



## **Eccleshall Conservation Area Appraisal**

**April 2014**

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# **1 Introduction**

## **1.1 Definition**

1.1.1 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.

## **1.2 Purpose of Appraisal**

1.2.1 Conservation area appraisal is a means of identifying and assessing the special architectural or historic character of a place. Eccleshall Conservation Area was designated in 1969 by Staffordshire County Council after an appraisal of the special architectural and historic interest of the area. Under section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a requirement of the local planning authority to update conservation area appraisals regularly, and designate further areas as necessary. The purpose of this appraisal is to assess and define the special character and appearance of Eccleshall 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, property owners and the local community are aware of the area's special character when drawing up and assessing proposals for change.

## **1.4 Effects of Conservation Area Designation**

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

## **1.5 Certain works in a conservation area require consent:**

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

- 1.5.2 Works to trees: Anyone proposing to cut down, top or lop a tree in a conservation area, even if the tree is not protected by a Tree Preservation Order (TPO), must notify the local planning authority and allow six weeks before commencing work. This gives the local planning authority the opportunity to make a Tree Preservation Order (TPO) if the tree is considered to be important.
- 1.5.3 Permitted Development Rights, i.e. those works of alteration or extension that can be carried out without planning permission, are slightly different in conservation areas. Some conservation areas are covered by Article 4 Directions, which restrict certain Permitted Development Rights, for example the installation of uPVC windows or satellite dishes. These are specific to each conservation area, and are in place to ensure the special historic and architectural character is protected.
- 1.6 **Community Involvement**
- 1.6.1 Stafford Borough Council's Statement of Community Involvement sets out to ensure that all sections of the community and interested parties have a reasonable opportunity to engage with plan-making and planning application processes. A public consultation will take place on this appraisal and interested parties will be invited to comment on the findings of the appraisal.
- 1.7 Planning Policy Context: Stafford Borough Council Local Plan Saved Policies applicable to Eccleshall Conservation Area
- 1.7.1 The policies relevant to Eccleshall Conservation Area are Policies E&D2: Consideration of Landscape or Townscape Setting, E&D 18: Development Likely to Affect Conservation Areas, E&D19: Accommodating New Development within Conservation Areas, E&D20: Demolition of Buildings in Conservation Areas, E&D21: Advertisements in Conservation Areas, E&D22: Proposals for Blinds, Canopies and Shutters, E&D23: Development Proposals Affecting Listed Buildings, E&D24: Demolition/Partial Demolition of Listed Buildings, E&D25: Proposals to Convert or Extend a Listed Building, E&D43: Trees in Conservation Areas and E&D44: Development Affecting Trees and Hedgerows. Relevant historic environment policies within The Plan for Stafford Borough will supersede these Saved Policies after adoption.
- 1.8 National planning policy is contained in the National Planning Policy Framework (NPPF). Paragraphs 127 through to 141 are relevant to Eccleshall Conservation Area. National conservation guidance to support the NPPF policies is currently in preparation by national government.

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

2.1 Eccleshall Conservation Area was designated by Staffordshire County Council on 22 November 1969 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 special character are summarised as follows:

- A busy market town with surviving architectural and landscape features that represent Eccleshall's roots in farming, the leather trade, the market, and its Ecclesiastical importance
- Sixty one listed buildings including a church dating to the 13th century, and ancient castle site, also a scheduled monument
- A well-preserved, ancient green space, Town Meadow
- Tall Georgian fronted buildings in dense plots on High Street, disguising buildings with much earlier origins
- A well-preserved street pattern, lanes and burgage plots
- An uninterrupted building line creating a visual flow along High Street, emphasised by lintels and cills and punctuated with pediments and chimneys
- A variety of historic windows, including canted bay windows over two storeys, and 18th-19th century sashes
- A wealth of 19th century shopfronts rich in architectural detail
- A number of surviving cart entrances with surviving historic paving

## 2.2 Location and Topography

- 2.2.1 The town of Eccleshall lies approximately 8 miles northwest of Stafford and 12 miles south of Stoke on Trent. The River Sow passes to the north of the castle grounds, and arable open fields surround the town.
- 2.2.2 Walton Hall and Landscaped Park lies approximately 1.5 miles to the southwest, and Johnson Hall Park approximately one mile to the south.



Figure 1 Eccleshall High Street facing west



## 2.3 Archaeological Interest

- 2.3.1 *Eccles* is derived from the Latin word *ecclesia*, and was the home of a Christian community during Saxon times. It is considered to date to the fifth century or earlier, as a British or Sub-Roman religious community. The *hall* element is derived from *Halh*, meaning *sheltered place* or *valley* (Horovitz, 2005, p243).
- 2.3.2 Eccleshall was established in woodland clearings, and was dependent on the River Sow for farming, the main focus of the settlement until the arrival of the leather industry. During archaeological investigations, a water meadow was identified to the north of Eccleshall on aerial photographs, as a number of linear earthwork features, banks and drains. Prior to development of the water meadow, the town's water mill was located to the northeast of the castle between 1066 and 1485. The shoe making cottage industry and associated leather and tanning trades developed around the Kerry Lane and Gaol Butts area, and the site of a tannery and an associated watercourse has been discovered to the east of the conservation area, to the south of High Street.
- 2.3.3 Eccleshall was a residence of the Bishop of Lichfield by the 7th century, and there are two fragments of a Saxon cross built into the north wall of the tower of the church. The Domesday book states that Eccleshall belonged to the first Bishop of Lichfield, St Chad, whose property consisted of several dependent manors in the diocese of Lichfield, stretching as far as Chester and Coventry. The Bishop's Manor, the site of Eccleshall castle, remained in the ownership of the Bishop of Lichfield until 1867. By 1000, Eccleshall was a hamlet, and by 1086 there were 16 households and two mills. Permission to hold a market was granted to Bishop Walter Durdent in 1153, and is recorded as a manor and a borough by 1199, with burgage tenure (land held by the inhabitant of a borough) recorded from 1240 to 1697. A small town by the end of the 13th century, there were approximately 500 inhabitants. The Plague of 1348 halted growth of the population and a fire in 1650 resulted in substantial rebuilding.



Figure 2 Ordnance survey Map of Eccleshall, 1880. The linear market street contrasts to the vast open space of town meadow to the north. The castle is to the north and the church is to the west. The River Sow and water meadow drainage system can be seen to the east. Source: Staffordshire Record Office, XXIX.II

2.4 Eccleshall was also an important Staging Post on the London to Chester Road, and the evidence of this remains in the surviving former coaching inns. Considerable rebuilding and improvement followed a period of prosperity between 1834 and 1851, but Eccleshall was essentially bypassed during the 19th century. In 1812 Telford built what is now the A5, and the coaching inns began to rely on local trade. Rail travel arrived at nearby Stone in 1837, decreasing trade to the inns and town in general, although work was found transporting passengers to the nearby railway station at Stone. The agricultural depression of the 1870s-90s led workers to move to larger towns, halting population growth.

## 2.5 Historical Development and Relationship to Current Layout

2.5.1 Eccleshall developed in a linear fashion with burgage plots running north and south from High Street. Market towns remained spatially compact despite population growth, the burgage plots shaping the pattern of development. This is observed at Eccleshall where the layout of burgage plots and lanes running back from High Street is well preserved. The high street was formerly part of the Chester to London route, and is relatively wide, being typical of a medieval market town. Later development has occurred in dense plots behind High Street, especially to the south, which has partially obscured the burgage plots.

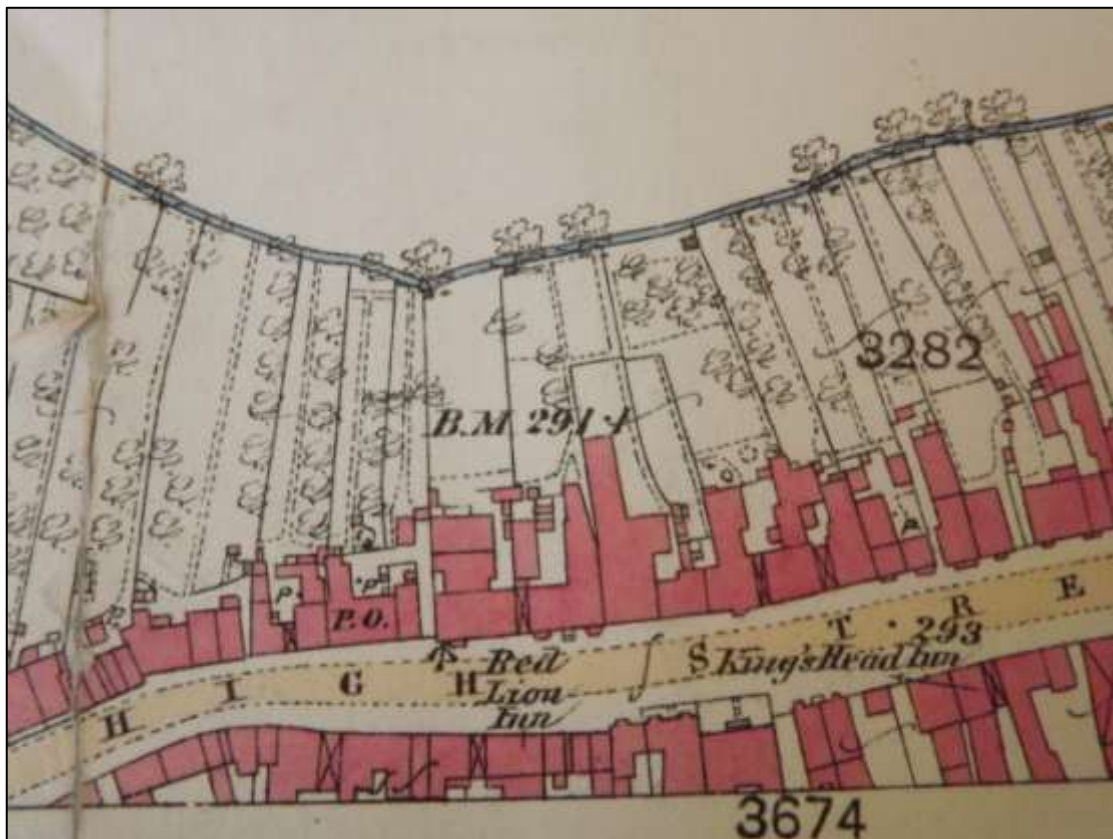


Figure 3 Ordnance Survey map of Eccleshall High Street, 1880, with burgage plots extending to Town Meadow. Reproduced with permission from Staffordshire Record Office, XXIX.15

- 2.5.2 Wetland to the north of High Street in the area now known as Town Meadow was drained sometime after the medieval period to create a water meadow. The land surrounding the town's core was dominated by open strip fields, probably farmed communally. After piecemeal enclosure, which was generally complete in Staffordshire by the 16th century, further alteration took place through planned enclosure during the 18th to 19th centuries, typically with more regular field boundary patterns, as observed to the west and southwest of High Street. Field boundary loss has occurred in the last 50 years.
- 2.5.3 Usulwall Lane is now a footpath running south of the Old Vicarage. This lane was originally a back lane running parallel to the main market street (now High Street), giving access to the fields from the burgages.



Figure 4 The churchyard and former maltings on High Street from Town Meadow footpath



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### Eccleshall Conservation Area Appraisal Character Areas

Not to scale

Date: August 2013



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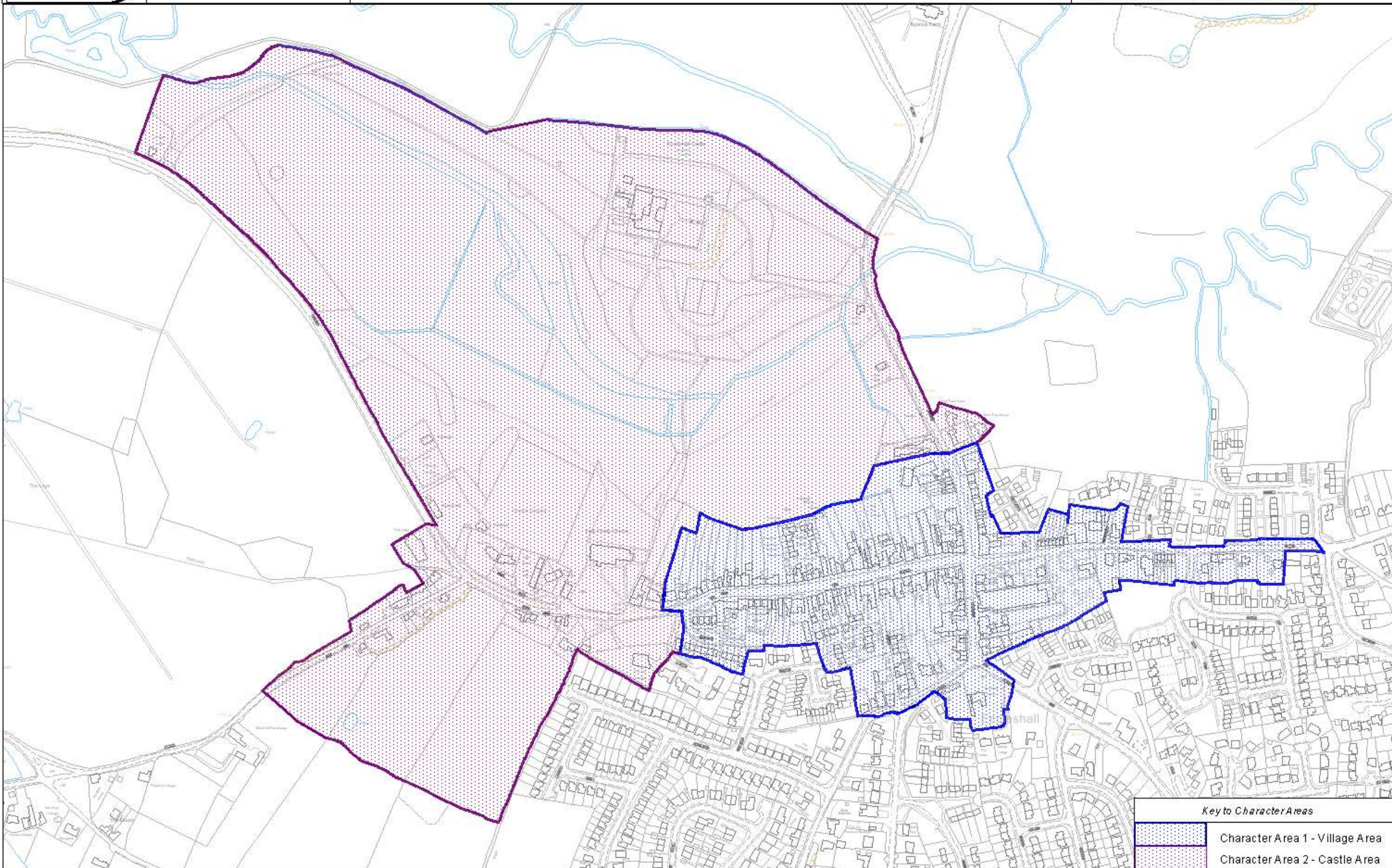


Figure 5 Eccleshall Conservation Area

### **3 Character Area One: High Street, Stafford Street, Castle Street, Horsefair, Gaol Butts and Stone Road**

#### **3.1 Built Character**

- 3.1.1 The wealth of Georgian and Victorian fronted buildings lining the High Street forms an inviting introduction to Eccleshall from the east and conveys the feel of a busy market town. The wide High Street and narrow burgage plots extending to the north and south with attractive facades facing the high street is typical of market towns, where the status of the business was reflected in building form and architectural embellishments. The remaining historical buildings in the lanes and burgages leading off High Street to the north and south reflect the village's medieval market town history, and give interesting glimpses onto and from the High Street.



Figure 6 High Street facing northeast

- 3.1.2 To the east of High Street, the three-storey George Inn on the southeast corner of Castle Street has long sash windows that create a strong vertical emphasis. Three-storey number 2 High Street and The George create a pinch point in the street, forming a fine introduction to Castle Street. This is let down by the later 20th century development to the north of The George, which sits as a solid block in stark contrast to the gradual stepping up and down of the roofscapes along High Street.
- 3.1.3 The mixture of style and ages of buildings along Stafford Street creates an interesting contrast in scale and design features. The 17th century Kings Arms, with applied Victorian timber, and the smaller Victorian fronted cottages adjacent to taller two-storey shops add vitality to the street. The widening of Stone Road and the resulting demolition of a substantial Victorian building known as the Doctors House at the junction of Stafford Street and Stone Road has left a gap site, which is emphasised by the dense historic plots along Stafford Street.



Figure 7 Stafford Street

3.1.4 Horsefair and Gaol Butts, at the southern edge of the conservation area, link the south of Stafford Street to Small Lane. The collection of historical buildings along Gaol Butts mirrors the variety and interest found along High Street and Stafford Street.



Figure 8 Gaol Butts at the south-eastern edge of the conservation area

3.1.5 Further to the east along Stone Road the buildings become less densely sited and more modern development is observed. There are several historic buildings of note including the 17th century timber-framed 25-29 Stone Road, the Wesleyan Chapel, and 7-17 Stone Road, all with well-preserved architectural features.



## 3.2 Building Types

- 3.2.1 Character area one consists predominantly of houses and shops, with several historic inns.
- 3.2.2 The dominant building form is Georgian, three-storey town houses with businesses on the ground floor and living accommodation or office space above. Shops with Victorian shopfronts and accommodation above are also a feature.
- 3.2.3 There is a late 19th century fire station to the west of High street, and 19th century chapels are situated on Stone Road and Horsefair.
- 3.2.4 There are six Inns spanning the 16th to 19th centuries. The Coaching Inns, the Royal Oak (incorporating a brewery), the former Crown Inn (now a Doctor's surgery), and The George Inn, reflect the importance of Eccleshall as a staging post on the London to Chester Road, and the variety in type of buildings reflects Eccleshall's market town status. The weekly butter market was held under the arches of the Crown Inn and the Royal Oak until the market hall was constructed in 1884.



Figure 9 The former market place under the arches of The crown Inn (now a surgery), a former coaching inn.

3.2.5 There are some remaining buildings with industrial origins, visible from the side and rear elevations. 35 High Street has historical associations with the leather trade, and outbuildings to the rear of 29 High Street retain some industrial character through the retention of plank doors and archways, although converted to domestic use.

### 3.3 Scale, Plot Size and Plan Form

3.3.1 Properties in character area one date to the 15th century and later. However, the majority of building stock is distinctly Georgian in appearance. The buildings with Georgian facades tend to be three-storey, semidetached or terraced, as at the late 18th century 51-55 High Street, and at the late 18th century, higher status 46-48 High Street, originally built as one dwelling, that stretches over three large bays. The buildings with wide elevations have a strong presence along High Street and help to create a visual continuity leading east to west along the street, and form a contrast with the narrower 18th century buildings. Formerly detached early 19th century houses, such as 63 High Street, possess well balanced and generous proportions, giving a strong presence in the street scene. Most buildings are sited directly onto the pavement, or with minimal front gardens, garden space being predominantly to the rear in well-preserved burgage plots. The surviving buildings within the burgages run at right angles along the plots, and reflect the industrial and agricultural past of the village.



Figure 10 46-48 High Street has a strong visual presence in the street scene. Properties on High Street generally front onto the pavement.

- 3.3.2 The buildings that possess a distinctive Georgian appearance, with the elongated, repeated form of sash windows, tend to be two to three storeys, but possess variation in bays. 45 High Street is three storeys with five bays, and 51-55 High Street is three storeys with one bay each. The smaller cottages tend to be at the outskirts of the village, with two storeys and one bay each. High Street (the market street) is reserved for grand Georgian properties.
- 3.3.3 Aside from the market hall of 1884, there are fewer listed Victorian domestic properties within the conservation area. 74 High Street is a mid-19th century Villa Ornee style house with two storeys, three bays, and gabled roofs. The Wesleyan Chapel on Stone Road and former timber yard buildings are strongly Victorian in appearance, with gables decorated with timber barge boards and pinnacles.



Figure 11 74 High Street is Villa Ornee in style, dating to the mid-19th century. This property is situated away from the central core, hence the presence of front garden.

- 3.3.4 Many properties along High Street possess gabled wings projecting to the rear at right angles to the main façade, that stretch into the burgage plots, which are well- preserved. Some larger properties are double pile, with two gabled roof structures parallel to the road, such as 46-48 High Street and The Royal Oak.

- 3.3.5 Properties with gables fronting the road, such as 50-52 High Street, altered in the early 20th century, create a rhythm in the street scene and a visual lead towards the centre of the high street from the west. 10 and 12 High Street date to the early 20th century, their unusual curved roof forms and pedimented frontages add contrast and variety.



Figure 12 50-52 High Street, the gables and turret facing High Street were added in the early 20th century

- 3.3.6 Former outbuildings such as to the rear of 29 and 35 High Street are rectilinear and gabled, and reflect the former industrial use of the burgage plots. Historical investigations suggest 35 High Street may date to the 15th century in part. The building has been used for leather working, farming, and as a butcher's.



Figure 13 The early 20th century buildings (centre) add variety and contrast



Figure 14 The rear of 35 High Street, which may have medieval origins. Although the building has suffered modern accretions, the burgage plot and character of the building remain.

- 3.3.7 The former Crown Hotel and the Royal Oak are L-shaped on plan, the main façade fronting directly onto High Street with gabled wings projecting into the burgage plots. They are 4 and 5 bays respectively with gabled roofs. The Royal Oak is three storeys plus attic. A rhythm is created by the arcading and brick pilasters on the pavement that visually plant the buildings in the street scape, giving them a sturdy appearance. Their siting either side of Small Lane reflects their importance as former coaching inns, the lane providing access to the rear of the Inns. The low massing and prominent corner location of The George forms a visual stop in the street scene. Dating to the 17th century but with a 19th century frontage to Castle Street, this inn is three-storey with six bays and projecting wings to the rear burgage plot. The Bell Inn is two storeys in four unequal bays, square on plan, gabled and rectilinear, fronting directly on to High Street with a passageway to the east. Part of a much larger building including a projecting gable to the south, with a cart entrance in the centre, this building is a substantial rectilinear form in the street scene.
- 3.3.8 The Kings Arms is two-storey and fairly square on plan with rectilinear, gabled cross-wings to the rear to accommodate stabling and carriage sheds. The dormers appear to have been added during the 19th century, but the inn dates to the 17th century. All the inns in Eccleshall have large plot sizes to the rear, revealing the importance of the town as a staging post. The cart arches and retention of large cart shed doors at the Kings Arms give an impression of the town in the 19th century, and these well-preserved elements add further interest to the town scape.
- 3.3.9 The Former Market Hall is of two storeys with one large bay and columns fronting onto the pavement, its prominent siting at the northeast of High Street is emphasised by its distinctive design. The town's market was re-sited at the market hall when it was built in 1884.



Figure 15 The Royal Oak and The Crown Inn



Figure 16 The King's Arms with cart shed doors reflect the town's former importance as a staging post

- 3.3.10 The Eagle Inn at the corner of Gaol Butts is smaller in scale to the other inns. This dates to the late 19th century and has a smaller plot size, and is two-storey with three bays. The Old Smithy on Castle Street is rectilinear and faces onto the street, with a large plot to the side and rear.
- 3.3.11 The variation in bay numbers and height to properties, the densely sited plots and continuous building line suggest a once bustling market town with a growing population, and the need for businesses to be sited along the high street to attract customers visiting the market.



Figure 17 The variation in height and bay numbers adds interest



### 3.4 Architectural Styles and Features

- 3.4.1 The 18th century architecture in Eccleshall is characterised by the use of Classical elements: the proportions and placement of openings giving a graceful symmetrical appearance to properties along High Street. Six over six sash windows on front elevations and pedimented door surrounds give a late 18th to early 19th century appearance, although some properties are much older. The refronting and in some instances rebuilding of earlier properties reflects the wish to keep up with contemporary fashion as a busy market town.
- 3.4.2 Victorian style architecture is also widespread. Applied timbering is found at The Kings Arms, 74 High Street, and the former market hall, reflecting the Neo Tudor fashion of the mid-to-late 19th century. The fire station possesses decorative tiles above an oriel window with a distinctive bell tower in the gabled roof. The former timber yard buildings and Wesleyan chapel on Stone Road, with barge boards and pinnacles, are characteristic of the Victorian era.



Figure 18 Pinnacles and bargeboards on the Victorian buildings

- 3.4.3 The scarcity of buildings post-dating the early 1900s reflects the impact of the agricultural depression and Eccleshall's 'bypass' in the 19th century.
- 3.4.4 Canted bay windows are a feature in Eccleshall, both at ground floor, as at 49 High Street and The Bell Inn, and tiered over two storeys. Both types are found on the 19th century buildings and as later additions to 18th century buildings, such as 46-48 High Street.



Figure 19 Canted bay windows are a feature of Eccleshall. The historic glass distorts reflections and adds character to the window

- 3.4.5 Sash windows are the dominant window type for upper storeys, either as the later Victorian 2 panes over 2 with horns on the upper sash, or the earlier 6 over 6 or 8 over 8 types.
- 3.4.6 A variety of stone lintels and cills help to create a sense of movement through High Street which follow the lines of perspective east and west. This repetitive design form strengthens the character of the high street. Brick wedge lintels with fine gauged brickwork are also found. The strong vertical emphasis created by the long sashes and narrow plot sizes is balanced by the lintels and cills, which add a horizontal emphasis.
- 3.4.7 Along with widespread features that generate the character of Eccleshall are unique designs that add to the richness of the architecture, for example the stone architraves at 4 High Street, the Diocletian window at 26 High Street, and the 19th century sashes with margin lights at 2 High Street. The gothic, semi-circular headed tracery windows of the Old Chapel add interest at Horsefair. 7a Gaol Butts employs Queen Anne Revival features of the late 19th century, with stone apron under cill, sashes, and multipaned casements with original stained glass. Again the two storey canted bay is employed. The bullseye windows at the outbuildings of The King's Arms, with historical pivoting windows, add industrial character to Stafford Street.



Figure 20 Canted bay window tiered over two storeys



Figure 21 An early sash window at The George Inn

3.4.8 Eccleshall possesses an abundance of classically designed 18th to early 19th century doors and doorframes. Simple, early 19th century frames with flat canopies and reeded pilasters are found at 51-55 High Street, and more elaborate Bolection moulding to soffit and internal jamb returns features on the early 19th century properties. This is evident at 49 High Street and The Bell Inn, where pilasters and a heavily moulded architrave are observed.



Figure 22 Plank door leading to former burgage plot, early 19th century door with Bolection moulding and canopy, and canted bay window at 47-49 High Street, and door surrounds with flat canopies at 51-55 High Street (far right)

3.4.9 Later 19th century doors tend to contain fewer panels, for example four panels in two doors, opening in the centre, with simple moulding, as at 40 High Street. Although the 19th century door examples appear simplified, decoration is paramount, as at 4 High Street, where the elaborate door canopy moulding extends over to the canted bay window.



Figure 23 19th century door canopy at 4 High Street



Figure 24 The cart entrance at The Kings Arms with sandstone depressed arch and original L-shape strap hinges

- 3.4.10 Plank doors to side alleys leading to the former burgage plots contrast with the polite architecture employed at the entrances to houses and shops, and reflect the historical need for access to burgage plots to the rear. The cart shed doors on the outbuildings attached to The King's Arms possess tongue and groove boarding, original L-shaped strap hinges and a sandstone depressed arch with keystone.
- 3.4.11 An unusual Classical stone portico is observed At 40 High Street, with recessed panels to the jamb returns. The Tuscan stone portico adds grandeur to 45 High Street, and timber pilasters add interest to 2 and 4 High Street. At 19 High Street, an unusual stone surround has substantial pilasters and a flat canopy above.
- 3.4.12 There are three excellent examples of early 19th century fanlights at 30 and 42 High Street, and the George Inn. These add elegance and interest to the street scape and indicate former internal layouts.



Figure 25 Early 18th century fanlight at 30 High Street



Figure 26 Segmental fanlight and open pedimented door surround at The George Inn



Figure 27 Fanlight at 42 High Street



Figure 28 Door examples. Left-right: 40 High Street: hood porch with 19th century door. 2 Stafford Street: plank door with moulded architrave. 2 High Street with Bolection moulding to five panels, with raised and fielded panels

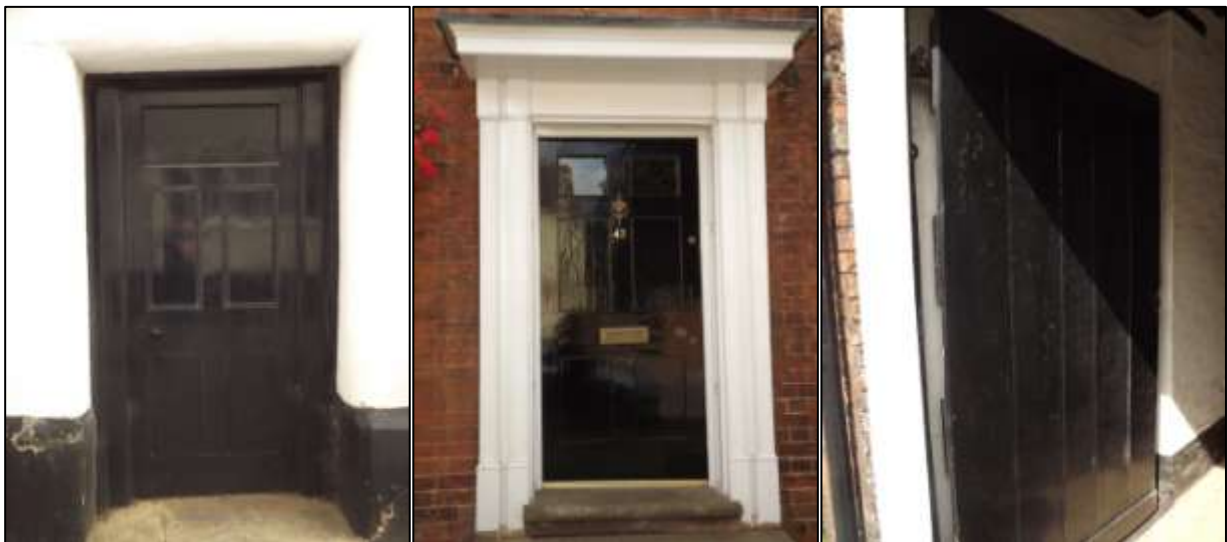


Figure 29 Door examples. Left-right: The Crown Inn, Small Lane: scratch moulding to four panels, fanlight obscured. 47 High Street: scratch moulding with upper panels glazed, with double reeded pilasters. 38 High Street: plank door leading to former burgage plot.



3.4.13 Bay windows, bow windows and shopfronts enliven the facades of the properties along High Street. Historically the market place would have provided an opportunity to impress potential customers through fashionable, eye-catching design. This rich variety in design invites exploration onto High Street.

3.4.14 38 High Street possesses a shopfront with a minimal moulded fascia sign, slender fluted mullions, with acanthus leaf capitals. These details suggest it dates to the early 19th century. 36 High Street is an early 19th century building with a relatively simple, late 19th century shopfront, which forms an interesting contrast to the shopfront at number 38. 43 High Street is a Victorian building with a Victorian shopfront. A high quality replacement shopfront is found at 26 High Street, where slender mullions are employed.



Figure 30 19th century shopfront, 38 High Street



Figure 31 Shopfront at 36 High Street



Figure 32 Victorian shopfront at 43 High Street



Figure 33 Ironwork at 11 High Street and The Bell Inn

- 3.4.15 Ornate ironwork is found at The Bell Inn, The Royal Oak, The George Inn, 24 High Street, and 11 and 13 High Street, as railings, sign brackets and clock brackets.
- 3.4.16 Patterned fish scale tiling is found at 2 Stafford Street. The former fire station (37 High Street) employs terracotta tiles at the pediment and timber dentilation to the architrave below.
- 3.4.17 Dentilation at eaves is found at some properties, for example 41 and 82 High Street. Diagonally set dentilation is found at eaves at The Bell Inn and 20-22 High Street, and a timber cornice is observed at London House (28 High Street) and 21 Stafford Street.

### 3.5 **Building Materials**

- 3.5.1 Brick is the dominant walling material, sometimes using lighter colours to form a decorative pattern, as at 16-18 Stafford Street. Flemish bond is the norm. Staffordshire blue tiles are mainly used for roofing, but slate is found on some roofs. Timber framing is evident at some buildings, especially to rear elevations, and applied timber, stucco, render and roughcast render is also found.

### 3.6 **Colour Palette**

- 3.6.1 The red- orange bricks provide a warm hue to the townscape, and render tends to be warm off-whites and creams. The shopfronts are dark grey, brown, black, and dark red and deep blue, complementing the subtle tones of the Staffordshire blue roof tiles.

## 4 Listed Buildings, Character Area One

4.1 There are 61 listed buildings in Eccleshall Conservation Area, and one scheduled monument, Eccleshall Castle.

### 4.2 London House

4.2.1 This Grade II listed building, dating to 1717, was the home and shop premises of a mercer (dealer in textiles). This represents an important practice found throughout the 18th to 19th centuries, when the shop was combined with living accommodation.

### 4.3 Former Market Hall

4.3.1 Built in 1884 as a market hall, the Grade II, two-storey building with applied half timbering forms a striking introduction to High Street from the east, and reflects the desire to keep up with evolving fashions in the market town.



Figure 34 Former Market Hall

#### 4.4 **The Crown Inn**

4.4.1 This inn was originally a cruck hall house dating to the 16th century, but the appearance externally is 19th century. Cowsheds to the rear revealed an initial agricultural use, with the building coming into use as a coaching inn during the 19th century. The assembly hall to the east was added in 1860, and adds further variety and interest to the street scene.

#### 4.5 **46-48 High Street**

4.5.1 46-48 High Street was originally one dwelling with substantial outbuildings including barns, malthouse and stables. The core was built some time before 1696, but the appearance is distinctly late 18th century, with a central projecting pedimented bay. There is a 19th century canted bay window tiered over two storeys on the left. Structural movement has marred the uniform Classical frontage, but its large footprint in the street scene reflects its former grandeur.

#### 4.6 **25-29 Stone Road**

4.6.1 Dating to the 17th century and originally thatched, the timber frame survives intact externally and this provides a contrast to the Victorian style buildings along Stone Road. The modern garage door mars the principal elevation.



Figure 35 25-29 Stone Road

## **5 Positive Buildings, Character Area One**

### **5.1 Former Chapel, 7 Small Lane, The Eagle Inn, 7, 7a and 8 Gaol Butts**

5.1.1 This group of buildings provide a wealth of architectural styles and contrasting scales. A visual barrier to the south of the conservation area is formed by the almost continuous building line, and their attractive architectural features, such as multipaned casements on 7a Gaol Butts, and the tall Georgian façade of 7 Gaol Butts, invite investigation to the core of the High Street via Small Lane.

### **5.2 Wesleyan Chapel, Stone Road**

5.2.1 The eastern gabled building dates to 1871 and is of orange brick with blue and yellow bricks used in bands across the window heads and main façade. The semi-circular headed windows and striking bargeboards with finials creates a distinct Victorian appearance, and the charm of this two bay modest building is not lost by the addition of the slightly wider and taller 1912 building to the west, which is also set forward. The design of the west block appears to take influence from the east block, the curve of the window followed by the Diocletian window, and the brick banding echoed in the stone copings and parapet. The gable heights are also similar. The Diocletian window, stone detailing and low massing create a distinctive horizontal appearance. Both buildings retain fine original features on the front elevations.



Figure 36 Wesleyan Chapel, Stone Road

## 6 Spatial Analysis

### 6.1 Public Realm

- 6.1.1 Much of the paving along High Street is modern, although the design observes historical elements by employing granite setts. However, a wealth of surviving historic paving surfaces can be found within many of the cart entrances. The passageways at 36 and 46 High Street are of blue brick, and in the cart entrance to 54 High Street stone, cobbles and blue brick are found. Flag stones are well preserved in the cart entrance at 6 Castle Street. At 12-24 Stone Road stone and 12 Stafford Street blue brick remains in excellent condition.



Figure 37 12 Stafford Street



Figure 38 6 Castle Street

6.1.2 Seating is found at the corner of Stone Road and Stafford Street, on Stone Road to the east of the George Inn, and at the edge of the conservation area at Stone Road. The seating varies from traditional timber benches to metal seating, which jars with the historic buildings.

## 6.2 Circulation

6.2.1 Ursulwall Lane was a road running parallel to High Street to the south, and this has been preserved as a footpath. Small Lane running off High Street to Gaol Butts and Horsefair connects the historic parts of the town, and is a well-established, historical route.



Figure 39 Small Lane (centre) connects Gaol Butts and Horsefair to High Street



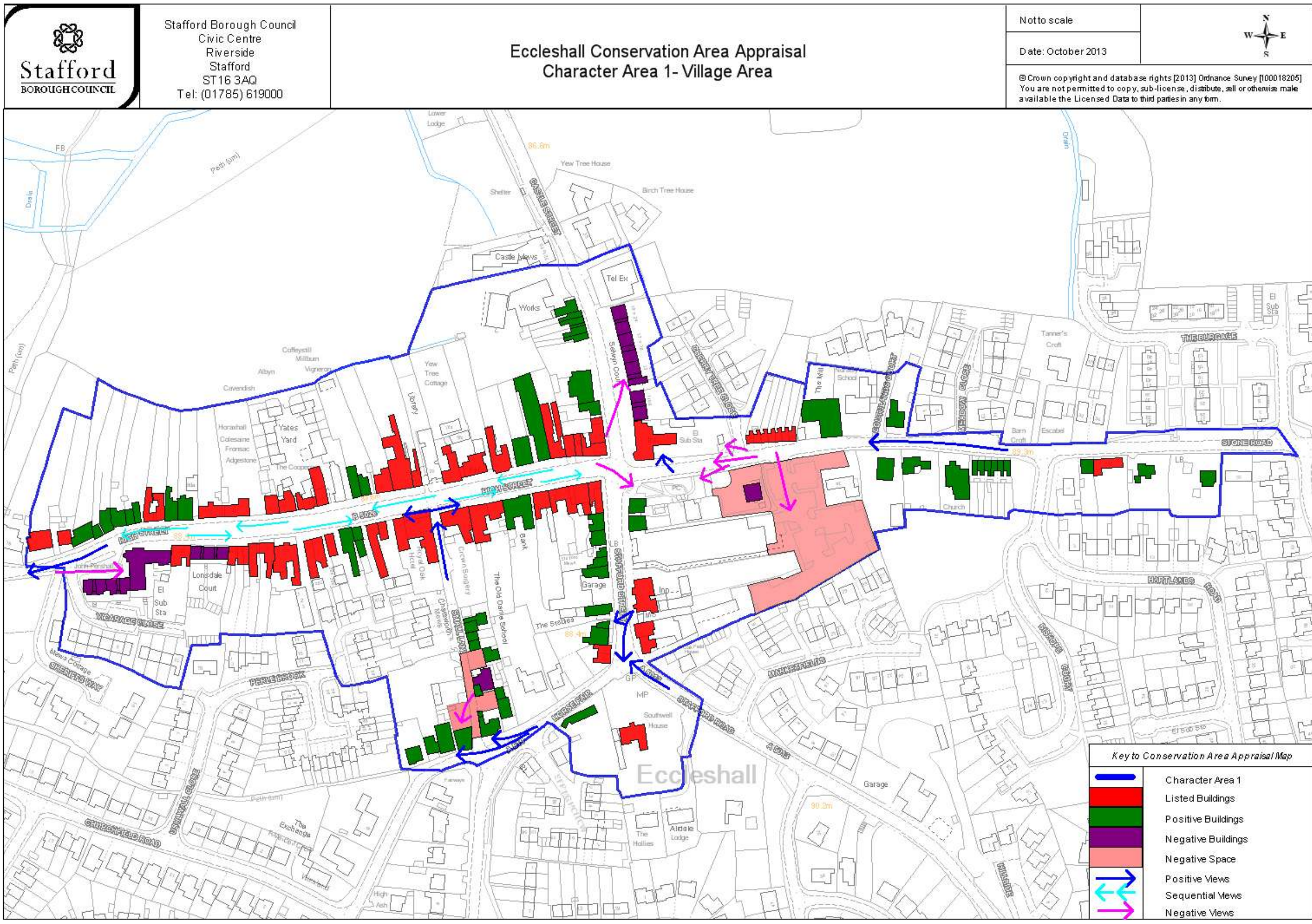


Figure 40 Character Area One

### 6.3 **Important Trees and Hedgerows**

- 6.3.1 Several mature trees create a canopy surrounding Southwell House, framing the building in its corner location and enclosing the space at the corner of Stafford Street and Stafford Road.
- 6.4 At the edge of the conservation area on Stone Road, several mature trees create an enclosed green space to the east of 7-17 Stone Road.
- 6.5 Horse Chestnut and Silver Birch trees shield the modern 20th century buildings on the corner of Stone Road approaching Stafford Road, and soften this corner which suffers from intrusive public realm.

### 6.6 **Boundary Types**

- 6.6.1 A visual line is created by the continuous building line along High Street, but the linear nature of the street, with buildings fronting directly onto the pavement with no front gardens means there are no physical boundaries parallel to High Street. Boundary walls are observed along Small Lane but these tend to be modern additions rather than historical boundary walls.

### 6.7 **Open spaces and Gardens**

- 6.7.1 The urban nature of High Street and connecting Stone Road and Stafford Street leave little room for front garden plots. Spaces behind properties were burgage plots, and are now used as domestic garden or service buildings, used in association with the businesses fronting the streets. Along Stone Road to the east, plots become larger and front and back gardens are observed, where the buildings are less densely sited. This is also observed at Gaol Butts. 1 Stafford Road and Southwell House provide important green space with a variety of mature trees in the grounds.



Figure 41 Horse Chestnuts at the corner of Stone Road shield modern development

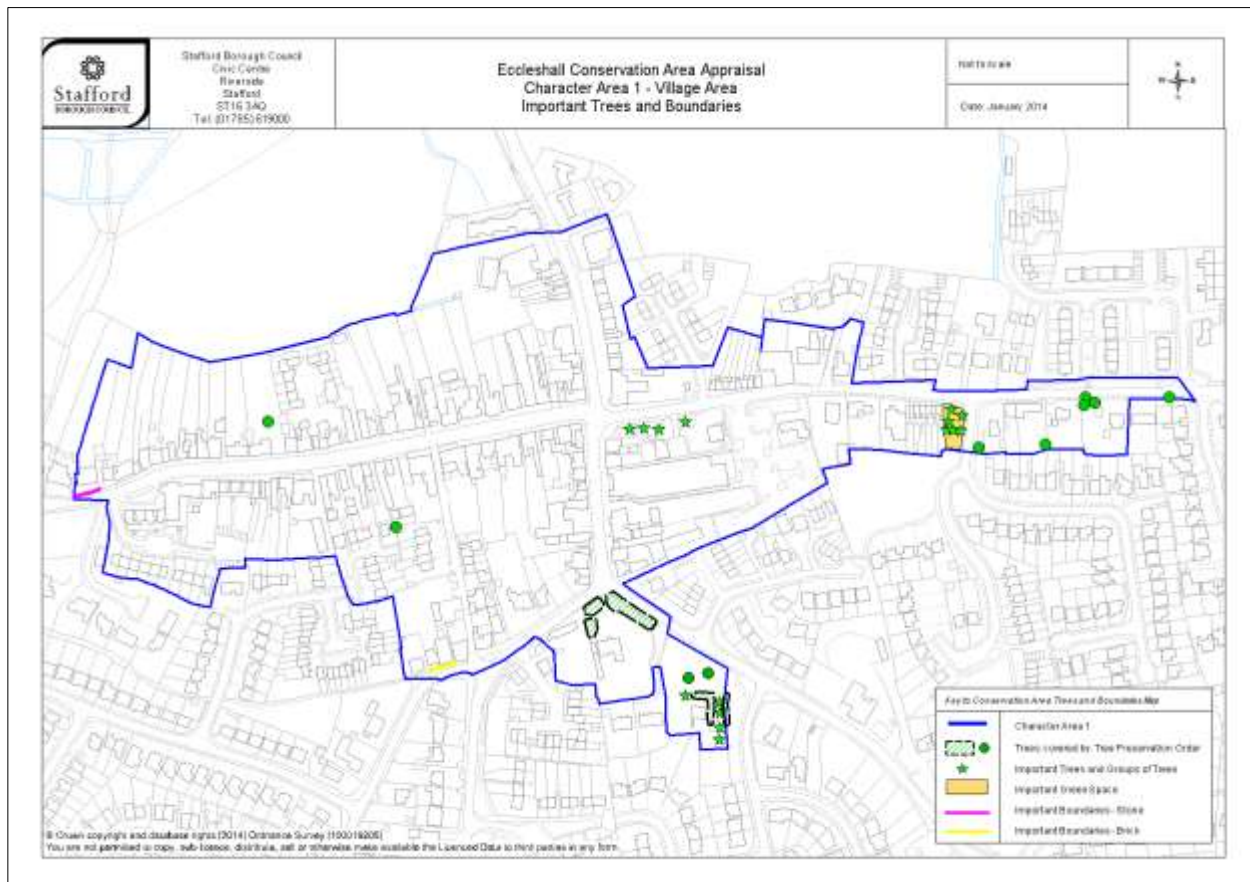


Figure 42 Important Trees, Green spaces and boundaries, Character area One

## **7 Character Area Two: Kerry Lane, Church Street, Holy Trinity Church, Town Meadow and Castle**

### **7.1 Built Character**

- 7.1.1 Travelling west away from High Street, the road widens out at Church Street to reveal the lush trees of the Old Vicarage and numbers 76 and 78 High Street opposite. The landmark grade II listed stone memorial cross mounted in the churchyard creates a strong vertical emphasis leading to the striking lychgate. Across the road, the smaller scale cottages are enclosed by mature tree canopies. The ephemera and layout of this part of Eccleshall help to create a pleasant village scene. The densely sited plots at the core of High Street contrast to the smaller scale, two-storey cottages surrounded by green space that are less architecturally conscious, their simplicity defining their character.
- 7.1.2 Kerry Lane rises up steeply to the southwest, the narrow lane emphasised by the high hedges. To the north along Chester Road, the presence of tall hedges and mature trees creates a strong rural atmosphere. Both Kerry Lane and Chester Road provide routes to and from the town but possess the character of a village rather than a busy town, with smaller scale buildings and space to the sides and front of the properties, rather than the burgage plots found in character area one.



Figure 43 Kerry Lane viewed from Church Street

## 7.2 Building Types

7.2.1 This area represents both the farming roots of Eccleshall, and its historical ecclesiastical importance. The Church of the Holy Trinity and surrounding churchyard dominates the area visually. The houses in this area are a mixture of grand three storey properties and modest cottages. There are three large 18th century houses, and the 17th century property, Eccleshall Castle, which dates in part to the medieval period. 78 and 80 High Street are sited close to the road at the beginning of High Street, and the Old Vicarage is set amongst wooded grounds opposite. The castle is to the north of Town Meadow, north of the churchyard, also set amongst wooded grounds. There are several smaller scale 18th to 19th cottages, possibly with earlier origins. The buildings are mainly residential, forming a contrast to the church in scale.



Figure 44 Church of the Holy Trinity

### 7.3 Scale, Plot Size and Plan Form

7.3.1 Buildings in character area two are much more dispersed and do not follow as dense a layout as in character area one. The cottages along Kerry Lane are set back from the road with space in front and to the sides, and there are no pavements. The properties here back onto surrounding fields.

7.3.2 The smaller properties in this area are cottages rather than town houses, with more modest footprints. These are one-and-a-half and two-storey, both terraced and detached, and are found at Kerry Lane and Church Lane. These are generally gabled, two bays with a central doorway, with modest proportions. The row of two-storey terraced cottages, numbers 17-21 Church Street, are distinctly linear, possessing narrow front plots but larger plots to the rear.



Figure 45 17-21 Church Street. Cottages possess modest proportions and a simple character

7.3.3 80 High Street is a substantial, two-storey, gabled house; the former three-storey maltings to the north is now a separate property (number 82). The rectilinear form of the maltings is emphasised by the regularly spaced windows and simple gabled roof. Both 78 and 80 High Street are positioned with the main facade to the High Street. Both are relatively square on plan, and 78 is three storeys. The height and scale of 78 and 80 High Street mark the beginning of the dense plots along High Street.



Figure 46 80 and 82 High Street leading towards the dense plots along High Street

7.3.4 The larger properties in character area two contrast sharply with the smaller cottages, and in contrast to High Street, are surrounded by large green spaces. The former Memorial Hall possesses steeply pitched gabled roofs with deep eaves, is cruciform on plan, and one storey. It is set back from the road, contrasting to the cottages along Church Street, which are positioned close to the street.

7.3.5 The Old Vicarage is square on plan, and two-storey with attic. The central doorway and stacks at ends of the original building emphasise the square plan. The large footprint and siting within wooded grounds reflects a higher status building than the small cottages. Eccleshall Castle is U-shaped on plan, is two storeys plus attic, with 13 bays to the main façade.

## 7.4 Architectural Styles and Features

- 7.4.1 The Old Vicarage dates to the early 18th century and is of distinct Queen Anne style, with rusticated brick quoins, and gabled dormers in the roof space. The former Memorial Hall, built as a school by G E Street in 1862, is Victorian Gothic in style, with a striking pointed east window and decorative ridge tiles. Eccleshall Castle retains six over six sashes on first and second floor giving an elegant and formal appearance.
- 7.4.2 The smaller cottages possess plain frontages with recessed window openings. Although modest in scale, many possess brick detailing and elegant sash windows, as at 3, 9 and 23 Church Street.



Figure 47 The Old Vicarage





Figure 48 The former Memorial Hall by G.E. Street



Figure 49 Small cottages possess elegant features. Trees and green space surround properties in character area two

- 7.4.3 Gabled dormers are found passing through eaves at 5 Kerry Lane and Mews Cottage, and entirely in the roof space at the Old Vicarage, with outward opening casements.
- 7.4.4 At the former Memorial Hall, the three-light stone windows along the east elevation and low eaves give a strong horizontal emphasis, the tall gable emphasised by tall four-light lancet window creating verticality.
- 7.4.5 There is little visible historic fenestration remaining on Kerry Lane, many historic windows have been replaced with uPVC. This detracts from the cottage charm of these buildings rising up out of the village. However, many openings appear to be original.
- 7.5 Numbers 78 and 80 possess elegant late 18th-early 19th century door frames. The frame to number 80 with an open pediment surrounds a six-panelled, part-glazed door. Number 78 possesses a pedimented frame with six raised panels in the door. The central door to the Old Vicarage possesses moulded jambs, with a flat lintel and dentilated canopy above.
- 7.6 Dentilation at eaves and some verges is found at the smaller cottages on Church Street. Dark grey scallop pattern roof tiles are found at 23 Church Street, and blue and contrasting dark red tiles are found at Lower Lodge. Otherwise Staffordshire blue roof tiles dominate.
- 7.7 **Building Materials**
- 7.7.1 Brick dominates as the walling material on the dwellings. Render is also common on the smaller cottages. The stone of the church is mirrored in the stone boundary walls of the churchyard and adjacent vicarage. Staffordshire blue clay roof tiles are common throughout, although lead is employed at the church and slate at 78 High Street.
- 7.8 **Colour Palette**
- 7.8.1 The orange brick and blue of Staffordshire blue tiles marry in with the sandy orange stone found at the church. The painted render of off-whites and creams and painted brick create a subtle yet rich colour palette.

## 8 Listed Buildings, Character Area Two

### 8.1 Eccleshall Castle and Grounds

- 8.1.1 To the north of the High Street, Eccleshall Castle, a former fortified manor, sits amongst mature woodland to the northwest of the church. Shielded from view by trees from Town Meadow, the sandstone gatepiers mark the beginning of the drive on Castle Street. Although not publicly accessible it forms an important part of the character of the conservation area and reflects the ecclesiastical history of the town. At the time of Domesday, the castle was in the hands of the Bishops of Lichfield, and remained in their ownership until 1867. Permission was given to crenellate (fortify) the property in 1200, and the castle was rebuilt circa 1310, and again by Bishop Lloyd after the previous building was demolished by Parliamentary forces before 1636. The building as it stands today dates to the late 17th century, although a substantial amount of earlier stonework is observed in the west façade.
- 8.1.2 The house is reached via the grade II 14th century bridge of Sherwood sandstone to the south, which passes over the former moat, which now forms part of the gardens. The Grade II\* tower at the north eastern corner also dates to the 14th century, and is defensive in appearance. The ground beneath the site is a scheduled monument, and the designation includes the bridge, castle and moat.



Figure 50 Eccleshall Castle grounds. The 14th century bridge spans the drained moat

- 8.1.3 Eccleshall Castle is U-shaped on plan with hipped cross wings to the north and south. The repeated form of sash window and sparse architectural decoration is complemented by the warm yellow ashlar, with fine joints and no visible tooling marks. This creates a formal, elegant appearance.
- 8.1.4 The remains of the roofless octagonal tower formed part of the defences for the medieval house. The cusped trefoil windows are well-preserved at ground floor and second floor level, although the flooring no longer remains. The tower is partially to the south of the former moat wall, the northern side being within the former moated site. The entrance is set at an angle to the tower walls, suggesting it is not contemporary with the main structure.



Figure 51 14th century tower at Eccleshall Castle

## 8.2 Church of the Holy Trinity

8.2.1 Described by Pevsner as “*one of the most perfect 13th century churches in Staffordshire*” (1974, p125), the church is partly Saxon in origin, and to the left and right of the vestry windows are two fragments of Saxon cross shaft depicting Adam and Eve, and possibly St Chad. The west tower and chancel are 13th century. Some stained glass by Clayton and Bell dating to c.1870 survives. It was partially restored by G.E. Street in 1866-9, who added five distinctive lancet windows to the east wall. The tower possesses interesting architectural detail, heightened in the 15th century, with two gothic traceried windows below an ogee arch, rising to a band of quatrefoils and striking pinnacles. It is of Wildmoor, Helsby and Hollington sandstone.

## 8.3 Lychgate

8.3.1 Designed by Basil Champneys in the late 19th century, this forms a striking entrance to the church yard.



Figure 52 The lancet windows in the east wall are by G. E. Street

## 9 Positive Buildings, Character Area Two

### 9.1 Mews Cottage

9.1.1 This one-and-a-half storey cottage sits at right angles to High Street. Although the windows are replacement casements, the cottage adds interest to this part of High Street, which is dominated by later 20th century development.

### 9.2 7 and 13 Kerry Lane

9.2.1 7 Kerry Lane is a small one-and-a-half storey cottage that adds contrast in scale along Kerry Lane. 13 Kerry Lane has workshop windows at first floor level, although the uPVC windows mar the character of the front elevation.

### 9.3 Lower Lodge

9.3.1 The west façade of this hipped cottage faces east towards Town Meadow and appears to date to the 19th century. The patterned tiled roof and two bay symmetrical appearance creates a pleasant cottage character, its setting amongst trees adding to its charm.



Figure 53 Lower Lodge

## 10 Spatial Analysis

### 10.1 Public Realm

10.1.1 The small green space to the south of the church is the site of a former wash pit. This area has been utilised for seating, and interpretation panels explain its historical significance. Several benches are found along Church Street. There is no historic paving remaining in character area two, and street lighting is modern, excepting one remaining historic street lantern in the church yard, which adds to the character of the area. The Giles Gilbert Scott designed telephone box also adds character and a village feel to this area.



Figure 54 The lychgate and street lantern in the churchyard

## 10.2 Circulation

10.2.1 The Churchyard is publicly accessible and footpaths from the church lead to two footpaths across Town Meadow. A footpath runs parallel to Kerry Lane in the field to the north.

## 10.3 Open Spaces and Gardens

10.3.1 There is a wealth of open and enclosed green spaces in this part of Eccleshall. The expansive churchyard slopes towards the cricket grounds and town meadow, and is rich in classically designed tombs and tombstones.

10.3.2 Town Meadow is an ancient established open green space, historically used as pasture for cattle after it was drained for use as water meadow sometime after the medieval period. This vast, lush green space stretches from the churchyard north towards the castle, and includes several mature trees and established hedgerows. The area is still grazed by cattle today, but access is limited to two footpaths that stretch from the south of the churchyard towards Castle Lodge in the northeast and Chester Road in the northwest.



Figure 55 Town Meadow facing west



## 10.4 **Important Trees and Hedgerows**

- 10.4.1 The presence of trees surrounding the Old Vicarage and the churchyard create a leafy village setting viewed from High Street and Church Street. The abundance of trees in the churchyard adds to the vertical emphasis created by the tall church and monuments, and help to create a sense of enclosure.
- 10.4.2 The trees at Town Meadow include ash, oak and pine. These help to create a picturesque, pastoral vista to the north, east and west. The hedgerows to the west along Chester Road and running along Kerry Lane add to the rural feel of this character area and emphasise the undulating nature of these long-established routes. At Church Street, an oak tree and scots pine frame the village from the west at Chester Road and create a welcoming introduction to Eccleshall.

## 10.5 **Boundary Types**

- 10.5.1 The 18th century stone churchyard boundary wall is an important boundary in this area, creating a visual lead from the church towards High Street. To the east of the churchyard, the stone wall running between the churchyard and former maltings (82 High Street) helps to enclose the churchyard. The hedgerows play an important role in creating a strong sense of enclosure and adding to the rural feel of this area.

## 10.6 **Ephemera**

- 10.6.1 The turnstile to the Church of the Holy Trinity, the lychgate, and Giles Gilbert Scott designed K6 telephone box all add interest in the street scene. The tall memorial cross and street lantern in the churchyard create a vertical emphasis. The turnstile, lychgate, telephone box and memorial cross are all Grade II listed.



Figure 56 Church boundary walls



Figure 57 Hedgerows along Kerry Lane

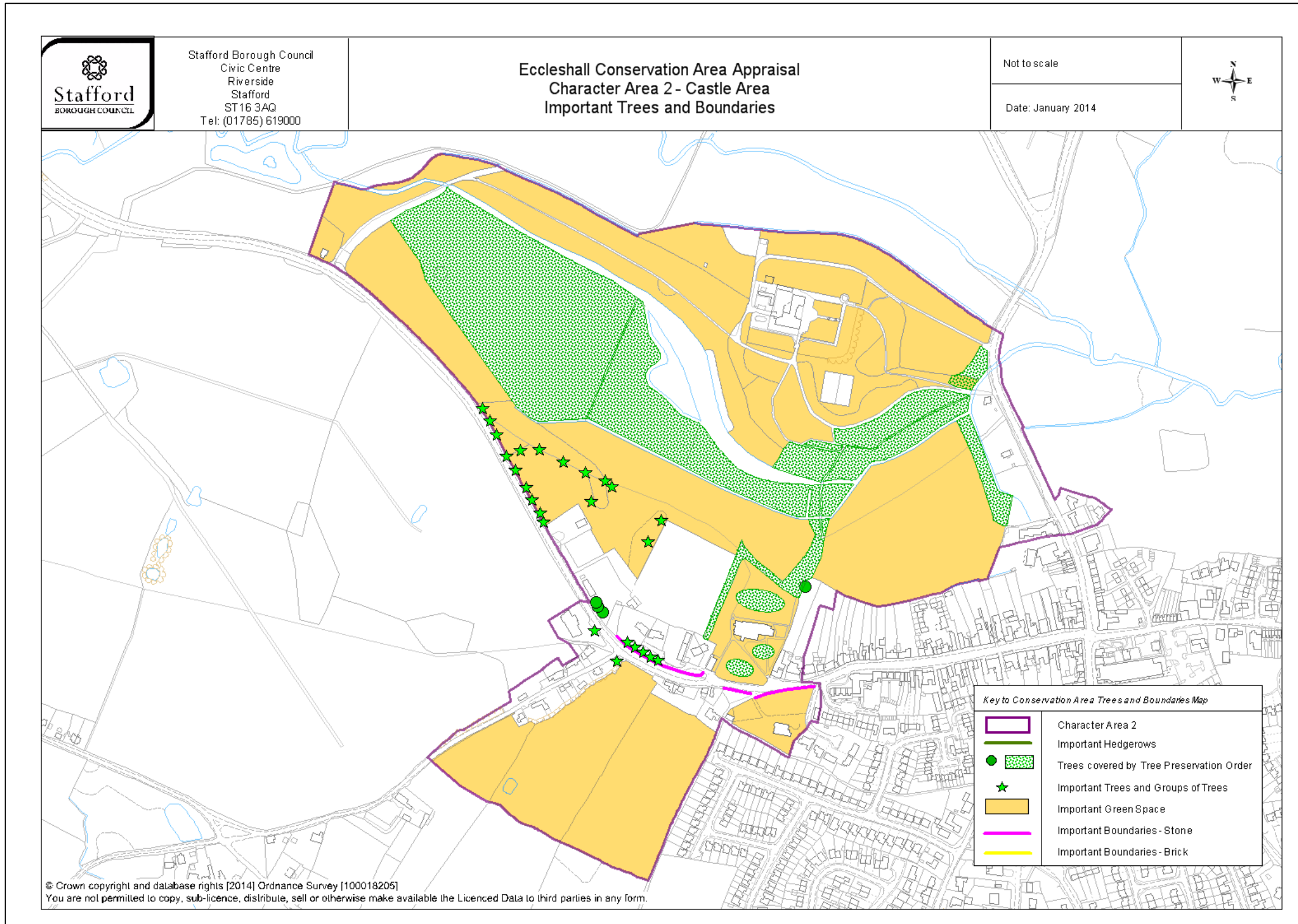


Figure 58 Important Trees and Green Spaces, Character Area Two

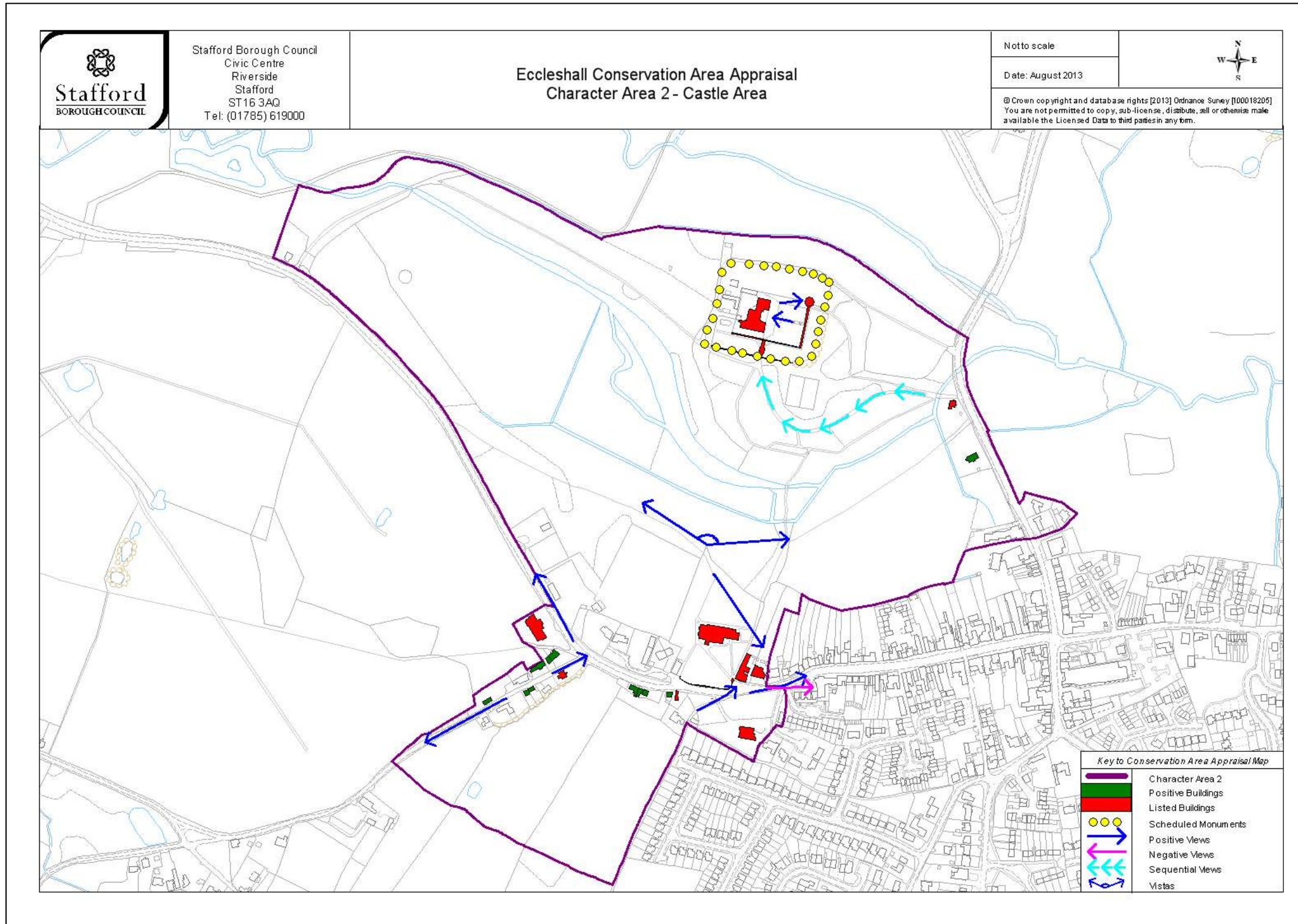


Figure 59 Character Area Two

## 11 Important Views

### 11.1 High Street

11.1.1 Facing west from High Street into character area two, a pinch point is created by the verticality of the three storey Georgian buildings on the south side of High street and the gables of 74 and 76 High Street on the north side.

11.1.2 Views east and west along High Street encompass a range of three and two storey buildings, punctuated by pediments and chimneys. The contrast in building material from brick to applied timber or painted render, and unique architectural detail, adds to the charm and character of the street. Views are framed by the arches of the Crown and Royal Oak.

### 11.2 Stone Road

11.2.1 Facing west towards the town centre, views of roofs of varying heights invite interest, and lead towards views of the church tower.



Figure 60 Views towards High Street from Stone Road

### 11.3 Church Street

- 11.3.1 Views out of the conservation area towards Chester Road encompass mature hedgerows and trees, and stretch to the hills to the west. Facing south towards Kerry Lane, the cottages positioned at the corner of Kerry Lane create a picturesque village view.



Figure 61 Rural views west from Chester Road

- 11.3.2 From the churchyard facing southeast towards High Street, the cross wings and outbuildings in the burgage plots are observed, illustrating the gradual development of the town over the centuries.

### 11.4 Town Meadow

- 11.4.1 A pastoral vista is created by the sweeping meadow and abundance of mature trees. This forms a contrast to the densely sited properties along High Street.

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

### **Built Character**

#### Building Types

- Predominantly domestic properties with shop space on ground floor level and business offices and accommodation above

#### Scale, Plot Size and Plan Form

- One and a half to two storey cottages are found along Kerry Lane, Victorian, two storey terraces are found along Stone Road, and three storey buildings with Georgian facades are found along High Street with later Victorian two and three storey houses. Rectilinear, former industrial and agricultural buildings are found in the burgage plots.
- Buildings along High Street front directly onto the pavement with burgage plots to the rear. Rectilinear buildings in former burgage plots tend to be at right angles to the buildings along High Street. Front, side and rear gardens are found at the cottages along Kerry Lane.

#### Architectural Styles and Features

- Georgian style facades: vertically sliding, double hung 6 over 6 and 8 over 8 sash windows, stucco wedge lintels and fine gauged brick lintels, elaborate door surrounds.
- Victorian style applied timbering and decorative roof tiling, pinnacles and barge boards.
- Canted bay windows, often over two storeys.
- 18th and 19th century shopfronts and ironwork detailing.

#### Building Materials

- Soft red-orange brick, Staffordshire blue plain clay roof tiles, timber framing and applied timber are commonly found. Stone is used at the church and surrounding walls. Roughcast render is found in isolation at 42 High Street.
- Rendered and painted brickwork.

## Colour Palette

- Orange brick and dark blue roof tiles provide the colour palette, along with off-white render and painted brickwork.

## Spatial Analysis

### Public Realm

- Historic paving remains intermittently along High Street and within the cart entrances, giving a glimpse of the history of High Street.
- Some historic paving, notably stone and blue brick, is found in places along High street, but particularly within cart entrances, where flag stones, cobbles and blue bricks remain.

### Circulation

- Public footpaths run along Usulwall Lane parallel to High Street, and Small Lane provides a link from High Street to Horsefair and Gaol Butts
- From the church heading north, access is via two footpaths that lead northwest and northeast through Castle Meadow

### Open Spaces and Gardens

- Gardens along High street tend to be to the rear of properties in former burgage plots
- Gardens are larger in character area two where space is less of a premium, and reflecting the agricultural roots of Eccleshall
- Town Meadow provides a vast open space north of High Street

### Important Trees and Hedgerows

- The mature horse chestnut trees at the corner of Stone Road shield modern development
- Mature trees surrounding Southwell House create a sense of enclosure to the corner of Stafford Street and Stafford Road.
- Mature trees surround The Old Vicarage and the churchyard, creating a pleasant village setting and a sense of enclosure



- The abundance of trees at Town Meadow help create a picturesque vista across the meadow

#### Boundary Types

- Hedgerows at Kerry Lane and Chester Road add to the rural feel of the area
- The churchyard wall to the south and east create a sense of enclosure

#### Important Views

- Facing west towards the town centre from Stone Road
- Views towards Chester Road encompassing the hedgerows and distant hills
- From the churchyard facing east towards the burgage plots along High street
- The vista at Town Meadow creates a pleasant pastoral scene

### **13 Negative Aspects that Impact on the Character of the Conservation Area**

#### **13.1 Alterations to Bay Windows and Shopfronts**

13.1.1 Alterations to bay windows and shopfronts are noticeable as these project beyond the face of the brickwork. Timber fascia board are applied over historic fascia signs on some shopfronts, which obscures remaining historic detail.

#### **13.2 Introduction of Modern Materials**

13.2.1 Modern metal shop fronts and fences across alley ways. Modern boundary walls of brick and close-boarded fencing break up the space and cause a visual intrusion to the historic buildings. Although the provision of seating creates a welcoming environment, the modern metal seating and paving do not reflect the character of the area. Brick walls using brightly coloured bricks with a smooth sheen do not reflect the attractive soft red bricks found in the conservation area.

#### **13.3 Public Realm**

13.3.1 Poor paving and patch repairs are a common problem in Eccleshall conservation area. This is particularly noticeable along Small Lane, where patched- in repairs have created an uneven walking surface and an unwelcoming environment. Where modern paving has been replaced piecemeal, the visual flow created by the continuous building line is broken up, and this spoils the character in areas.



Figure 62 Patchy paving surfaces and modern brick walls spoil this area along Stone Road

#### 13.4 **20th Century Development**

13.4.1 Development to the rear of High Street properties has obscured the definition of burgage plots and is counter to the historic plan form of the area.

13.4.2 Sellwyn Court on Castle Street does not echo the gentle stepping up and down of buildings along High Street. The continuous roofline creates a visual block in the street scene. This is also evident at John Pershall Court, where the scale and massing of the building detracts from the smaller scale historic buildings along High Street. These buildings do not reference the historic building stock in plan form, style or materials.

#### 13.5 **uPVC and Rooflights**

13.5.1 uPVC windows spoil the character of the historic buildings. The frames tend to be thick and protrude from the face of the wall, and the elegance given to a building by slender glazing bars is lost. Similarly varnished timber of an orange-brown hue is alien to the historic character as a colour and method of treatment that has no historic precedent.

#### 13.6 **Signage and Accretions on Shop Premises**

13.6.1 Shop advertisements tend to use inappropriate acrylic materials with highly reflective surfaces, particularly along Stafford Street, and obscure historic joinery detail and add inappropriate bright blues and reds to a fairly subdued colour palette. External wiring and lack of maintenance are also a problem. The result is that historic buildings appear cluttered and messy.

#### 13.7 **Street Clutter**

13.7.1 The historic sign at the corner of Stafford Street and Stone Road is lost amongst the street clutter.



Figure 63 Street clutter on Stone Road

### 13.8 **Negative Space and Gap Sites**

13.8.1 There is a need for parking in Eccleshall, but the car park on Stone Road creates a vast negative space. The lack of defining features at the western corners of Stone Road causes space to fall away, which is compounded by the vast open space of the car park. Cracked paving slabs on the north side of Stone Road, modern brick walls and fencing create a disjointed, unwelcoming appearance.

### 13.9 **Cars and Traffic**

13.9.1 The volume of cars and heavy goods vehicles, and additional noise, creates an unwelcoming atmosphere at times in the High Street.

## 14 Protecting the Character and Appearance of the Conservation Area

- 14.1 Policies for the protection and management of the historic environment through the development management process are set out within NPPF Paragraphs 127 through to 141, and in Saved Policies of Stafford Borough Local Plan, Policies E&D2: *Consideration of Landscape or Townscape Setting*, E&D 18: *Development Likely to Affect Conservation Areas*, E&D19: *Accommodating New Development within Conservation Areas*, E&D20: *Demolition of Buildings in Conservation Areas*, E&D21: *Advertisements in Conservation Areas*, E&D22: *Proposals for Blinds, Canopies and Shutters*, E&D23: *Development Proposals Affecting Listed Buildings*, E&D24: *Demolition/Partial Demolition of Listed Buildings*, E&D25: *Proposals to Convert or Extend a Listed Building*, E&D43: *Trees in Conservation Areas* and E&D44: *Development Affecting Trees and Hedgerows*.
- 14.2 The draft Plan for Stafford Borough sets out policies for the protection and management of the historic environment through policies N9 and paragraphs 12.27 to 12.58. These should be used in conjunction with this appraisal to guide or assess any future development within the Eccleshall conservation area.
- 14.3 Other organisations, such as the County Council Highways Authority, and statutory undertakers also have their own commitments to protect the character and appearance of the conservation area in the exercise of their duties.
- 14.4 To manage and protect the special historic character and appearance of the conservation area:
- The existing special historic character and appearance of the conservation area and all features identified as Positive should be retained and reinforced.
  - Further works that harm the significance of the area, identified 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.

## **15 Recommendations for Future Management**

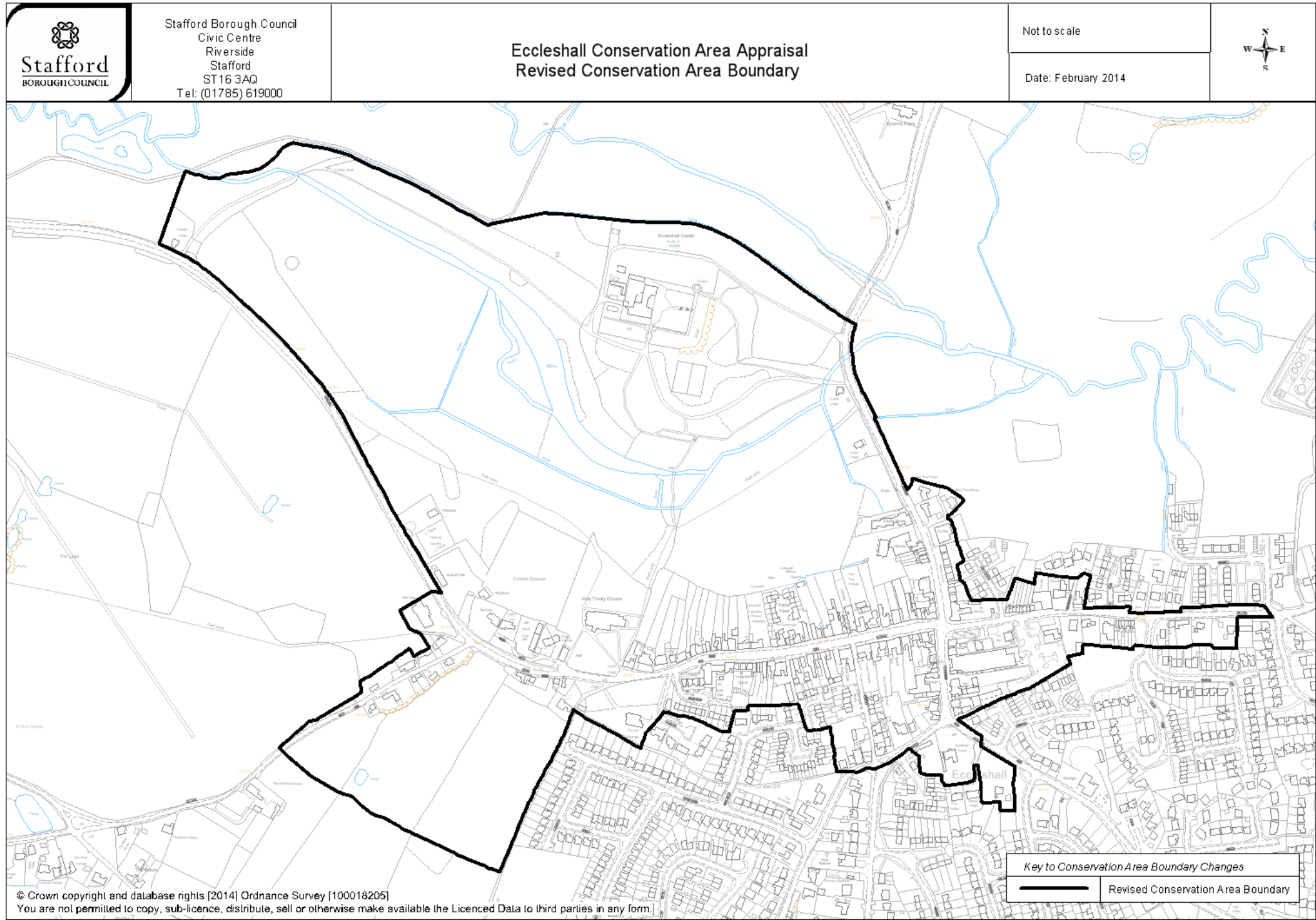
- 15.1 The medieval burgage plots remain legible particularly along High Street, and any future development should respect the historical burgage layout and avoid obscuring this important surviving medieval feature.
- 15.2 In construction of boundaries or replacement of existing boundaries, thought should be given to protecting the character and appearance of the historic environment, and the local authority should be consulted to ascertain if planning permission is needed. By employing materials that are sympathetic to the character of the conservation area, new work will ‘blend in’ with the historic fabric, and improve the visual appearance of some negative areas.
- 15.3 Improvement of patchy repairs to road surfaces and reinstatement of more traditional paving will also improve the visual amenity of the conservation area, and improve the visual ‘flow’ along the streets, particularly Small Lane and Stone Road. All historic paving should be retained.
- 15.4 Any replacement seating should consider the historic materials and appearance of the conservation area, and the impact of the introduction of inappropriate materials on the character and appearance of the area.
- 15.5 Any signs and advertisements should respect the colour palette of the conservation area and the siting should be carefully considered, to avoid further visual harm. Signs with a shiny surface or bright colours should be avoided.
- 15.5.1 Recent changes in planning rules mean that the Article 4(2) Direction needs to be amended to continue to provide the same level of protection as the Article 4 (2) Direction of 14 January 1999. A draft of the proposed Article 4 (1) Direction is contained in appendix 3. Further consultation with all properties within the conservation area will be carried out before the Article 4 Direction is revised.

## 16 Proposed Boundary Revisions

- 16.1 During consultation, representations were made to include the property of 1 Stafford Road to the east of Southwell House due to its special architectural interest. This property is late 19th to early 20th century with a hipped roof of Staffordshire blue tiles and gabled first floor windows containing 2 over 2 vertically sliding sashes, and a balcony above a ground floor oriel window. The property is set back in landscaped grounds with mature trees, creating an attractive setting.
- 16.2 It is proposed to include land behind The Mill on Stone Road up to the property boundary to the rear of The Mill. This is to make it clearer to owners and occupiers that the building and its property is included within the conservation area. It is also proposed to include the rear gardens to properties along Kerry Lane for the same reason.
- 16.3 It is proposed to include the rear garden of Southwell House up to the property boundary so that the whole property is included within the conservation area.



Figure 64 1 Stafford Road







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

### Eccleshall Conservation Area Appraisal Revised Conservation Area Boundary

Not to scale

Date: February 2014

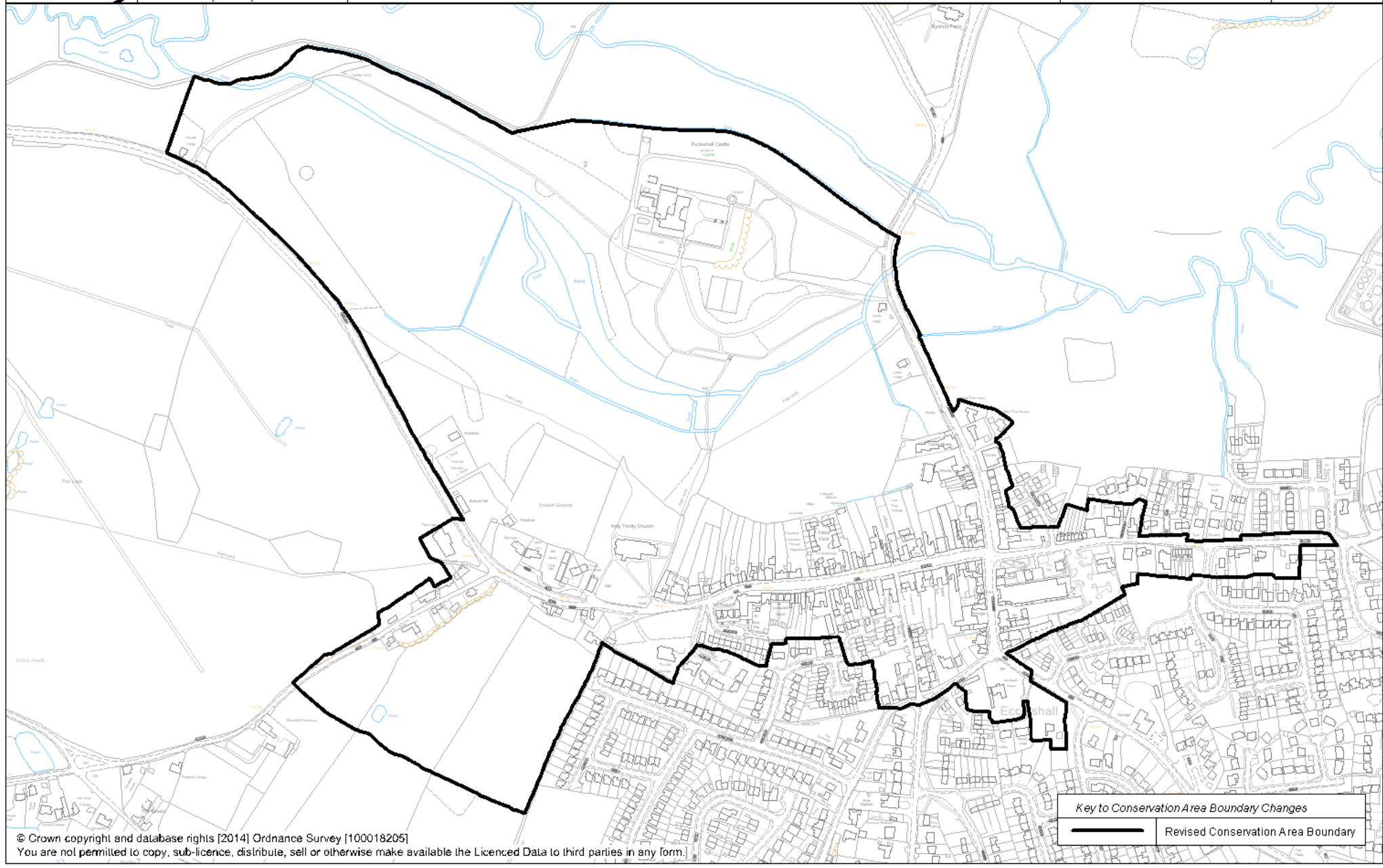


Figure 65 Proposed Boundary Revisions

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## Further Information

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## Appendix 1

### Statutory List Descriptions

#### Castle Street

Name: GEORGE AND DRAGON INN

List entry Number: 1039061

Grade: II

Date first listed: 24-Jan-1967

II 2. Early C19 brick (now roughcast) refronting to earlier timber-framed structure, revealed internally. Three storeys; 3 sash windows; plain wood doorcase in stuccoed surround; 2 moulded wood canted bay windows with renewed sashes; oval stone tablet at 2nd storey with initials F.F. and date, 1818; toothed eaves; tiles. Early C19 right-hand portion has 3 sash windows, moulded wood doorcase with segmental fanlight, open pediment and later C19 shop-front to right with modern glazing. Interior has exposed ceiling beams in the front portion of the ground storey and an exposed timber-framed partition to right of entrance.

Name: CASTLE LODGE

List entry Number: 1039064

Location

CASTLE LODGE, CASTLE STREET

Early C19. Stone; single storey; 2 renewed sash windows and angled plain doorway, all under projecting roof supported on wood posts; canted bay window on north side; small wing at rear on south side; plain eaves; pyramidal tile roof.

Name: ECCLESHALL CASTLE

List entry Number: 1039062

Location

ECCLESHALL CASTLE, CASTLE STREET

Grade: II\*

Date first listed: 10-Jan-1953

ECCLESHALL CASTLE STREET 1. 5373 (west side) Eccleshall Eccleshall Castle SJ 8229 19/3 10.1.53

II\* 2. Largely of circa 1695 when the castle, which had been a manor place of the Bishops of Lichfield for many centuries, was rebuilt by Bishop Lloyd. The building incorporates fragments of the C14 structure which was largely destroyed in the Civil War. The fenestration and interior refashioned late C18. Stone with hipped tile roof and stone stacks; 2 storeys; sash windows; flat stone string-courses; moulded stone eaves cornice. The main facade has a 3 window projecting wing at either side, each having a moulded wood pilaster doorcase with triglyph frieze and modillion cornice. Twelve window elevation to east and 9 to south. Later brick additions at the rear, which incorporates sandstone rubble fragments of the C14 building. The interior contains good late C18 moulded plaster ceiling in the large Drawing Room; also contemporary doorcases and good fireplaces in the 2

Drawing Rooms. Stands back from road in extensive grounds.

Name: BRIDGE AT ECCLESHALL CASTLE

List entry Number: 1039063

Grade: II

Date first listed: 10-Jan-1953

ECCLESHALL CASTLE STREET 1. 5373 (west side) Eccleshall SJ 8229 19/5

10.1.53 Bridge at Eccleshall Castle

II 2. Probably C14. Across the moat. Stone and of 2 spans with pointed arches; plain parapet.

Name: CASTLE LODGE

List entry Number: 1039064

Grade: II

Date first listed: 25-Apr-1980

II 2. Early C19. Stone; single storey; 2 renewed sash windows and angled plain doorway, all under projecting roof supported on wood posts; canted bay window on north side; small wing at rear on south side; plain eaves; pyramidal tile roof.

List entry Number: 1374162

Location

2 AND 4, CASTLE STREET

Grade: II

Date first listed: 25-Apr-1980

II 2. Early C19. Red brick; 2 storeys; 4 casement windows with cambered heads; ground storey with moulded wood pilasters supporting wood cornice at 1st floor; recessed doorway flanked by plain pilasters. Plain eaves; tiles.

Name: TOWER AT ECCLESHALL CASTLE

List entry Number: 1374163

Grade: II\*

Date first listed: 10-Jan-1953

2. Probably C14. Part of the defences of the mediaeval house. Stone; reduced to 2 storeys and roofless; small pointed-trefoiled window openings. The tower is 9 sided, and probably unique in this respect.

Name: REMAINING MOAT WALLS AT ECCLESHALL CASTLE

List entry Number: 1374164

Grade: II

Date first listed: 25-Apr-1980

II 2. Mainly C14. Restored. Stone retaining walls, built to a slight batter, lining the moat which has been dry since mediaeval times.

Stafford Street

STAFFORD HOUSE, 19 AND 21, STAFFORD STREET

Grade: II

Date first listed: 25-Apr-1980

2. C18 with later alterations. Engraved stucco; 2 storeys; 5 modern casement windows; late C19 plain wood doorcase with small rectangular fanlight, modern

glazed door and wood cornice hood porch on square pilasters with moulded caps; altered eaves on wood brackets. Projecting modern shop-front on left-hand side

List entry Number: 1189404

Location

20 AND 22, STAFFORD STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Early C19. Red brick with stone plinth; 2 storeys; 4 sash windows with plain lintels. Each has a canted bay window (with glazing bars) to ground storey and a plain wood pilaster doorcase with cornice hood, 4-panelled door and stone steps up; corbelled, dog-toothed eaves; ornamental tiles.

List entry Number: 1039054

Location

KINGS ARMS INN, 17, STAFFORD STREET

Grade: II

Date first listed: 25-Apr-1980

ECCLESHALL STAFFORD STREET 1. 5373 (east side) Eccleshall No 17 (Kings Arms Inn) SJ 8329 19/60

II GV 2. C17 with later alterations. Two storeys, the ground storey red brick and the first storey a late C19 refronting of slam timber frame and plaster; gable on right-hand side; 4 late C19 small-paned casement windows, 2 with gables. Ground storey has 2 early C19 tripartite sash windows with a large C18 canted bay window to right and plain doorway to left with modern brick porch; large brick stack; plain eaves; tiles. One storey wing on right-hand side having carriage-way with 4-centre stone arch and keyblock and semi-circular headed doorway to left. Two storey wing projects at rear. Interior has exposed ceiling beams and large ingle fireplace in room to right of entrance.

## **Stone Road**

25-29, STONE ROAD

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

II 2. C17. Timber frame and painted brick with stone base. Nos 25 and 27 of 2 storeys plus attic and No 29 single-storeyed with attic; 3 casement windows; 3 simple wood doorcases with ledged doors, and small weather hoods to Nos 25 and 27; plain eaves; tiled roof replacing earlier thatch.

## Horsefair

Name: SOUTHWELL HOUSE

List entry Number: 1374194

SOUTHWELL HOUSE, HORSE FAIR

Grade: II

Date first listed: 25-Apr-1980

II 2. Mid C19. Engraved stucco; 2 storeys; one sash window in moulded architrave flanked on either side by canted bay windows tiered over 2 storeys and by plain pilasters; centre gable with ornamental bargeboards; plain sill band; plain wood pilaster doorcase with cornice hood porch on fluted pilasters; moulded wood eaves on brackets; tiles. Important site facing down Stafford Street.

High Street

List entry Number: 1039080

2, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Early C19. Engraved cement; partly 2 and partly 3 storeys; one casement and one sash window (single glazing bars) and canted bay to 3 storey portion on right, tiered over 2 storeys; 2 plain doorways, one with rectangular fanlight and 4-panelled door; canted bay shop window; toothed eaves; tiles. One window return side to CASTLE STREET.

Name: BELL INN

List entry Number: 1039038

Location

BELL INN, 18, HIGH STREET

Grade: II

Date first listed: 24-Jan-1967

II GV 2. C18 with later alterations. Brick, partly plastered and partly painted; 2 storeys; projecting gabled bay on left-hand side; 8 sash windows overall, the 4 to Bell Inn with single glazing bars only. Bell Inn has 2 early C19 canted bay windows and pilaster doorcase with entablature, and No 18 a C19 shop-front with modern glazing. Dog-tooth eaves; tiles.

17-21, HIGH STREET

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

ECCLESHALL HIGH STREET 1. 5373 (south side) Eccleshall Nos 17 to 21 (odd) (formerly listed as premises adjoining and SJ 8329 19/13 on east of Crown Inn)

10.1.53 II GV

2. Late C18, the core probably late C17 or early C18. Red brick. Projecting centre bay with pediment and bulls-eye opening therein; 2 storeys plus attic; 5 sash windows (single glazing bars) with plain lintels and projecting keyblocks; coped gables at sides; moulded brick eaves; tiles. No 17 has late C19 canted bay window and No 21 a C19 shop-front with modern glazing; doorway at centre in plain stuccoed surround with cornice hood and heavy oak batten door. Interior has some exposed ceiling beams.

List entry Number: 1039040

Location

36, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Early C19. Yellow brick; 2 storeys; 3 sash windows with plain lintels; late C19 double shop-front (modern glazing) with a segmental-headed covered way at either side; plain eaves; tiles. Included for group value.

Location

List entry Number: 1189231

Location

63, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

63, HIGH STREET

II GV 2. Early C19. Red brick; 2 storeys; 3 sash windows (single glazing bars); moulded wood doorcase with cornice hood, panelled door (now part glazed) and steps up with wrought iron railings at sides. Toothed eaves.

List entry Number: 1243087

Location

LONDON HOUSE, 28, HIGH STREET

Grade: II

Date first listed: 19-Dec-1995

List entry Number: 1189269

GV II

House with shop on ground floor. Probably late C17 or early C18. Rendered brick. Remains of moulded stone plinth course at front. Clay plain tile roof with gabled ends and brackets to eaves at front. Brick axial and gable-end stacks. PLAN : Approximately square on plan, two rooms deep; ground floor altered as shop; C20 single-storey wing at rear. EXTERIOR: 3 storeys, attic and cellar. Symmetrical 2-window south front with late C19 4-pane sashes on first and second floors, the second floor smaller. Plain giant corner pilasters. To left of centre a lead drain-pipe. Ground floor, late C19 double-fronted shop on right with central doorway and canopy and C20 projecting shop window on left. At rear three circa early C18 2



and 3-light mullion-transom windows and two 2-light casements on second floor, all with iron casements; C20 widows and single-storey wing on ground floor. INTERIOR: Ground floor altered, but, the staircase hall remains intact. C18 joinery on first and second floors, including fielded 2-panel doors and wall-panelling in first floor room with simple cornice and Delft tiles in fireplace; an open-well, moulded-string staircase with thick turned balusters, moulded handrail and square newels with pendants and long turned finials. Cellar under front right-hand part lined with rough ashlar.

Location

74, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Mid C19 villa ornée. Engraved stucco; central projecting bay with gable having a blocked window at centre and a renewed window (with glazing bars) at either side; ornamental bargeboards. Ground storey has 2 later bow windows flanking a moulded wood doorcase with fluted pilasters and 6-panelled divided door, all under a tiled lean-to roof; projecting eaves; ornamental tiles. Included for group value.

List entry Number: 1374168

Location

29, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Late C18 with later alterations. Red brick; 3 storeys; 3 renewed sash windows in moulded cases (single glazing bars) with flat brick arches; plain wood doorway having altered head, pedimental hood mould and 4-panelled door; toothed eaves; tiles.

List entry Number: 1294384

Location

27, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Late C19. Probably a former outbuilding to No 29 (q.v.). A moulded wood single-storeyed structure with stone base and wood pilasters at sides supporting pediment above large shop-front with modern glazing. Included for group value.

List entry Number: 1294356

Location

4, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. C18 with mid C19 refronting. Red brick; 3 storeys; one sash window (single glazing bars) in moulded stone architrave with sill on corbel brackets;

canted bay window and stone pilaster doorcase both contained under moulded cornice, 6-panelled door; plain eaves; tiles. Included for group value.

List entry Number: 1374169

Location

51-55, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

ECCLESHALL HIGH STREET 1. 5373 (south side) Eccleshall Nos 51 to 55 (odd)  
SJ 8229 19/20

II GV 2. Late C18. Red brick with stone plinth; 3 storeys; 3 sash windows with flat brick arches; 3 simple moulded wood pilaster doorcases; passageway between Nos 53 and 55. Plain eaves; tiles.

ECCLESHALL HIGH STREET 1. 5373 (south side) Eccleshall No 23 (Crown Inn)  
SJ 8329 19/14 10.1.53

List entry Number: 1039039

Location

26, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall No 26 SJ 8329  
19/56

II GV 2. Early C19. Red brick; 3 storeys; one sash window with a smaller window at either side. Second storey has a semi-circular tripartite window and pediment overall. Fluted stucco frieze at 1st floor. Modern shop-front

List entry Number: 1039041

Location

40, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

I GV 2. Early C19. Red brick; 3 storeys; 2 sash windows with cambered heads; doorway with plain stuccoed cornice hood porch and part-glazed divided door; moulded wood eaves; tiles.

List entry Number: 1188043

Location

1, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Early C19. Red brick; 2 storeys; 2 sash windows with plain lintels; radiused angle on left-hand side; dentilled cornice at 1st floor; plain eaves; tiles. Later C19 shop-front with modern glazing.

List entry Number: 1189198

Location

11, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Early C19 with later alterations. Engraved stucco; 3 storeys; 2 sash windows and, on left-hand side, a canted bay window tiered over 2 storeys, having parapet surmounted by wrought iron railings; plain eaves; tiles. Later C19 shop-front with modern glazing. Included for group value.

List entry Number: 1039079

Location

POLICE STATION, 45, HIGH STREET

Grade: II

GV 2. Early C19. Red brick; 3 storeys; 5 sash windows with plain lintels and moulded sills; plain doorway with Doric column porch and moulded stone cornice hood; moulded plaster eaves; tiles. Date first listed: 24-Jan-1967

Name: CROWN INN

List entry Number: 1189202

Location

CROWN INN, 23, HIGH STREET

Grade: II

Date first listed: 10-Jan-1953

II GV 2. Early C19. Red brick; 2 storeys, the lower colonnaded over 4 round-headed bays with moulded keyblocks; recessed wing on left-hand side with tripartite sash window and canted bay window below; dog-tooth eaves; tiles.

List entry Number: 1039037

Location

8, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

Details

II GV 2. Early C19 with later alterations. Painted brick; 2 storeys; 2 sash windows (single glazing bars) with plain lintels and keyblocks; later C19 shop-front and doorway on left-hand side; plain doorway to right; toothed eaves; tiles. Included for group value.

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall No 8 SJ 8329 19/53

Name: BRITISH LEGION CLUB

List entry Number:

Location

BRITISH LEGION CLUB, 6, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Circa 1884. Former Market Hall. Projecting gabled facade of sham timber frame and painted cement; 2 storeys, the upper, overhanging pavement on wood

supports, has a 4-light oriel window; carved wood barge-boards, and apex with carved wood eagle finial surmounted by iron wind vane. Included for group value.

Name: MIDLAND BANK

List entry Number: 1374189

Location

MIDLAND BANK, 14, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

Early C19. Red brick; 3 storeys; 3 sash windows with plain lintels; plain eaves; tiles. Modern bank front. Two-storeyed one window bay on right-hand side with segmental headed covered-way. Included for group value.

List entry Number: 1374190

Location

24, HIGH STREET

Grade: II

II GV 2. Early C19. Red brick; 3 storeys; 2 modern casement windows with segmental heads; late C19 canted bay window and porch, toothed eaves; tiles. Included for group value. Date first listed: 25-Apr-1980

List entry Number: 1374191

Location

38, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

II GV 2. Late C18. Red brick; 3 storeys; 4 sash windows with cambered heads. Covered passageway on left-hand side and late C19 shop-front on right; moulded brick eaves; brick coped gables; tiles

List entry Number: 1374192

Location

42, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall No 42 SJ 8229 19/29 II GV 2. Early C19. Roughcast with stuccoed plinth; 2 storeys; one sash window and a canted bay window tiered over 2 storeys; moulded wood pilaster doorcase with ornamental fanlight, cornice hood and 6-panelled door; slates. Included for group value.

List entry Number: 1374193

Location

54 AND 56, HIGH STREET

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall SJ 8229 19/31 Nos 54 and 56 II GV 2. Early C19. Red brick; 3 storeys; 4 sash windows with flat brick arches; elliptical arch with stone key-block to carriage entrance. No 56 has moulded wood pilaster doorcase with slight cornice and doorway to No 54, which

is on west side within yard, is a simple wood doorcase with 6-panelled door. C19 shop-front. Moulded wood eaves; tiles.

List entry Number: 1189218

Location

47 AND 49, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

ECCLESHALL HIGH STREET 1. 5373 (south side) Eccleshall SJ 8229 19/19 Nos 47 and 49

II GV 2. Early C19. Red brick; 3 storeys; 4 sash windows; 3 moulded wood canted bay windows, the central renewed with plain frames, and glazing bars; 2 moulded wood doorways, that to No 47 lacking cornice hood. Toothed eaves; tiles.

List entry Number: 1189215

Location

39-43, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

Details

ECCLESHALL HIGH STREET 1. 5373 (south side) Eccleshall SJ 8229 19/17 Nos 39 to 43 (odd) II GV 2. Late C18. Roughcast brick; 3 storeys; 3 sash windows (those to 1st storey renewed) with moulded keyblocks. Restored wood bay shop window (with glazing bars) on left-hand side. Late C19 shop-front on right with modern glazing. Plain eaves; tiles. Modern additions at rear

Name: FIRE STATION

List entry Number: 1039078

FIRE STATION, 37, HIGH STREET II GV 2. Late C19. Painted brick; 2 storeys; overhanging tile-hung gabled front; 4-light oriel window; large doorway with part-glazed divided door; tile roof surmounted by open lantern with leaded ogee cupola, and finial.

46 AND 48, HIGH STREET

Grade: II

Date first listed: 24-Jan-1967

2. Late C18. Red brick with stone plinth; 3 storeys; a large range in 3 bays with passageway in centre; 8 sash windows (single glazing bars and a C19 canted bay window on left-hand side tiered over 2 storeys. Right-hand section has moulded stone or stucco cornice and C19 hooded doorcase with hood supported on slender shafts. Left-hand bay has moulded wood pilaster doorcase with modillioned hood, rectangular fanlight, and modern door; moulded stone eaves with central moulded stone pediment with blocked circular light; tiles.

54 AND 56, HIGH STREET

Grade: II

Date first listed: 25-Apr-1980

List entry Number: 1374193

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall SJ 8229 19/31 Nos 54 and 56 II GV 2. Early C19. Red brick; 3 storeys; 4 sash windows with flat brick arches; elliptical arch with stone key-block to carriage entrance. No 56 has moulded wood pilaster doorcase with slight cornice and doorway to No 54, which is on west side within yard, is a simple wood doorcase with 6-panelled door. C19 shop-front. Moulded wood eaves; tiles

List entry Number: 1039043

76, HIGH STREET

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

Details

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall No 76 (formerly listed as Detached home opposite eastern entrance to SJ 8229 19/32 10.1.53. Vicarage) II GV 2. Late C18. The core late C16 or early C17. Plastered brick with stone plinth; gabled end to west partly of timber frame (exposed during restoration work, 1978); 2 storeys; 3 sash windows, the outers 3-light and the central with keyblock; plain pilasters at sides with moulded caps; central pediment; moulded cornice at 1st floor; moulded wood pilaster doorcase with pediment, part-glazed panelled door, and stone steps up; plain eaves; tiles. The interior has some exposed ceiling beams.

List entry Number: 1294337

80 AND 82, HIGH STREET

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

ECCLESHALL HIGH STREET 1. 5373 (north side) Eccleshall Nos 80 and 82 (formerly listed as Detached house immediately east of Lych Gate and opposite SJ 8229 19/34 The Vicarage) 10.1.53. II GV 2. Late C18. Painted brick; 2 storeys; 4 sash windows, the second from left blanked, and all with plain lintels having cambered soffits; moulded wood doorcase with panelled soffit, open pediment and 6-panelled part-glazed door; plain eaves; tiles. No 82 is a former 3 storey outbuilding wing extending to rear on west side, now converted to a dwelling.

List entry Number: 1039044

Location

78, HIGH STREET Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

II GV 2. Late C18. Red brick; 3 storeys; 4 sash windows with plain lintels; moulded wood pilaster doorcase with panelled soffit, open pediment and 6-panelled door. Plain brick eaves; slates.

List entry Number: 1039075

Location

3-9, HIGH STREET

Grade: II

Date first listed: 24-Jan-1967

2. Late C18 vernacular type range with later and modern alterations. Red brick; 3 storeys. No 3 has 2 late C19 canted oriels (single glazing bars) and shop-front with dentilled cornice. Elsewhere the building is much altered with 3 modern wood casement windows (replacing earlier sashes) and 3 Georgian style bow shop-fronts and wood doorcases; covered way on left-hand side with sash window above. Toothed eaves; tiles.

List entry Number: 1039076

Location

17-21, HIGH STREET

Grade: II

Date first listed: 10-Jan-1953

2. Late C18, the core probably late C17 or early C18. Red brick. Projecting centre bay with pediment and bulls-eye opening therein; 2 storeys plus attic; 5 sash windows (single glazing bars) with plain lintels and projecting keyblocks; coped gables at sides; moulded brick eaves; tiles. No 17 has late C19 canted bay window and No 21 a C19 shop-front with modern glazing; doorway at centre in plain stuccoed surround with cornice hood and heavy oak batten door. Interior has some exposed ceiling beams.

List entry Number: 1039077

Location

ROYAL OAK HOTEL, 25, HIGH STREET

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

II GV 2. Early C19. Red brick with sham-painted timber frame; 2 storeys plus attic, the ground storey colonnaded over 5 segmental arched bays; modern transomed casement windows with leaded lights; moulded brick eaves; brick-coped gables; tiles. Recessed wing on right-hand side with wide carriageway below and 3 sash windows above in moulded stone architraves and dentilled brick pediment. Long rear wing on return side in SWAN LANE. Name: THE OLD VICARAGE

List entry Number: 1188023

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

II 2. Mid C18. Now divided into 3 flats. Red brick; 2 storeys plus attic; 5 casement windows with transoms and flat brick arches; rusticated brick pilasters at sides; moulded wood doorcase; 3 gabled dormers; brick coped gables; tiles. Early C19 wing on left-hand side with canted bay window tiered over 2 storeys. Alterations at rear.

### **Church Street**

Name: CHURCH OF THE HOLY TRINITY

List entry Number: 1180335

Grade: I

Date first listed: 24-Jan-1967

Details

ECCLESHALL CHURCH STREET 1. 5373 (north side) Eccleshall Church of the SJ 8229 19/1 24.1.67 Holy Trinity

I 2. One of the most important churches in Staffordshire. Stone with tiled roof. Nave and aisles, chancel, chancel north chapel and west tower. Chancel, arcades and tower largely C13. Aisles rebuilt C15. Restored C15 south porch with quadripartite vault. The east end of the chancel by G E Street who restored the church in 1866-9. Priest's door in chancel west wall. The church contains the tombs of 4 Bishops of Lichfield, including in the chancel a fine memorial to Bishop Overton, 1609, with recumbent effigy and those of his 2 wives kneeling. Reredos by Champneys, 1898. Altar-piece and screen in north chapel, and organ case in late Gothic style by Caroe, 1931. Grade I for architectural importance.

**Name:** Eccleshall Memorial Cross

**List entry Number:** 1418320

**Location**

The war memorial stands in the churchyard of the Church of the Holy Trinity, Church Street, Eccleshall.

**Grade:** II

**Date first listed:** 16-Jan-2014

Eccleshall Memorial Cross, dedicated in 1921, with Second World War additions, is listed at Grade II for the following principal reasons: \* Historic interest: it is a poignant reminder of the impact of tragic world events upon an individual community and, thus, has strong cultural and historical significance within both a local and national context; \* Architectural interest: as an accomplished and well-realised war memorial which takes the simple form of the Celtic, wheel-head cross; \* Group value: with the Church of the Holy Trinity (Grade I), along with the churchyard wall to Church Street and the lychgate and turnstile to the churchyard (all Grade II).



## History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. One such memorial was erected in the churchyard of the Holy Trinity Church in Eccleshall to commemorate the men of the parish who died during this conflict. The memorial was unveiled on 26 September 1921 by the Lord Lieutenant of Staffordshire, William Legge, the 6th Earl of Dartmouth, and dedicated by the Right Reverend John Kempthorne, the Bishop of Lichfield. It was built by Mr C W Benton at a cost of £269. The memorial also commemorates Annie E Allen, the daughter of William Allen, vicar of Eccleshall, who died in 1919 whilst working on Voluntary Aid Detachment at the military convalescent hospital at nearby Sandon Hall. Following the Second World War a second dedicatory inscription was added to commemorate the 21 men of the parish who died during the course of this conflict. At the time of unveiling, the memorial's plinth was inscribed with the names of 44 men who had died during the First World War and Annie E Allen. In 2001, the name of a further soldier who died during the Great War was added to the base of the memorial.

## Details

First World War Memorial, dedicated in 1921, with Second World War additions.  
MATERIALS: the whole structure is constructed from sandstone.

PLAN: it is square on plan.

DESCRIPTION: the memorial, which faces south, takes the form of a Celtic, wheel-head cross which is set upon a tall shaft which is tapered and chamfered. The shaft flares out at its base to join with a square pedestal. It stands upon a tall, square plinth which in turn stands upon a chamfered, single-stepped base. The south face of the pedestal is inscribed: 'TO THE GLORIOUS MEMORY OF / THOSE FROM THIS PARISH WHO GAVE / THEIR LIVES FOR THEIR COUNTRY / IN THE GREAT WAR 1914 - 1919'. The plinth is inscribed with 45 names whilst the base contains a single name. On the east face of the plinth is the Second World War inscription which reads: ' WORLD WAR 1939 - 1945 / [Names]. The north face of the plinth bears the inscription: 'O VALIANT HEARTS WHO TO YOUR GLORY CAME / THROUGH DUST OF CONFLICT AND THROUGH BATTLE FLAME / TRANQUIL YOU LIE, YOUR KNIGHTLY VIRTUE PROVED, / YOUR MEMORY HALLOWED IN THE LAND YOU LOVED'

Name: TURNSTILE TO SOUTH EAST OF CHURCH OF THE HOLY TRINITY CHURCHYARD, ADJOINING LYCHGATE

List entry Number: 1039068

Grade: II

Date first listed: 25-Apr-1980

## Details

ECCLESHALL CHURCH STREET 1. 5373 (north side) Eccleshall Turnstile to south-east of Church of the Holy Trinity churchyard, adjoining Lychgate SJ 8229 19/42

II 2. Probably early C19. Wrought iron turnstile enclosed within plain iron railings.

Name: Lychgate of Church of the Holy Trinity

List entry Number: 1188021

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: 25-Apr-1980

ECCLESHALL CHURCH STREET 1. 5373 (north side) Eccleshall Lychgate of Church of the Holy Trinity (formerly listed as SJ 8229 19/41 10.1.53 Lych Gate, High Street)

II 2. 1892. Architect: Basil Champneys. Of conventional design. The gabled wood canopy, which has elaborately carved barge-boards, is supported on moulded wood posts rising from stone flanking walls.

Grade: II

Date first listed: 10-Aug-1989

GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Name: MEMORIAL HALL

List entry Number: 1188026

Location

23, CHURCH STREET

Grade: II

Date first listed: 25-Apr-1980 2. Early C19. Modest brick cottage. Two storeys; 2 sash windows with plain lintels; plain doorway with wood gabled porch; toothed eaves; tiles

### **Chester Road**

List entry Number: 1374165

Grade: II

Date first listed: 12-Mar-1973

ECCLESHALL CHESTER ROAD 1. 5373 Eccleshall Memorial Hall SJ 8229 19/45 12.3.73

II 2. 1862. Built as a school by G E Street. Gothic Style. Red brick with stone dressings and tile roof. A gable at either end, each having a 3-light window with plate tracery. A gable projects towards the road and has a porch with lean-to roof set against it. Disused when inspected (1978).

## **Appendix 2**

### **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.”*

## **Appendix 3**

### **Draft Proposed Article 4 (1) Direction**

TOWN AND COUNTRY PLANNING

(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4 (1) TO WHICH ARTICLE 5 APPLIES

WHEREAS Stafford Borough Council (The Council) being the appropriate Local Planning Authority within the meaning of article 4 (4) of the town and Country Planning (General Permitted Development) Order 1995, (as amended) are satisfied that it is expedient that development of the descriptions carried out in the Schedule below should not be carried out on the land shown edged in black on the attached plan, which falls within the Eccleshall conservation area as designated by Stafford Borough Council on 22 November 1969, unless permission is granted on an application made under Part III of the Town and Country planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on them by Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

#### **SCHEDULE**

1. The enlargement, improvement or other alteration of a dwellinghouse, including windows, doors, cills, lintels and external joinery, being comprised of development comprising Class A Part 1 of schedule 2 to the Order and not being development comprised within any other Class.
2. Alterations to the roof of a dwelling house, including changes to the roof material and erection, insertion, alteration or removal of sky lights or windows, being development comprising Class C of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.
3. The demolition, alteration, erection or construction of a porch outside any dwelling house being development comprised of in Class D of Part 1 of schedule 2 to the Order and not being development comprised within any other Class.
4. The installation, alteration, or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house, being development comprised of Class H of Part 1 of Schedule 2 to the Order and not being development comprised within any other Class.

5. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure which is within the curtilage of a dwelling house, being development comprised of Class A of Part 2 of Schedule 2 to the Order and not being development comprised within any other Class.
6. The painting of the exterior of any part of a dwelling house or of a building or enclosure within the curtilage of a dwelling house, being development comprised of Class C of Part 2 to the Order and not being development comprised within any other Class.
7. Demolition of a gate, fence, wall or other means of enclosure which is within the curtilage of a dwelling house being development comprised in Class B of Part 31 of Schedule 2 to the Order and not being development comprised within any other Class.
8. The installation, alteration or replacement of solar PV or solar thermal equipment on a dwelling house or a block of flats, or a building situated within the curtilage of a dwelling house or a block of flats, being development comprising Class A of Part 40 of schedule 2 to the Order and not being development comprised within any other Class.

The above development rights are removed insofar as the development which would be permitted fronts a highway, waterway or open space.

9. The erection, alteration, or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house being development comprised in Part 1 of schedule 2 to the Order and not being development comprised within any other Class.

Made under the Common Seal of the Council for the Borough of Stafford this X day of X 20XX

The Common Seal of the Council was affixed to this Direction in the presence of

Confirmed under the Common Seal for the Borough of Stafford this X day of X 20XX