



## Hanchurch Conservation Area Appraisal



September 2013

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## **1 Introduction**

### **Definition**

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

### **Purpose of Appraisal**

1.2 Conservation area appraisal is a means of identifying and assessing the special architectural or historic character of a place. Hanchurch Conservation Area was designated in 1980 by Staffordshire County Council after an appraisal of the special architectural and historic interest of the area. Under section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a requirement of the local planning authority to update conservation area appraisals, and designate further areas as necessary. The purpose of this appraisal is to assess and define the special character and appearance of Hanchurch as it stands today, and identify any threats or future threats to the area's character and integrity.

1.3 Appraisal ensures that the local authority, developers and property owners are aware of the area's special character when drawing up and assessing proposals for change.

## **Effects of Conservation Area Designation**

1.4 The conservation area appraisal will be adopted as a “material consideration” in the planning process and will be used by the local planning authority when considering the effects of any proposed development on the conservation area, including its setting.

1.5 Certain works in a conservation area require consent:

- Works to trees: Anyone proposing to cut down, top or lop a tree in a conservation area, even if the tree is not protected by a Tree Preservation Order (TPO), must notify the local planning authority and allow six weeks before commencing work. This gives the local planning authority the opportunity to make a Tree Preservation Order (TPO) if the tree is considered to be important.
- Permitted Development Rights, i.e. those works of alteration or extension that can be carried out without planning permission, are slightly different in conservation areas. Some conservation areas are covered by Article 4 Directions, which restrict certain Permitted Development Rights, for example the installation of uPVC windows or satellite dishes. These are specific to each conservation area, and are in place to ensure the special historic and architectural character is protected.

## **Community Involvement**

1.6 Stafford Borough Council’s Statement of Community Involvement sets out to ensure that all sections of the community and interested parties have a reasonable opportunity to engage with plan-making and planning application processes. A public consultation will take place on this appraisal and interested parties will be invited to comment on the findings of the appraisal and associated recommendations.

## **Planning Policy Context**

### **Stafford Borough Council Local Plan Saved Policies applicable to Hanchurch Conservation Area**

1.7 The policies relevant to Hanchurch Conservation Area are Policies E&D 18: *Development Likely to Affect Conservation Areas*, E&D19: *Accommodating New Development within Conservation Areas*, E&D20: *Demolition of Buildings in Conservation Areas*, E&D23: *Development Proposals Affecting Listed Buildings*, E&D24: *Demolition/Partial Demolition of Listed Buildings*, E&D25: *Proposals to Convert or Extend a Listed Building*, E&D43: *Trees in Conservation Areas* and E&D44: *Development Affecting Trees and Hedgerows*.

1.8 Relevant historic environment policies within *The Plan for Stafford Borough* will supersede these Saved Policies after adoption.

### **National Planning Policy Framework policy relevant to Hanchurch Conservation Area**

1.9 National planning policy is contained in the National Planning Policy Framework (NPPF). Paragraphs 127 through to 141 are relevant to Hanchurch Conservation Area.

1.10 National conservation guidance to support the NPPF policies is currently in preparation by national government.

## **2 Summary of Special Interest, Hanchurch Conservation Area**

2.1 Hanchurch Conservation Area was designated by Staffordshire County Council on 11 February 1980, as a means of preserving and enhancing the special architectural and historic interest that has been retained and enriched through its development over the centuries. The key elements of this special character are summarised as follows:

- An ancient settlement dating back to the 11th century
- A distinct rural feel, created by narrow, winding lanes and grass verges
- A linear settlement with surviving historic road layout
- Historic buildings adjacent to lanes, creating distinctive focal points at crossroads and bends
- A wealth of mature native trees and ancient hedgerows
- A variety of cottages, houses, agricultural buildings and houses dating to the 17th century and possibly earlier
- Prominent, regularly spaced dormer windows and decorative brick chimneys creating rhythmical interest along the lanes
- Unspoilt views into the countryside and a high survival rate of visible historic field boundaries

### **Location and Topography**

2.2 The village of Hanchurch sits on a steep ridge approximately eight miles northwest of Stone and four miles southwest of Stoke-on-Trent. Hanchurch was historically part of the Trentham estate to the east, and the watercourse that runs through Trentham in a series of pools continues into the south of Hanchurch.

2.3 The area surrounding Hanchurch is dominated by the two historic landscape parks of Trentham to the east, and Swynnerton Old Park to the west.



## **Archaeological Background**

2.4 Hanchurch (then *Hancese*) is described in the Domesday Book of 1086 as a settlement of two villagers and seven smallholders with 1½ ploughs, indicating a dispersed agricultural settlement in this area.

2.5 The name Hanchurch was thought to mean *High Church*, from the old English *Heah Church*. Entries in the Staffordshire Historic Environment Record (HER) make reference to an ancient church or religious site at the northwest of the village, surrounded by ancient yew trees, in an area known as Hanchurch Yews. This is supported by current local anecdotal evidence. However, archaeological investigations have not revealed any evidence of a former church predating the 19th century, and the current yew trees surrounding Hanchurch Yews are considered to be c.250 years of age. The existing Mission Church appears on Ordnance Survey maps from the 19th century onwards.

2.6 Horovitz' *Staffordshire Place Names* suggests that *hane* is derived from the Old English *stone* or *rock*, and that *church* is derived from Old English *cyric* or *cyrc*, meaning *hill*, *mound* or *tumulus*. It is possible that the name refers to the topographical character of Hanchurch, rather than the presence of a religious site (Horovitz, 1995, p296).

## **Historical Development and Relationship to Current Layout**

2.7 Hanchurch retains its linear nature, and the character of the landscape surrounding Hanchurch remains relatively similar to that of the 19th century, through the retention of historic (19th century or earlier) field boundaries, although some have been lost.

2.8 Planned enclosure is observed amongst the fields immediately surrounding Hanchurch, typified by straight field boundaries and lanes which have been formally 'surveyed in', resulting in the creation of new field boundaries (often in this part of Staffordshire as a single or limited species hedgerows). Planned enclosure often represents the reordering of a more informal medieval or post-medieval agreement between significant landowners. It is likely that Swynnerton Old Park and Trentham Park estates controlled much, if not all, agricultural land in the area. As significant landowners during the 18th century to early 19th century, they would have been able to reorder the landscape in response to rapidly developing agricultural technologies and theoretical approaches to farming that typify this period.

2.9 The linear development of Hanchurch and the preservation of its isolated, rural character may be due to its positioning on a steep bank, making access and further development to the east difficult. Archaeological investigations revealed a possible Roman road in parts of the current location of Hanchurch Lane, and aerial photography mapping of crop marks in the Peacock Lane area suggest the remains of medieval plot boundaries, leading to associated properties fronting the road, as

occurs with the remaining historical houses. As these earthworks correspond to the position of Peacock Lane, this suggests this road into Hanchurch is at least medieval in origin. The historic buildings (17th century and later) are clustered around the crossroads at the north of the village and former crossroads at the south of Ridding Bank, suggesting the layout dates to at least the 17th century in places.

2.10 Map regression shows little change to road layout since 1775, and the surrounding land remains in agricultural use. The map of 1830 (below) sets out the parcels of land and their usage. Some of these field boundaries are easily identifiable on the current map. There is very little visible change to the land since the map of 1830.



Figure 1 Map of Hanchurch, 1830. Reproduced with permission from Staffordshire Record Office D593/H/3/339



Figure 2 1st edition Ordnance Survey map of Hanchurch, 1877. The village is remarkably similar today, excepting development to the northeast between Hanchurch Lane and Peacock Lane. Reproduced with permission from Staffordshire Record Office

### 3 Built Character

#### Building Types

3.1 The majority of buildings within the conservation area are 17th to 19th century dwellings, with some additional 20th century houses.

3.2 There are two historic farmsteads in Hanchurch. At the northwest of the village is Village Farm, comprising the listed 17th century timber-framed Farmhouse, and 18th century former barn (both listed Grade II), with Old Stables and Peacock Barn forming a loose courtyard arrangement with the two listed buildings. At the south end of the village is Hanchurch Manor (Grade II) with 16th century origins but predominantly 19th century in appearance, and the adjacent timber-framed former barn (Grade II), also of 17th century origin. All former agricultural buildings were converted to domestic use in the late 20th century.

3.3 Other significant building types are brick cottages of 18th century and possibly earlier origins, with distinctive dormers, gables and decorative brick chimneys.



Figure 3 Holmes Farm, Honeysuckle and Holly Bush Cottages, typical rectilinear terraced cottages sited at the corner of Ridding Bank and Hanchurch Lane

### **Scale, Plot Size and Plan Form**

3.4 The historic cottages of Hanchurch possess a strong rectilinear form, clustered in groups at crossroads.

3.5 The cottages are generally sited close to the lanes and often retain their historic plot size and shape (for example Ridding Bank and Fuchsia Cottages). These cottages are of two storeys and no higher. The roofs are of varying pitches but generally gabled, often with dormers passing through the eaves. The detail found on these cottages creates a contrast to the simple forms of the agricultural buildings.

3.6 The agricultural buildings are large-scale, two- storey and rectilinear on plan, with gabled roofs. Village farm complex is arranged in a U-shaped courtyard, and Hanchurch Manor and Barn create an open courtyard, formerly flanked by a building to the west. Hanchurch Manor appears to have originated as a hall house with cross wings (Morris, 2013, p9).

### **Architectural Features**

3.7 Regularly spaced, gabled dormer windows passing through eaves play a dominant role in the street scene at Hanchurch. Timber and stone finials on the gables add further interest to the street scene. Decorative brick detailing is present on the eaves at Chapel House and Village Farm buildings.

3.8 The striking brick chimneys of Village Farmhouse and the diagonally set stacks of Hanchurch Manor and Manor Cottages add a strong vertical emphasis to these buildings. The chimney stacks of Holmes Farm, Honeysuckle Cottage and Holly Bush Cottage, and those at Ridding Bank Cottage and Fuchsia Cottage, contrast with the modest proportions of the cottages.

3.9 There is little historic fenestration remaining in the village, but Hanchurch Manor and cottages possess casement windows, those at the Manor and the cottages are mainly of cast iron. The lozenge pattern is carried on from the Manor to the cottages, giving a sense of unity to the buildings. This design appears to be part of the redesign of the Manor and Cottages undertaken by Charles Barry between 1834-1835 (Morris, 2013, p18).



Figure 4 Gables, finials, decorative chimneys and pots are all features of Hanchurch conservation area

### **Building Materials**

3.10 Timber is a significant building material in Hanchurch. Ivy house and Mayfield's (Grade II, including 19th century School House) and Village Farmhouse (Grade II) are timber-framed buildings dating to at least the 17th century. Stone is evident at the footings of Village Farmhouse and barn, and Ridding Bank Cottage, and is used for later Victorian detailing at Hanchurch Manor and Hanchurch Cottages.

3.11 The predominant building material is brick. At Village Farm Barn, Peacock Barn and Old Barn, the brick is a warm brown with pigeon hole detailing adding further interest to this former U-shaped courtyard arrangement of farm buildings. Walnut Cottage, Rose Cottage and Oak Tree Cottage are of a brown-grey brick. Other brick is painted white as at Holly Bush, Holmes Farm and Honeysuckle Cottages and Fuchsia Cottage, whilst attached Ridding Bank remains an unpainted warm reddish brick.

3.12 Staffordshire blue roof tiles dominate as the roofing material, although Hanchurch Manor Barn is thatched, and Village Farmhouse (now employing Staffordshire blue roof tiles) was thatched originally.

### Colour Palette

3.13 The materials of brick, timber and Staffordshire blue roof tiles create a subtle colour palette of oranges, muted whites, grey-blues and rich grey-browns.



Figure 5 Manor Cottages with cast iron lozenge motif windows, stone finials and diagonally set chimneys

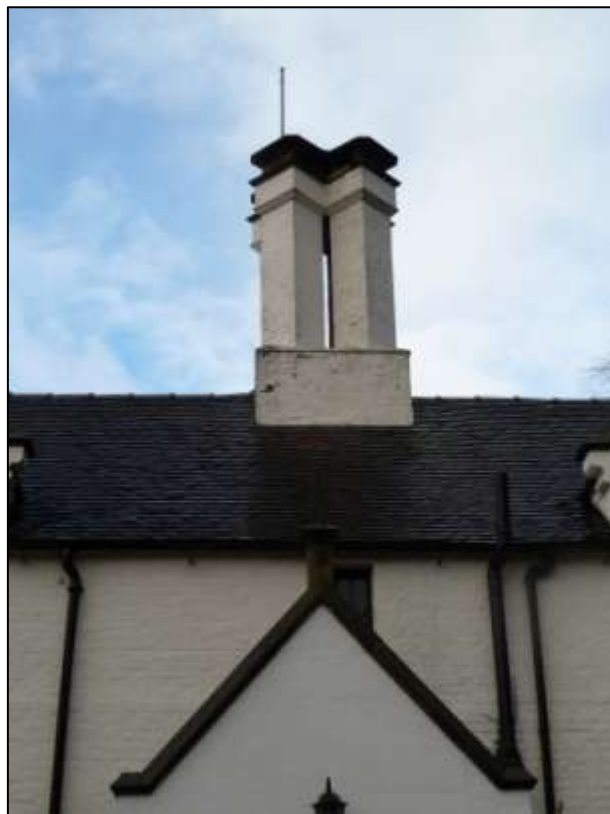


Figure 6 Village Farmhouse  
Figure 7 Hanchurch Manor. Both possess dormers and decorative brick chimneys, a feature of the conservation area



## Listed Buildings

3.14 There are six Grade II Listed Buildings within Hanchurch Conservation Area.

### Village Farmhouse

3.15 Village Farmhouse is a picturesque timber-framed 17th century farmhouse. Its setting amongst the barns and stables and its secluded location adds charm and atmosphere to the building. The farmhouse possesses strong historic and architectural character, derived from its setting, timber frame, gabled windows, elaborate chimneys and circular spiked pots. The change from thatch to tiles is the most visible external alteration to the main façade in the last century.

### Village Farm Barn

3.16 The 18th century barn, with distinctive brick detailing, is situated at crossroads and invites investigation into Peacock Lane. Despite its strong position and dominance created through scale, this barn has lost much of its agricultural feel through conversion to domestic use, including insertion of openings, and a domesticated setting.



Figure 6 Grade II listed, 18th century Village Farm Barn

### **School House, Ivy Cottage and Mayfield's**

3.17 The building is T-shaped on plan and has been divided into three dwellings. It is considered to have medieval origins. At the northwest end lies Mayfield's, of timber frame construction with surviving cruck truss. The timber frame is rendered externally and has modern casements. Ivy cottage to the southeast is largely of 17th century origin, retaining a highly decorate timber-framed facade which extends in this decorate form to the side of the building. School House to the rear is a 19th century extension in brick. All three dwellings are Grade II listed.



Figure 8 School House, Ivy Cottage and Mayfield's

## Hanchurch Manor

3.18 Hanchurch Manor is set in wooded grounds near to the site of a former water mill. The Trentham Estate map of 1599 depicts Hanchurch Pools with an adjacent mill, also recorded on Yates's 1775 map, suggesting these pools were associated with milling in the 16th to 18th century.

3.19 Dating to the 16th century, the 'Manor' title was added during the late 19th century, and was initially a hall house rather than a manor (Morris, 2013, pp13-14). It is Tudor in style, built in brick, and has a predominantly 19th century appearance. It was redesigned in the 19th century by Charles Barry, along with the Manor Cottages (Morris, 2013, p18). It possesses substantial, diagonally set chimneys, stone copings and finials to the dormers, and mullioned windows with stone hood moulds. The lozenge pattern window motif is visible throughout. The architectural detailing added by Barry lends a picturesque appearance to this building. The manor house is flanked by the listed barn (The Mews), creating an open courtyard.



Figure 9 Hanchurch Manor

3.20 The Manor faces away from the village and there is a distinct feel of separation between this part and the rest of the village, possibly created by access restrictions. Noise from the motorway disturbs the otherwise pleasant surroundings.

**The Mews** (formerly listed as the Tithe Barn)

3.21 This two- storey, 17th century barn was converted to domestic use in the late 20th century. At right angles to the Manor, it is timber-framed with brick panel infill and a thatched roof. A visual incoherence is observed between the visible historic timber frame, portraying an agricultural appearance, and the modern domestic 20th century windows.



Figure 10 Manor Cottages and The Mews

### **Manor Cottages**

3.22 To the west of the Manor are Manor Cottages, constructed in the early 19th century and in the same style as the Manor, with diagonal brick chimneys, dormers with stone copings and stone finials. The window motif is continued here, but in cast iron, and survives throughout. Manor Cottages and the Manor itself form a graceful frontage from the pools, and the dense wooded area adds to the estate character. An extension to one of the cottages detracts from the symmetry of the group of the Manor and cottages.



Figure 11 Manor Cottages

## **Positive Buildings**

### **Hanchurch Yews**

3.23 Present on maps after 1924, Hanchurch Yews appears to be early 20th century in character and sits amongst the yew trees in the area also known as Hanchurch Yews. It is set back from the lane in large grounds and is not visible from the road, on account of the substantial yew boundary. It retains historic timber windows.

### **Yew Tree House**

3.24 The former principal façade appears to front the boundary hedge of Chapel House. It possesses a pleasant symmetry and cottage appearance from this view facing north towards Hanchurch Lane. The side façade is now viewed as the main facade. This building adds further interest to Peacock Lane.

### **Village Farm buildings (including Grade II listed Village Farmhouse and Barn)**

3.25 This group of distinctive, long plan brick and timber agricultural buildings form a focal point at the crossroads, the listed barn being aligned with Peacock Lane. The loose courtyard arrangement has been weakened slightly by the loss of a structure adjoining Peacock Barn turning at right angles to form a U-shape. However the farmyard setting is still apparent in the existing layout. Modern boundary hedges divide the courtyard plan. These former agricultural buildings provide a focal point at the crossroads and a contrast in scale and colour to the smaller cottages in the village.

### **Chapel House**

3.26 A building is present on or near this site on the map of 1830. This building is sited next to the Mission Church. Dentilated eaves and brick chimneys add interest. Its position on a high bank gives the building prominence.

### **Mission Church**

3.27 Sited behind Chapel House, and also present on the map of 1830, the Mission Church was converted from an agricultural building in the late 19th century, which may be much earlier in date. This reflects the former isolated nature of the village. Externally it is of brick with Staffordshire blue tiles. It was used as a chapel until the late 20th century. There is evidence of a stone plinth and stone in the west gable. The chapel survives in good condition internally, and historic timber roof trusses remain.



Figure 12 Mission Church

### **Holmes Farm, Honeysuckle and Holly Bush Cottages**

3.28 Directly opposite the Village Farm buildings at the Ridding Bank side of the crossroads, Holmes Farm, Honeysuckle and Holly Bush Cottages front the lane and form a visual lead to the crossroads. These cottages are focal buildings, adding interest to the lane with their regularly spaced dormers, decorative chimneys and spiked pots, typical of Hanchurch cottages. This building is present on the 1830 map, and appears to have been raised from one storey and extended to the north and south.



Figure 13 Holmes Farm, Honeysuckle and Holly Bush Cottages



### **Ridding Bank Cottage and Fuchsia Cottage**

3.29 The frontages of these cottages are orientated to face the approach down Ridding Bank from the northwest, inviting exploration of this area. A variety of shapes are created by the dormers and gables and each facade provides interest. Decorative chimneys and circular spiked pots add to the rhythm created by the dormers. Ridding Bank Cottage appears to have been enlarged at some point, and a variety of brick bonds and a stone plinth are visible. Brick cills add to the charm of the cottages. Yates' 1775 Map of Staffordshire shows a building on this plot, and the maps of 1830 and 1877 depict two adjoining dwellings. There appears to be an orchard to the rear of both properties on these maps and the size and outline of this space remains as gardens.



Figure 14 Ridding Bank and Fuchsia Cottages, and adjacent Lime Tree Cottage (far right)

### **Lime Tree Cottage**

3.30 Adjacent to Ridding Bank and Fuchsia Cottages, Lime Tree Cottage is also present on the 1830 map. It is marked as Post Office on the Ordnance Survey 1924 map. The proportions are graceful and there is a good spatial relationship between Lime Tree Cottage, and Ridding Bank and Fuchsia Cottages, which create a visual lead towards Hanchurch Manor.

### **Walnut Cottage, Rose Cottage and Oak Tree Cottage**

3.31 Historic maps show a building at right angles to the existing cottages, now demolished. There is a date stone of 1799 on the east gable. Although altered, its position across from Lime Tree Cottage adds variety to the area in contrasting brick colour and plan form.



Figure 15 Walnut Cottage, Rose Cottage and Oak Tree Cottage viewed from Hanchurch Manor area.



Figure 16 Ordnance Survey Map of 1877 showing Walnut Cottage, Rose Cottage, and Oak Tree Cottage at the left of the image, with a rectilinear building to the right (now demolished) . Lime Tree cottage is in the centre, with Ridging Bank and Fuchsia Cottages to the right. Reproduced with permission from Staffordshire Record Office

## **4 Spatial Analysis**

### **Public Realm**

4.1 The lack of seating and public open space at Hanchurch adds to the impression of a small, somewhat isolated rural village, and emphasises the linear layout. The road surfaces of Hanchurch are modern tarmac at Peacock and Hanchurch Lane and through Ridding Bank until the east end of Ridding Bank, where the surface becomes rougher. Throughout Hanchurch the grassy banks that line the lanes and lack of road markings add to the rural feel. There is no street lighting in the village, emphasising the rural, isolated atmosphere.

### **Open Spaces and Gardens**

4.2 There are no public open spaces in Hanchurch, but the large property gardens give a sense of space around the buildings. Ridding Bank Cottage, Fuchsia Cottage and Lime Tree Cottage are orientated to face Ridding Bank and sit close to the roadside, but possess large gardens to the side and back, clearly divided by hedges and fences. Over the hedges, views of open fields divided by historic hedgerows echo the division of space within the village by strong boundary lines.

### **Important Trees**

4.3 The presence of mature trees is integral to the character of Hanchurch. Peacock Lane is characterised in part by the presence of mature yew trees surrounding Hanchurch Yews. The presence of these trees creates a strong sense of enclosure.

4.4 Along Ridding Bank another yew and mature sycamore add aesthetic value to the views towards Peacock Lane. Further down Ridding Bank, ash, lime and sycamore line the hedgerow leading to Hanchurch Manor.



4.5 Adjacent to Hanchurch Manor, a mature beech tree enriches the wooded character of the Manor.

4.6 At the west of the crossroads at Hanchurch Lane, trees amongst the boundary hedge emphasise the historic nature of the hedgerow running parallel to Hanchurch Lane.

4.7 At the Hanchurch Pools footpath, mature trees line the historic field boundary that leads to Hanchurch Manor.



Figure 17 Important trees along Ridding Bank

 <p><b>Stafford</b> BOROUGH COUNCIL</p>	<p>Stafford Borough Council Civic Centre Riverside Stafford ST16 3AQ Tel: (01785) 619000</p>	<p>Not to scale</p>	
		<p>Date: January 2013</p>	
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### Hanchurch Conservation Area Trees and Boundaries

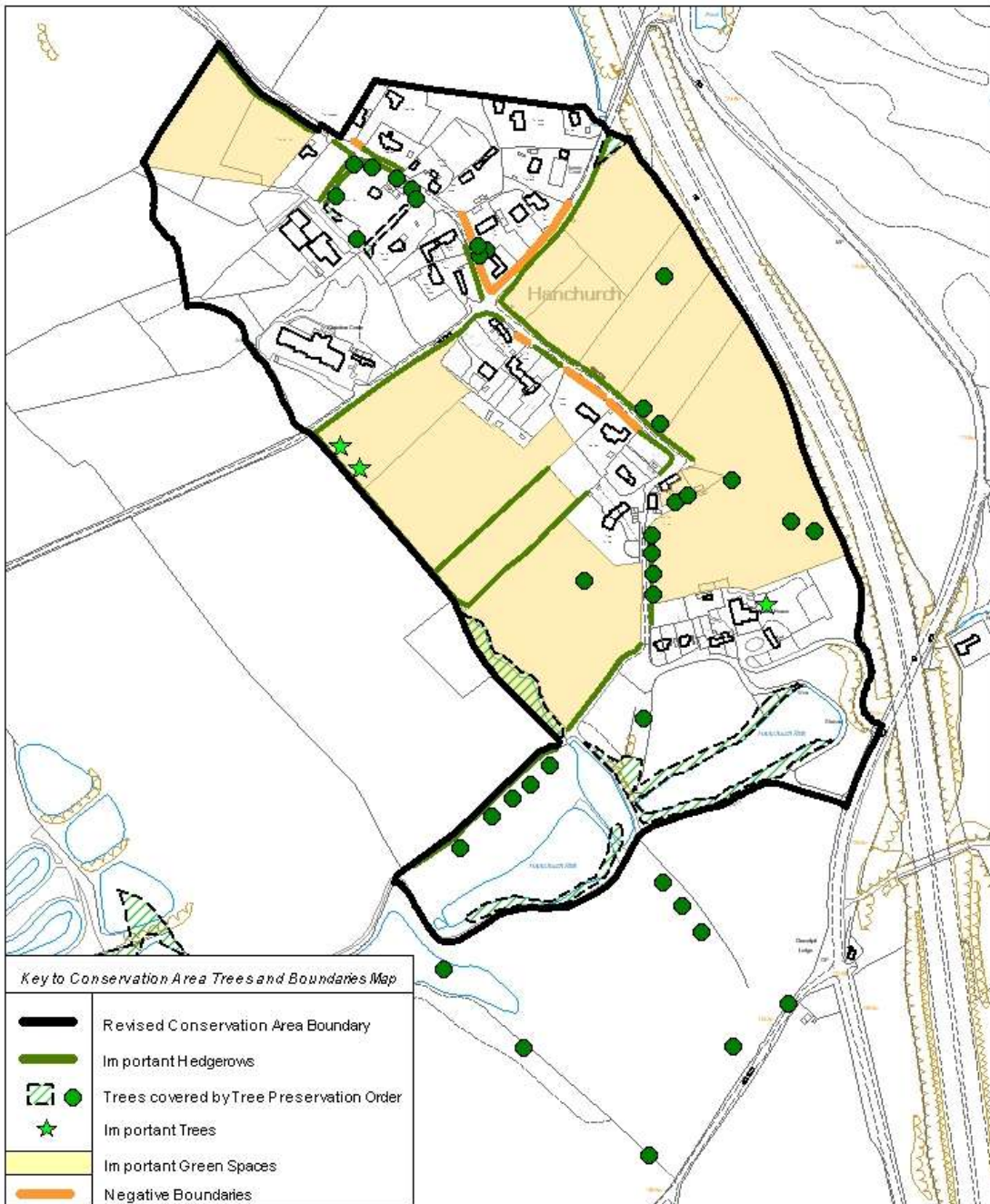


Figure 18 Important Trees and Hedgerows

## Boundaries

4.8 Hedgerows of native holly and hawthorn help to create the enclosed, rural character of the conservation area. The hedgerows are emphasised by trees within these boundaries, indicating their ancient nature.

## Ephemera

4.9 A traditional telephone box and two historic post boxes are present in Hanchurch, the most notable being the Georgian post box at Honeysuckle Cottage (the former Post Office). Distinctive stone gate piers are found at Hanchurch Yews and Village Farm. These all add character to the area.



Figure 19 Georgian post box at Honeysuckle Cottage, the site of the former Post Office

## 5 Important views

### **The crossroads at Hanchurch Lane and Peacock Lane (facing north)**

5.1 The ground slopes away to the south, the regularly spaced dormers and chimneys of Holmes Farm, Honeysuckle and Holly Bush Cottages create a horizontal emphasis leading down Ridding Bank. East and west, the ground slopes away down the narrow, winding Hanchurch Lane, and rises up towards Peacock Lane. Here a pinch-point is created by the narrow lane and steep grassy banks. This is emphasised by the mature yews and tall former farm buildings, creating a sense of enclosure.



Figure 20 The crossroads at Hanchurch Lane facing south towards Ridding Bank





Figure 21 Peacock Lane facing north. The grassy banks emphasise the rural setting

5.2 Moving past the houses at the edge of the village, Peacock Lane opens up to reveal views of the surrounding countryside. Facing Ridding Bank, the roofscapes of Village Farm gently step down towards the road.

## Hanchurch Lane

5.3 West of the crossroads at Hanchurch Lane, views across the fields towards Ridding Bank encompass historic field boundaries and mature trees. Earthworks indicating an ancient field system are also visible before the ancient hedgerow at the edge of the conservation area.



Figure 22 Views across fields from Hanchurch Lane reveal earthworks and plot boundaries, ancient trees and hedgerows

### **Ridding Bank**

5.4 Towards Peacock Lane, the rectilinear form of Holmes Farm, Honeysuckle and Holly Bush Cottages that front the road leads towards Village Barn and up towards Peacock Lane. The regularly spaced chimneys and dormers of Holmes Farm, Honeysuckle and Holly Bush Cottages create a rhythm in the street scene. Viewed from the south, these cottages form a continuous line and glimpses of Ivy House can be seen.

5.5 Views over the hedge to the open fields of the east emphasise the rural setting of Hanchurch.



Figure 23 Views from Ridding Bank towards the crossroads

5.6 At the former crossroads of Ridding Bank, Ridding Bank slopes down steeply to the Manor with rows of ancient oak and ash trees lining the lane.



Figure 24 Lime Tree Cottage and Ridding Bank sloping down towards Hanchurch Manor

## Hanchurch Manor

5.7 Views of the Manor, barn and cottages contrast with the linear space of the village lanes. Viewed from the pools, the dormers of the Manor create a striking pattern through the wealth of trees, creating a distinct country estate setting.



Figure 25 Hanchurch Manor viewed from Hanchurch Pools

### **Public Footpath, Hanchurch Pools**

5.8 Moving west past the second pool, the long established public footpath leads back towards Hanchurch Manor. This path is marked on the 1830 map as a field boundary and marked as a footpath on a 1925 map. Mature trees are visible within the hedgerow. This area of Hanchurch has a long established connection with the rest of the village. This view also provides a visual connection between the disparate Hanchurch Pools area to the former crossroads at Ridding Bank.



Figure 26 Historic footpath with mature trees and hedgerows

## **6 Key Positive Characteristics to be considered during any Proposal for Change**

### **Layout of the Village**

- An ancient, linear settlement with surviving historic road layout.
- The presence of historic field boundaries, trees, ancient hedgerows and steep banks emphasising the winding, historic lanes and portraying a rural feel.
- Historic agricultural buildings and cottages adjacent to lanes, creating focal points at crossroads.

### **Building Types**

- A variety of cottages, with decorative brick detailing, chimneys and dormers contrast with the simple and larger scale agricultural buildings, creating interest in the street scene.
- The grand facades of Hanchurch Manor echoed in Hanchurch Cottages contrasts with the other cottages and agricultural buildings found in Hanchurch.

### **Plot Size and Plan Form**

- The rectilinear form of the cottages running parallel to the lanes emphasises the horizontal perspective and leads the eye up and down the lanes. These cottages are of no more than two storeys and the roofs are of varying pitches, often with gables and dormers. The former agricultural buildings contrast with the cottages through their simple form and larger scale.

### **Building Materials**

- Timber framing is a significant material to Hanchurch with fine 17th century examples. Stone is evident at footings of cottages and used later as detailing as at Hanchurch Manor. The predominant building material is brick of various colours and tones. Staffordshire blue tiles are the preferred roofing material although The Mews is thatched.

### **Public Realm**

- There are no public open spaces but the large gardens surrounding cottages give a sense of space. This is echoed through the presence of fields surrounding Hanchurch.

### **Boundaries**

- Positive boundaries are created by ancient hedgerows of native species, creating a clear definition between open green spaces and property boundaries.

### **Colour Palette**

- Brick, timber and Staffordshire blue roof tiles create muted hues of oranges, off-whites, grey-blues and rich grey-browns.

### **Architectural Features**

- Dormers, brick detailing at verges and eaves, highly decorative and substantial chimneys, decorative chimney pots and stone finials all contribute to the interest of the street scene and help to define the character of Hanchurch.

### **Important Views**

There are several key views within Hanchurch facing into and out of the conservation area:

- The Crossroads at Hanchurch Lane and Peacock Lane encompassing Holmes Farm Cottage and Village Farm.
- Views across fields towards Ridding Bank encompassing field boundaries and mature trees.
- Ridding Bank: Views towards Holmes Farm, Honeysuckle and Holly Bush Cottages and Ridding Bank and Fuchsia Cottages, including glimpses of Ivy House. Views of open fields to the east.
- Hanchurch Manor seen from the pools, creating a contrast to the smaller scale buildings and linear nature of Hanchurch.
- Views from the historic footpath at Hanchurch Pools towards cottages on Ridding Bank.





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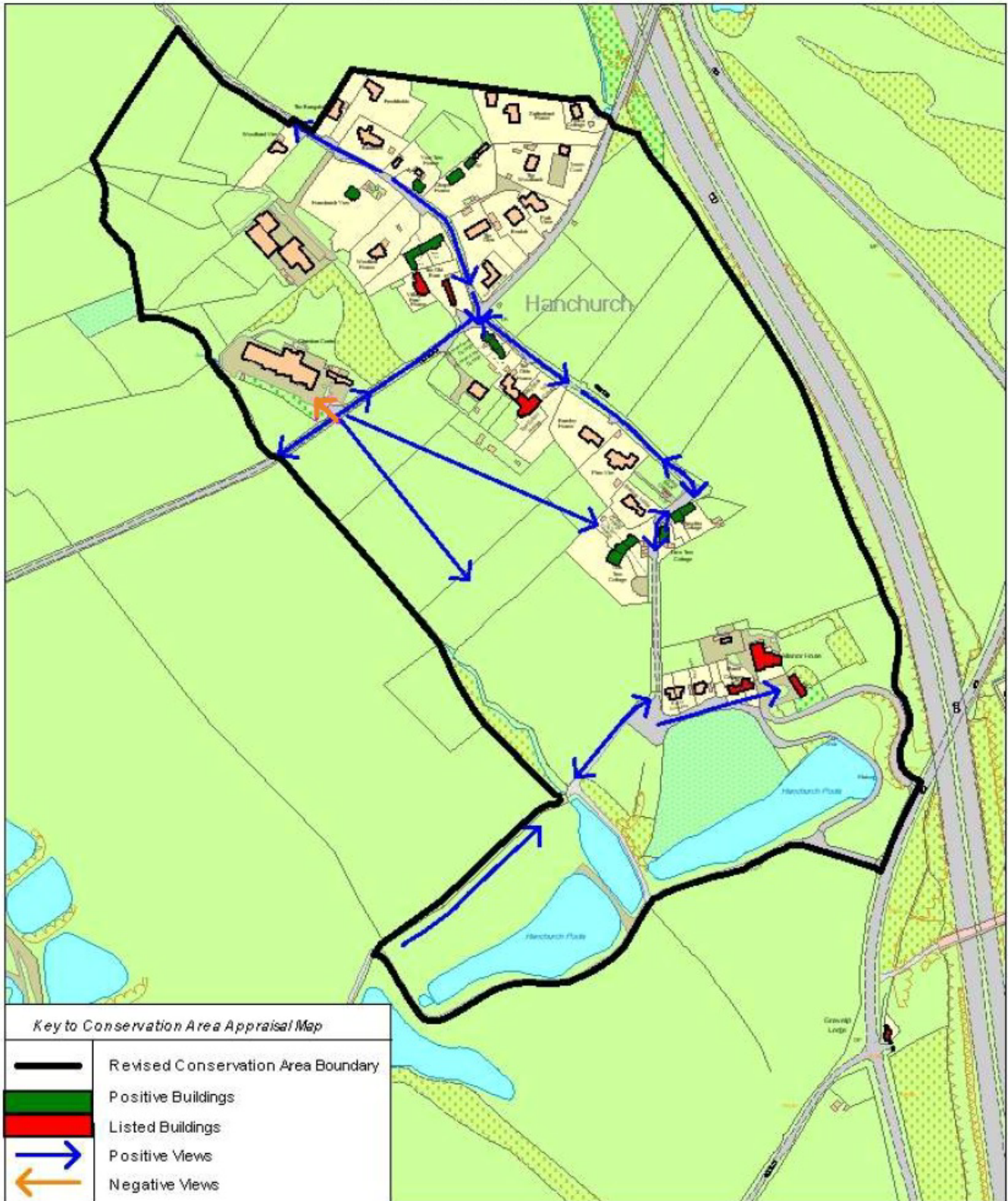
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Date: January 2013



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### Hanchurch Conservation Area Character Appraisal Map



## **7 Negative Aspects that impact on the Character and Appearance of the Conservation Area**

7.1 In order to manage the conservation area's special architectural and historic character and appearance, it is essential to identify and address any problems that are diluting its special historic character. The following issues are identified as having a negative impact on Hanchurch Conservation Area. This should be read in conjunction with the Summary of Special Interest on and Key Positive Characteristics identified in this appraisal.

### **Effects of 20th Century Development in Hanchurch: Scale and Layout**

7.2 The linear nature of this small settlement means that small changes can have a substantial impact on character. The 20th century housing in Hanchurch does not follow the historical development of the village.

7.3 The modest scale cottages are overwhelmed by the scale of the new houses, which tend to be positioned on high banks, dominating the surrounding historic buildings and spaces.

### **Development and Loss of Characteristic Hedgerows and Boundary Lines**

7.4 Hedgerows and ancient trees play a dominant role in views and spaces throughout Hanchurch. Modern property boundaries are set back from the line of historic hedgerows, derogating the rural feel that these create. This is compounded by the large modern driveways, which have in turn resulted in loss in parts of the ancient hedgerows.

7.5 The non-native planting schemes and wooden plank fencing visually interrupt the sense of continuity gained from the ancient hedgerows.

### **Introduction of Modern Materials**

7.6 Several materials have been introduced in Hanchurch that weaken the character of the area. Paving to driveways has a similar effect on the character of the area as the modern boundary lines. The introduction of new materials interrupts the visual continuity created by the narrow lanes.

7.7 Brick and stone walls in varying colours and modern metal railings do not reference local vernacular and further weaken character.

7.8 Replacement windows, including uPVC and stained wood, bring an element of anonymity to the area, whereas the retention of historic windows at Hanchurch Manor, Hanchurch Cottages and Hanchurch Yews reinforces the identity of Hanchurch.

7.9 At the Christian Broadcast modern brick and applied timber mar the historic setting.

### **Loss of Access**

7.10 Due to access arrangements, areas of the village are not accessible to the public. This has created a division of the north and south areas of the village, and a loss of natural flow through the historic lanes.

### **Agricultural Conversions**

7.11 Domestic elements associated with conversion, such as domestic style casement windows, domestic style doors and planting boundaries, have led to loss of historic agricultural character and historic material, such as historic openings and spaces that reflect agricultural use.

7.12 The creation of new and enlarged openings and windows associated with domestic rather than agricultural buildings has also diminished the agricultural feel of these barns. The insertion of large numbers of non-conservation roof lights in prominent locations also portrays a domestic appearance and these dominate simple agricultural roofscapes.

7.13 Separate ownership arrangements have caused fragmentation of historic spaces, for example at Village Farm where the historic courtyard has been subdivided.

## **8 Protecting the Character and Appearance of the Conservation Area**

8.1 Any new development should reinforce the character outlined in the summary of special interest and be sympathetic to the historical evolution and character of the village. The following is intended for referral by developers and home owners.

8.2 Policies for the protection and management of the historic environment through the development management process are set out within NPPF Paragraphs 127 through to 141, and in Saved Policies of Stafford Borough Local Plan, policies E&D 18: *Development Likely to Affect Conservation Areas*, E&D19: *Accommodating New Development within Conservation Areas*, E&D20: *Demolition of Buildings in Conservation Areas*, E&D23: *Development Proposals Affecting Listed Buildings*, E&D24: *Demolition/Partial Demolition of Listed Buildings*, E&D25: *Proposals to Convert or Extend a Listed Building*, E&D43: *Trees in Conservation Areas* and E&D44: *Development Affecting Trees and Hedgerows*.

8.3 The draft Plan for Stafford Borough sets out policies for the protection and management of the historic environment through policies N9 and paragraphs 12.27 to 12.58. These should be used in conjunction with this appraisal to guide or assess any future development within Hanchurch conservation area.

8.4 Other organisations, such as the County Council Highways Authority, and statutory undertakers also have their own commitments to protect the character and appearance of the conservation area in the exercise of their duties.

8.5 To manage and protect the special historic character and appearance of the Hanchurch conservation area in the exercise of these policies and duties:

- The existing special historic character and appearance of the conservation area as set out in this appraisal and all features identified as Positive on the Conservation Area Appraisal Map should be retained and reinforced.
- Further works that harm the significance of the area, as set out in this appraisal, should be avoided.

- *Planning Policy Statement 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department for Communities and Local Government, Department for Culture, Media and Sport, English Heritage, 2010) or its successor should be used for guidance.
- Existing and emerging design or conservation guidance published by Stafford Borough Council and English Heritage guidance should be consulted where relevant, such as *The Conversion of Traditional Farm Buildings: A guide to good practice* (English Heritage, 2006), *Living Buildings in a Living Landscape* (English Heritage, 2006), *Conservation Principles, Policies and Guidance* (English Heritage, 2008), *Streets for All* (English Heritage, 2004), *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage, 2011).
- Some works that could harm the character or appearance of the conservation area can be carried out under “permitted development rights”, which means that home owners do not need to apply for planning permission. Owners are nevertheless encouraged to take heed of the special historic character and appearance of the area when carrying out these works.



## **9 Proposed Boundary Revisions**

9.1 At the south of Hanchurch, it is evident from map regression that three pools are historic and that the historic footpath from the third pool to the west of Hanchurch Manor relates historically to Hanchurch.

9.2 The Trentham Estate map of 1599 depicts Hanchurch Pools with a mill to the east, which is also depicted on Yates's 1775 map. The series of pools run from the Trentham Estate into Hanchurch and have been developed for fishing, but the three pools to the southwest of Hanchurch Manor are illustrated on the 1830 map onwards.

9.3 The footpath appears to be a historic field boundary that was later used as a through-route.

9.4 It is proposed to revise the conservation area boundary to include the two pools to the west, and the adjacent footpath, to reflect the historical connection of these features to Hanchurch.

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**Hanchurch Conservation Area  
Revised Boundary - Designated 5 September 2013**

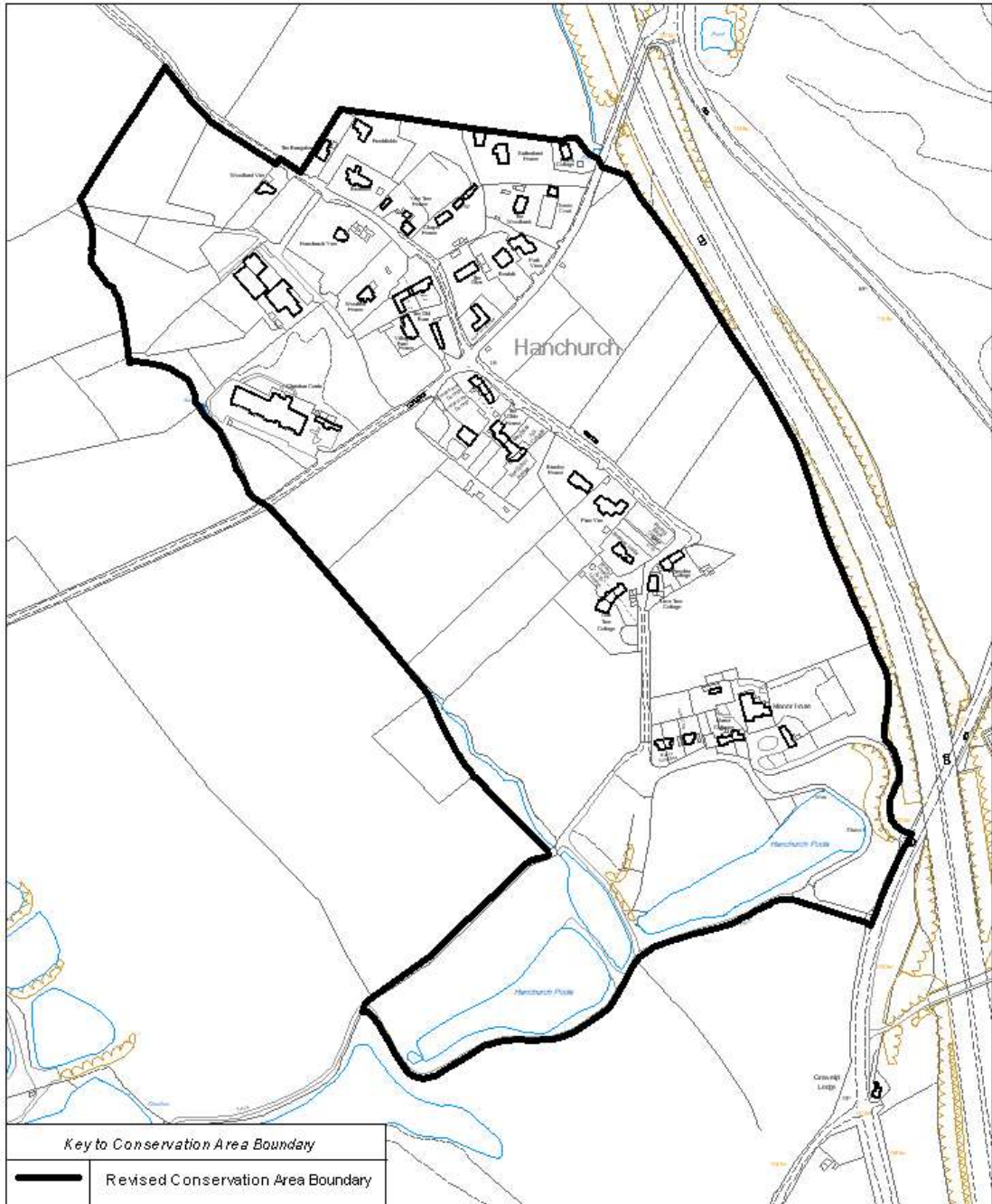


Figure 28 Boundary Revision Map

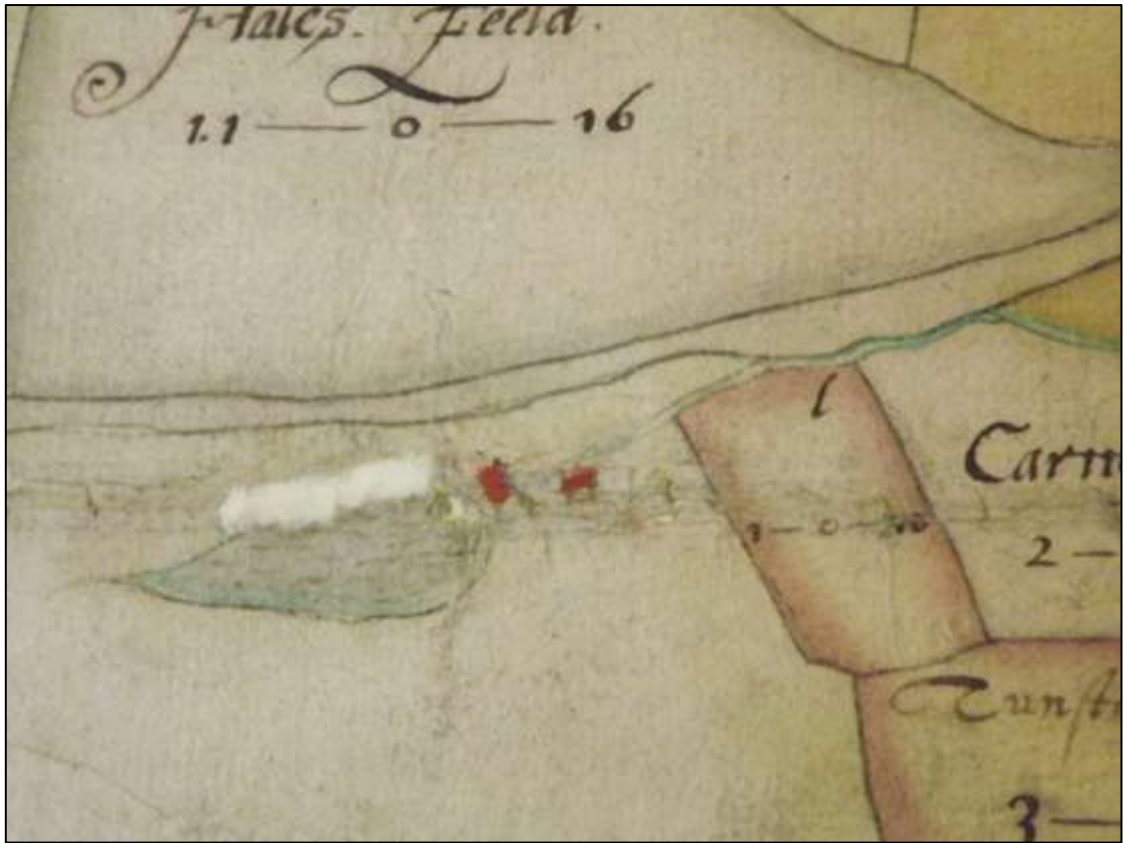


Figure 29 Hanchurch Pool and mill, Trentham Estate Map, 1599. Reproduced with permission from Staffordshire Record Office D593/H/3/339



Figure 30 Map of 1830 depicting Hanchurch Pools. The footpath is above the west Pool. Reproduced with permission from Staffordshire Record Office D593/H/3/97





Figure 31 Ordnance Survey map of 1887 showing the three pools. Reproduced with permission from Staffordshire Record Office

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## **Appendix One**

### **Statutory List Descriptions**

#### **Hanchurch Cottages**

SWYNNERTON HANCHURCH 1. 5373 Manor Cottages SJ 84 SE 2/29 (Nos 1 and 2)

II 2. Early C19. Tudor style. Painted brick; 2 storeys plus attic; one window projecting gabled wing on left-hand side; 3 stone-coped gabled dormers with stone obelisk finials, breaking above eaves; cast iron casement windows with lozenge pattern glazing bars and some with leaded lights; the ground storey windows with hood moulds; 2 plain doorways with part-glazed doors; toothed eaves; tile roof with tall brick diagonal stacks.

Listing NGR: SJ8502341028

#### **Ivy Cottage, Mayfields, House School House**

SWYNNERTON RIDDING BANK 1. 5373 Hanchurch 24.1.67 School House (formerly listed as School House at Hanchurch) - Mayfields - Ivy Cottage SJ 84 SW 1/3

II 2. Of mediaeval origin in part but generally much altered and divided into 3 dwellings. T-shaped on plan. The hall wing on right-hand side, which is Mayfield, has modern cement rendered front to earlier timber frame exposed internally with central cruck truss, cruck spurs, stop chamfered ceiling beams to ground storey and massive stone chimney at east end, having ingle fireplace with deep roll-moulded beam. Ivy Cottage is an early C19 2-storeyed brick wing at rear. Cross wing on left-hand side, which is School House, is C17, of exposed timber frame with square panel studwork; 2 storeyed and with front gable having billet moulded soffit to tie beam with cruciform ornamented studwork below. Modern windows on old brackets; tiles throughout.

Listing NGR: SJ8485441276

### **Manor House**

SWYNNERTON HANCHURCH 1. 5373 Manor House (formerly listed as Hanchurch Manor) SJ 84 SE 2/27 10.1.53. II 2. Early C19, the core probably C17. Tudor style. Painted brick; 2 storeys; a projecting gabled bay at either side; plain centre doorway and stone gabled porch with 4-centred arched head and part-glazed door; 5 wood mullioned windows; tiled roof with diagonally set brick stacks.

Listing NGR: SJ8504841052

### **The Mews**

SWYNNERTON HANCHURCH 1. 5373 The Mews (formerly listed as Tithe Barn at SJ 84 SE 2/28 10.1.53. Hanchurch Manor)

II 2. Early C17. Former 2-storeyed barn converted to a dwelling with garages below. Ground storey of painted brick with timber frame and painted brick to upper storey; 4 renewed casement windows breaking above (thatched) eaves. Thatched roof surmounted on right-hand gable end by good iron wind vane with gilded cockerel.

Listing NGR: SJ8465940927

### **Village Farmhouse**

SWYNNERTON HANCHURCH LANE 1. 5373 Hanchurch SJ 84 SW 1/1  
24.1.67. Village Farmhouse

2. C17. Timber frame and brick on stone base, the framing exposed at front only; one storey plus attic; 3 renewed casement windows with leaded lights; 2 gabled windows above; later brick wing at rear; tiled roof replacing former thatch. Interior has good moulded ceiling beams in ground storey room to left.

Listing NGR: SJ8475741380

### **Barn to East of Village Farmhouse**

SWYNNERTON HANCHURCH LANE 1. 5373 Hanchurch Barn to east of Village Farmhouse SJ 84 SW 1/2

II 2. C18. Brick with tiled roof; 2 storeys; outer walls have numerous pigeon holes and south gable end has circular openings.

Listing NGR: SJ8478441374

## **Appendix Two**

### **Glossary of Terms**

#### **Conservation Area**

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

#### **Positive Building**

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

#### **Positive Space**

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

#### **Negative Building**

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

#### **Negative Space**

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

#### **Neutral Building**

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

#### **Neutral Space**

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

**Setting**

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