



Hilderstone Conservation Area Appraisal December 2015

Stafford Borough Council and Hilderstone Parish Council

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1 Introduction

1.1 Definition

1.1.1 A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Areas are designated by the local planning authority through Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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 historical significance is managed and protected appropriately.

1.2 Purpose of Appraisal

1.2.1 Conservation area appraisals identify and assess the special architectural or historic character of a place. The Hilderstone Conservation Area was designated in 1977 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.

1.2.2 The purpose of this appraisal is to assess and define the special character and appearance of the Hilderstone Conservation Area as it stands today, and identify any current or future threats to the area's character and integrity.

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

1.3 Effects of Conservation Area Designation

1.3.1 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.

1.3.2 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. Carrying out work to a tree in a conservation area without consent is an offence. Further details can be found on the Borough Council's web-site at www.staffordbc.gov.uk/trees-in-conservation-areas.

1.3.3 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. Further details can be found at:
www.planningportal.gov.uk/permission/.

1.3.4 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. The Hilderstone Conservation Area is not currently covered by an Article 4 Direction.

1.4 **Community Involvement**

1.4.1 It is a requirement of the Local Authority under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consult the local community, and have regard to any views expressed by consultees, concerning the conservation area in question.

1.5 **Planning Policies**

The Plan for Stafford Borough 2011-2031 (SBC, 2014)

1.5.1 The main Policies for the protection of conservation areas are in Policy N9 'Historic Environment' and Policy N8 'Landscape Character'. Other Policies also make specific reference to the protection of heritage assets, including: Policy E2 Sustainable Rural Development; Policy E6 Tourism; Policy E7 Canal Facilities and New Marinas; Policy N1 Design; Policy N2 Climate Change; Policy N3 Low Carbon Sources & Renewable Energy; and Policy N4 The Natural Environment & Green Infrastructure.

The National Planning Policy Framework (Department for Communities and Local Government, March 2012)

1.5.2 The National Planning Policy Framework (NPPF) identifies protecting and enhancing the historic environment as an integral aspect of sustainable development. Paragraphs 127 through to 141 contain specific policies for 'Conserving and enhancing the historic environment'.

1.5.3 More detailed guidance on the application of the NPPF to the historic environment is contained within the Planning Practice Guidance (www.planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/), and PPS5: Planning for the Historic Environment, Practice Guide (www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf).

2 Summary of Special Interest: Hilderstone Conservation Area

2.1 The Hilderstone Conservation Area was designated by Staffordshire County Council on 3rd October 1977, as a means of preserving and enhancing the special architectural and historic interest that has been retained and enriched through the village's development over the centuries.

2.2 The key elements of the special character and appearance of Hilderstone are summarised as follows:

- A good example of a linear Midlands village, little altered since the late 18th century.
- Important archaeological features directly relating to the medieval origins of the village, including Scheduled moated site, medieval fish ponds and ridge and furrow fields.
- Distinct character zones relating to land use, status, and period of development.
- Variety of status of buildings, ranging from the mansion house at Hilderstone Hall through to modest terraced cottages
- Strong relationship of patronage from the Hilderstone Estate reflected in the church and school built for the village by the Bourne family in the early 1800s.
- A distinct rural character reflected by the number of agricultural buildings and farmhouses, and the interplay between buildings and landscape.
- A full range of historic building types, including agricultural buildings, churches, school, smithy, and former shops and inns.
- Consistent vernacular character and use of local building materials including soft orange local brick and plain clay tiles.
- Attractive hedgerows and significant groups of trees augment the visual character of the area
- Strong character of historic landscape, including surviving parkland to the Hall, continuing tradition of fish ponds, and ridge and furrow fields.
- Well-preserved road layout and pattern of development

3 Location and Topography

- 3.1 Hilderstone is a small village, some five miles east of Stone, set in its own parish. It is located in rolling, well wooded countryside. Topographically, the village is set on a flat topped ridge rising southwards between the valleys of two small streams. The village is set out either side of the B5066 Sandon Road, which leads from Sandon in the south, north towards Leek.



Figure 1: Hilderstone village viewed from the church tower

4 Land Use

- 4.1 The rural economy of the village, based around agriculture and local services, persisted well into the 20th century. By the 21st century, however, many of the agricultural buildings, local shops and services had been converted to residential use.
- 4.2 Although the farm buildings within the core of the village have largely been converted, to the north, Church Farm and Green Farm are still in active agricultural use.
- 4.3 Other local businesses now include 'Hammonds of Hilderstone', a garage just outside the conservation area, and Hilderstone Hall care home, housed since the 1990s in the 18th century hall built for the Bourne family. The Roebuck is the last of three inns once located within the village to still operate as a public house. With the onset of the Internet, a number of householders now also work from home.

5 Historical Development and Relationship to Current Layout

- 5.1 Hilderstone, in common with other small villages in Staffordshire, developed over the centuries. The first recorded reference to the village is in 670 AD, and there are two references to the village in the Domesday Book, when it was known as Heldeulvestone or “the place of the warrior wolf”. It was then recorded as having six households: two villagers, two smallholders and two slaves with meadow of 1 acre and 3 ploughlands. The name Heldulvestone and its variant are of Saxon derivation, originating as *Hildewulf's ton*. *Hildewulf* means a warrior wolf and *ton* a place or town. Numerous variations of the name appear over the centuries, including Heluveston, Hildulweston, Hildreston, Hildelweston, Hyldeleston, Hyldreston and Hilderson.
- 5.2 Various landowners of note held land within the village, amongst them Robert de Stafford, at the time of the 1086 Domesday survey, and Lord Gerrard of Gerrards Bromley, Master of the Rolls in the time of Elizabeth I. Hilderstone Hall Estate existed since at least 1674, and the moated site to its southeast was probably the location of an earlier manor house, known to date back to at least the 12th century. It is now designated as a scheduled monument, along with associated fishponds, thought to also date from the medieval period, although they could have formed part of the Georgian landscaping around the later Hall.
- 5.3 Hilderstone remained a small agricultural community, dominated by the Hilderstone Estate until the later 18th century. The 1747 Poll Book registered just seven families, but by the early 19th century, Enclosure maps show a sizeable linear settlement lining the Sandon Road. Hilderstone had become populated in the later 18th century by shoemakers who worked in Stone or Stafford. The majority of the housing in the centre of the village was intended for use by artisans and it is likely that they represent a period of development in the late-18th century when Hilderstone expanded from its strictly agrarian roots.
- 5.4 Although enclosure of land occurred in the early years of the 19th century, the Saxon method of strip farming continued behind the properties of Hilderstone until at least the mid-19th century. Open fields were owned by the manor and divided up into strips to be farmed by individual families. The ancient method of ploughing turned the soil in one direction only, so that as the ox-drawn plough reached the end of the strip and returned, a mound of soil was created, which became more and more pronounced over time. The narrow strips to the west and east show clearly on the Tithe Map of 1841, and areas of the medieval field systems remain evident as ‘ridge and furrow’ to the west and east of the village today. To the east the field system is a striking feature in the landscape, and the land is registered as a heritage asset on the Historic Environment Record. To the northwest, an area that was probably enclosed

at an earlier date is less distinct, but the ridge and furrow pattern can still be discerned.

- 5.5 The present day field pattern around the village was established by Acts of Inclosure in 1814 and again in 1816, which saw 92 acres of common and waste land enclosed. The plans from the early 19th century show that the basic form of the village, including the roads and pattern of development, was then already established much as it is today. The settlement pattern is that of a typical Midlands 'street village', i.e. rather than being grouped around a village green, the shops, village hall, school and the church were located at intervals along the main street.
- 5.6 The Tithe Map of 1841 shows the mid-19th century expansion of the village eastwards along Cresswell Road, including Christ Church and Vicarage, and Hilderstone House. By the 1881 census, 66 dwellings were registered in Hilderstone.
- 5.7 As well as the retained medieval ridge and furrow and the 19th century enclosures, the parkland to the south of the Hall was in place, including the fish ponds within a woodland plantation. By 1880, the distinctive avenue of trees leading from the frontage of the Hall to the Church through landscaped parkland is clearly marked on the OS plan.
- 5.8 Only minor changes to the road system have occurred in over 250 years. The Sandon Road was widened in 1756, and "Garshall Green Road", now Hall Lane" was diverted further to the north away from the Hall in 1817, to give it a more spacious parkland setting. When the village school was constructed in 1819, a track enclosing a triangle of land at the junction of Sandon Road with Hilderstone Road became redundant.
- 5.9 Substantial development occurred to the west side of Sandon Road in the mid-20th century and again in the later 20th century, with a major housing development to the northeast on what had previously been open fields. Minor infill and backland development within historic village plots has also taken place. It is notable that the village core has become enclosed to the west, but still enjoys its rural setting to the east.

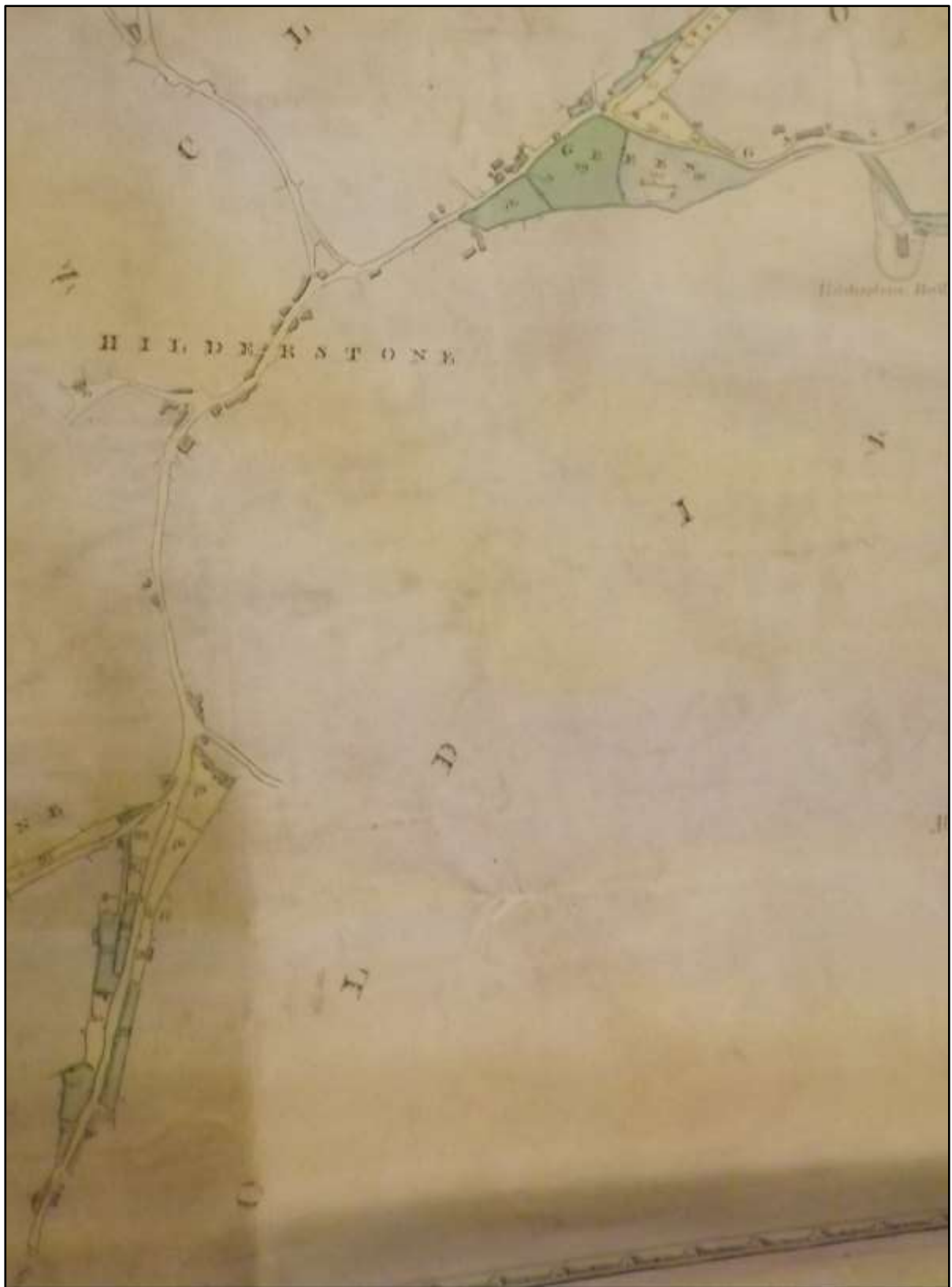


Figure 2: Inclosure map of 1816 (reproduced with permission of Staffordshire Record Office)



Figure 3: Tithe Map, 1841. North section, Hilderstone Hall south to Christ Church
(Reproduced by permission of the Trustees of the William Salt Library, Stafford)



Figure 4: Tithe Map, 1841. Central section, Christ Church south to Yew Tree House (Reproduced by permission of the Trustees of the William Salt Library, Stafford)



Figure 5: Tithe Map, 1841. South section, Church View south to Rose Cottage (Reproduced by permission of the Trustees of the William Salt Library, Stafford)



Figure 6: Ordnance Survey map of 1880, north part including Hall and parkland

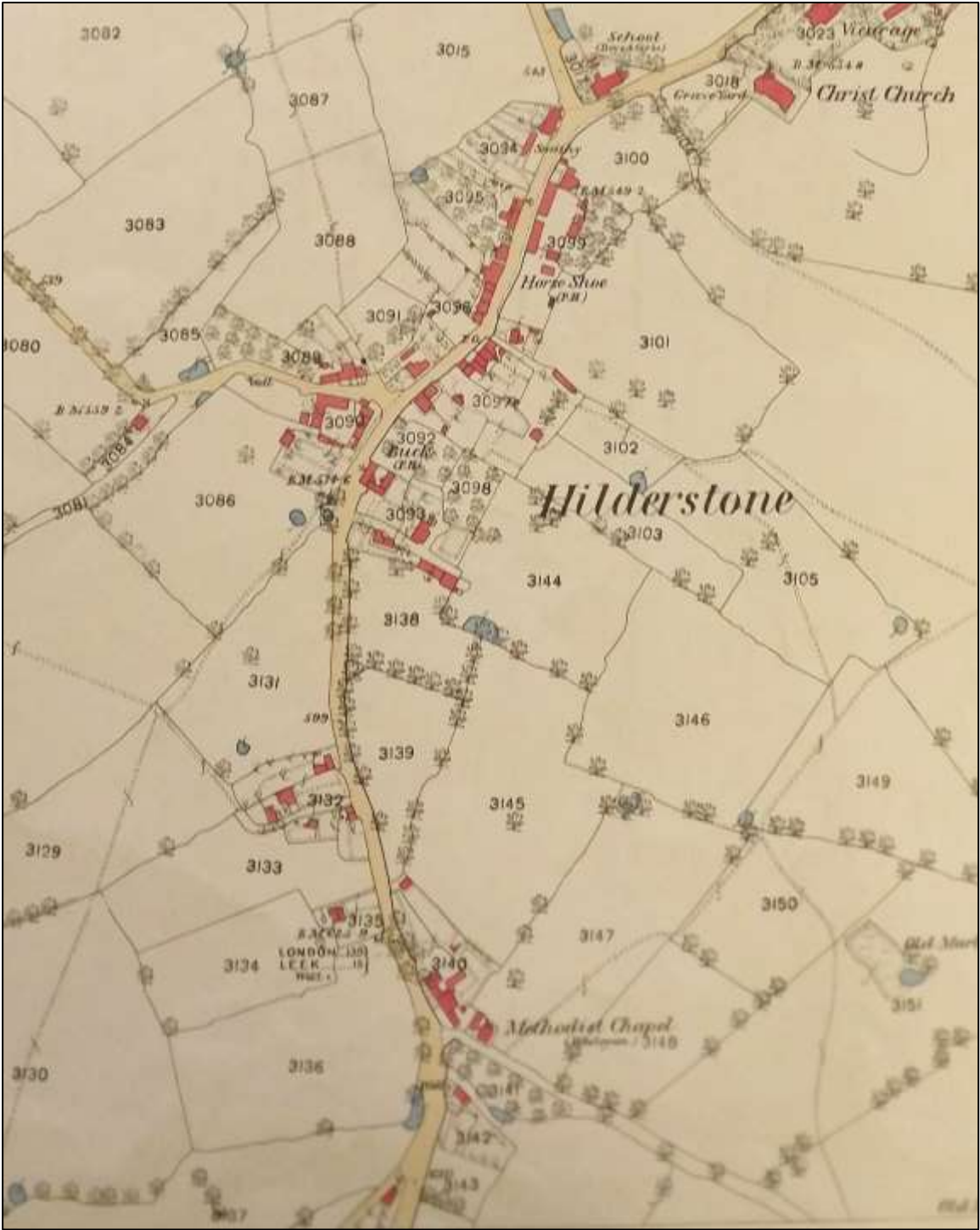


Figure 7: OS 1880 central and southern area



Figure 8: OS plan of Hilderstone Hall and parkland, 1890.

6 Archaeological Interest

- 6.1 Hilderstone is rich in archaeological interest, and surviving earthworks within the landscape provide a unique sense of history on the edges of the village.
- 6.2 To the southeast of Hilderstone Hall are the remains of a medieval moated site with associated fishponds. The original manor house on this site is known to date back to at least the 12th century.
- 6.3 The ridge and furrow landscapes to the east of the church and north of the former school, provide a clear visual reminder of the medieval strip system of farming, whilst the early 19th century parkland contributes a sense of grandeur to the setting of the Hall.
- 6.4 A summary of the 'Historic Environment Record' for the Conservation Area is provided at Appendix 1.

7 Built Character

7.1 Building Types

7.1.1 There is a wide mix of historic building types within Hilderstone, including two churches, a former school, two public houses, a number of farmhouses and their associated farm buildings, a former shop and bakery, a former smithy, a number of modest terraced cottages, and some larger houses of higher status on the periphery of the village. A village hall was constructed shortly after the Second World War.

7.1.2 The majority of the agricultural buildings, as well as the school, shops, post office and bakery, and a former inn at Horse Shoe Farm, have now all been converted to dwellings. The historic uses, however, still contribute variety and interest to the character and appearance of the village.

7.2 Plan Form and Settlement Morphology

7.2.1 The linear nature of development, set close to or tight against the pavement is a notable feature in the centre of Hilderstone giving it an intimate character at its heart. Even where the pattern of development becomes looser at the edges of the settlement, the older buildings, including houses, farm buildings, and school, are often set close to and facing the road. The main exceptions are the churches and larger 19th century houses including Hilderstone House and the Hollies, and of course Hilderstone Hall itself; although Hall Lane initially passed close to the Hall, only being diverted circa 1817 to allow the Hall a more elite setting.

7.2.2 Historically building plots vary from rectangular farmyards, through the long narrow plots of the cottages at the centre of the village, to the more spacious settings of the larger houses, such as the Vicarage, Hilderstone House and The Hollies. To the north and south of the village, domestic curtilages are set out in long, narrow strips along the side of the road, a result of the early 19th century pattern of enclosure.

7.2.3 For most of the village, the broad definition of the historic plots remains legible today, although subdivision for the backland and infill developments of the late-20th century have partially obscured them to the west and northwest. Sensitive conversion of agricultural buildings has ensured that the sense of unity of the farmsteads around the former farmyards survives.

7.3 Building Form and Scale

- 7.3.1 The majority of historic buildings within the Hilderstone Conservation Area are of two storeys in height. There is nevertheless great variety in scale. At the centre of the village are found modest vernacular cottages of one or two bays, in brief terraces of up to five, alongside modest farmhouses with symmetrical three or four-bay frontages, sometimes extended in a horizontal linear fashion. Low linear outbuildings and simple agricultural buildings are located to the rear. To either edge of the village, whilst the modest farmstead persists, there are found some more aspirational buildings, on a double-pile plan. The former Vicarage has taller floor heights and an air of status, whilst Hilderstone House is an aspirational Regency style villa.
- 7.3.2 Hilderstone Hall is the main exception to the two-storey rule, being a grand three-storey mansion. The four bay Lower Farm House is also of three-storeys, but otherwise has a vernacular character.
- 7.3.3 The majority of the buildings throughout the conservation area are based on simple rectilinear plans with simple dual pitched, gable ended roofs. Outshuts or outbuildings to the rear are based on the same simple forms, as are the farm buildings. Occasionally the form is turned at right angles to the road, so that a gable is presented to the frontage and adds variety to a continuous eaves line or building line. At The Hollies to the south, a rather grander elevation is created by presenting three brick gables to the front
- 7.3.4 The vernacular buildings are predominantly plain fronted; the projecting shop front at the former 'bread stores' is an exception to the rule, as are the historic dormer windows breaking through the eaves line of Horseshoe Farmhouse and Annscroft.
- 7.3.5 The hipped roof form is found only on the higher status houses at Hilderstone Hall, Hilderstone House and The Vicarage. These also have more adventurous forms and embellishment in the form of double height projecting bays and porticos.

7.4 Building Materials

- 7.4.1 With the exception of Christ Church, all buildings are built of red brick. The higher status houses to the north, including Hilderstone Hall, Hilderstone House and the Vicarage, have stuccoed elevations, now painted white or stone-coloured. Along the main road, the render to the terraced cottages is a later addition, and the School House has had a painted finish since the 1970s.

7.4.2 The brickwork is of deep orange or brown local hand-made bricks, mellowed in tone by age and weather. The brick-laying also demonstrates high vernacular craftsmanship. The careful use of over-fired headers in a simple Flemish bond at Vernon Cottage and Copes Cottage are particularly engaging examples. Flemish bond – where headers and stretchers alternate on each course – is common in Hilderstone, but most often the bond is Flemish Garden Wall, where three rows of stretchers are followed by a single one of alternating headers and stretchers.



Figure 9: Alternating red and blue bricks in a Flemish bond creates a chequerboard effect at Vernon Cottage. Most buildings use bricks made of local orange clay in a simple Flemish garden wall bond.

7.4.3 To the south are found some later 19th century examples of the use of highly decorative moulded terracotta, which combine at the former Chapel with polychromatic brickwork and gothic arches to present richly decorated elevations.



Figure 10: The use of moulded terracotta bricks and tiles, and polychromatic brickwork, at The Gables and the former Methodist Chapel.

7.4.4 Christ Church alone is built entirely of stone. But local sandstone is also found for architectural embellishments on Hilderstone Hall, and commonly as a boundary walling material or for gate posts.

7.4.5 The most common roof covering is Staffordshire clay tiles, usually blue. Hilderstone Hall, the School House and Hilderstone House have slate roofs.

7.5 Architectural Styles and Features

7.5.1 The greatest unity of architectural style is found at the centre of the village, where the simple red-brick terraced cottages have the simplest of vernacular details, usually confined to segmental arches over window or door openings, in a single course of headers or stretchers, and rarely with window sills defined. Despite its larger scale and higher status, this simple approach is carried over to Lower Farm House, where the only sign of a slightly elevated status is a semi-circular door head over a fan light. At the Bread Stores there are some wedge lintels, which are likely to be later 19th century replacements.



Figure 11: semi-circular brick arch over fanlight at Lower Farm house, and variations of the segmental arched window head.



7.5.2 Away from the village core there is more variety. Church Farm has a more refined semi-circular door head with key block, Yew Tree House an open pediment over a radial fanlight, and at Hilderstone House hood moulds head both window and door openings, Hilderstone Hall has a stone portico with doric columns.



Figure 12: Hood mould over sash window within deep reveal at Hilderstone House, and elaborate portico with balustrade over door to Hilderstone Hall

7.5.3 The majority of historic windows within Hilderstone are simple side hung timber casements. This is adapted to form attractive gothic tracery at The School House. There are also many good examples of sliding sash windows of varying dates, including at Mill House, Yew Tree House, Church Farm and Hilderstone House. They are mainly confined to the northern character area, although The Hollies to the south has later sashes with large undivided panes of glass.



Figure 13: Variants of painted timber side opening casement windows.



Figure 14: Gothic pointed arch casement at the School House, and typical Georgian sliding sash window within deep reveals.

7.5.4 Where historic door joinery survives, it tends to be of painted timber with moulded panels, usually in the later 19th century four-panelled form. Many of the earlier workers cottages also have vertical plank doors, which is quite unusual to the frontages of domestic buildings rather than for outbuildings or agricultural buildings. At the School House, the Picturesque theme of the buildings continues to the doors with battened panel doors beneath gabled porches with ornate barge boarding.



Figure 15: Victorian four-panelled door with well-defined moulding, and battened door within porch at The School House

Many buildings have simple gabled brick porches. Often these are historic, but some have been added in recent years.

7.5.4 Dog-toothed eaves are common to most of the vernacular buildings, with plain closed verges to the roofs. Higher status buildings, including Yew Tree Farm House and Hilderstone House have widely projecting eaves lines.

7.5.5 Simple chimney stacks breaking through the roof ridge are common, sometimes with elaborate chimney pots. At Hilderstone Hall there are some altogether more exuberant examples of chimney stacks in moulded brickwork.



Figure 16: Dog-toothed eaves, castellated chimney pot and array of moulded brick chimneys at Hilderstone Hall



7.6 Boundaries

7.6.1 The predominant boundary material in the conservation area is brick; typically redbrick, although blue brick is found at The Stores. A variety of styles of copings are used, including stone and blue brick.



Figure 17: Variety of brick boundary walls with a variety of brick or stone copings



7.6.2 Although no historic buildings survive at Green Farm to the north, there is a former garden wall set back parallel to the road, and is a notable historic feature in the street scene.



Figure 18: Historic brick wall at Green Farm

7.6.3 To the south, Christ Church has a fine ashlar boundary wall, which continues north as the boundary to The Vicarage. Cresswell Road is kerbed by a low wall of ashlar, heavily tooled, which marks the boundary of Hilderstone Park. The blocks are green and well mossed, and often buried deep in undergrowth.



Figure 19: Tooled ashlar stonework bounding Cresswell Road

7.6.4 Around the former school and school house picket fencing is a charming traditional feature, and opposite, iron railings and timber post and rail fencing enable open views across the field to the church beyond.



Figure 20: Picket fencing around the school in the early 20th century

7.6.5 At Eastview, Highfields House, and the former Methodist Chapel, good examples of 19th century ironwork survive as gates and railings. At The Hollies, estate style railings can be seen embedded within the dense holly hedge, adjacent to a charming timber arts and crafts gate. Grander examples of ironwork are found at Christ Church, and at Hilderstone Hall, where ornate gates lead into the park in front of the mansion house.



Figure 21: Iron gates at Highfields House and the Old Chapel, and timber arts and crafts gate to The Hollies.



7.6.6 Hedges are interspersed with boundary walls throughout the village core, but become more common, often above a brief sandstone wall, towards the outer reaches of the village. As development disperses into the open countryside the roads are bounded by mature trees and hedgerows.



Figure 22: Hedges atop low stone walls or banks

7.7 Colour Palette

7.7.1 The colour palette of Hilderstone is largely defined by the rich oranges and browns of the historic brickwork, interspersed with some brighter white or off-white elevations, and the ubiquitous grey of the plain tiled and slated roof-scape.

8 Listed Buildings

8.1 A high proportion of buildings within the Hilderstone Conservation Area are included on the national list of building of 'special architectural or historic interest'. The list descriptions for buildings within the Hilderstone Conservation Area can be found in Appendix 2, and they are identified on the maps at Figures 65 to 67.

8.2 **Hilderstone Hall (grade II):** Built circa 1810, as a replacement for the earlier manor house to the southeast, this is a large, irregular mansion house set back from the road in landscaped grounds, with a stuccoed façade, hipped slated roof, sash windows, and classical details including a projecting bay to the entrance hall with a stone portico with doric columns. Now a nursing home, the building has been regrettably extended a number of times. Although largely in character with the historic building, the definition and grandeur of the hall has been compromised by the creeping extensions.



Figure 23: Hilderstone Hall viewed across the ponds to the southeast.

8.3 **Christ Church (grade II):** Built in 1829 by Thomas Trubshaw, who was influenced by AW Pugin. It is of ashlar sandstone in an early 13th century Gothic style, with a recessed spire. It was given by the Bournes of Hilderstone Hall after petitioning Lord Harrowby and others. Mr. Bourne was worried about the spiritual well-being of the villagers, as they had to travel to Stone to church. The small scale and homely detail of the church suits the nature of the community it was designed to serve. The stained glass windows are a fine feature of the Church and the enamelled East Window by William Collins was the subject of an appeal in the 1960s and was restored.

- 8.4 The surrounding stone wall with its stone gate piers and wrought iron gates are independently listed grade II.



Figure 24: Christ Church and its independently listed wrought iron gates and gate piers

- 8.5 **The Smithy and School House (grade II):** Probably contemporary with the former village school of 1819, the School House is a charming building, with its 'gothick' casement windows with pointed arched heads, and two neat porches with barge-boarding housing panelled doors. Of red brick, it has now been whitewashed, and divided into two dwellings. Unusually for the smaller buildings within the conservation area, the roof is covered with slate. This may point to the patronage of Ralph Bourne of Hilderstone Hall. The adjacent smithy is included within the listing, although there was no historical connection with the school. It has a simple functional character with timber boarded doors, common brick elevations and low tiled roof. It adds a reminder of the full range of rural activities once found within the village.



Figure 25: The School House



Figure 26: The Smithy

- 8.6 **Lower Farm House:** A three-storey, red-brick building in a late Georgian style of the Staffordshire vernacular. It is of three-storeys and four bays with simple architectural detail including casement windows with cambered heads and a six-panel door beneath a semi-circular fanlight. It occupies a commanding position at the cross-roads with the School House and School. The former farm buildings, which back onto the road and are arranged around a yard to the rear, have now been converted to houses.
- 8.7 **K6 Telephone kiosk:** Designed in 1935 by Sir Giles Gilbert Scott, this traditional telephone box adds detail and character to the village street.



Figure 27: Lower Farm House and K6 telephone kiosk

- 8.8 **Hilderstone House (grade II):** An early 19th century Regency style villa of imposing proportions, with engraved stucco, double-height central front bay, and a hipped slated roof with boldly projecting eaves. The house, coach house and gardens have recently been renovated to a high standard.



Figure 28: Hilderstone House

- 8.9 **Church Farm (grade II):** This building is not visible from public vantage points, its farm buildings being located hard against the Cresswell Road and the house set back within the yard. It is an early 19th century red-brick building of two storeys with three bays and in a vernacular style with dog-tooth eaves, sash windows and plain lintels. The central doorway has a semi-circular stone head and keyblock, a radial fanlight, and four-panelled door.



Figure 29: Church Farm

8.10 **Horseshoe Farmhouse and Horseshoe Cottages:** Originating from the mid to late 18th century, these are simple vernacular buildings in brick with segmental headed casement windows. The former farmhouse is of one storey with attic rooms having dormer windows. The cottages have a more basic two-storey form.



Figure 30: Horseshoe Farmhouse and Cottages

8.11 **The Shop and Copes Cottage (grade II):** Now known as 'Bethany Cottage', the 'shop' is early 19th century, but Copes Cottage on the right, with its chequerboard effect brickwork, is of 18th century origins. These are again very simple vernacular buildings with plain fronts and brick segmental arched openings.



Figure 31: Bethany and Copes Cottages

8.12 **Hall Farm Cottages:** This modest cottage range is set back from the road with brief front yards bounded by low brick walls. Again of brick with simple segmental arches to the ground floor, but straight-headed windows to the first floor beneath corbelled eaves. A single-storey outbuilding extends toward the

road adding interest to the building line, and some stone footings to the gable end suggest an earlier building on this site.



Figure 32: Hall Farm Cottages

8.13 Bread Stores: The former bakery has retained its character although its use has changed from shop to dwellinghouse. It appears to have been constructed circa 1800 as a simple vernacular building, with the rectangular projecting shop window added in the later 19th century, when the building was home to the Village Stores owned by George Meddings, baker and grocer, selling everything from garden seeds to soap. The bakery continue to be run by the Spencer family until 1985. Small paned windows with small opening casements are a unique detail here, and the hipped roof to the corner give it a more refined character than other cottages in the village.



Figure 33: The village store c.1890-1910, and in 2013

8.14 **Yew Tree House:** A former farmhouse, now divorced from its farm buildings, which continue in agricultural use, partially converted to a dwelling. It is a typical modest early 19th century farmhouse of two-storeys and three-bays. It has sliding sash windows and a moulded wood doorcase with radial fanlight over a six-panelled door. The render finish is probably a later addition to its brickwork.



Figure 34: Yew Tree Farmhouse

8.15 **Mill Farmhouse and Mill Cottage:** Again in the local vernacular, this 18th century two-storey building sits close to the road, with a gabled cross wing adding character to its front elevation. It has recently been restored, including removing a later roughcast render and exposing and repairing the historic brick elevations. To the rear the former farm buildings have been converted to dwellings.



Figure 35: Mill Farmhouse and Mill Cottages



Figure 36: Plain functional elevation to side of Mill Cottages indicating former agricultural use, and further outbuildings to rear

8.16 **Mill House** (listed as “Stone’s Throw”): This late 18th century house has an asymmetrical four-bay frontage suggesting an evolution from an earlier building. To the right is the plain elevation of a former outbuilding, which serves as a prominent reminder of the agricultural and industrial origins of the village. Its white painted rendered elevations are a recent replacement for roughcast and give it an air of status.



Figure 37: Mill House

9 Other Positive Buildings

9.1 There are a number of unlisted buildings that also make a positive contribution to the character and appearance of the conservation area. These are identified on the plans at Figures 65 to 67. Some of the key buildings are:

9.2 **The School (Mistletoe House):** The school was built in 1819 by the Bournes of Hilderstone Hall. The first headmaster, Nathan Smith, was also landlord of the Roebuck. The school once housed the library, also set up by Ralph Bourne. In the later stages of its life the school was reduced to one pupil, and it was converted to a house in 1982. The building is of red-brick and is of a typical village school form, of a single storey, with prominent tiled roof, wide gables and a tall brick chimney stack. The dormer windows are later addition and give it a more domestic character.



Figure 38: The former School

9.3 **The Vicarage:** Once a large house in the late Georgian gothic style, built by the Bournes of Hilderstone Hall, this building is barely recognisable from its original appearance. However it remains a building of impressive proportions, with sash windows, rendered elevations, hipped roof form and prominent chimneystacks. Squatting heavily within secluded surroundings it forms a picturesque group with the church.



Figure 39: The Vicarage in 2015 and circa 1900

- 9.4 **The Roebuck:** Possibly originating as a simple vernacular dwelling, the Roebuck Inn has been a public house since at least the late-19th century, and is a focal building at the entrance to the village core.



Figure 40: The Roebuck in 1934

- 9.5 **Whitesytch House:** Originally a modest building and the location of the local police station, this building features a forward facing gable with applied timber-framing.
- 9.6 **The Methodist Chapel:** The local shoemakers, together with other villagers, built a Methodist Chapel in 1822, which was approximately on the site of the current Glenroyd. It was rebuilt in its current location in 1890, in a generic gothic style with generous use of polychromatic brickwork and moulded brick and terracotta. It is now a dwelling house.



Figure 41: The former Methodist Chapel

- 9.7 **The Hollies:** A large detached house set in a secluded location behind the former chapel. This building was inspired by the urban detached 'villa' fashions of the late Victorian period, including the three forward facing gables with decorative tiling, just visible above its tall holly hedge.

- 9.8 **Bear Stakes:** So named as it is thought to have been the location where villagers would be entertained by bear baiting. This is a simple fronted brick-built farmhouse, probably of late-18th century origins, set behind an attractive brick wall and with surviving outbuildings.



Figure 42: Bear Stakes

- 9.9 **Double fronted detached farm houses:** A number of other modest detached farmhouses survive throughout the conservation area, dating from the mid-18th century through to the early 20th. They are often double-fronted with later extensions to side or rear and are orientated to face the road. Annscroft and Highfields House are examples set well back from the road with spacious front gardens. Others include Overdale within the centre of the village, East View to the south, and Glenroyd on the site of the earlier Wesleyan Chapel. This was the last of the buildings in Hilderstone to follow this familiar vernacular form.



Figure 43: Annscroft



Figure 44: Annscroft in the early years of the 20th century



Figure 45: Glenroyd

9.10 **Other detached farm houses:** A number of other detached 18th and 19th century detached houses survive, of a more informal character and orientation. These include Bank House on Dingle Lane, a once vernacular mid-18th century farm house, which was treated to faux timber-framing in the early 20th century, but has recently been restored to exposed brick elevations in line with the character of the rest of the village.



Figure 46: Bank House

9.11 **Converted Farm buildings:** Throughout the village are a number of former farm buildings. Although now converted to dwellings, sensitive design has ensured that they retain their original external forms and materials. The addition of clearly domestic features, such as additional windows, porches, dormers and chimneys have been avoided so that their original function remains evident, and they serve as a clear visual reminder of the agricultural history of the village. An early conversion is found at Church View, where the former barn to Yew Tree farm was partly converted to a house in the early 20th century.



Figure 47: Converted agricultural buildings at Hill Farmhouse and Brook Farm, and Yew Tree Farm, a former agricultural building of Yew Tree Farm

10 Neutral Buildings

- 10.1 A number of buildings within the conservation area have been identified as having 'neutral' character, i.e. although they are the less historic buildings or do not fully reflect the historic character of the area due to their design or layout, it is considered that they do not cause 'harm' to the character or appearance of the conservation area. These are identified on the maps at figures 65-67, and include:
- 10.2 **Village Hall:** Land for a village hall was purchased by Stone and District Farmers' and Traders' Red Cross Committee in 1944, to provide a central meeting place for villagers. Although a traditional brick building was planned, post-war shortages of labour and materials resulted in a cedarwood construction, completed in the mid-1950s. In 2000 it was modernised and extended, and received Millennium grants for the purpose.



Figure 48: The Village Hall

- 10.3 **Residential buildings:** There are a number of 20th century houses within the conservation area, which broadly adhere to the traditional palette of materials of brick with clay tiles, and have a rectangular building form with gabled roofs, but which otherwise do not have the same historic or architectural quality as the historic buildings in the conservation area. They do not harm the character and appearance of the conservation area as a whole, but present opportunities for enhancement.
- 10.4 This includes buildings to the south of The Meadows, and in the grounds of the former Hill Farm. They were designed to reflect a mix of agricultural and domestic building types, and are of similar form to the historic farmhouses with chimney stacks adding pleasing detail. Dark wood windows, dormer windows and gambrel roof forms, however, fail to reflect the traditional

vernacular of the area, and the layout and density of the developments are clearly of a 20th century housing development form.



Figure 49: Meadow View

11 Spatial Analysis

11.1 Public Realm

11.1.1 Due to the narrow historic route through the core of the village, there are frequently no pavements or only the narrowest of buffers between kerb and building or garden wall.

11.1.2 To the north and south this opens out to the informal grassy verges of the open countryside. Although around Eastholme, the character is more formal and suburban in appearance, with a pavement and neatly kerbed deep lawns.



Figure 50: Where the stone sets of the highway kerb meet with historic brick pavers this adds character and detail to the street scene.

11.1.3 Pavements and roads are both of tarmac throughout much of the conservation area. Some isolated instances of historic surfaces survive, such as brick pavers in front of East View, and cobblestones on the track between Hillrise and Yewtree House.

11.1.4 Due to problems of heavy traffic usage, combined with the confined character of the village, there are multiple road markings to slow and control traffic. To prevent parking on verges, there are also a number of bollards, but usually these are simple white posts that do not detract from the street scene. Recently constructed chicanes close to the Roebuck and outside Christ Church have introduced red ringed bollards into the street scene; an unfortunate, but necessary, intervention to the historic street scene.

11.1.5 There is some unnecessary cluttering of street signage, but there are also examples of good practice, where a number of signs are grouped together on a single column.



Figure 51: Telegraph poles and signs have been grouped together to limit 'visual clutter' within the street scene.

11.1.6 Bus shelters and way markers are simple timber structures that protect the rural character of the area, as are a number of wooden benches throughout the village maintained by the Parish Council.



Figure 52: bench and planters set into a grassy bank

11.1.7 Street lighting is late-20th century, with concrete columns, and the centre of the village suffers some visual clutter due to the number of telegraph poles and overhead wires.

11.1.8 The K6 telephone box outside Lower Farm adds character to the street scene within the village, as does a 1893 cast iron mile marker outside Field House.



Figure 53: Mile marker

11.2 Historic Landscapes and Open Spaces

11.2.1 Open spaces contribute to the character of the conservation area, particularly on the outer fringes, where the density of buildings disperses into the countryside and the agrarian origins of the settlement remain evident. Many private gardens contribute to the character of the settlement pattern and sense of space around building, but key spaces are identified on the maps at Figures 68 to 70 and below.

11.2.2 To the west of Hilderstone Hall, extensive historic parkland retains its character with many mature parkland specimens, and a tree-lined avenue of oaks leading from the west front towards Christ Church. The open space enhances the sense of grandeur and detachment of the Hall from the village.



Figure 54: Parkland and avenue of oak trees south of Hilderstone Hall

11.2.3 To the southwest of the parkland, amidst 19th century woodland, are the earthworks of the former moated manor house, and fishponds, also thought to have medieval origins. Ponds continue to be a feature of the Hilderstone landscape, with a privately owned 20th century pond now enhancing views along Hall Lane towards the Hall.



Figure 55: Pond between Cresswell Road and Hall Lane

11.2.4 Areas of ridge and furrow to the east and northwest of the village remain well-defined in the landscape and serve as a tangible visual reminder of the village's more distant past.



Figure 56: Ancient ridge and furrow field system viewed from the church yard at Christ Church

11.2.5 The churchyard at Christ Church is a central feature of the village, with a number of 19th century headstones interspersed with trees. The surrounding hedge creates a secluded and tranquil character within the space.



Figure 57: View across the graveyard towards the church tower

11.2.6 Within the centre of the village a single field belonging to Lower Farm abuts the road and serves to provide clear views across to the church yard and beyond to the

surrounding countryside. In this focal location it creates the impression of a village green, and indeed is used by the community by private agreement.



Figure 58: Central field with views toward the school and church

11.3 Important Trees and Hedges

11.3.1 Both trees and hedges are integral to the character of the Hilderstone Conservation Area. Hedging was the traditional means of enclosing fields in the 18th and 19th centuries, and hedges of native species contribute a rural character to the street scene, particularly at the edges of the village where the buildings disperse into the agricultural landscape along narrow lanes. The historic hedgerow boundary has been retained in the development off The Meadows at Bourne Court as a visual reminder of the earlier settlement edge.



Figure 59: Hedgerows and mature trees enhance the rural character throughout the conservation area

- 11.3.2 Hedging is also used to create domestic boundaries. Although species may not be native and their appearance of less historic character, they soften views and create senses of intimacy and enclosure. At The Hollies and the Vicarage, hedging interspersed with mature trees creates a particular sense of withdrawal and privacy.
- 11.3.3 Many trees within the conservation area are mature hedge trees or more recent domestic garden trees. All these add character to the conservation area, but particularly notable specimens are identified on the plans at Figures 68 to 70. The mature parkland trees of Hilderstone Hall include the avenue of oaks as well as a number of other isolated specimens. At the entrance to the village along Hilderstone Road, on a patch of land owned by the Parish Council, a crack willow and red Norway oak enhance the approach to the village.



Figure 60: Crack willow and red Norway oak on Hilderstone Road

- 11.3.4 Important historic woodland areas include the ancient group around the fish ponds, and a strip of woodland lining the southeast of Cresswell Road above Green Farm.

12 Important Views and Focal Points

- 12.1 Hilderstone is mainly experienced through a series of linear, or sequential, views, with the eye drawn along the road to focal points in the distance. The character varies as one passes by isolated farmsteads, attractive clusters of buildings, and landscapes that open up or close in following steep hedge-crowned banks.
- 12.2 Approaching from the south, the modest farmhouses at Bearstakes and East View stand sentinel at the entrance to the village, which is seen as a cluster of buildings beyond. This cluster, around the former Methodist Church, has a mixed character with an intermingling of buildings of all ages and types. The group of the chapel and Mill House and Mill Cottages to the east of the road draw the eye, whilst the less historic buildings on the eastern side recede behind hedges and gardens. Narrow hedge-bounded lanes off the main Sandon Road invite exploration to either side of the main road.



Figure 61: The cluster of historic buildings at Mill House, Mill Farm and the former Methodist Chapel form a focus at the south end of the conservation area

- 12.3 After passing downhill between broad grassy banks, the road turns between the Roebuck Inn and Bank Farm, which form a gateway to the village core. The Roebuck Inn itself is immediately striking, facing out of the village with a welcoming elevation to visitors. Rounding the bend, is a picturesque descent, following the falling rooflines of vernacular cottages towards Christ Church in the distance.



Figure 62: Descending towards Christ Church from the south

12.4 The main visual focus of the conservation area is at the junction of Hilderstone, Sandon and Cresswell Roads. Around this junction are loosely grouped four of Hilderstone's most distinguished buildings, i.e. Christ Church, the former School, School House, and Lower Farm House. Despite the concentration of these attractive buildings, however, the feeling of space and open countryside penetrates into the village at this point.



Figure 63: The old School and Christ Church viewed across the open field at the heart of the village

- 12.5 As the road rises up again to the north, views close in again between the barn of Church Farm, and the Vicarage with steep banks and dense hedgerows beyond. Buildings are more dispersed and it is the natural environment that characterises these views.



Figure 64: Heading north along Cresswell Lane

- 12.6 Although the prominent characteristic is of confined linear views, Hilderstone also boasts some fine open vistas out across its associated historic landscape. From the churchyard, medieval ridge and furrow is viewed in one direction and historic parkland in the other, and from the frontage of the Hall is a fine view across parkland and down the tree-lined avenue towards the church. Hilderstone Hall itself is hidden from public views along the main road, being approached by a gently winding road with open views of ponds and the parkland to the Hall.
- 12.7 Key views and vistas are identified on the plans at figures 65, 66 and 67.

13 Key Positive Characteristics

The Conservation Area can be subdivided into three distinct character areas, which reflect the nature and pattern of the historic development of different parts of Hilderstone. Within these areas, the following factors are key to the special historic character of the conservation area:

13.1 North Area: Hilderstone Hall and Park

- Character derived from the early medieval origins of the village together with the evolution of Hilderstone Hall and Estate.
- Physical evidence of early landscapes and land use dating back to Saxon times: including the ridge and furrow landscapes and scheduled moated site of Hilderstone Manor.
- Land uses closely associated with the Hall and the patronage of the Hilderstone Estate, including Christ Church, The Vicarage, the Lodge to the Hall, the parkland and fish ponds.
- A high quality of designed landscape, including the private gardens to Hilderstone Hall, its open parkland with mature specimen trees, an avenue of oaks leading from the Hall towards the village and Church, and historic and more recent ponds.
- Well dispersed development reflecting the status of the Hall and its associated buildings, in conjunction with a scattering of dispersed historic farmsteads.
- Open views across parkland, pools and agricultural landscapes.
- Loose development well integrated with the rural landscape.
- A variety in status, form and style of building, from modest farm buildings through more polite detached villas, and Hilderstone Hall itself. Aspirational styles see features such as projecting double height bay windows, porticos, wide overhanging eaves, sliding sash windows and stuccoed elevations, but these are intermingled with the more vernacular brick and tile buildings of the farmsteads as found elsewhere in the conservation area.
- Boundaries are largely loose informal hedge boundaries above low stone footings, although the former brick wall to Green Farm, stone wall to the Vicarage and the Christ Church wall with its elaborate wrought iron gate, are notable features within the streetscape.

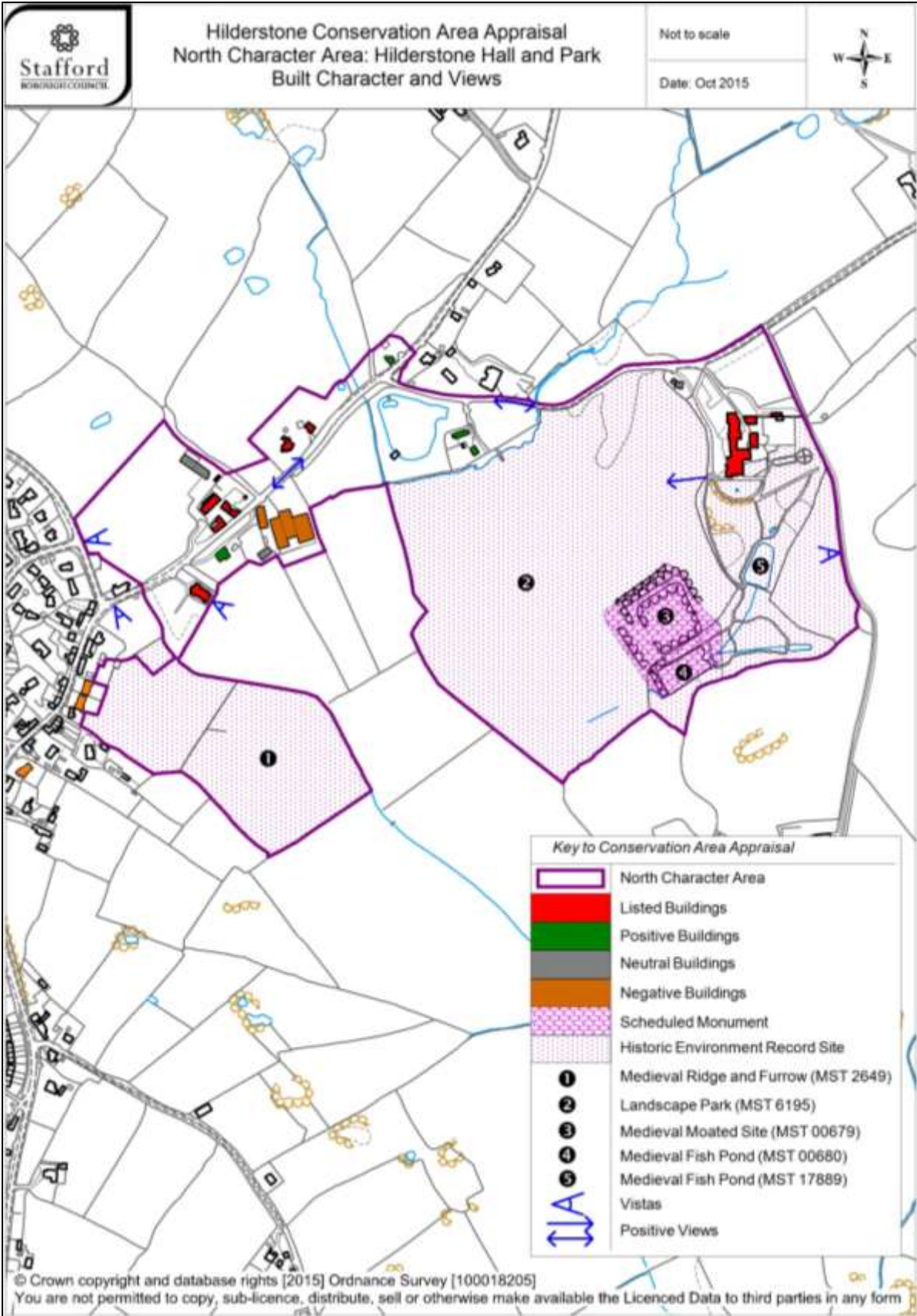
13.2 Central Area: Village Core

- This area owes its character to the late 19th century development of the village for workers' housing, superimposed on an earlier, agrarian landscape.

- An intimate character due to the dense pattern of development, dominated by terraces of cottages and a narrow roadside layout.
- Linear, road orientated nature of development.
- A mix of building types to serve the community, including public houses, former shops and later village hall, with agricultural buildings set behind the frontage buildings.
- A strong group identity of buildings, focussed on the two storey brick-built terraced cottage, with Staffordshire plain clay tiles and modest architectural detailing, including simple segmental arched headers, painted timber side-opening casement windows, plank or panelled doors, simple brick ridgetop chimneystacks and dentilled eaves.
- Early polychromatic brickwork making use of burnt headers in a Flemish bond to create a chequerboard effect.
- Close roadside boundaries of low brick walls with a variety of treatments.
- Confined views with the eye drawn along the road by the terraced housing and boundary walls.

13.3 **Southern Area: Dispersed farmsteads**

- This area owes its character more to the 18th and 19th century agrarian economy, based on former farmhouses, and field patterns.
- Historic buildings form isolated groups within open fields and have a more spacious setting than in the village core. Farmhouses are often set well back from the roadside facing out across generous front gardens, with agricultural buildings and outbuildings set around yards behind.
- Gradual infill development has led to a disparate straggle of development of varying ages and styles.
- The vernacular farmsteads dominate, but peppered amongst are the gothic chapel, a late 19th century villa, and a variety of early to mid-20th century dwellings.
- Common bricks and plain clay tiles dominate as building materials, with some elevations lifted by off-white render or paint.
- The side-opening painted timber casement dominates for windows, although some sashes are found and suggest a higher status, such as at the Mill House and The Hollies.
- Formal garden boundary walls punctuate the predominant hedgerows.
- Historic iron and timber gates of character survive.



Figures 65: Built character of the North Character Area: Hilderstone Hall and Park

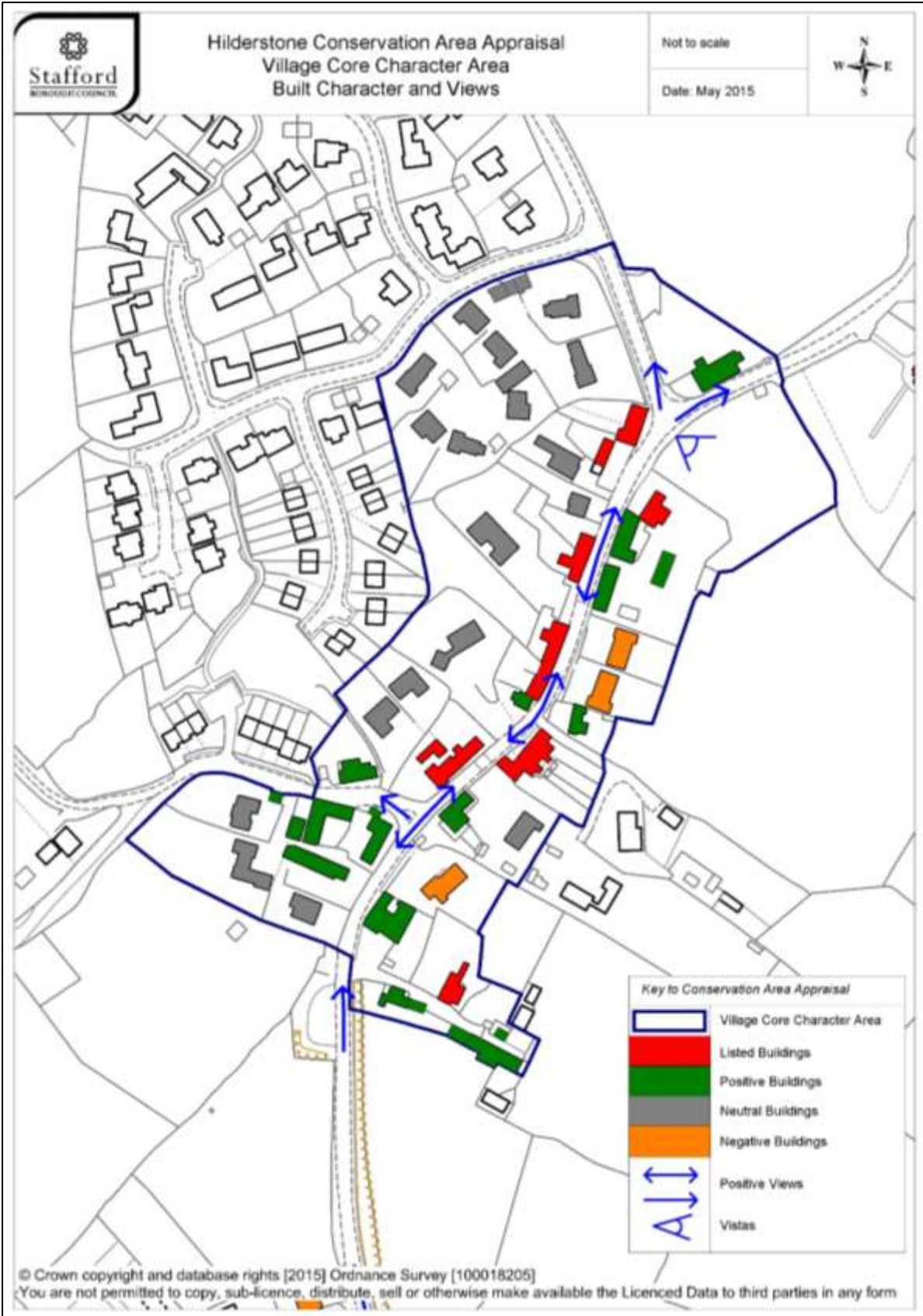


Figure 66: Built character of the Central Character Area: Village Core

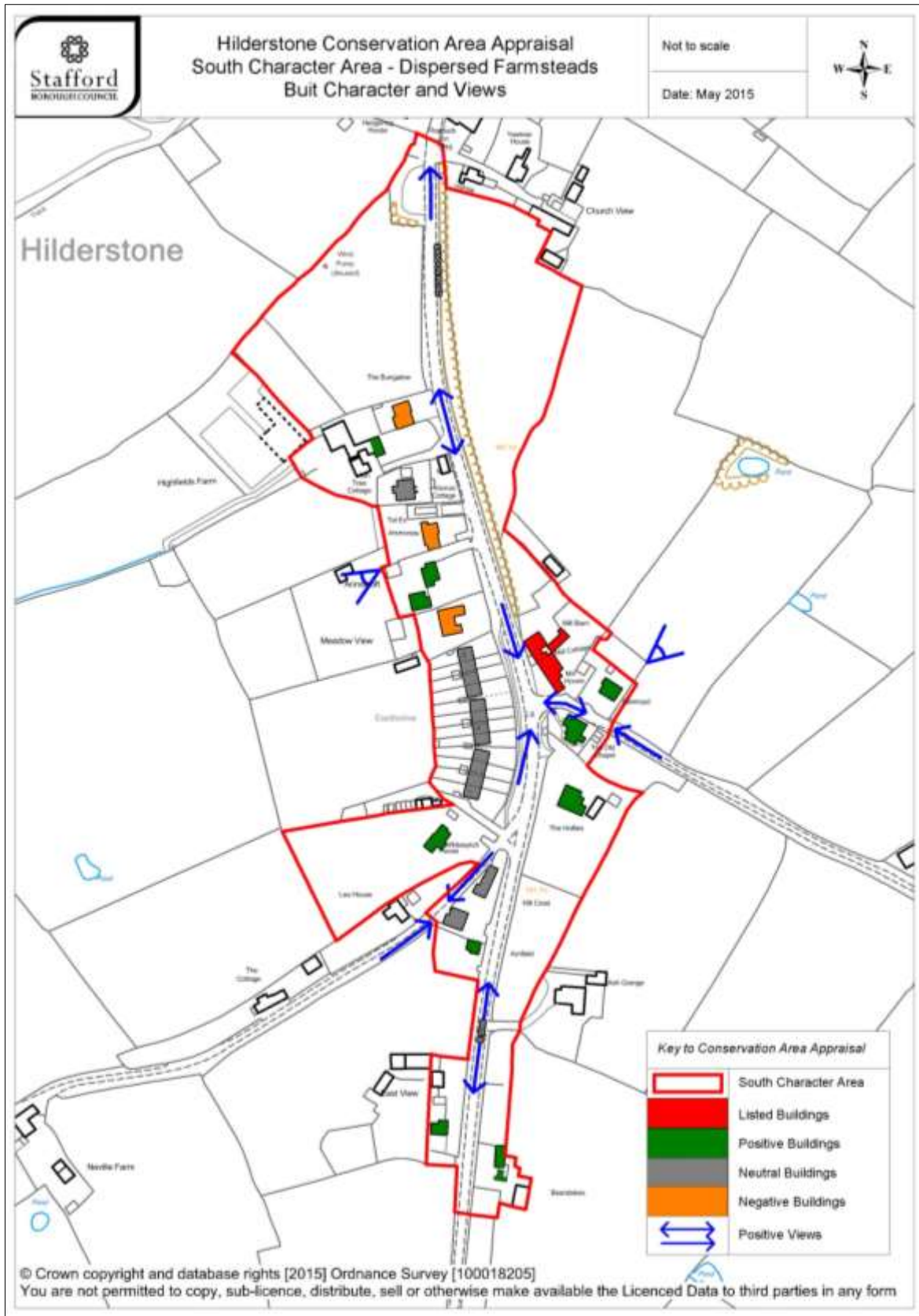


Figure 67: Built character of the South Character Area: Dispersed farmsteads

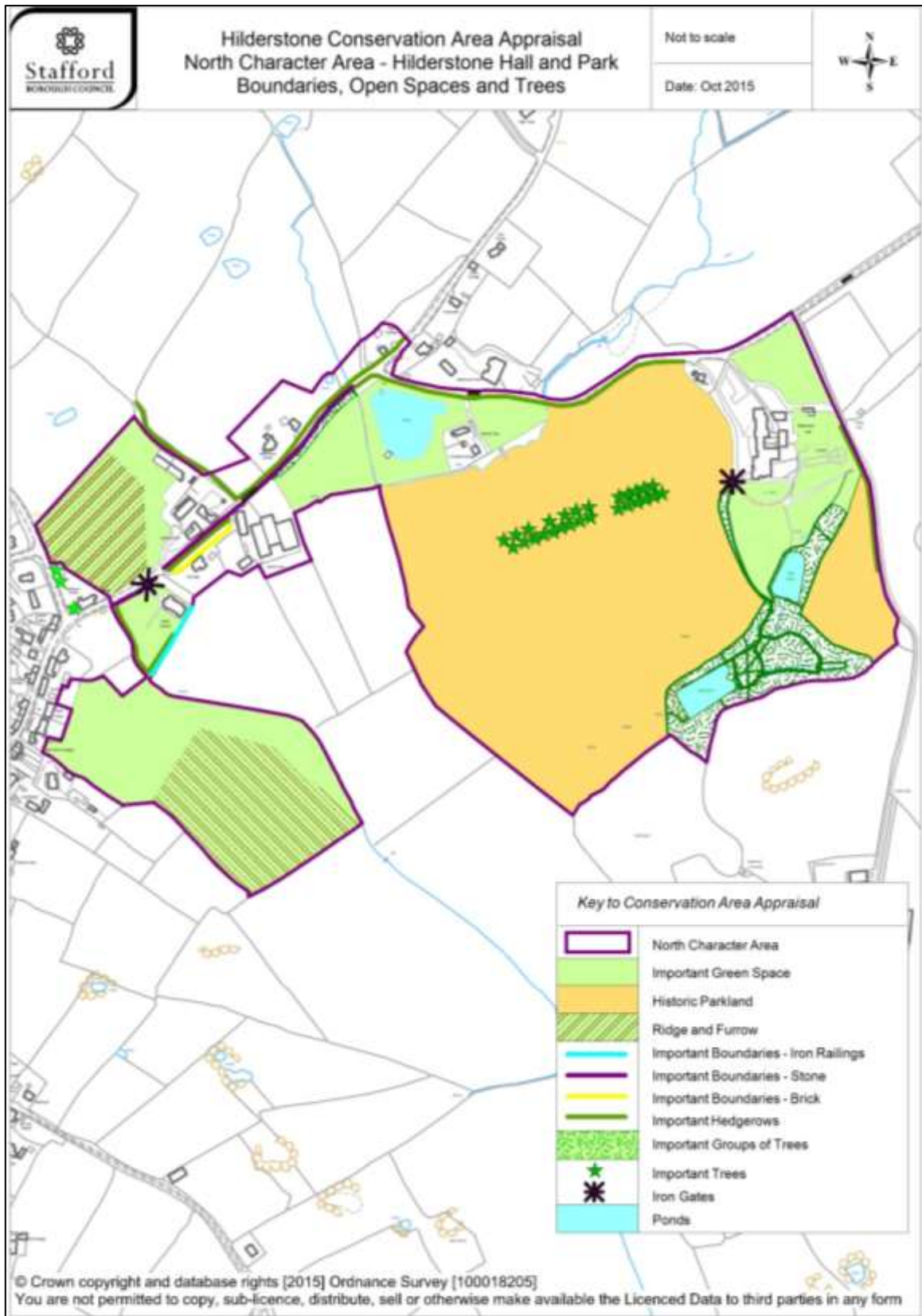


Figure 68: Boundaries, open spaces and trees of the North Character Area: Hilderstone Hall and parkland

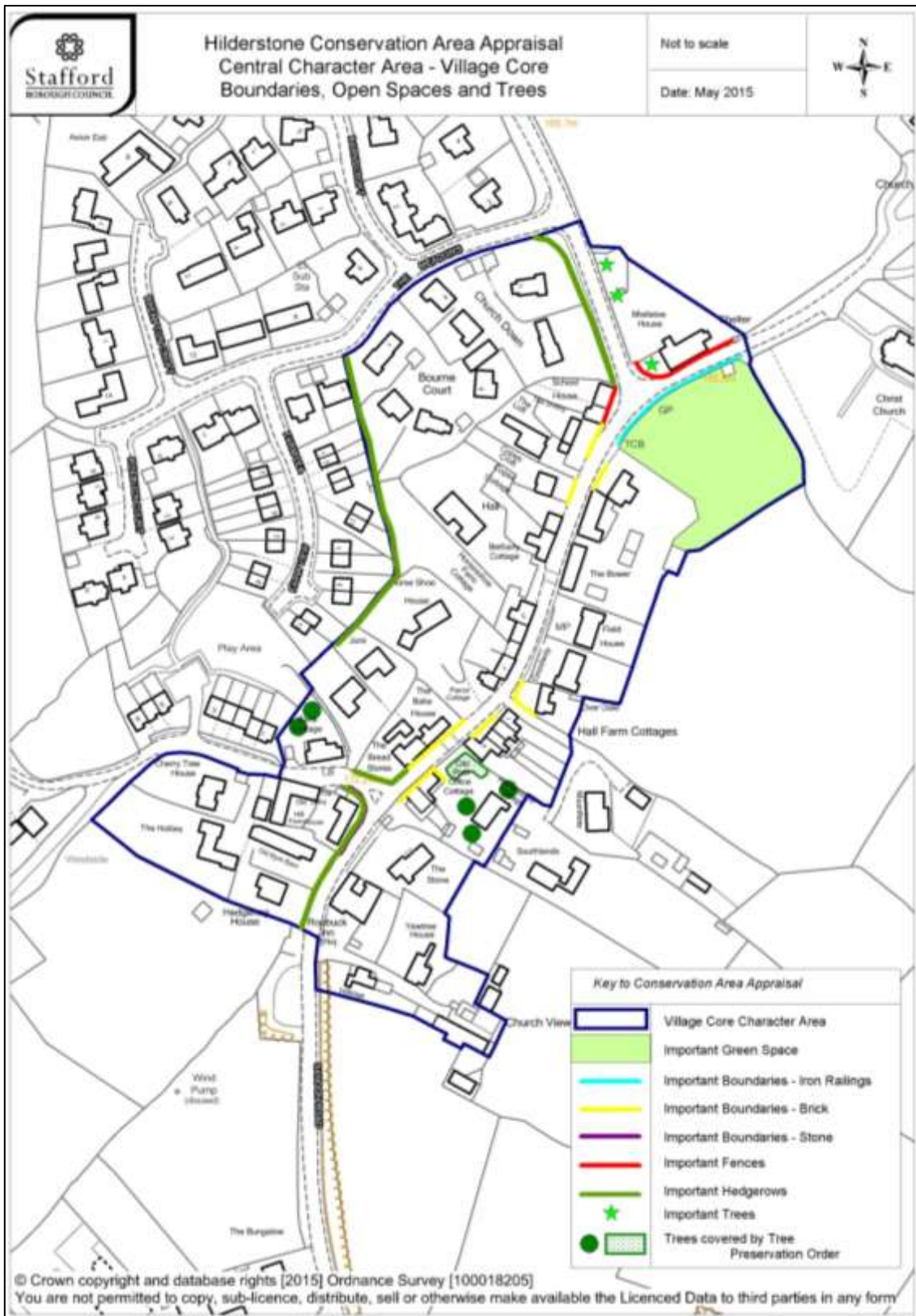


Figure 69: Boundaries, open spaces and trees of the Central Character Area: Village Core

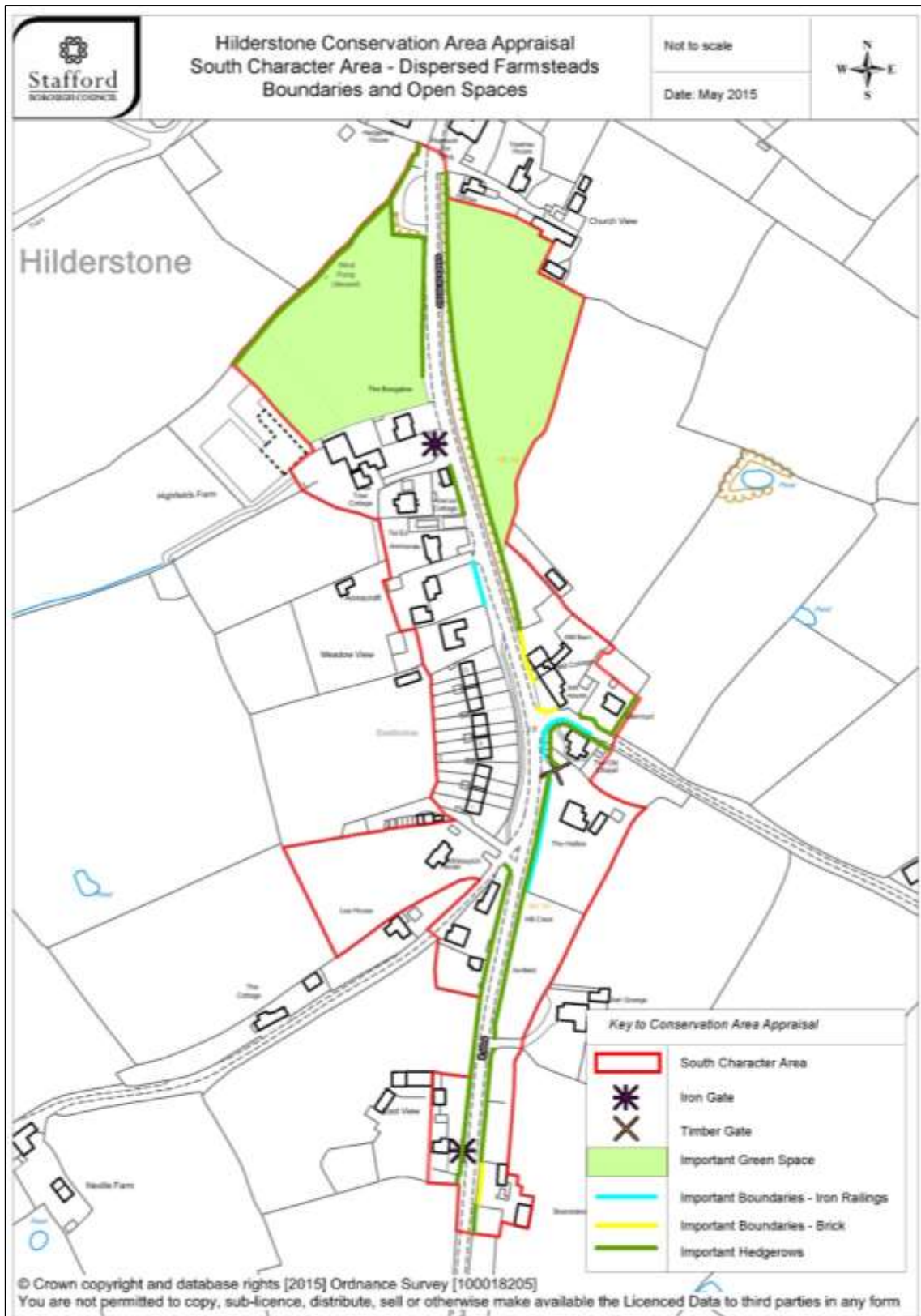


Figure 70: Boundaries, open spaces and trees of the South Character Area: Dispersed Farmsteads

14 Negative Features within the Conservation Area

- 14.1 Loss of boundary walls to the frontages of properties interrupts the linear character of development and leads to notable gaps. Where losses have occurred a gradual erosion of character is evident, and reinstatement is desirable.



Figure 71: Lost walls create notable gaps in the street scene.

- 14.2 Many of the low stone walls within the conservation area are in a poor state of repair, often made unstable by the roots of hedges planted above.



Figure 72: Condition of stone boundary walls

- 14.3 In the public realm, street signage, overhead wires and columns have a tendency to create visual clutter. New structures need to be carefully designed and sited.



Figure 73: A clutter of signs and road markings immediately in front of the grade II listed Christ Church

- 14.4 The buildings of Hilderstone are generally well-maintained and in a good condition. However, the use of hard cementitious mortars is noted in some areas and is causing erosion of masonry. If the mortar used is harder than the brick or stone, then water will become trapped within the masonry, and cause erosion, particularly by 'spalling' in cold weather, when the moisture freezes, expands, and blows the faces off the masonry. If a damp proof course has been installed, then this will concentrate moisture in the lower courses, exacerbating the problem. The life of historic masonry can be protected by the use of softer, lime-based mortars.



Figure 74: Example of a hard cement-based mortar causing erosion of soft historic brickwork.

- 14.5 Where buildings have been re-built or new are erected, the choice of bricks can impact on the character and appearance of the area. Using painted

reclaimed bricks in exposed brickwork can lead to an odd and contrived appearance.



Figure 75: Re-used painted bricks

14.6 Many of the buildings retain their historic windows, but some have been replaced in non-historic materials or styles. Where upvc or stained hardwood windows have been used, or non-historic top-opening styles employed, the variance with the established historic character is clear. In the 18th and 19th centuries, windows were constructed of pine and had a painted finish. Casements were either flush closing side opening casements, or vertically sliding sashes, both set within deep reveals.



Figure 76: Examples of storm-proof casements, use of upvc and top opening casements. Positioning the windows forward in line within the brickwork accentuates the non-traditional form of glazing.



Figure 77: The character of historic buildings can also be harmed by simple alterations such as widening historic window openings

- 14.7 Where solar panels have been installed on front elevations, the contrast of the stark reflective surfaces against the more subtle textures and tones of the historic environment detracts from historic views. Solar panels should be sensitively sited to the rear of buildings, or detached within rear garden spaces.



Figure 78: Intrusion of solar panels and a multitude of overhead lines into historic street scene

- 14.8 Many of the mid to late 20th century buildings within the village do not observe the established historic character of the area. Most are set back from the immediate roadside and so do not interrupt the primary views too notably. However, bungalow forms, flat roofs and wide horizontal windows are noticeable intrusions and should be avoided within the conservation area in future development.
- 14.9 Hilderstone has a subdued palette of colours and textures. The use of non-historic colours, such as blues or bright colours, for render or paintwork can have a jarring impact on the street scene.



Figure 79 : Some examples of building forms and details that do not reflect the established character and appearance of the area: wide dormers, concrete pantiles, dark stained windows, yellow hued brickwork, horizontally orientated windows and horizontal mass, hipped roof forms, and 'faux' timber framing.

15 Protecting the Character and Appearance of the Conservation Area

- 15.1 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.
- 15.2 The 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.
- 15.3 These policies should be used in conjunction with this appraisal to guide or assess any future development within the Hilderstone Conservation Area.
- 15.4 Other organisations, such as the County Council Highways Authority, and statutory undertakers also have their own commitments to protect the character and appearance of the conservation area in the exercise of their duties.
- 15.5 To manage and protect the special historic character and appearance of The Hilderstone Conservation Area in the exercise of these policies and duties:
- 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 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).
- 15.6 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.

16 Boundary Revisions

- 16.1 The boundary of the Hilderstone Conservation Area designated in 1977 focused on the linear village core. It was considered that the boundary should be redrawn to include the historic environment around Hilderstone Hall, which is integral to the historic character of the village, and to omit some of the properties that were built since 1977 within the boundary, but not observing the character of the conservation area.
- 16.2 Some other minor amendments were required to ensure the boundary follows existing property boundaries or other physical features clearly identifiable in the landscape.
- 16.3 The following amendments have been adopted:

Additions

- 16.4 **Hilderstone Hall and associated landscapes:** Hilderstone Hall is a grade II listed building with associated historic gardens and parkland recognised as being important by inclusion on the Historic Environment Record, and with a medieval moated site and fishponds designated as Scheduled Monuments. Areas with a high concentration of nationally designated heritage assets normally qualify for inclusion within conservation areas, and in this instance the Hall and landscape links with the village both in terms of its historic associations and as a contributor to its character and appearance.
- 16.5 The parkland contains a number of parkland trees and an avenue of poplars of high quality. Inclusion within the conservation area will ensure consultation with the Borough Arboricultural Officer in the event of future works to the trees.
- 16.6 **Ridge and Furrow:** The medieval field system to the east of the village is exceptionally well-defined, and in the Historic Environment Record is accurately described as 'spectacular'. The landform serves as a reminder of medieval agricultural practices carried out by villagers up until the mid-19th century.
- 16.7 **Bearstakes and Eastview:** These two properties are former farmhouses either side of the entrance to Hilderstone village from the south. They are of a typical date and form found throughout the conservation area, retain historic boundaries of character, and their more spacious roadside settings serve as a reminder of the less dense character of the settlement prior to infill from the late 18th century onwards.
- 16.8 **Property Boundaries:** Corrections to reflect current property or physical boundaries have been made at The Cottage, Iona, Hilderstone House, Hilderstone Cottage, Church View, from Ash Tree Cottage south to Meadow View, Glenroyd, The Old Chapel, The Hollies and Whytesytch House.

- 16.9 **North of The Meadows:** The houses off The Meadows were constructed in the late 20th century within former agricultural fields within the Conservation Area. The density, layout and design of the buildings are clearly of their age. The buildings to the south of The Meadows however, remain in the conservation area, as the design is of a higher standard, reflecting characteristics of the rural environment, and form a suitable backdrop to the historic buildings west of Sandon Road.
- 16.10 **Bungalows north of Dingle Lane:** These late-20th century bungalows post-date the existing boundary. They have little in common with their historic neighbours and partially crossed the conservation area boundary, which has been re-aligned with the boundary of Bank Cottage.

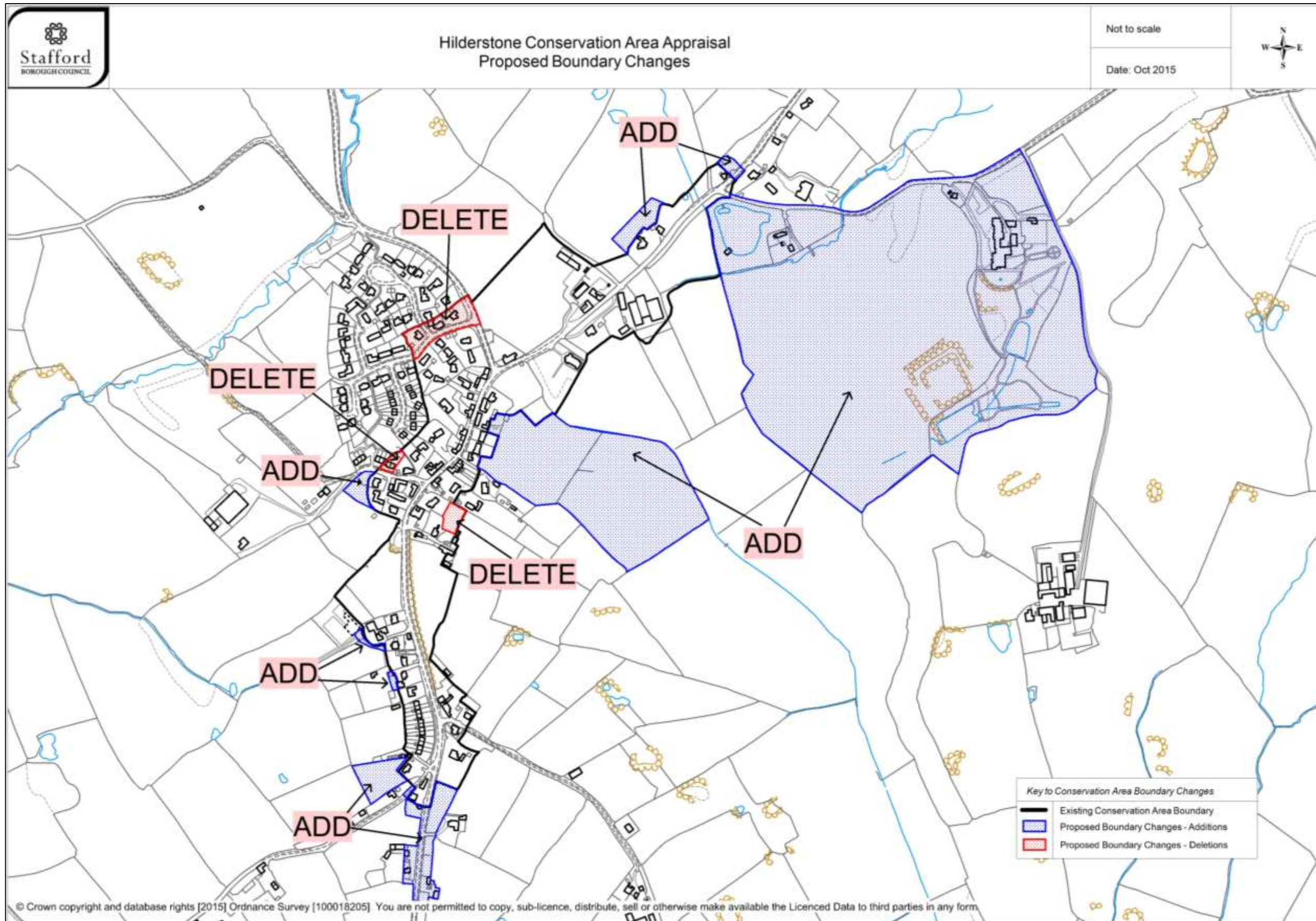


Figure 80: Proposed boundary revisions to the Hilderstone Conservation Area

Appendix 1: Historic Environment Record

MonUID: MST2649
HER Number: 02661
Type of record: Monument
Name: Field System, South-East of Christ Church, Hilderstone

Summary

A well preserved area of medieval ridge and furrow earthworks identified on aerial photography to the south-east of Christ Church, Hilderstone.

Grid Reference: SJ 9523 3425
Map Sheet: SJ93SE
Parish: Hilderstone, Stafford Borough

Monument type

- STRIP FIELD (MEDIEVAL - 1066 AD to 1485 AD)
- RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)
- FIELD SYSTEM (MEDIEVAL - 1066 AD to 1485 AD)

Full Description

Field System: Spectacular ridge and furrow curves over the hill to the south-east of the Church.

Sources and further reading

- <1> SST3044 - Verbal communication: R.A. Meeson (Staffordshire County Council). 1980 - 2000. Comments on sites in Staffordshire by R.A. Meeson. 18th Feb 1983.
- <2> SST1679 - Aerial Photograph: English Heritage (National Monuments Record). c.2000. English Heritage - National Monuments Record Air Photos Library. Black and White. Oblique. SJ 9534/ 2-3 (NMR-AP Accession Number: 17498 Frame Numrs 44-45 (17-Jul-2000)).

MonUID: MST6195
HER Number: 40088
Type of record: Monument
Name: Hilderstone Hall Park

Summary

A landscaped area around Hilderstone Hall that has not yet been built over.

Grid Reference: SJ 9570 3470
Map Sheet: SJ93SE

Monument Type(s):

- LANDSCAPE PARK (Edward VI to Victorian - 1547 AD to 1899 AD)

Full description

Landscape Park: A landscaped area around Hilderstone Hall.

The area of landscaping has not been built over.

Sources and further reading

- <1> SST3645 - Cartographic: Ordnance Survey 2nd Edition 6" maps. Staffordshire Sheet XXIV. S.E. (1901).
- <2> SST3220 - Written: ? Chris Welch / Bob Meeson / A Taylor (Staffordshire County Council). c. 1993. The Review of the Register of Parks and Gardens of Special Historic Interest - Research.
- <2> SST3664 - Cartographic: Ordnance Survey. c1980. Ordnance Survey 1:10000 National Grid Series. 1:10000.
- <3> SST1679 - Aerial Photograph: English Heritage (National Monuments Record). c.2000. English Heritage - National Monuments Record Air Photos Library. Black and White. Oblique. SJ 9534/ 2-3 (NMR-AP Accession Number: 17498 Frame Numrs 44-45 (17-Jul-2000).

MonUID: MST12549
HER Number: 51326
Type of record: Monument
Name: Milepost, Hilderstone

Summary

A triangular cast iron milepost located on the east side the main road through the village of Hilderstone. The milepost gives distances to Sandon, Stafford, Cheadle and Leek. Of late 19th century date.

Grid Reference: SJ 948 346
Map Sheet: SJ93SW
Parish: Hilderstone, Stafford Borough

Monument Type(s):

- MILEPOST (Erected, Victorian - 1893 AD to 1893 AD)

Full description

A cast iron milepost of hollow triangular section with chamfered front edges. The angled triangular front panel features the parish name of Hilderstone. The signage of the left-hand side reads Sandon (3 1/2 miles), Stafford (8 miles). The signage of the right-hand side reads Cheadle (8 1/2 miles), Leek (15 1/2 miles). It is set low into the ground. The milepost was manufactured by Chas-Lathe, Tipton. (LF, 8-March-2007)

The milepost is dated to 1893. (SB, 26-Sept-2011)

Sources and further reading

- <1> SST4110 - Written: John Higgins (The Milestone Society). 2000. Staffordshire Milestones (and Canal Milestones, Boundary Markers and Guide Posts). Milestone No. ST/HIL/02.
- <2> SST354 - Verbal communication: John Higgins (The Milestone Society). 2011. Comments and observations on various sites in the Churnet Valley.

MonUID:	MST679
HER Number:	00679
Type of record:	Monument
Name:	Hilderstone Moated Site

Summary

The scheduled earthwork remains of a medieval moated site and associated fishpond to the south-west of Hilderstone Hall. The present Hilderstone Hall was built in 1730, but records concerning a house on the moated site date back to the 13th century.

Grid Reference:	SJ 9558 3471
Map Sheet:	SJ93SE
Parish:	Hilderstone, Stafford Borough

Monument Type(s):

MOAT (Norman to Edward I - 1200 AD? to 1299 AD?)

Protected Status:

Scheduled Monument 1011066: Moated Site and Fishpond, 200m south-west of Hilderstone Hall

Full description:

Moated Site: A moated site. Now dry.

Moated Site: Circa 1000 metres square with fishpond to the south-east. Dry moat up to 12 metres wide and 4 metres deep. South-west arm partly back-filled. The island measures 58 metres square on a sloping site.

Sources and further reading

- <1> SST3636 - Published Book: The Victoria History of the Counties of England. 1908. (VCH volume 1) A History of the County of Stafford, Volume I. Page 364.
- <2> SST2865 - Survey Archive: R. A. Meeson (Staffordshire County Council). 1983-1986. Staffordshire Moated Site Survey (Survey Notes). 00679.
- <3> SST56 - Drawn: Unknown (William Salt Library Collection). Unknown. Copies of Sketch Plans of various moated sites and other earthworks in Staffordshire.. Paper. No scales given. 52:8:65.
- <4> SST103 - Aerial Photograph: Royal Air Force. 1940s. RAF Aerial Photographs. Black and White. 106 G:UK646:NO.3237-3238.
- <5> SST1679 - Aerial Photograph: English Heritage (National Monuments Record). c.2000. English Heritage - National Monuments Record Air Photos Library. Black and White. Oblique. SJ 9534/ 2-3 (NMR-AP Accession Number: 17498 Frame Numrs 44-45 (17-Jul-2000).

Related records

54120 Parent of: Fishpond, North-East of Hilderstone Moat (Monument)
00680 Parent of: Fishpond, South of Hilderstone Moat (Monument)

MonUID: MST680
HER Number: 00680
Type of record: Monument
Name: Fishpond, South of Hilderstone Moat

Summary

The scheduled remains of one of two large fishponds and pond bays which were probably associated with the medieval moated site of Hilderstone Hall, although they may have been established as part of the Georgian landscaping in the area.

Grid Reference: SJ 9560 3464
Map Sheet: SJ93SE
Parish: Hilderstone, Stafford Borough

Monument Type(s):

FISHPOND (MEDIEVAL - 1066 AD? to 1485 AD?)

FISHPOND (Georgian - 1715 AD? to 1837 AD?)

Protected Status:

Scheduled Monument 1011066: Moated Site and Fishpond, 200m south-west of Hilderstone Hall

Full description:

Fishpond: Two large pond bays across the valley to create two fishponds. Possibly attached to the medieval hall or possibly of late Georgian construction.

Sources and further reading

<1> SST1679 - Aerial Photograph: English Heritage (National Monuments Record). c.2000. English Heritage - National Monuments Record Air Photos Library. Black and White. Oblique. SJ 9534/ 2-3 (NMR-AP Accession Number: 17498 Frame Numrs 44-45 (17-Jul-2000)).

Related records

00679 Part of: Hilderstone Moated Site (Monument)
54120 Related to: Fishpond, North-East of Hilderstone Moat (Monument)

MonUID: MST17889
HER Number: 54120
Type of record: Monument
Name: Fishpond, North-East of Hilderstone Moat

One of two large fishponds and pond bays which were probably associated with the medieval moated site of Hilderstone Hall, although may have been established as part of the Georgian landscaping in the area. The other fishpond and moat are designated as Scheduled Monuments.

Grid Reference: SJ 9570 3477
Map Sheet: SJ93SE
Parish: Hilderstone, Stafford Borough

Monument Type(s):

FISHPOND (Georgian - 1715 AD? to 1837 AD?)

FISHPOND (MEDIEVAL - 1066 AD? to 1485 AD?)

Full description

Fishpond: Two large pond bays across the valley to create two fishponds. Possibly attached to the medieval hall or possibly of late Georgian construction. <not sourced>

Sources and further reading

<1> SST1679 - Aerial Photograph: English Heritage (National Monuments Record). c.2000. English Heritage - National Monuments Record Air Photos Library. Black and White. Oblique. SJ 9534/ 2-3 (NMR-AP Accession Number: 17498 Frame Numrs 44-45 (17-Jul-2000)).

Related records

00679 Part of: Hilderstone Moated Site (Monument)

00680 Related to: Fishpond, South of Hilderstone Moat (Monument)

Appendix 2

Statutory List Descriptions

HILDERSTONE HOUSE, CRESSWELL ROAD

List Entry Number: 5373

Date listed: 25 April 1980

Grade: II

Early C19 Regency style villa. Formerly known as The Villa. Engraved stucco; 2 storeys; sash windows; one window projecting bay at centre and one sash window to each side, all with hood moulds; central doorway with rectangular fanlight and glazed divided door; semi-circular tiered bay on south side; boldly projecting lines eaves; hipped slate roof.

CHURCH FARMHOUSE, CRESSWELL ROAD

List Entry Number: 272247

Date listed: 25 April 1980

Grade: II

Early C19. Red brick; 2 storeys; 3 sash windows with plain lintels; doorway with semi-circular stone head, keyblock, radial fanlight and 4-panelled door; dog-tooth eaves; tiles.

CHRIST CHURCH, CRESSWELL ROAD

List Entry Number: 272244

Date listed: 25 April 1980

Grade: II

1827-9. Architect: Thomas Trubshaw. Commissioners' type and in Gothic style. Ashlar with slate roof. Nave with aisles and north-west tower with recessed spire.

CHURCHYARD WALL, GATE PIERS AND GATES NORTH WEST OF CHRIST CHURCH, CRESSWELL ROAD

List Entry Number: 272245

Date listed: 25 April 1980

Grade: II

Circa 1829. stone wall with coping, fronting churchyard; a pair of stone gate piers with cornice caps and a pair of wrought iron gates

LOWER FARMHOUSE, HILDERSTONE ROAD

List Entry Number: 272251

Date listed: 25 April 1980

Grade: II

Early C19. Red brick; 3 storeys; 4 casement windows with cambered heads; plain wood doorway with plain semi-circular fanlight; dog-tooth eaves; tiles.

THE SMITHY AND SCHOOL HOUSE, HILDERSTONE ROAD

List Entry Number: 272250

Date listed: 25 April 1980

Grade: II

Early C19. Red brick; 2 storeys; 4 "Gothick" casement windows with pointed arched heads; 2 plain wood doorways with panelled doors and gabled porches with bargeboards; slates.

THE SHOP AND COPES COTTAGE, HILDERSTONE ROAD

List Entry Number: 272252

Date listed: 25 April 1980

Grade: II

The shop is early C19, but Copes Cottage on right-hand side probably of C18 origin. Red brick; 2 storeys; 5 casement windows with segmental heads; 3 plain segmental headed doorways, 2 with ledged doors, and one modern; slates and tiles.

HORSESHOE FARMHOUSE AND HORSESHOE COTTAGES, 1,2 AND 3

List Entry Number: 272253

Date listed: 25 April 1980

Grade: II

C18 and later. Red brick; one storey plus attic, and 2 storeys. The farmhouse, on left-hand side, has 2 segmental headed casement windows, 2 gabled dormers, and plain doorway with ledged door. The cottages, which extend to right, are early C19, with similar windows, and plain doorways, 2 having ledged doors; toothed eaves; tiles. Included for group value

THE STORES, HILDERSTONE ROAD

List Entry Number: 272253

Date listed: 25 April 1980

Grade: II

Circa 1800 with later alterations. Red brick; 2 storeys; 2 small-paned casement windows; later C19 rectangular projecting shop bay window, with plain segmental headed doorway to right with ledged door. Later C19 one-storey bay on right-hand side. South side has 2 windows with plain lintels and doorway with 4-panelled door. Dog-tooth eaves; tiles. Included for group value.

YEW TREE HOUSE, HILDERSTONE ROAD

List Entry Number: 272253

Date listed: 25 April 1980

Grade: II

Early C19. Plastered brick; 2 storeys; 3 sash windows; moulded wood doorcase with radial fanlight, open pediment and 6-panelled door; plain eaves; tiles.

MILL FARMHOUSE AND MILL COTTAGE, HILDERSTONE ROAD

List Entry Number: 272253

Date listed: 25 April 1980

Grade: II

C18 with later alterations. Roughcast; 2 storeys; 4 early C19 casement windows, the lowers with cambered heads; one window gabled bay on left-hand side, which projects at rear; 2 plain doorways with ledged doors; plain eaves; tiles.

STONES THROW, HILDERSTONE ROAD

List Entry Number: 272258

Date listed: 25 April 1980

Grade: II

Late C18 with later alterations. Roughcast; 2 storeys; 3 sash windows. Ground storey has window in place of original doorway and new plain doorway to right with side-light, and ledged door. Two storey outbuilding wing on right-hand side; plain eaves; tiles.

TELEPHONE KIOSK, HILDERSTONE MAIN ROAD

List Entry Number: 1261129

Date listed: 10 August 1989

Grade: 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.

Appendix 3

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.”*

References

Roy Clark and Jenny Crump: Hilderstone Conservation Appraisal and Survey, 2013,

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Staffordshire Past Track [online] Available at: <http://www.staffspasttrack.org.uk/>

Pevsner, N., 1974. *The Buildings of England: Staffordshire*. Yale University Press: London.

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The Heritage List for England [online]. Available at: <http://list.historicengland.org.uk>

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Staffordshire Record Office:

1. Award and plan under the Act for Inclosing Land in the Manor of Hilderstone, County of Stafford, 1816: Q/RDc/81
2. Hilderstone Parish map: C/C/O/3/41
3. Stone, Staffordshire: Hilderstone township, copy tithe map (1841), 1845: S.MS.417/158
4. Ordnance Survey map of 1880 sheet 16.16
5. Ordnance Survey map of 1901 sheet 26.16

Historic England, 2015. *Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management*

Photography

All colour photographs taken between 2012 and 2015 by Roy Clark and Penny McKnight

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