular shaped stacks, and one building with chimneys protruding from half way up the roof pitch in a rather uneven fashion. Materials are stone or brick with some cappings formally dressed, and with a variety of clay and concrete pots.

**4.4.6** Porches and Conservatories: Porches are scattered and vary in style. The bracket hood porches to the new houses do not fit with the local vernacular and are an alien feature. There is a flat stone slabbed hood supported by curved 'wings' at 'The Rhodes', and the 'Parsonage' porch has a more formal duo-pitched roof with a stone front containing a lancet style window to each side of the doorway. There is a scattering, too, of small wooden built lean-to conservatories, with a somewhat visually prominent pvcu construction at Smithy Moor farm. The Victorian style conservatory to 'New House Farm' is set well back from the main frontage and from the roads, behind a landscaped garden and hedges and trees. This construction although not traditional to a hill village looks reasonably well and does not conflict with the mass or style of the principal building.



**25:** Considered design and siting allows a modern element to sit well against an older building

Conservatories in this area are generally a 20<sup>th</sup> century phenomenon and not a vernacular or stylised characteristic.

4.4.7 Walls: to the principal buildings are, with one main exception, of stone. There are at least 7 different styles of stone dressing with a predominance of 'herringbone' chiselling both single and double stacked. The surface catches the light and exploits colour variation and weathering creating a rich and pleasing texture. The stone is nearly all square-cut although it varies from some limited ashlar to near random rubble construction in style. There are some stone framed windows some with chamfered mullions, and the windows generally are squarish and small in relation to the wall areas

4.4.8 The 1970s houses on *Main Street* and up *Townhead Lane* are constructed of artificial or re-constituted stone, pattern coursed rather than horizontally uniform. The 1990s houses on *Wellcroft Grange* use similar materials but are more evenly coursed and this looks better. Where it occurs, direct glazing to the stone frames windows is attractive.

4.4.9 There is some random stone-work to houses on *Bankside* and similarly to the first house on *Stubbs Lane*. The nearby building has a mixture of stonework and timber cladding, but this does not materially affect the character or appearance of the main Conservation Area. One building on *Bankside* has a projecting roof over a balcony facing the dramatic views over the Weaver Hills. This looks reasonably restrained given the topography of its site and the planting surrounding the house, but is not a feature that would normally enhance the character of the area.

Some of the houses are set on a slightly exaggerated stone plinth.

4.4.10 Pointing: has traditionally been lime-based and flush rubbed. Sometime in the not too distant past a number of buildings have been strap-pointed, a feature more usually found in semi-industrial suburbs of the mill towns of Derbyshire and Yorkshire. Such pointing is not good practice and can be ugly and damaging to the walls. The worst excesses seem to have avoided in Stanton.

4.4.11 Doors/ Doorways: traditionally in the village are stone framed with plank timber doors some of which carry glazed inserted panels. Farms and byres have wider openings with timber planked doors. A number of modern house garages have horizontal railed up and over industrially produced doors which detract from the appearance of the Conservation Area. Half-glazed doors are also found, but there is no other predominant feature with several formal Victorian or Georgian doors having disappeared some time ago. There is an opportunity here to improve the look of many of the



26: Local stone dressing style

properties by installing more robust and simple designs for doors. Recent doors, full height glazed amongst them, have been painted in dull flat mid tone colours – grey-greens and blues, which look well. Other doors in the village are brown, black or white.



**27:** Simple casement windows – worthy of retention and copying

4.4.12 Windows: are square-ish and mainly small in relation to the wall in which they are set. They look better in the older buildings where they are located close up under the eaves on the upper storeys. In the 20<sup>th</sup> century developments this relationship is lost and the character loses quality as a result. There is a small number of buildings which sport mock sliding sash windows, with top hung top lights. These do not look convincing and detract from the character and appearance of the buildings.

4.4.13 A significant number of buildings have had windows and in some cases doors replaced with pvcu units, set inevitably it seems, much closer to the outer face of the wall. Colours are brown, woodgrain and white. These tend to look brash against the stonework and have a significant effect in detracting from the character and appearance of the Conservation Area.

4.4.14 Window designs: are mainly casement side hung units, with a variety of glazing bars, and some with stormproof sections which do not look well, whereas the flush section windows look better. The traditional windows are equally split left and right with either 3 or 4 panes separated by light horizontal glazing bars. Transomes where they occur are usually unpleasant in proportion and size.



**28:** The characterful School House, with its cast metal patterned fenestration

Some contemporary windows have had ‘leading’ applied to increase the decorative effect. This is not too obtrusive but is not characteristic of the local vernacular. The lozenge-shaped metal windows of the ‘School House’ and ‘The Paddock’ farm house add character and distinctiveness to these listed buildings



**29:** The village school and hall

4.4.15 Taxonomy: There is a surprisingly wide variety of uses in a smaller variety of building shapes and sizes. Large monolithic barns and one or two industrial sheds in the village look out of place and disturb the setting of the nearby stone farm buildings. Smaller brick, stone and timber and blockwork sheds do not prove intrusive and allow for engineering and other inventive work to take place. Both churches are distinctive, but otherwise the only other building type is the Gilbert Sheldon Hall which was the village school. This still functions as the village meeting place for formal occasions, and organised activities.

4.4.16 **Farm Buildings:** These intersperse with the houses in the village centre; elsewhere they form the nucleus of a cluster which would have expanded according to the type of farm, including dairies, byres, granaries, barns, sheds and pig-sties – one of which is listed. Traditionally they are compact in scale. Some have been lost to be replaced by housing. The modern barns and sheds are overlarge for the village or at least this effect is exaggerated when industrially produced cladding sheets and mass concrete walls are used in their construction. The less intrusive buildings are painted dark colours and have staggered timber (Yorkshire) side cladding.



**30:** *The impact of the featureless cladding would be lessened by use of a darker colour; the raised site accentuates the change of scale from the industrial to the domestic buildings which surround it*

4.4.17 **Adaptations:** The cluster of buildings across the 2 'island' sites from 'Freba / Woodbine Terrace' across 'Chryssie Cottage' and 'Shrewsbury Farm' barns, and including 'Yew Tree cottage' and the 'Coach House' are well adapted and maintain an articulated series of heights and shapes, forming semi-enclosed 'defensible space' courtyards. They are surrounded by irregular smallish plots of land turned to gardens, half protected by hedges and other planting or by gateways. The buildings have been adapted for domestic use in a sensitive and contemporary manner as have the other courtyard clusters at Wellcroft and Newhouse farms.



**31:** *Sited away from the domestic village buildings, and well landscaped, if somewhat over-consciously*

4.4.18 These adaptations succeed by contrasting with the surrounding traditional buildings in a restrained manner, the larger openings being more of a development of the wall or roof owing to careful design and colour of materials used, rather than creating an unbalanced new element

## 4.5 Summary of distinctive features, foci & node points

4.5.1 Unequivocally the predominant feature is stone, with irregularly set buildings, with their moderately pitched tiled and slate roofs. The feeling is of a village peripheral to the Peak District, and by trade, tradition and appearance not much linked to the lowland villages of the rest of the Borough.

4.5.2 Spaces between buildings and the relationship of buildings to lane edges are informal, but partially compromised by complete misunderstanding in the 20<sup>th</sup> century of the grain of the historic development of the village.

4.5.3 The foci are the views to the Weaver Hills, and the node points in the village are informally shaped places where the lane ends meet.



**32:** *Gap views are important within the village*

## **5 RELEVANCE of the CONSERVATION AREA**

### **5.1 Coherence and appropriateness of the Conservation Area and its Boundaries**

- 5.1.1 The boundaries of the Conservation Area, defined in 1973, reflected the characteristics described in the preceding sections. The 1973 appraisal makes no attempt to explain the rationale behind the designation and the establishment of the boundaries of the Conservation Area beyond stating that the properties beyond Chaff Lane towards Slade Hollow (and the western edge of the settlement) do not readily appear as part of the village core, and it was for that reason they were excluded from the Conservation Area. It goes on to say that .."any proposals to link the scattered development (to the west) with the tight cluster of buildings in the village should not be encouraged as this would further elongate the village form.."
- 5.1.2 This current appraisal, whilst agreeing with the caution about preventing further infill development between the village and the western buildings, argues for a linkage because the farm buildings to the west and the lanes linking to the village core are very much established in history as part of village life, and the link helps re-define the setting of the whole village. A similar proposition is made for extending the area to the eastern side. The nearby quarries are significant to the village and its history, and their contribution and concern for their future has been expressed elsewhere in this appraisal.
- 5.1.3 There are strong but individual characteristics of all adjoining lands, today, although the greater part of the Conservation Area maintains an internal logic, coherence and relevance. However, small anomalies in the boundaries do exist. For reasons that at this juncture can no longer be comprehended, the Conservation Area boundary passes through the middle of fields, and along boundaries which can no longer be identified.
- 5.1.4 These anomalies can be tidied up readily and, if the boundaries are to remain essentially as they are today and as designated, this should be done. However, that notwithstanding, there is a very strong argument to be made for making a substantial alteration to the Conservation Area in terms of its extent and boundaries. This will be dealt with later in this appraisal.

## 6 EVALUATION of the CONSERVATION AREA – SUB AREAS / ZONES

### 6.1 Character zone A (peripheral fields & lanes) Honeywall Lane, Boldershaw, Sallyfield Lane, Flather Lane, Townhead quarries and western fields

#### 6.1.1 Character: senses, sounds, atmosphere, uses, hidden elements

The open and exposed location of these peripheral areas – lanes, walls, fields quarries and wooded clusters provide an experience that acts as a buffer zone - an introduction to the 'event' of the village itself. The ponds and secret places in the quarries are a wildlife haven, and offer much potential for further enhancement and exploitation for appropriate activities-leisure, wildlife observation and education. Indeed the Thorswood Nature Reserve, 1 kilometre out of the village north-west, up *Townhead Lane*, has recently been established to achieve these aims.

At the same time, some of the lanes discreetly edge up the sides of fields, or are half sunken behind grass and earth banks and hedges. This characteristic must be protected.

#### 6.1.2 Listed buildings (+ other notable buildings + artefacts), and monuments

'Scrip Low' to the rising field above Slade Hollow, in the west, has been ploughed away, and in reality only exists on the map. The ridge and furrow fields are described elsewhere in this document and contribute to the village-scape.

No listed buildings occur in this zone. However, the older buildings of 'Smithy Moor Farm' (*Honeywall Lane*), are notable (see Appendix 2) and 'SpringFields', 'Boldershaw' (cottage), 'Newhouse Farm' and its courtyard outbuildings at the *Sallyfield Lane* 'pinch point' constitute an important vernacular visual cluster.

#### 6.1.3 Appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features



*33: Approaching the village from the west – the lane walls, the trees and the building close to the lane edge add to the sense of enclosure and help establish the character*



*34: Containment and enclosure at the lane turn, at the eastern end of the village*

Although strictly outside the envelope of the village, and only partly contained in the proposed revised Conservation Area boundary, nevertheless, these lanes, the walls which contain them and even more so the wall types which stretch across the fields from them, are crucial to establishing the developing character of the village.

The seemingly haphazard method of construction and the irregular formation and lines are adept at allowing nominal wind penetration, but still provide shelter and definition of the field and lane shapes. They direct the eye, and in their texture provide a language of stone that appropriately is developed and refined when employed in the local dressing style on the houses and farms

#### 6.1.4 Other positive elements

The grassland itself is remarked upon by the Staffordshire Wildlife Trust particularly for the wildflower types, which are now nominally protected and at least partially accessible to be enjoyed as a facility

Clearly there are some challenges here for disabled or mobility impaired people.

#### 6.1.5 Particularly negative aspects : inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

Although not strictly or only partially a development or planning issue, nevertheless the rural disease of acquiring dumped spoil, builders rubble and derelict vehicles, and the dereliction of lone outbuildings poses a problem here as much as anywhere and requires monitoring and action.

Comment is made elsewhere in this report about the negative effects in terms of mass, shape, and choice of material of large agricultural / industrial type buildings which do exist, in this zone and which damage the sense of scale of the host buildings to which they are related. Additionally, the texture and colour of these buildings, when fabricated from large sheet materials, from an industrial process is an economically attractive solution but which can detract from the character-and appearance of the area. In particular one light green industrial shed and other attached industrialised outbuildings damage the setting and character of one or two of the traditional farms and are intrusive to views and the landscape.



**35:** *Combination of siting, materials, design and screen planting help to reduce the visual impact of this large farm building*

Some mitigation can be obtained by the use of dark matt colours, where open volume is absolutely essential, and where a larger building must be constructed. But development of this type of building should be strictly controlled and conditions required for careful specification of texture, colour, shape of roofs, edge and plinth details, door features, and screen planting etc.



**36:** *Darker colours on large barns help to reduce the visual impact and tie the scattered buildings into a cluster*

#### 6.1.6 Vulnerability & threats

Threats for the past include the removal of the field walls, and this should be prevented, with policies backed up by grants designed to allow for their protection and re-instatement. They are subject to mechanical damage from vehicles, farm machinery and from walkers. Threats for the present include the lack of maintenance of the fields and watercourses which vitalise the surrounding belt to the village. Trees commented upon in section 2.3 will require tending and new ones planted where appropriate.

Threats in the future could include large scale industrial re-opening of the quarries, further satellite developments resulting from change of central government policies and the intrusions of power supply units – energy generators, poles, cables and other features. Each of these will require a total environmental impact assessment which must produce a strategy for maintaining the special character of the village and its periphery.

#### 6.1.7 Opportunities for enhancement and development

Opportunities for enhancement will become more obvious if a strategy and management plan is developed for dealing with the leisure and educational potential for the boundary and fringe areas-zone of the village. Environmental and other improvement grants should be judiciously administered when a viable scheme has been concocted

#### 6.1.8 Essential development principles to protect character

The synthesis and guidance required for this section has already been discussed. Scale, texture and retention, maintenance and re-instatement of the features is vital. Large scale developments – buildings and other artefacts - must be resisted. There is no development boundary that would either protect or threaten this zone, but the potential for future intervention remains a problem.



**STANTON** Conservation Area Character Appraisal : Survey-assessment sheet  
 Date of Survey : November 2003

<p><b>Sub Zone / Area</b></p>	<p><b>Character Zone A (peripheral fields &amp; lanes)</b>  <b>Honeywall Lane, Boldershaw, Sallyfield Lane, Flather Lane, Townhead quarries, western fields</b></p>
<p><b>Roads, tracks, pavings, flooring</b>                   formal / informal                  materials &amp; colour</p>	<p>Tarmac roads, limestone and sandstone walls, flowers and bog land. trees in quarries, and watercourses. gravel tracks and green lanes to farms. variety ash, sycamore, holly and other trees – roosting and hedgerows</p>
<p><b>Curtilage patterns</b>   <b>Boundary Materials &amp; styles –</b>                  hedges, walls, fences &amp; ditches, trees &amp; planting</p>	<p>Irregular, with field and intakes coming in close behind houses. Houses near to verges (traditional), newer dwellings – centre to plot. Small sheds and outbuildings-clustered around farmhouse. Large sheds – out of scale.                   Remarkable stone hedges – herringbone, and slab</p>
<p><b>Morphology – building shapes &amp; heights</b></p>	<p>Rectangular buildings, mainly 2 storey with First Floor windows close to eaves. Moderately pitched roofs, few buildings                   Fields with ridge &amp; furrow.</p>
<p><b>Building Materials and styles of construction</b>                   roofs and chimneys, dormers &amp; rooflights, walls, windows, doors porches, passages &amp; archways, cellars   <b>Vernacular /Architectural styles &amp; features</b></p>	<p>Stone – 20<sup>th</sup> century buildings in inappropriate random artificial stonework, and other features.                   Older buildings are pre-Victorian in style, with coped gables, ridge and end stack shouldered chimneys. Windows originally stone framed with mullions, and others casement in style.</p>

## 6.2 Character zone B (western cluster) Slade Hollow Lane, Bankside, Townhead Lane



37: Sladehollow area



38: Paddock Farmhouse – the symmetrical main frontage is however, turned away towards the fields – this would be reversed in the centre of a town or village



39: Parapet gables, and external gable end stack, small casement windows – an attractive vernacular

### 6.2.1 Character: senses, sounds, atmosphere, uses, hidden elements

This zone looks westwards over Slade Hollow over the rising fields and along the *Stitchings Lane* beyond 'The Paddock', towards the Weaver Hills. The prevailing wind keeps the atmosphere fresh, and the area is exposed to occasional heavy snowfall.

Farm machinery and animals influence the auditory environment, along with roosting birds in the clumps of trees around the farm, and along the lane. Otherwise the area is quiet.

### 6.2.2 Listed buildings (+ other notable buildings + artefacts), and monuments

'The Paddock' (listed) has particularly fine stonework, stone framed windows and lozenge shaped metal fenestration. The associated barn and pigsties are also listed. The other discreet but notable listed structure is the 'Primitive Methodist Chapel'.

### 6.2.3 appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture, design & architectural features

The buildings string unevenly, along *Bankside* with those on *Townhead Lane*, particularly the older properties having a closer relationship to the road verge. Paddock farm cluster and Slade Hollow farm have deep courtyards and create a small micro-environment, of principal building with subordinate ones, grouped in a ragged rectilinear fashion. Curtilages are irregular, and mainly bounded by stone walling, described elsewhere. Stone coped gables are an attractive feature of some of the older properties.

Colours are warm grey of the stone with some rather strange colours where artificial stone has been used.

Tarmac roads give way to compressed gravel tracks and watercourses rise and run close to the roads verges and across the fields.

### 6.2.4 Other positive elements

Small stone built sheds and byres loosely related to the principal dwellings, add to the texture of the village

setting. Similarly the pinfolds and small enclosures to the troughs and wells are a valuable feature.

#### 6.2.5 particularly negative aspects: inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

On some of the buildings within this area the use of artificial stone, particularly when multi coloured and randomly set, is not a characteristic sympathetic to the Conservation Area, but is typical of the fashion for such things in the mid 20<sup>th</sup> century.

Equally the use of mechanised interlocking concrete roof tiles with their monochrome uniform colour and textures does not enhance the Conservation Area and detracts from its visual appearance.

The industrialised sheeting (light in colour) and low pitch of the modern barn roofs already mentioned detracts from the setting of the adjacent listed buildings and creates a visual distraction to the character of the area generally.

As elsewhere, when pvcu windows have been installed, these do not closely resemble the vernacular ones, and visually are damaging to the character of individual buildings and to the village generally.

The pole mounted electricity transformers and overhead cables near to the corner of *Chaff Lane* are simply ugly.

#### 6.2.6 Vulnerability & threats

Infill on existing dwelling plots is the greatest problem, and it is recommended that independent dwellings are not sited within the plots. The installation of pvcu windows and doors, as replacements generally, should be resisted and curtailed by removal of permitted development rights.

#### 6.2.7 Opportunities for enhancement and development

The removal of the corrugated metal arched barn in the field opposite 'Sycamore Cottage', may create the opportunity for the siting of one or two dwellings, subject to Planning Consent, but the design of these must strongly relate to the form and materials used traditionally, in the village centre, and the placing of the buildings should be close to the roadside. The enhancement here would be in creating an effective 'pinch-point' to the entry to the village, echoing that obtained at 'Shrewsbury Farm' and at the head of *Marsh Lane*, adjacent the 'School House'.



**40:** *The colour, slope of roof and scale of the industrial barns does not relate well to the scale texture and setting of the listed farm, beyond. However, this impression is avoided when viewed from the other side – see previous section*



**41:** *Although the colour of this window is still bright it will mellow to blend and the neat flush section is sympathetic to the vernacular and works well in terms of weathering*



**42:** *The shapes are curious but almost it is the size and colour of the door and the roof sheets that conflict with the character and by being prominently sited, give undue attention at an important site*

#### 6.2.8 Essential development principles to protect character

Reference should be made to section 4 for the general analysis and section 8.5 for the detailed principles for development.

**STANTON** Conservation Area Character Appraisal : Survey-assessment sheet  
 Date of Survey : November 2003

<p>Sub Zone / Area</p>	<p>Character Zone B (western cluster)  <b>Slade Hollow Lane, Bankside, Townhead Lane</b></p>
<p><b>Roads, tracks, pavings, flooring</b>          formal / informal          materials &amp; colour</p>	<p>Tarmac roads, to compressed gravel courtyards and tracks.          Grassy verges.</p>
<p><b>Curtilage patterns</b></p> <p><b>Boundary Materials &amp; styles –</b>          hedges, walls, fences &amp; ditches,          trees &amp; planting</p>	<p>Rectangular irregular courtyards, irregular plots except to 20th century dwellings.</p> <p>Stone walls – herringbone pattern of construction. Post and wire fences to some field edges. Variety of trees and shrubs-see text.</p>
<p><b>Morphology – building shapes &amp; heights</b></p>	<p>Barns have a cohesive binding low slung appearance, but their mass and bulk dominate and overwhelm the small traditional farms to which they are attached.</p> <p>Vernacular pitch of roofs is moderate. 20<sup>th</sup> century buildings have lower pitches-less attractive.</p>
<p><b>Building Materials and styles of construction</b>          roofs and chimneys, dormers &amp; rooflights, walls, windows, doors          porches, passages &amp; archways, cellars</p> <p><b>Vernacular /Architectural styles &amp; features</b></p>	<p>‘The Paddock’ is a transitional-vernacular to polite’ building with extraordinary metal lozenge windows, these are replicated in the ‘School House’ in the central area.</p> <p>Variety of sliding sash and casement windows. some gabled porches. Traditional doors are vertical timber planked or panelled.</p> <p>Coped gables = traditional, with end and ridge chimney stacks.</p>

## 6.3 Character zone C (central zone) Main Street, & Marsh Lane

### 6.3.1 Character: senses, sounds, atmosphere, uses, hidden elements

Everywhere is fresh and windblown, except perhaps where close treed gardens and plant strewn walls provide a micro climate or where the old orchard sites still exist. The wide variety of trees within this zone and the stone walls and hedgerows provide an ideal habitat for many species of birds, small animals, insects, butterflies, and even a half-tame badger on one property.

The ridge-and furrow fields behind the 'Croft' on the north side, and alongside *Sallyfield Lane*, appear and disappear in different light, at different times of day. This is an attractive feature, which adds texture as well as historical curiosity to the visual experience, and must be protected from future development.

Section 3.3 explores the surprisingly wide variety of activity and hence building use in the area.

### 6.3.2 Listed buildings (+other notable buildings + artefacts), and monuments

The majority of the listed buildings (see appendix 1) are sited within this zone. The 'School House' and its unlisted neighbour 'Yew Tree Cottage' unusually for the village, have hipped gable roofs, influenced more by the Georgian period than the Victorian time at which they were constructed. Their form is enhanced by the attractive curved curtilage stone walls

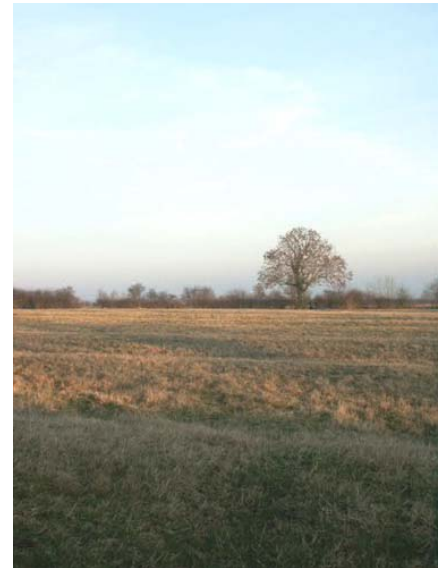
### 6.3.3 Appearance: general, relationship of spaces to buildings, colours, watercourses, boundary features, pavings & flooring, lighting, street furniture

The majority of features pertaining to this section are included in section 4.

### 6.3.4 Other positive elements

The walling and siting of the King George V coronation lime tree is important. As the tree has grown it has developed and improved the setting and appearance of the cluster of properties around it.

The little stone troughs and wells, almost hidden should be maintained and protected as valuable elements in this area.



*43: Ridge and furrow fields near the centre of the village*



*44: A geometry of enclosures and gap lanes*



*45: The coronation tree and the pleasant space around*

6.3.5 particularly negative aspects : inappropriate use of land & space, inappropriate buildings or elements of design or construction, inappropriate planting

The general use of artificial stone in place of natural stone has not worked too badly for Stanton, although care must be taken to select a colour that will weather grey rather than yellow which has occurred on one small entrance conservatory. Coursing which is patterned does not look in keeping with the vernacular style here. The brightness of the stone faced buildings on *Wellcroft Grange* demands visual attention and will take some time to weather down.

The selection of new roof tiles should be steered towards hand made or 'seconds' quality tiles that contain slight irregularities which will lie in a similar way to the traditional materials. Mechanically produced and spray colour fired modern concrete tiles where they occur do not enhance the appearance of the buildings and will bleach, given the high degree of solar exposure of this settlement.

Walls and roofs of industrialised sheeting (pressed metal or formed fibre cement) applied to prominent agricultural buildings within the central part of the village and also to those along the extended lanes, are ugly in form and when light coloured create a significant visual distraction which can detract from the character of the area, and confuse the sense and appreciation of scale. There is no reason, why these materials could not be gradually replaced with stone and boarding, with tiles or slates on a slightly steeper pitched roof to enhance their appearance considerably (see Section 7).

Similarly there are several wide pressed metal garage doors, light coloured with horizontal slatting, which look ugly and detract from the surroundings

The widespread use of pvcu windows and doors has had a detrimental effect on the character and appearance of the village, although the impact is less than it would be in other villages where houses rise from the back of pavements. One boundary wall leading to the rear of the houses off *Main Street* is constructed of concrete sections with boarding surmounted. This has a distracting effect visually and detracts from the appearance and character of the area. Loose wire field boundary lines in the same area look untidy.

The wide bellmouth swept entrance to *Wellcroft Grange* with its contingent tarmac pavement on one side, halting abruptly a few metres along the main lane, is out of character, and arguably unnecessary. The lanes in



**46:** *A dark colour for the door would reduce its impact on the nearby surroundings*



**47:** *Mechanical appearance of the wall and fence on an important gap lane / view*

the village do not have pavements. If traffic speed is a problem and pedestrians need protection then it would be better to insert rumble strips or restrictors, although the latter would require careful design, in order to facilitate the passage of farm and other large vehicles.

#### 6.3.6 vulnerability & threats

Mentioned elsewhere, the threat also to the village core is to allow infill development in existing curtilages, and to develop close grained new houses or allow large industrial / agricultural buildings in the interconnecting open spaces.

Lack of maintenance and the accumulation of discarded vehicles, although not strictly a development issue, nevertheless is a problem in such a rural area, and requires monitoring and action.

The neglect and cutting down of the decaying orchard trees where identified, would prove a sad loss to this zone and efforts should be made to re-instate such features.

#### 6.3.7 Opportunities for enhancement and development

The sewage treatment unit, half buried at the edge of the access drive on the south side of the staggered terrace at the start of *Sallyfield Lane*, requires some screening and the boundaries and the area generally requires tidying. There are a number of boundary treatments here that are unsightly or out of character (e.g. pre-cast concrete plank walling)

Throughout the village, the incremental replacement of pvcu windows and doors, by traditional styled timber windows and the re-introduction of vernacular planked or framed and boarded doors should be encouraged by grants and other incentives.

There is an opportunity to improve the western approach to the village at the head of *Marsh Lane* where the 'Shrewsbury farmyard' outbuildings, slurry enclosure and boundary walling could be planted or improved with traditional stone walling.

The opportunity to take down the ugly electricity power posts with their transformers and overhead cables, should be sought.

#### 6.3.8 Essential development principles to protect character

Reference should be made to section 8.5.



**48:** *No need for this wide sweep of tarmac, grass would improve the surface appearance*



**49:** *Better screen planting and enclosure would help improve this area, which looks over stunning countryside*



**50:** *Improvements in screen planting would help reduce the visual impact of the walling materials to the farm yard*



**STANTON** Conservation Area Character Appraisal : Survey-assessment sheet  
 Date of Survey : September 2004

Sub Zone / Area	Character Zone C(central zone) <b>Main Street &amp; Marsh Lane</b>
<b>Roads, tracks, pavings, flooring</b> formal / informal materials & colour	Tarmac through roads, with compressed gravel and dirt tracks with grassy verges between houses
<b>Curtilage patterns</b>  <b>Boundary Materials &amp; styles</b> – hedges, walls, fences & ditches, trees & planting	Informal , irregular except in 20 <sup>th</sup> century developments  Stone walls, irregular but some more formally coursed with rounded copings. post and wire fences to some filed edges. wide variety of trees and shrubs
<b>Morphology</b> – building shapes & heights	Rectilinear-longer rather than square with vernacular =First Floor windows close to eaves, coped gables and Victorian barged and wider overhangs. Variety of dormers – pitching mainly from eaves to contain additional room space. Small outbuildings – stone mainly, but several brick and timber. Roofs –moderately pitched.
<b>Building Materials and styles of construction</b> roofs and chimneys, dormers & rooflights, walls, windows, doors porches, passages & archways, cellars <b>Vernacular /Architectural styles &amp; features</b>	Stone-coursed and rubble, with mixture of pointing(see text), One terrace and outbuilding with brick frontage.  Simple stone chimneys intersecting ridges, mainly. Stone framed windows are vernacular, with simple casements-some metal pinned, most flush section. 20 <sup>th</sup> century roof windows spoil the look of the roofs. Doors –traditional = vertical timber planked or panelled.  Roofs are mainly clay tiled, few slated roofs. Farm barns with industrial cladding and roofs look out of character. More sympathetic treatment with ‘Yorkshire boarding’

# 7 SYNTHESIS for the CONSERVATION AREA

## 7.1 Wider vulnerability & threats

7.1.1 Pressure to further develop and subdivide the existing house plots for new dwellings or infill the village sites must be resisted as this would significantly and adversely affect the informality of the setting and character of the settlement. However, the incremental replacement of temporary structures in curtilages with small appropriately designed workshops may be acceptable, for uses ancillary to the main dwelling.

7.1.2 Large residential developments, commercial, industrial or farming proposals requiring large monolithic buildings and substantial peripheral access land, dense infill development, or skyline artefacts could seriously adversely affect Stanton's character.

Stanton has an elevated location with exceptional countryside views, and an intimate structure which will only be protected by small incremental additions and demolitions, relating to the ebb and flow of employment and residential needs. The contained form of houses and agricultural buildings should be a guide to adapting needs to what is locally available. The balance of form and spaces is critical and requires careful assessment and retention

7.1.3 New developments will need to pay attention to the need to restrain external lighting in order to maintain the low level of light pollution which is a positive asset to the village. Some localised annoyance is produced by fan-assisted central heating/boiler and dryer vents which protrude from houses close to other curtilages or close to public rights of way and to roads. The gases from these discharges are also sources of annoyance and possible pollution. Flues and mechanical vents should be sited to minimise or entirely avoid discomfort to others.

7.1.4 Screen planting around gardens and particularly associated with some of the larger sheds and agricultural buildings should be cautiously encouraged, but an over abundance of species variety and too much formality in the spacing of trees would detract from the character and appearance of this area.

7.1.5 The environment of Stanton– landscape, views, sensory and topographical features and its wildlife is varied,

rugged and magnificent. Development and change must carefully guard and protect the natural attributes of this settlement and small changes along with re-learning the art and craft of wall building and maintaining irregular plots will be sufficient to enhance the Conservation Area.

## **7.2 Changes in the Conservation Area since designation**

7.2.1 By 1973 the appraisal then noted that... “only the smithy and two shops remain as active business concerns”... Para 3.3.4 in this report indicates that these facilities have now disappeared, but that in their place a range of small scale uses, of existing buildings has emerged, and is remarkably varied.

7.2.2 Some of the farms have added large and ungainly barn structures, concrete post and slab enclosures, and corrugated asbestos or metal claddings. These are structures which do not contrast well in bulk, setting or appearance with the vernacular buildings to which they relate. The large south flanking barn to ‘Wellcroft Farm’ addresses some of these concerns by trying to break up the bland monolithic facing of the cladding with ‘Yorkshire boarding’ (vertical timber slats with spaces between), and in combination with the landscaping, this offsets some of the visual damage. However, the view of the same structure across the small field from *Sallyfield Lane*, gives a bulking and appearance that is rather dull and monolithic.

A similar large farm shed attached to ‘Slade Hollow Farm’ is equally visually intrusive and requires some screening and perhaps would have looked better in a darker material

7.2.3 Our inspections of the boundaries to the 1973 Conservation Area indicated that some of the intricate angles and turns, must have been placed long lines of fences, hedges or lesser structures which no longer exist. See other text for commentary.

7.2.4 At the risk of sounding slightly pedantic the church is described in 1973 as having a tiled roof, when in fact it has a slate one. And, some of the temporary timber buildings in the Smithy House cluster have disappeared. The area around the King George V coronation commemoration lime tree, is described as the village green, but historically as cited in the village millennium book, it was the wider area immediately south of the curved walled garden of ‘School House’, which acted as a location for social intercourse.

7.2.5 Additions and alterations to buildings have been of varied consequence, since 1973, and in some cases have filled gaps which added to the viewing characteristics of the village.

7.2.6 Two new houses have been added to the near end of *Townhead Lane*, one to *Bankside*, and some outbuildings to 'The Croft'. The more strident addition has been the stone-clad, but rather suburban formation of the terrace of individual dwellings which line the east side of *Wellcroft Grange*. These have some saving grace in their constrained detailing of windows etc, but because of their intrinsic regularity do not meld convincingly with the irregular lines of ridges, and bulk of the older buildings opposite, and their eastern profile, is somewhat obtrusive to the rural context.

## **8 RECOMMENDED STRATEGIES FOR ACTION**

### **8.1 The Conservation Area and its Boundaries**

- 8.1.1 The Conservation Area boundary depicted in the 1973 document and in the current Local Plan is not completely justified by the integrity or otherwise of the analysis of Stanton's character. This re-appraisal and evaluation, allows for a more studied approach, recognising natural and traditional features that remain important and which require some reinforcement and extension. The landscape and trees surrounding the area and the setting which the fields and old orchards running up to the village lanes provide are something which was to some extent overlooked previously.
- 8.1.2 It is in Stanton's interest to make the adjustments to the boundaries, proposed in this document, to continue to preserve and enhance the character and appearance of the area.

### **8.2 Restrictions on Permitted Development Rights and Advertising**

- 8.2.1 Mention has been made in the zonal analysis of the need to restrict permitted development rights in certain instances. The Council is concerned about those changes to properties (including material changes of appearance) that will not only affect the individual property, but will also affect the character and appearance of the Conservation Area. The proposed Policy BE12 in the forthcoming Local Plan deals with this issue. Neutral and negative elements in the Conservation Area character appraisal are highlighted, as are opportunities for enhancement.
- 8.2.2 Proposals that are considered likely to have a negative impact on the character or appearance of the Conservation Area will be rejected. The Council will consider the implementation of Article 4 directions (under the Town & Country Planning General Development Order (1995) or as updated) and will refer to Part 2 subsection C regarding 'material changes of appearance'. Where relevant, the Council will also consider controls under regulation 6 of the Town & Country Planning (Control of Advertisements) Regulations (1992 or as updated).

The proposed policy BE13 in the forthcoming Local Plan deals with this issue, and proposed policy BE14 deals specifically with Shop Front design.

### **8.3 Statutory and local Listing**

- 8.3.1 Listed structures have been discussed for each zone of the Conservation Area in Section 6 of this appraisal. Appendix 2 contains a list of buildings, artefacts and sites that are recommended for consideration for entry on a local list of buildings of importance to the character of the Conservation Area. Appendix 4 contains a list of buildings that are currently not protected as listed structures, but which are believed may warrant such protection.

### **8.4 Environmental Improvements**

- 8.4.1 Opportunities for enhancement and development within the Conservation Area have been noted in section 6. Where appropriate the Borough Council will support or publish further details, supplementary to this section, as an enhancement policy or action plan (item 'Conservation Areas, para 11' of the forthcoming Local Plan refers).

### **8.5 Strategies for enhancement & development**

- 8.5.1 In 1993 the Borough of East Staffordshire 'Countryside Design Summary'. Burton upon Trent. ESBC, stated in its section on 'The Upland Area' ...*"This relatively small area is prominent and distinctive, rising from the Dove Valley towards the Derbyshire Dales. The underlying geology and climate have shaped an area characterised by long, open views from the high ground and a consistent use of stone in field walls and buildings. Small tight-knit settlements and farm complexes tuck into sheltered folds in the land, and enclose informal groups of simple, robust buildings with small openings and varied storey heights.*

*New buildings should acknowledge the dominance of the landform and the consistency of the settlement pattern and materials in this area. Though unified and robust, the character can easily be damaged by development which is inappropriate in location, size, materials, or spatial treatment. New buildings should blend into the landscape rather than impose themselves upon it, and use simple forms integrated into their setting by the use of local stone and some render to complement the general character of the landscape.*

8.5.2 This useful and still relevant document includes the following Characteristics:

#### Landscape

- ♦ Rugged, stony, mostly open and bare of trees, but with hidden small valleys;
- ♦ Dominated by the *Weaver Hills* visible from the steep narrow lanes;
- ♦ The pattern of dry stone walls divides the landscape visually and distinctively;
- ♦ The colour, tone (and texture) of the local stone is the overriding characteristic of the area;

#### Settlement:

- ♦ Sheltered valleys and small clusters of buildings, mostly based on farms;
- ♦ Informal groups of separate buildings, with few communal buildings or spaces;
- ♦ Narrow lanes and verges, no footpaths, small yards and garden areas well enclosed by walls and buildings;

#### Buildings:

- ♦ Stone for buildings and walls, slate or (clay) tile roofs often pierced by small dormers;
- ♦ Gable-on or angled to the street;
- ♦ Functional and robust form, often 'L'-shaped and with outhouses of a lower height;
- ♦ Relatively small openings, simple details and minimal decoration

#### Design Implications:

- ♦ Development in this area will be especially visible and particular care is need to demonstrate the appropriateness of the location of new buildings in the landscape setting;
- ♦ It is essential that development should appear small scale and informal;

## **9 EXECUTIVE SUMMARY**

The summary is issued as a separate document and is available from the Borough Council. It is entitled *Stanton Conservation Area Character Statement (1<sup>st</sup> edition 2005)*.



## 10 REFERENCES & SOURCES

### of immediate interest:

English Heritage (1997) '*Conservation Area Appraisals*'. London. English Heritage Publications,  
English Historic Towns Forum (1998) '*Report No 38 : Conservation Area Management*'.  
London. English Heritage ISBN : 1 898261 43 1

'*Kelly's Directory of Staffordshire*', (1851-to 1940)  
'*White's Directory of Staffordshire*', 1835 and 1851

Pevsner N ( 2000) '*Staffordshire*' (*The Buildings of England*). London Penguin Books

### websites:

[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)  
[www.search.staffspastrack.org.uk](http://www.search.staffspastrack.org.uk)

### previous appraisals:

Staffordshire County Council (1973) 'Conservation Area 52: Stanton' [post-designation document]

### general and for more research, archaeological and design use:

## CONTACTS & SOURCES OF INFORMATION

For information regarding policies , development and regeneration within the East Staffordshire Borough, contact East Staffordshire Borough Council and go through to: Policy Team & Local Plans, Development Control – Planning Section, and/or Building Control section, and Regeneration section, respectively.

**East Staffordshire Borough Council - general enquiries** **01283 508000**

**Reception desk number for Development Services (Planning Control and Regeneration) is** **01283 508628**

Please mention which area, town or village is your concern, since different Planning Officers are allocated separate areas.

**Administration telephone number for Planning Control is** **01283 508606**  
**or 508687** (for listed Buildings descriptions, and application forms etc)

**Conservation Officer :** **01283 508661**  
**(if the Conservation Officer(s) is(are) unable to take the call, a voicemail facility operates: please leave name and contact telephone with a brief description of the query and address to which it relates)**

**Landscape Architect / Arboriculturalist** **01283 508553**

**The East Staffordshire Borough Council website is [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)**  
(this has a directory of contacts and much other information)

The postal address for Planning ,Conservation and Listed Buildings information and advice is:  
**Development Control – Planning Control, East Staffordshire Borough Council, Midland Grain Warehouse, Derby Street, Burton upon Trent, Staffs, DE14 2JJ**

ENGLISH HERITAGE the official advisory body on Monuments, Historic Area and Listed Buildings is based at 23 Savile Row, London W1X 1AB

Customer Services telephone 0207 973 3434

The West Midlands office is at : 112 Colmore Row, BIRMINGHAM, B3 3AG  
Fax = 0121 625 6821 telephone 0121 625 6820

The DEPARTMENT OF CULTURE MEDIA AND SPORT (DCMS) which issues guidance and legislation jointly with the Office of the Deputy Prime Minister in regard to issues affecting the Historic Environment, Conservation Areas and Listed Buildings is at: 2-4 Cockspur Street, London SW1Y 5DH.

**Other useful information and addresses can be obtained from :**

Institute of Historic Buildings Conservation

[www.ihbc.org.uk](http://www.ihbc.org.uk)

The Building Conservation Directory

[www.buildingconservation.com](http://www.buildingconservation.com)

The various local Civic Societies, Civic Trusts, The Staffordshire Historical and Archaeological Society and the small group of 'Village Design Statement' working groups are mines of information and are very willing to assist, with specific researches on the historic environment, planning issues etc. There are historic and archaeological societies and in addition the East Staffordshire Heritage Trust Company is committed to working on projects reviving buildings in the Borough.

Enquiries can also usefully be made of: Society for the Protection of Ancient Buildings, The Georgian Group, The Victorian Society, The Twentieth Century Society, CABE (Commission for Architecture and the Built Environment) Royal Institute of Chartered Surveyors, and Royal Town Planning Institute. These can be found via directory enquiries or by using a 'search engine'.

**further reading, references and sources of information**

Borough of East Staffordshire (1993) '*Countryside Design Summary*' Burton upon Trent. ESBC

British Standard BS 7913 : 1998 '*Guide to The Principles of the Conservation of Historic Buildings*'. London.BSI.

Brunskill, R.W. (1987) '*Illustrated Handbook of Vernacular Architecture*' London. Faber

Calloway,S. (1991) '*Elements of Style*'. London. Mitchell Beazley.

Civic Trust (1967) '*Conservation Areas: Preserving the Architectural and Historic Scene*' in Architects Journal 18 January 1967, pp 123-212.

Cullen, G (1961) '*Townscape*'. London. Architectural Press.

Cunnington, P (Henry, Alison. Ed.) (2002) *'Caring For Old Houses'*. Yeovil. Marston House. (note: this is an excellent book giving details of materials of construction, principles of repair, conservation and restoration, and containing an extensive bibliography and sources of information for funding, grant assistance and other help)

Department of Culture Media and Sport (previously joint author as Department of National Heritage with Department of the Environment) (1994) *'Planning Policy Guidance Note No: 15: Planning & The Historic Environment'* London, HMSO.

English Heritage (1995) *'Conservation Area Practice: English Heritage Guidance on the Management of Conservation Areas'*. London. English Heritage

English Heritage (1997) *'Conservation Area Appraisals: Defining the Special Architectural or Historic Interest of Conservation Areas'*. London. English Heritage

English Heritage / Kate Clark (2001) *'Informed Conservation'*. London. English Heritage.

English Heritage / Macdonald.S ed. (1996) *'Modern Matters: Principles & Practice in Conserving Recent Architecture'* Shaftesbury. Donhead

Harris,R.(1978) *'Discovering Timber Framed Buildings'* Shire Publications

Johnson,A. (1980) *'How to Restore and Improve Your Victorian House'* Tavistock. David & Charles.

Lander, H. (1989) *'The House Restorers Guide'* Tavistock. David & Charles

Larkham, P.J (1993) *'Conservation in Action: Evaluating Policy and Practice in the United Kingdom'* in Town Planning Review, Vol 64, No 4, pp 351-357

Larkham, P.J. and Jones, A.N. (1993) *'The character of Conservation Areas in Great Britain'* in Town Planning Review, Vol 64, No 4, pp 396-433

Latham. D (2000) *'Creative Re-Use of Buildings'* Shaftesbury. Donhead.

Magee,A. (1998) *'Urban Conservation Policy Development : Character Appraisal and Analysis'* in Journal of Architectural Conservation, No 3, pp 59-77

Pevsner,N. (1974) *'The Buildings of England Number 46 : Staffordshire'*. Harmondsworth. Penguin Books Ltd

Pickard,R.D. (1996) *'Conservation in the Built Environment'* Harlow. Addison, Wesley, Longman Limited

Royal Town Planning Institute (1992) *'The Character of Conservation Areas'* London. RTPi.

Summerson,J. (1980) *'The Classical Language of Architecture'*. London. Thames & Hudson.

Warren,J, Worthington,J, and Taylor.S (1998) *'Context: New Buildings in Historic Settings'* London, Architectural Press

Watkin, D. (1990). *'English Architecture'* London. Thames & Hudson

Worskett, R. (1969) *'The Character of Towns: An Approach to Conservation'* London.. Architectural Press.



## APPENDIX 1

## Summaries of Archaeological Reports and Listed Buildings

Staffordshire County Council: Historic Environment Record

Summary Report 17/11/2004

Site Name **Scrip Low Round Barrow, Stanton** Primary Record Number **00072**

Record Type Monument

Summary A bowl barrow excavated by Carrington in 1850. The remains of a cremation were found in the north side of the barrow and flint, pottery and burnt bone were also recovered. The barrow was formerly scheduled, but has gradually been ploughed down and descheduled in 1992.

Administrative Area Parish, Stanton, East Staffordshire Borough.

Type and Date ROUND BARROW Bronze age - 2350 BC to 701 BC

Materials/Evidence Bronze age - 2350 BC to 701 BC

National Grid Reference SK12254608

Site Name **Stanton (Settlement)** Primary Record Number **01229**

Record Type Monument

Summary Documentary evidence suggests the settlement of Stanton was extant by 1086.

Administrative Area Parish, Stanton, East Staffordshire Borough.

Type and Date SETTLEMENT Saxon - 410 AD to 1065 AD

Materials/Evidence Documentary evidence

National Grid Reference SK12704610

Site Name **The Gilbert Sheldon C E School, Marsh Lane, Stanton** Primary Record Number **08856**

Record Type Building (grade 2, date listed 12/02/1966, Group Value)

Summary A listed 18th century school building with mid 19th century alterations and additions. The school is constructed of coursed, squared and dressed large stone blocks, with a clay tile roof.

Administrative Area Parish, Stanton, East Staffordshire Borough.

Type and Date SCHOOL Post medieval - 1700 AD to 1799 AD

Materials/Evidence Extant building

National Grid Reference SK12634606

Site Name **Stable / Sheldon Barn, Stanton** Primary Record Number **08857**

Record Type Building (grade 2, date listed ?, Group Value)

Summary A listed 18th century stable of rough faced ashlar construction with a clay tile roof, which is named as 'Sheldon Barn' on modern mapping.

Administrative Area Parish, Stanton, East Staffordshire Borough

Type and Date STABLE Post medieval - 1700 AD to 1799 AD

Materials/Evidence Extant building

National Grid Reference SK12654607

Site Name Primary Record Number  
**Chryssie Cottage, Stanton** **08858**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary A listed house of probable 17th century date, but remodelled in the early 19th century. The two storey house is constructed in coursed and squared large stone blocks with a tile roof.  
Administrative Area Parish, Stanton, East Staffordshire Borough.  
Type and Date HOUSE Post medieval - 1600 AD to 1699 AD  
Materials/Evidence Extant building  
National Grid Reference SK12674606

Site Name Primary Record Number  
**The School House, Stanton** **08859**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary A listed early 19th century house. The building has an L-shaped plan and is of ashlar construction with a hipped slate roof ashlar. The listing includes the front boundary wall and gate.  
Administrative Area Parish, Stanton, East Staffordshire Borough  
Type and Date HOUSE Industrial to Victorian - 1800 AD to 1850 AD  
Materials/Evidence Extant building  
National Grid Reference SK12624603

Site Name Primary Record Number  
**Church of St Mary, Marsh Lane, Stanton** **11525**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary A listed parish church by W. Evans of Manchester, dated 1846-1847. The church is of Early English Style, constructed of rock faced ashlar with a slate roof. The church stands within a small churchyard enclosed by rubble walls (which are included in the listing).  
Administrative Area Parish, Stanton, East Staffordshire Borough.  
Type and Date PARISH CHURCH Victorian - 1846 AD to 1847 AD  
Materials/Evidence Extant building  
National Grid Reference SK12584596

Site Name Primary Record Number  
**Pump Cottage, Marsh Lane, Stanton** **11526**  
Record Type Building (grade 2, date listed ?,)  
Summary A listed early 19th century house, constructed of coursed and squared stone blocks with a clay tile roof.  
Administrative Area Parish, Stanton, East Staffordshire Borough  
Type and Date HOUSE Industrial to Victorian – 1800 AD to 1850 AD  
Materials/Evidence Extant building  
National Grid Reference SK12604611

Site Name Primary Record Number  
**Stable, Marsh Lane/Chaff Lane, Stanton** **11527**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary A listed stable of early 19th century date, with later additions. The stable is constructed of coursed, squared stone, with a clay tile roof, and has a ground storey and loft and a low lean-to extension with a corrugated iron roof.  
Administrative Area Parish, Stanton, East Staffordshire Borough.  
Type and Date STABLE Industrial to Victorian – 1800 AD to 1850 AD  
Materials/Evidence Extant building  
National Grid Reference SK12574609

Site Name Primary Record Number  
**Paddock Farmhouse, Sladehollow Lane, Stanton** **11529**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary A listed two storey farmhouse comprising a main range with two parallel rear ranges. The house is date circa 1840, and is of dressed ashlar construction with a plain tile roof. The farmhouse has associated stables, a cartshed, granary and pigsties.  
Administrative Area Parish, Stanton, East Staffordshire Borough  
Type and Date FARMHOUSE Victorian - 1840 AD Circa  
Materials/Evidence Extant building  
National Grid Reference SK12214632

Site Name Primary Record Number  
**Pigsties, Sladehollow Lane, Stanton** **11530**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary Listed mid 19th century pigsties, which form part of a farmyard group with Paddock Farmhouse. The pigsties of coursed and squared rubble construction with a tile roof and L-shaped in plan with cantilevered feeding chutes leading to stone troughs.  
Administrative Area Parish, Stanton, East Staffordshire Borough.  
Type and Date PIGSTY Industrial to Victorian - 1825 AD to 1875 AD  
Materials/Evidence Extant building  
National Grid Reference SK12214633

Site Name Primary Record Number  
**Stable and Cartshed, Sladehollow Lane, Stanton** **11531**  
Record Type Building (grade 2, date listed ?, Group Value)  
Summary A listed mid 19th century stable and cartshed, which forms part of a farmyard group associated with Paddock Farmhouse. The building has one storey with a loft above and is of coursed and squared rubble construction with a clay tile roof.  
Administrative Area Parish, Stanton, East Staffordshire Borough  
Type and Date STABLE Industrial to Victorian - 1825 AD to 1875 AD  
Materials/Evidence Extant building  
National Grid Reference SK12254632

Site Name		Primary Record Number
<b>Stables and Granary, Sladehollow Lane, Stanton</b>		<b>11532</b>
Record Type	Building (grade 2, date listed ?, Group Value)	
Summary	Listed mid 19th century stables and granary, which form part of a farmyard group associated with Paddock Farmhouse. The building has a ground floor with loft above and is of coursed and squared rubble construction with a corrugated asbestos roof.	
Administrative Area	Parish, Stanton, East Staffordshire Borough	
Type and Date	STABLE Industrial to Victorian - 1825 AD to 1875 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK12234633

Site Name		Primary Record Number
<b>Boldershaw Farmhouse, Stanton</b>		<b>11533</b>
Record Type	Building (grade 2, date listed ?, Group Value)	
Summary	A listed farmhouse dated 1766, but with later alterations and additions. The building is built of coursed and squared large stone blocks, with a clay tile roof and is in use as a house.	
Administrative Area	Parish, Stanton, East Staffordshire Borough	
Type and Date	FARMHOUSE Georgian to Post medieval - 1766 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK12744608

Site Name		Primary Record Number
<b>Stables and Cartshed, Off Marsh Lane, Stanton</b>		<b>11534</b>
Record Type	Building (grade 2, date listed ?, Group Value)	
Summary	Listed early 19th century stables and cartshed with a ground storey and loft, of coursed and squared rubble construction with a tile roof.	
Administrative Area	Parish, Stanton, East Staffordshire Borough.	
Type and Date	STABLE Industrial to Victorian - 1825 AD to 1875 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK12654600

Site Name		Primary Record Number
<b>Stanton Methodist Chapel and Chapel Cottage, Stanton</b>		<b>11535</b>
Record Type	Building (grade , Date listed ?, Group Value)	
Summary	A listed Non-conformist chapel with an attached cottage, which is dated 1824. The chapel is of coursed and squared stone construction with a clay tile roof, and an inscribed stone stating that the chapel was 'erected at the sole expense of David Smith A.D. 1824'.	
Administrative Area	Parish, Stanton, East Staffordshire Borough	
Type and Date	NONCONFORMIST CHAPEL Industrial to Georgian - 1824 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK12454624



Site Name		Primary Record Number
<b>Wellcroft Farmhouse, Stanton</b>		<b>11536</b>
Record Type	Building (grade 2, date listed ?, Group Value)	
Summary	A listed 18th century farmhouse with later alterations. The farmhouse is constructed of coursed, squared and dressed stone blocks, with a clay tile roof. The house was originally of two room plan, but was later extended to	
Administrative Area	Parish, Stanton, East Staffordshire Borough	
Type and Date	FARMHOUSE Post medieval - 1700 AD to 1799 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK12914593

Site Name		Primary Record Number
<b>Agricultural Building, Near Wellcroft Farmhouse, Stanton</b>		<b>11537</b>
Record Type	Building (grade , Date listed ?, Group Value)	
Summary	A listed 18th century agricultural building, which was largely rebuilt in the early 19th century. The building is of coursed and squared rubble construction. It is marked as 'The Gig House' on modern mapping, now converted to a dwelling.	
Administrative Area	Parish, Stanton, East Staffordshire Borough	
Type and Date	AGRICULTURAL Post medieval building - 1700 AD to 1799 AD	
Materials/Evidence	Extant building	
National Grid Reference		SK12884599

Site Name		Primary Record Number
<b>Ridge and Furrow, Stanton</b>		<b>20233</b>
Record Type	Monument	
Summary	The earthwork remains of medieval or later agriculture, identified on aerial photography from the 1960's.	
Administrative Area	Parish, Stanton, East Staffordshire Borough.	
Type and Date	RIDGE AND FURROW Norman to Post medieval - 1066 AD to 1539 AD	
Materials/Evidence	Earthwork	
National Grid Reference		SK12924632



## **APPENDIX 2    The ‘LOCAL LIST’ : a summary of non listed buildings, artifacts and sites-important to local character**

The outlying stone hedges have already been described as being of importance to the character and appearance of the Conservation Area. The quarries themselves, with their new cloaking of trees are equally as important, historically. Within the village the small stone witheridge wells and troughs, with pumps, should be protected and maintained.

The stone walls edging the lanes coming into the village are equally important and also should be protected and maintained.

The site around the old parsonage, at the foot of *Flather Lane* and the one between ‘Spring Cottage’ and ‘Boldershaw Farm’ appear to have been orchards on the old maps. They and the cluster of small fields either side of *Marsh Lane* from St. Mary’s Church leading into the field are important to the character and setting of the village.

‘Smithymoor Farm’ is an important building with features including its outbuildings, that date it to the mid to late 17<sup>th</sup> century. This makes it immediately worthy of inclusion here.



## **APPENDIX 3     Tree Preservation Orders & Protected Landscape**

Generally, under part 8 of the Town & Country Planning (Listed Buildings and Conservation Areas Act) 1990 anyone intending to carry out, in a Conservation Area, works to a tree (such as lopping, topping, or felling) is required to give the Authority 6 weeks notice in writing – a section 211 Notice.

For detailed information or for clarification contact the Borough Council's Landscape Architect/Arboriculturalist.

The attached map delineates the protected groups of trees, spinneys and individual trees to which a Tree Preservation Order applies.

The forthcoming Local Plan in policies NE13 and NE14 outlines measures to conserve existing trees and hedges, and to require detailed landscaping proposals prior to allowing development. These policies will be especially important to Conservation Areas.



## **APPENDIX 4      Recommendations for Statutory Listing**

It is evident from the details of 'Smithymoor Farm', including its gabled chimneys, stone-framed windows and general form that this is a building of some distinction, locally. Given its likely date of construction (circa mid to late 1700s) and its character it is surprising that it has not been included in the statutory list, and this recommendation is being made. At present it has been noted as being worthy of inclusion on the 'Local List'.





## APPENDIX 5 - Demolitions & Conservation Area Consents

The rule here is “if in doubt, ASK !”

This is because the interpretation of the laws governing demolition in a Conservation Area have been the subject of several cases, and required the clarification of circular DETR / DCMS 2000 / 01, amongst other notices.

In simple terms Conservation Area consent is required for the demolition of most unlisted buildings within a Conservation Area. Listed Buildings’ demolitions or partial demolitions – including structural features, internal demolitions and demolitions of listed curtilage structures are dealt with separately, by Listed Building applications.

Conservation Area consent is ***not usually*** required for the demolition of non listed buildings of less than 115 cubic metres volume, walls of less than 2 metres in height (or 1 metre when it abuts a highway), or agricultural buildings erected after 1<sup>st</sup> January 1914.

When considering such applications the Local Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Account needs to be taken of the contribution made by a building to the architectural and historic importance of the area and of the wider effects of the demolition on the building’s surroundings and the area as a whole. The general presumption should be in favour of retaining buildings which make a positive contribution to an area.

If demolition is acceptable in principle, the Local Authority still requires to consider what is proposed for the site following demolition. If there are no acceptable redevelopment plans, then consent will not normally be given. It is worth remembering that work which has an effect on the appearance of a building particularly in a Conservation Area (e.g. the removal of chimneys) may need planning permission. And, where development rights have been restricted (‘Article 4 directions’ for example) or withdrawn then changes to the appearance of the building will usually require Planning Permission



## APPENDIX 6 - Local Plan Policies Supporting Sensitive Design And The Conservation Of Character

### App.6.1

A core strategy in the emerging Local Plan, CPS3 deals with the principles of appropriate (urban) design. These principles apply just as readily to new design in villages, in general, and in Conservation Areas in particular.

'In considering the design of development proposals the Borough Council's aim is to ensure that new development makes the maximum contribution to improving or preserving the built environment of the borough. Such an approach will ensure the conservation of areas which are already valued and the enhancement of areas currently less valued. In considering development proposals the Council will have regard to how the development relates to the following urban design objectives which are drawn from "By Design – Urban design in the planning system : towards better practice"'

- character- a place with its own identity;
- continuity and enclosure – a place where public and private spaces are defined clearly;
- quality and the public realm – a place with attractive and successful outdoor areas;
- ease of movement – a place that is easy to get to and move through;
- legibility – a place that has a clear image and is easy to understand;
- adaptability – a place that can change easily
- diversity – a place with variety and choice '

### App.6.2

Built Environment policies indicate the applicability of these principles, and state:

'Although these are urban design objectives they, and the following policy are applicable to towns and villages alike. They are also applicable to both large and small developments as significant small developments can have a great impact on their surrounding area. It is recognised that situations will vary and certain objectives or policy elements will be more important in some cases than others. The production of *Village Design Statements* and the County Council's *Residential Design Guide* ..and *Planning for Landscape Change* document will provide a degree of guidance as to how the objectives and policy will be applied. The Council will provide further Supplementary Guidance to illustrate how the design of development should reflect the characteristics of particular areas. Where a site will have a significant impact on an area, either due to its large size or its prime location in a sensitive area, the Council may request a detailed design statement to be prepared by the developer indicating how the objectives set out above and the following policy have been taken into account in the design of a proposal. Where planning permission is granted for the demolition of unlisted buildings of intrinsic archaeological or historic importance, the Council encourages the carrying out of *archaeological buildings recording* prior to demolition'

**BE1** The borough council will approve applications for development which respond positively to the context of the area surrounding the site of the application and in themselves exhibit a high quality of design which corresponds to or enhances surrounding development. such considerations will apply equally to new development and development which involves the re-use of existing buildings. in considering whether design of development proposals is satisfactory, the borough council will have regard to following factors

- (a)** The layout of the development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area.
- (b)** How elements of any open spaces, both hard and soft, in the proposed development relate to each other, the proposed buildings, the characteristics of the site and the surrounding landscape's character and appearance.
- (c)** The density and mix of the development in relation to its context and the uses to which the development will be put.
- (d)** The massing of the development in terms of the shape, volume and arrangement of the building or buildings in relation to the context of the development.
- (e)** How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.
- (f)** What materials will be used within the development and how they interrelate with each other, their immediate context and any traditional materials used in the area.
- (g)** The detailing and construction techniques to be used in the development and how they interrelate with each other, and relate to the immediate and overall context.
- (h)** Adverse impacts on the immediate and general environment in terms of emissions and other impacts and any use of techniques or mechanisms to reduce those impacts.
- (i)** The extent to which the design of the development takes into account the safety of users and reduces the potential for crime to occur in accord with s. 17 of the Crime and Disorder Act 1998.

### App.6.3

Conservation Areas are specifically noted in the 'Built Environment' section at para 9:

9. The special character of the settlements in the Borough has evolved over centuries and the Council considers that, to safeguard and enhance this character, it is vital to ensure that the pace of change is controlled and that new development should make a positive contribution to its surroundings. This Plan includes policies for the protection of the historic features of the area and for the design of new buildings. The Council will therefore give a high priority to the objective of preserving and enhancing the character and appearance of conservation areas in considering all proposals for development, in accordance with guidance set out in PPG15.
10. One of the requirements of PPG15 is that the basis for the assessment of the character and qualities of existing or proposed areas should be set out in the Plan. The resulting assessments then form the basis for the consideration of any development proposed in a Conservation Area. As indicated by English Heritage the Council will only designate areas of real 'specialness' in the local context. The following criteria will be used as the basis of the assessment of this 'specialness':-
  - a) Origins and development of the area;
  - b) Prevailing and former uses in the area and their influences on it;
  - c) Any archaeological significance;
  - d) Historic and architectural qualities of the buildings;
  - e) Character and relationship of spaces;
  - f) Prevalent and traditional building materials;
  - g) Local details and special features;
  - h) Contribution of any natural or cultivated elements;
  - i) Setting of the area and its relationship to the landscape;
  - j) Any neutral areas or negative factors.

These criteria will also be applied when considering extensions to existing conservation areas.

**BE6 Development will not be permitted in a Conservation Area, unless it preserves or enhances the character or appearance of the Conservation Area;**

- (1) **If an application for outline permission is made within a Conservation area, the Local Planning Authority will require details of siting, design and external appearance of all buildings, under the provisions of Article 3(2) of the General Development (Procedure) Order.**
- (2) **Consent to demolish an unlisted building in a conservation area will not be granted unless it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would preserve or enhance the character or appearance of an area.**

Redevelopment involving demolition will only be permitted where there are detailed plans for the site already approved.

- (3) **Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.**
- (4) New development should respect the character of the existing architecture in scale, grouping and materials.
- (5) Proposals for development adjacent to Conservation Areas should be designed to be in harmony with the character or appearance of the area.
- (6) When considering development proposals the Council will take care to ensure that views into and out of the conservation area remain unspoilt.
- (7) Permission will not be granted for development on sites identified in conservation area Designation and Enhancement documents which contribute to the appearance or character of the Area, even if that site is also within a development boundary.

**BE7 The Council will be prepared to consider making exceptions to other policies in this Plan where this would enhance the character of a conservation area.**

#### App.6.4

Listed buildings (many of which are sited in Conservation Areas) are covered in the emerging Local Plan, as follows:

#### **LISTED BUILDINGS**

These buildings represent the best of the Borough's heritage, being of special architectural or historic value, and as a finite resource, once lost cannot be replaced. In accordance with the aims of PPG15, the Council will seek to retain and protect all listed buildings. This reflects the importance of protecting listed buildings from unnecessary demolition, unsuitable and insensitive alteration, and will be the prime consideration for the Council in determining an application for Listed Building Consent.

**BE8 The character of listed buildings will be protected by the following means:**

- (1) **The Council recognises its statutory duty to have special regard to the desirability of preserving listed buildings and their setting;**

- (2) Applications for alterations or extensions to listed buildings will only be granted when they relate sensitively to the original building;
- (3) Where the demolition of a listed building is to be permitted, the Council may require by condition or seek agreement that:-
  - (a) demolition shall not take place unless detailed plans have been approved for replacement buildings;
  - (b) the building is retained until such time as redevelopment takes place;
  - (c) important external and internal features of the building are salvaged and stored or reused;
  - (d) there is an opportunity for the appearance, plan layout and particular features of the building to be measured and recorded prior to demolition; and
  - (e) provision is made for archaeological investigation by appropriately qualified persons and excavation of the site where appropriate.
- (4) Where Listed Building Consent is granted for the demolition or alteration resulting in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of archaeological building recording to take place prior to, or during, the commencement of works.

13. As set out in PPG15 the best way to retain listed buildings is to keep them in use. New uses will often mean modifications to the building. A balance therefore has to be struck between the need to preserve listed buildings and the requirements of other policies in the Local Plan. This means that the need for flexibility in the application of other policies in the Local Plan to ensure new uses has to be recognised.

**BE9 The Council will be prepared to consider making exceptions to other policies in this Plan if this would secure the retention of a building of architectural or historic interest or enable an historic building or group of buildings to be given a new lease of life. Where new development is to provide income for the upkeep of historic buildings, a planning obligation agreement will be sought to secure that objective.**

#### App.6.5

Archaeological sites and scheduled monuments are generally covered by the proposed Local Plan policies BE 10 and BE11:

## ARCHAEOLOGY

14. There are many features of historic and archaeological interest in the area. Those scheduled as Ancient Monuments have statutory protection but the Council recognises the importance of protecting not only known sites but also new ones as they are discovered. If it is necessary to permit development that could affect a site where there is clear evidence of archaeological interest, the Council will ensure that there is an opportunity for archaeological excavation and recording before development occurs.

**BE10 Sites of significant archaeological interest will wherever possible be protected from new development. Development proposals affecting sites of potential interest should be accompanied by an evaluation of the archaeological implication of the development, based if necessary on trial evaluation and by an indication of the means and resources to be made available to protect and/or record the archaeological interest of the site. Approval may be conditional upon appropriate means and facilities being available by the developer for archaeological investigation.**

**BE11 There will be a presumption in favour of the physical preservation of scheduled Ancient Monuments and unscheduled archaeological remains of national importance, and development which would disturb or adversely affect any such monument or remains or its setting will not be permitted.**

### App.6.6

Protection of open areas within settlements is covered in the emerging Local Plan by policy NE6:

## PROTECTION OF OPEN AREAS WITHIN SETTLEMENTS

10. Areas of open land within settlements can contribute to the character of a settlement. Where such sites are developed the character of a settlement or area may be harmed. Where such harm would occur it is important that such sites are protected from development. Village Design Statements, promoted by the Countryside Agency, can play a positive role in identifying and recording what is special about a village. The Council has already formally adopted several Village Design Statements as SPG.

NE6 The development of open areas of land within town and village development boundaries will be allowed, subject to other policies in this plan, unless the land contributes positively to the character of the surrounding area and provides visual amenity for the community.

In settlements without development boundaries, the development of open space will not be permitted where the land contributes positively to the character of the surrounding area and provides visual amenity for the community.



## App.6.7

Restrictions on 'Permitted Development' (ref : section 8.2) are covered in the emerging Local Plan by policy BE12:

### THE STREET SCENE

15. To preserve areas of particularly high aesthetic quality such as Conservation Areas the Council wishes to minimise visually and aesthetically damaging street 'clutter' such as unsightly litter bins, freestanding advertisements, signs, public utilities equipment, power supplies and communication technology. The Council will aim to remove unsightly street furniture and where necessary replace it with more appropriate structures. Furthermore, the use and appearance of shop security shutters will need to be controlled. The Council may also wish to exert greater control over development which does not usually require planning permission. The Borough Council will therefore impose Article 4(2) Directions on dwellings in Conservation Areas where it considers there is a real threat to the character and appearance of the area and in exceptional circumstances will consider seeking the approval of the Secretary of State for Article 4(1) Directions in Conservation Areas or other areas of special quality where there is considered to be a real and specific threat due to the exercise of permitted development rights

**BE12 The Council will apply Directions in Conservation Areas to remove the permitted development rights for buildings in exceptional circumstances where development could have a real and specific detrimental effect on the special architectural or historic character of the area and in exceptional circumstances will apply to the Secretary of State for consent to apply Directions to other areas of special quality where there is a real and specific threat.**

## App.6.8

The control of advertisements is a significant issue in Conservation Areas. The emerging Local Plan highlights general considerations:

16. Advertisements and signs are important to the proper functioning of shopping and commercial areas, but the Council considers that the display of advertisements needs to be carefully controlled to ensure that they do not have a damaging impact on the environment.
17. The Town and Country Planning (Control of Advertisements) Regulations 1992 gives powers to the Council to restrict the display of advertisements in the interests of amenity and public safety. Some categories have deemed consent by virtue of the Regulations, but most advertisements require a specific consent for which application is made to the Council. The Council also has powers to remove advertisements by the issue of a 'Discontinuance Notice'.
18. In carrying out its duty to control advertisements, the Borough Council will seek to ensure that advertisements are not unduly prominent in the street scene. Any advertisement which is likely to detract from the visual amenity of its surroundings

will be refused consent. Particular care will be taken when considering the display of advertisements on listed buildings, in conservation areas and in the countryside. This will ensure that the special character of these buildings and areas is protected.

**BE13 In determining applications for consent to display advertisements, the Borough Council will consider the effect of the proposals on local amenities and public safety. The Council will not grant consent for the display of an advertisement unless it is satisfied that it:**

- (1) is well located in relation to the building or site on which it is to be displayed;**
- (2) is of a suitable size, colour and design;**
- (3) is of a design and materials that are acceptable in the locality;**
- (4) does not stand out as an inappropriate or unduly prominent feature;**
- (5) does not contribute to visual clutter in the street scene;**
- (6) does not intrude upon the amenities of immediate neighbours;**
- (7) does not adversely affect the safety of users of any form of transport and pedestrians.**
- (8) is illuminated in manner appropriate to the locality and its position on the building or site**

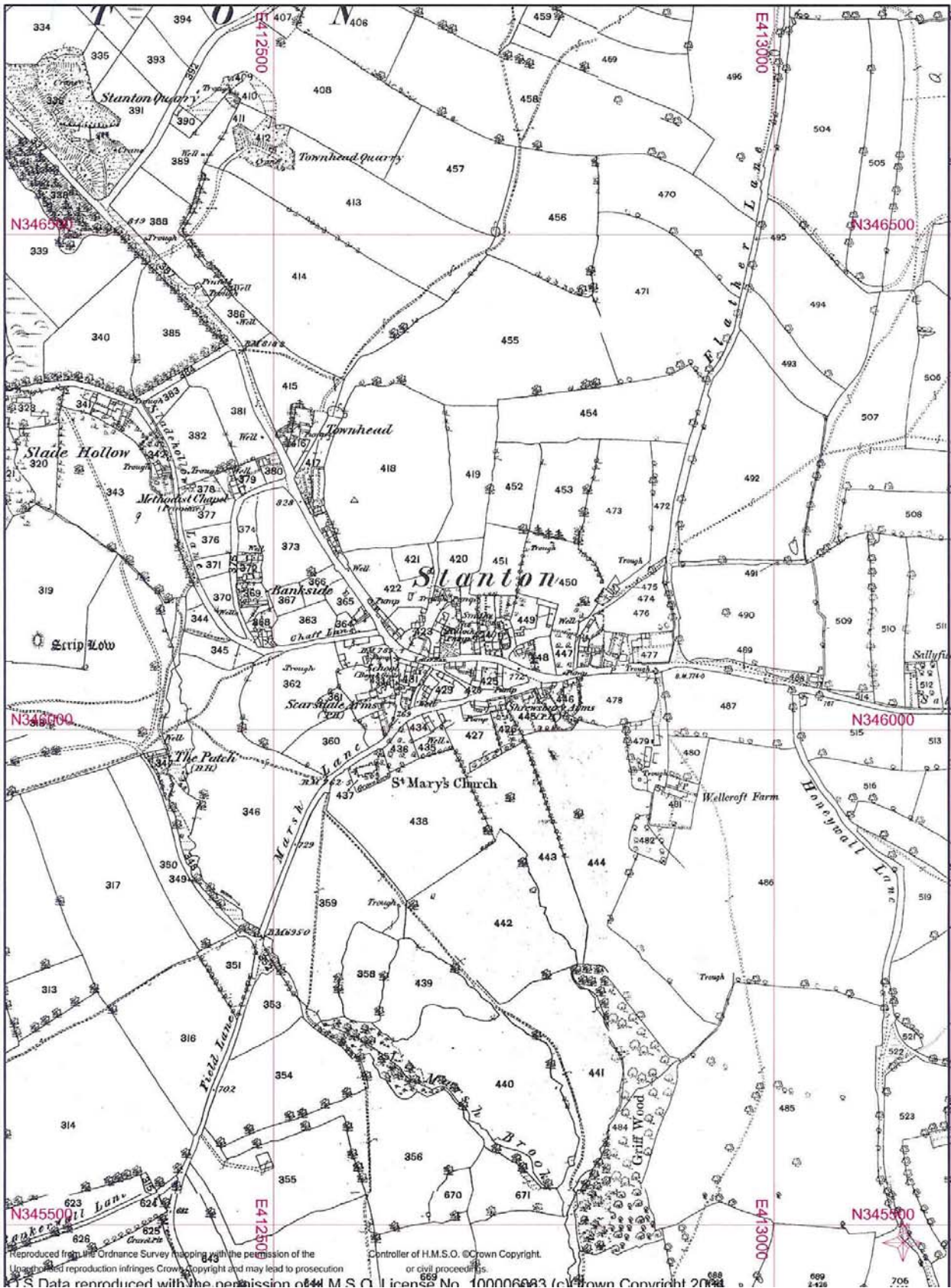
19. The Council will expect most illuminated advertisements to be confined to commercial areas and to be at fascia level. The aim is to ensure commercial premises have no more than one fascia and one projecting sign, as then the display is unlikely to be prominent, and will not detract from amenity or public safety to an unacceptable degree, or create advertisement clutter. On petrol filling stations, particularly in rural areas, the Council will seek to minimise the total number and area of advertisements displayed to reduce clutter. Further guidance on the implementation of Policy BE 13 will be provided in Supplementary Planning Guidance.

#### App.6.9

The design of shop fronts is also given some consideration in the emerging Local Plan. Proposed policy BE14 will have an impact on many Conservation Areas:

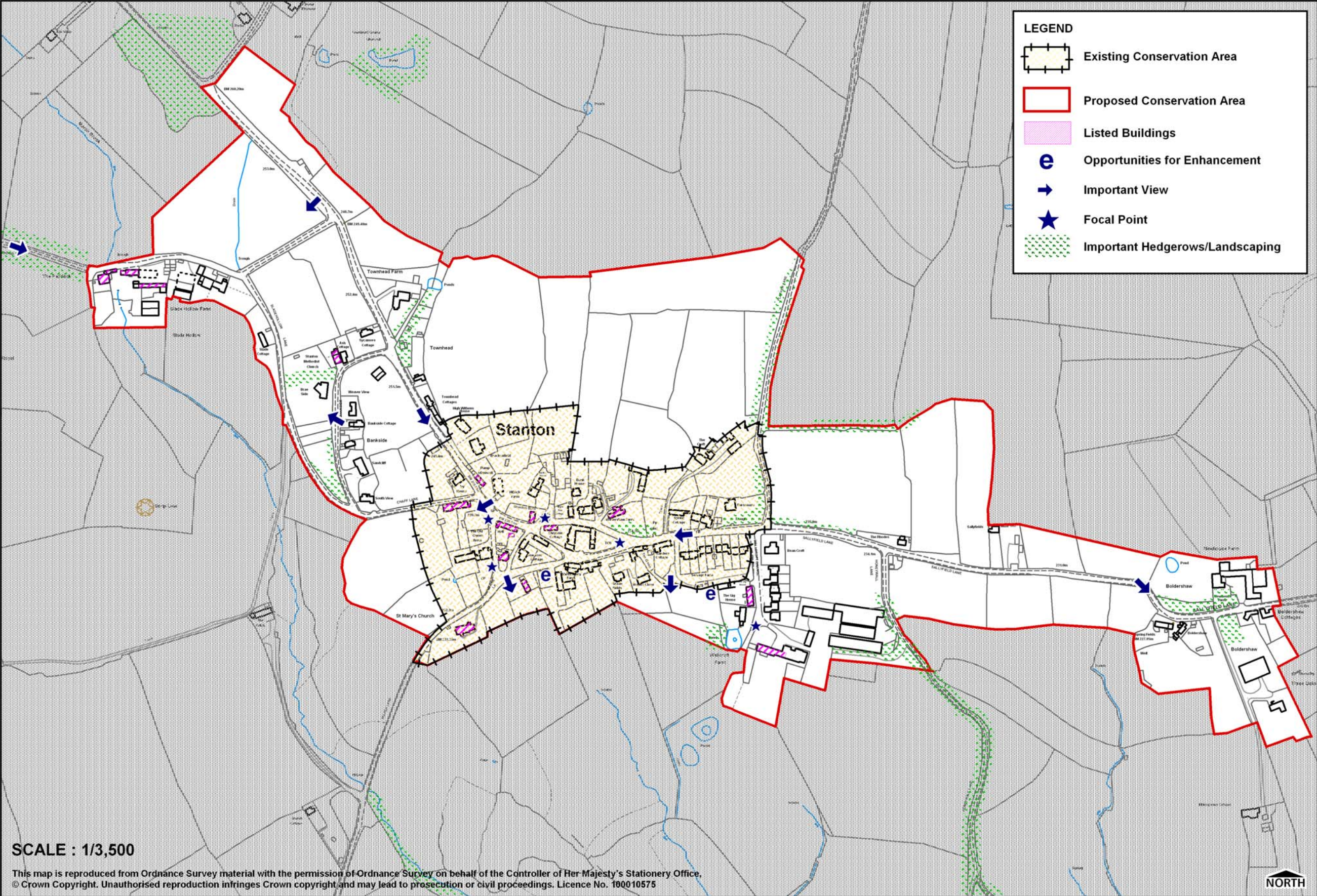
20. Shopfronts have a considerable influence on the appearance of buildings and the street scene. They are necessary to advertise and inform and can add vitality and interest to an area. They can also detract from buildings if due regard is not had to the age or architectural character of the building or area

BE14 The Council will not grant permission for new, replacement or altered shop fronts unless they are designed to be sympathetic to the remainder of the building and to the character of the surrounding area.










Stanton - circa 1883

**STANTON CONSERVATION AREA**



**LEGEND**

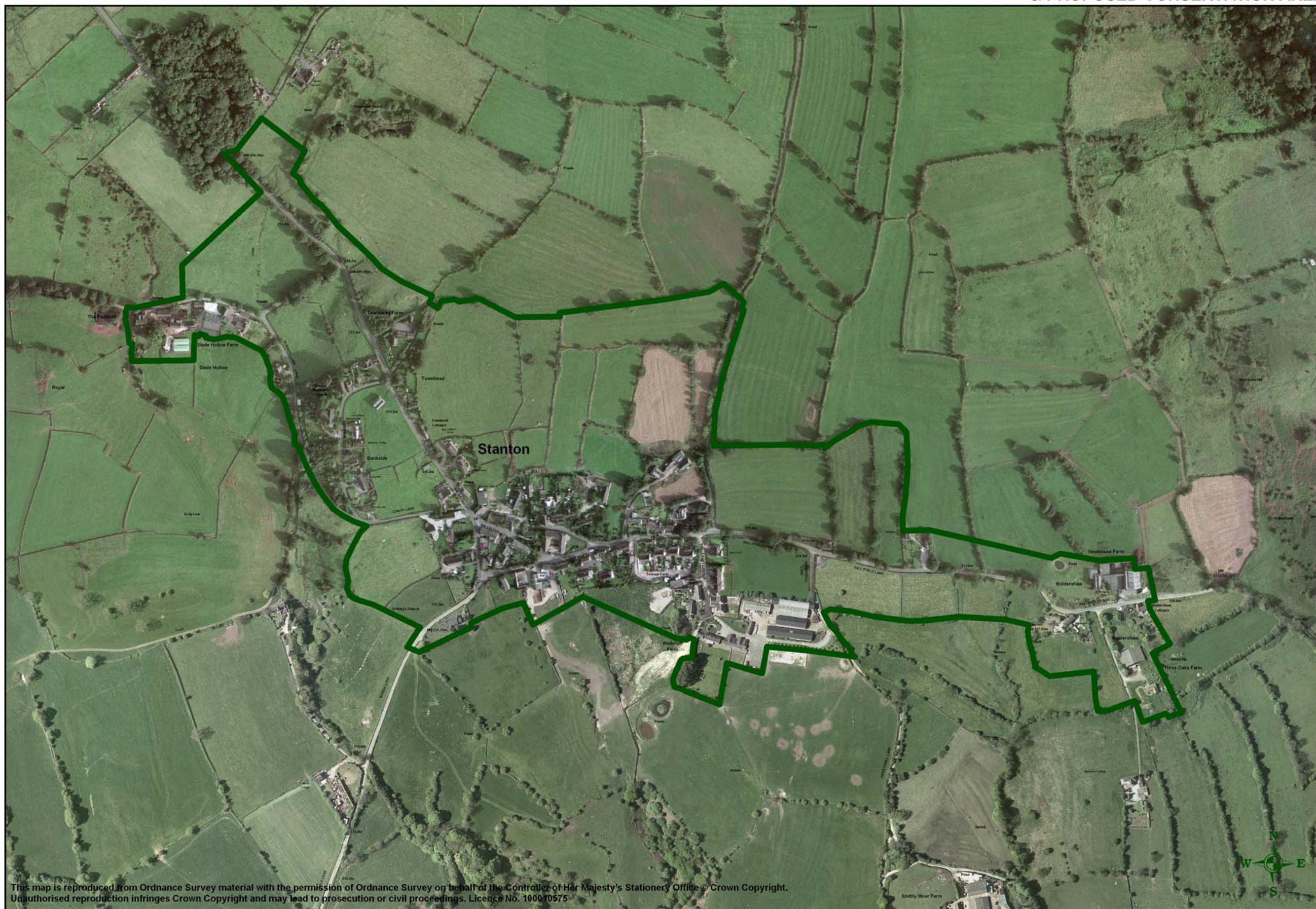
-  Existing Conservation Area
-  Proposed Conservation Area
-  Listed Buildings
-  Opportunities for Enhancement
-  Important View
-  Focal Point
-  Important Hedgerows/Landscaping

**SCALE : 1/3,500**

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AERIAL VIEW OF STANTON  
& PROPOSED CONSERVATION AREA



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