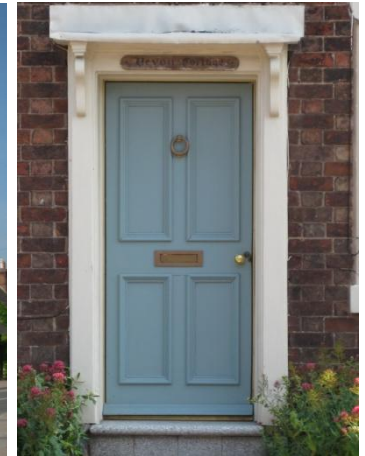


# Abbots Bromley

## Conservation Area Appraisal

July 2015



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# 1 INTRODUCTION

## Background

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- 1.1 This Conservation area appraisal has been reviewed by IBI Taylor Young on behalf of East Staffordshire Borough Council following a full review of the conservation area appraisals across the Borough by the Planning Advisory Service in January 2012.
- 1.2 The appraisal review is undertaken in accordance with best practice guidance as prepared by English Heritage in the publication *Understanding Place: Conservation Area Designation, Appraisal and Management (March, 2011)*. This is currently under review following the publication of the National Planning Policy Framework (2012).
- 1.3 Abbots Bromley Conservation Area was originally designated by Staffordshire County Council in November 1969. This was further appraised in September 1997 when recommendations for slight extensions to the original 1969 boundary were proposed, these were adopted in the Abbots Bromley Conservation Area Statement produced by East Staffordshire Borough Council.
- 1.4 A re-appraisal commenced in November 2005 and coincided with the preparation of a Village Design Statement by the village, the latest iteration of the Appraisal was published in March 2009.
- 1.5 The Abbots Bromley Conservation Area encompasses much of the built village. It predominantly excludes post war additions to the village periphery and incorporates open areas to the south, north-east and west of the village. The designated boundary is shown in Figure 1.
- 1.6 The civil parish of Abbots Bromley is essentially comprised of the core village of Abbots Bromley, the surrounding hamlets of Heatley, Bromley Hurst, Bromley Wood and Radmore Wood, and many scattered farmsteads. The village of Abbots Bromley lies in the centre of Staffordshire, north east of Birmingham and midway between Stafford and Burton upon Trent, and is a thriving commuter-belt village with largely residential development supported by some retail businesses. The B5014/B5234 Uttoxeter to Burton upon Trent road runs through the village (north west-south east) and has influenced the development of the village, illustrated by its linear, ribbon-like form. Blithfield Reservoir, opened in 1953, lies close to the south west of the village.
- 1.7 The dominant features of the village are the two large blocks of buildings belonging to the Abbots Bromley School for Girls straddling the High Street towards the eastern end of the village. These are landmark buildings despite being set-back from the main building line.
- 1.8 This appraisal provides a summary assessment of the Abbots Bromley Conservation Area. It aims to analyse the historical context, built form, setting and spatial characteristics to demonstrate the special interest as a conservation area and therefore its designation, in turn ensuring its accordance with current the policy framework.
- 1.9 The appraisal identifies key positive and negative impacts, erosion of character, potential threats and considers the appropriateness of the boundary. It makes recommendations for future actions by the Council to preserve and enhance the areas significance as a conservation area.



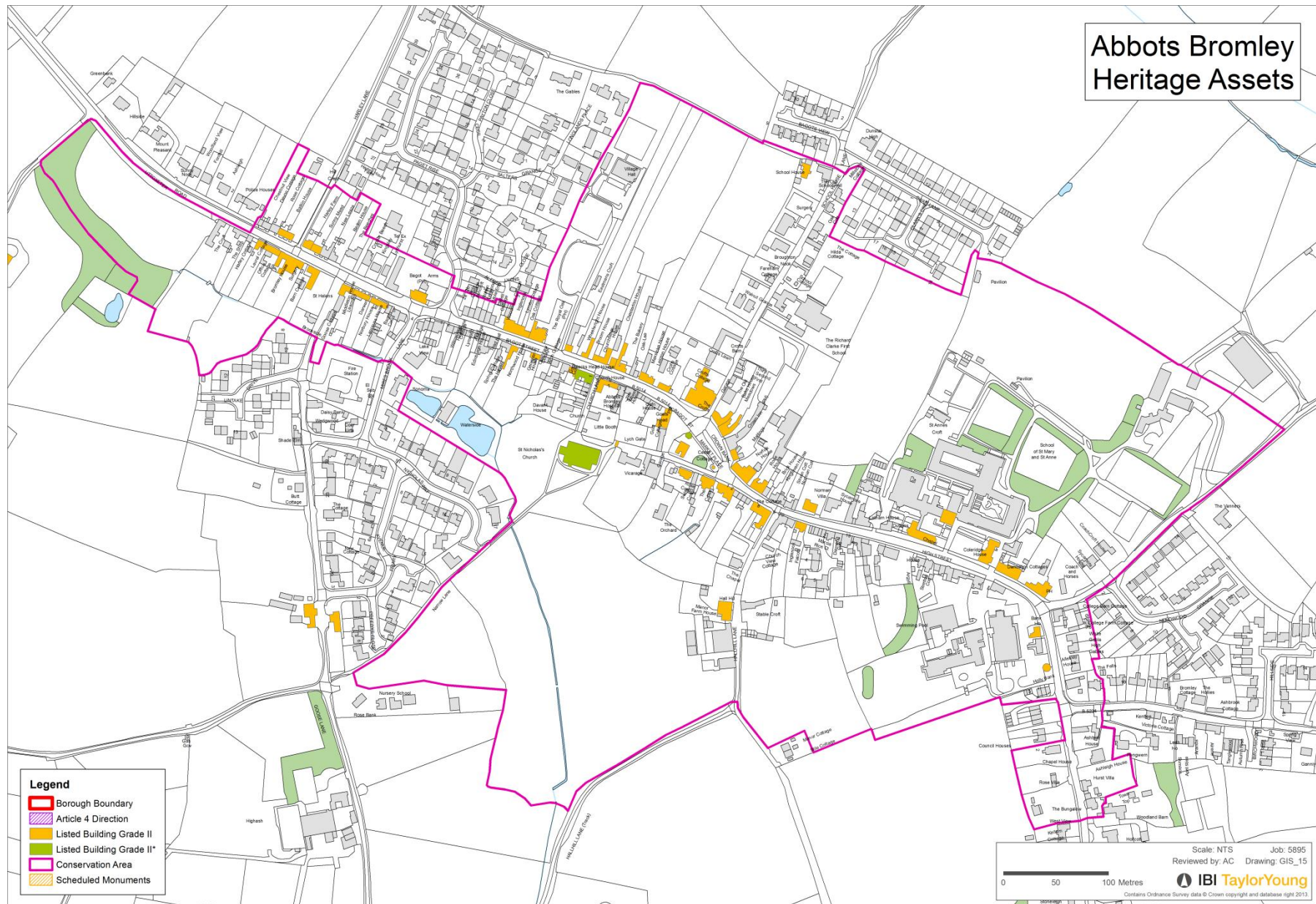


Figure 1: Heritage Assets within Abbots Bromley, including the conservation area boundary

## 2 PLANNING POLICY CONTEXT

### Conservation Area Designation

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- 2.1 A conservation area is an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance", as cited under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Local Authorities are able to designate such areas and to use their legal powers to ensure that the areas are protected and that changes within these areas are positively managed. Designation brings with it certain controls over the demolition of buildings within the area, and gives special protection to trees within the area.
- 2.2 Further controls over minor developments may also be put in place under Article 4 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended), commonly known as Article 4 Directions.
- 2.3 There is a duty on all Local Authorities to review their designated conservation areas under Section 69(2) of the Act, and Section 71 requires the formulation and publication of proposals for the preservation or enhancement of conservation areas.

### National Planning Policy

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- 2.4 The National Planning Policy Framework (NPPF) sets out the principles and policies which support the designation of conservation areas for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2.5 Under the NPPF there is a requirement for planning authorities to "set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment" (paragraph 126).
- 2.6 The text implies that regular review is required stating that on considering designation the area justifies such status, and that "the concept of conservation is not devalued through the designation of areas that lack special interest" (paragraph 127).
- 2.7 The NPPF is also supportive of retaining or increasing the quality of conservation areas by encouraging Local Authorities to look for "opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance" (paragraph 137).
- 2.8 The NPPF goes on to note (paragraph 138) that "not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area."

### Local Policy

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- 2.9 East Staffordshire's new Local Plan is emerging, and is covered within Policies SP25, DP5 and DP6. Presently, the NPPF provides the policy framework for the historic environment conservation.

## Designated Heritage Assets

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- 2.10 The conservation area encompasses much of the village centre and areas to the north and east as illustrated in Figure 1. This plan also shows the following designations in the Abbots Bromley Conservation Area:
- Fifty-one Listed buildings and structures; these include forty-eight Grade II listed buildings and structures and three Grade II\*. There are none of Grade I status.
  - One Scheduled Monument
  - There are no Article 4 directions in Abbots Bromley at present.
- Further recommendations are made with regards to these in Section 10.



*Church House, Corner of Church Lane and Bagot Street*

### 3 DEFINITION OF SPECIAL INTEREST

- 3.1 Abbots Bromley Conservation Area is characterised by a linear, softly-curving street, the vernacular construction of its older buildings and the attractive frontages lining the main through road of Bagot Street/High Street. The combination of the tightly clustered houses lining the road frontage with their locally manufactured building fabric of brick and clay tile (hence their homogeneity) and the predominantly two-story scale of the houses, lends the village its distinctive and attractive vernacular character. In particular the warm surroundings generated by the deep orange-red-brown colouring of the brick and tile throughout the Conservation Area lends the village a characterful appearance.



*Bagot Street, near junction with Goose Lane*

- 3.2 The plan of the village, although not necessarily immediately obvious to the eye, demonstrates a historical continuity of use stretching back to the medieval period. This is supported by the numerous long, linear land plots (and drives), which lead off from primarily the building plots on the north side of the main street. The late 19th Century Ordnance Survey plan clearly illustrates these narrow, linear plots before the four modern developments were constructed, and the plots appear to represent classic medieval burgage plots. This type of historic land division reflects the medieval pattern of land holding in the village with buildings (residential and commercial/industrial) fronting the main through streets and their associated gardens (used for industrial, allotment and pleasure purposes) leading off behind. The narrowness of the plots reflects the high value of street frontages, which limited the amount of land used for the buildings themselves. The survival of numerous small brick out-houses and sheds, sited gable-end on to the street frontage behind the main houses further supports this proposal and also add to the distinctive character of the Conservation Area.
- 3.3 The general features that provide Abbots Bromley with its locally distinctive character and the special interest can be summarised as follows:
- The use of locally manufactured brick and tile, which have provided the primary building materials for the village since the medieval period, and which give Abbots Bromley its distinctive warm colours and texture.
  - The comfortable, local scale of building in the village in combination with its simple street pattern and historic open core.
  - The historic and enduring plan of the village with its distinctive edges and markers (e.g. the church, Goose Lane and the Girls School).



- The rural setting of the village in an undulating landscape of fields and woodlands, with distant and attractive views across the village from the northern ridge to the south.
- The wide, open centre of the village with its distinctive planting and railings fronting the historic High Street/Bagot Street properties.
- Retention of historic details such as door canopies, window treatments and the naming of houses rather than just their street number



*The Crofts, Market Place*



*The Coach & Horses, High Street*



## 4 LOCATION AND SETTING

- 4.1 Abbots Bromley (Grid reference SK080245) sits amid a landscape of rolling hills punctuated by clumps of woodland and scattered with farmhouses and lanes connecting with the nearby Staffordshire villages of Admaston, Newborough and Kingstone . It also sits within the Needwood Plateau.
- 4.2 The village lies at an elevated position between 80 and 150 metres above sea level on a slight ridge, which provides views to the north and south from different points within the village. At the west and east ends, the landscape dips away slightly, further supporting the notion of the village lying along a ridge.
- 4.3 There is a clear view across the valley below to the more level landscape of Rugeley and Cannock Chase beyond. To the north, small pockets of woodland are scattered across the landscape, the most significant in terms of size being the historic Bagot's Park and Marchington Woods.
- 4.4 Geologically, Abbots Bromley sits above an interesting landscape of Triassic period keuper marl, a deep red clay with lenses of sandstone, overlain by glacial deposits of sand, gravels and additional clay. The landscape of Abbots Bromley is crossed by small streams, the largest being the river Blithe, which runs through the western side of the parish feeding the Blithfield Reservoir. In conjunction with the streams, a number of ponds have formed, some naturally and some in response to past excavations for clay (or marl), sand and gravel.

- 4.5 The topography of Abbots Bromley is scattered with woodland including the large area of Bagot's Forest and the smaller Marchington Woods to the north of the village.



*The Village Green, the Butter Cross and War Memorial are both visible*

- 4.6 The village takes a linear form, closely hugging the main through road (B5014 Bagot Street/High Street) with small areas of development aligned along the lanes, which branch from either side of the street into the village hinterland.
- 4.7 The undulating landscape in which the village of Abbots Bromley lies, rises slightly on the south side of the village to form another low ridge and the village nestles in between the two. The main thoroughfare of Bagot's Street/High Street takes the natural route through this 'mini' valley mirroring the axis of the ridgeline. The route linked (and still links) the towns of Uttoxeter, Burton upon Trent and Lichfield and Abbots Bromley held a central position in this topographic triangle .

- 4.8 The approach to the village is primarily from either the north west (B5014 – Bagot Street), the south (B5014 – Lichfield Road) or the east (B5234 – Ashbrook Lane). Further approaches to and from the village include, from the north, Harley Lane and School House Lane; from the east, Ashbrook Lane, and from the south, Hall Hill Lane and Goose Lane. Several mainly modern cul de sac roads lead off from Bagot Street (Mires Brook Lane and Paget Rise) with the older, historic Church Lane leading off to the south to the Church of St Nicholas.



*Uttoxeter Road facing west*



*Ashbrook Lane facing north east*

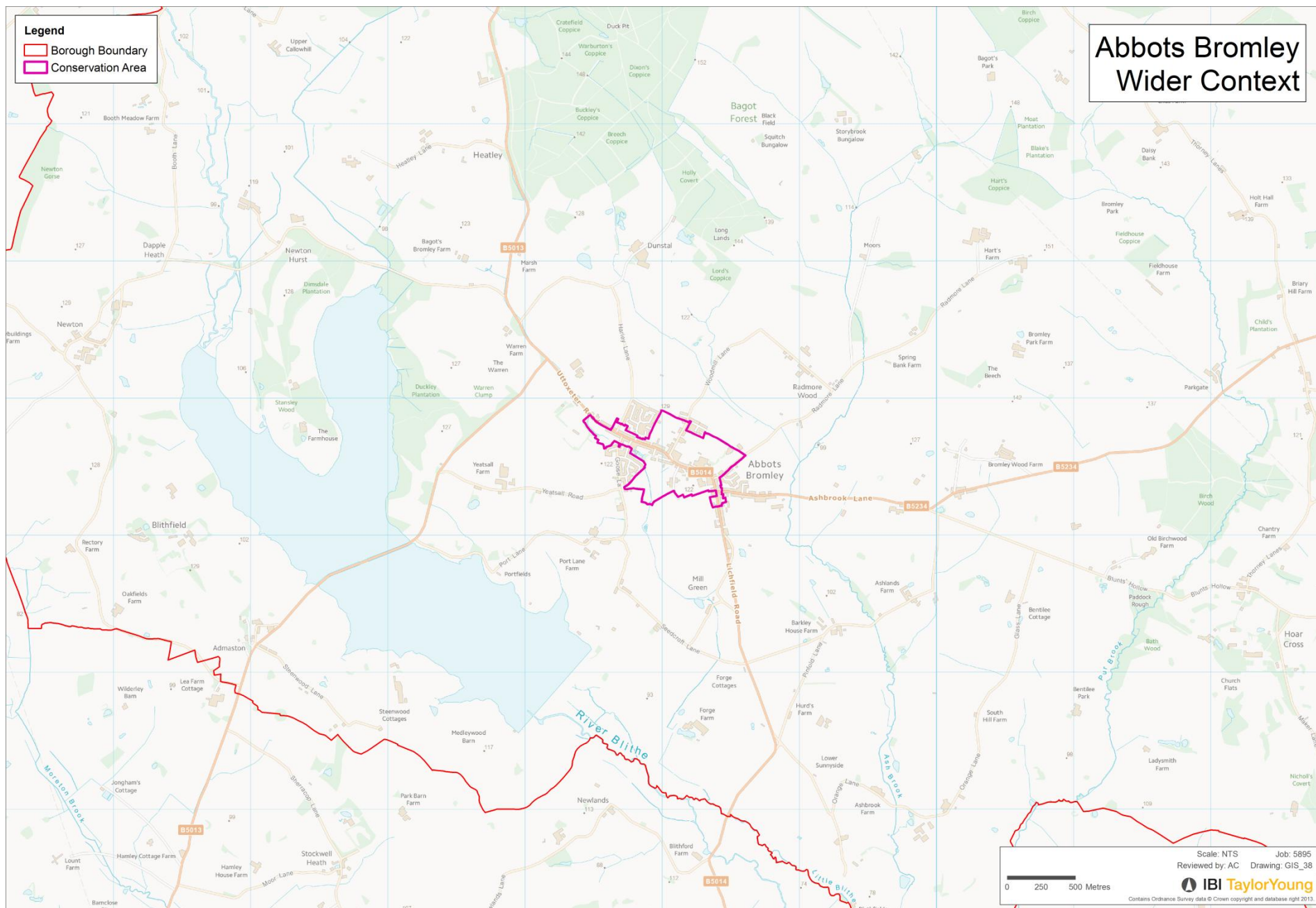


Figure 2: Abbots Bromley conservation area within the local context

## 5 HISTORICAL DEVELOPMENT

- 5.1 The derivation of Bromley is garnered from the coupling of two Old English words: *brom* (meaning broom) and *leah* (a meadow, or uncultivated field). The initial settlement at Bromley (noted by the Domesday Book in 1086 as *Brumlege*) appears to have been founded by the deforestation of a plot of land in this once densely wooded area; the specific site perhaps chosen on account of the brook running through the valley. The first surviving written mention of this early settlement dates from 942, when King Edmund's Charter granted lands including *Bromleige* to Wulfsig the Black. A further charter issued by King Aethelred some 50 years later (in 996) gifted the lands to Wulfric Spot and detailed aspects of the estate, including three points recognisable as the current parish boundaries: Pur Brook, the River Blithe and Tad Brook. Wulfric subsequently bequeathed his lands and possessions to the Benedictines for the founding of religious premises. Consequently, an Abbey was created upon his lands at Burton upon Trent and from 1004 until the advent of the Dissolution in 1545, the evolutionary trajectory of the newly christened *Bromley Abbatis* ran in tandem with that of its Abbey.
- 5.2 As an ecclesiastical subject, Bromley was not held under the jurisdiction of any Lord of the Manor (despite the substantial influence exerted upon the village by the Bagot family of Bagot Park, later Blithfield), instead villagers were the villeins of the Abbey. However, the relationship between the Abbey and its estate was not entirely one-way and the increasing prominence of the religious institution during the 13<sup>th</sup> Century proved a catalyst for Bromley's economic development when a royal charter declared the village a free borough. A market was established in Abbots Bromley in 1222, and confirmed by King Henry III on May 12<sup>th</sup> 1227. The establishment of this market anticipated 600 years of agricultural trade, paid testament to today by the enduring tradition of Wakes Monday or Horn Dance Day. The market was held under the Butter Cross, which stands on the village green. Whilst an exact date of construction for this structure has not been verified, popular opinion places it around the 14<sup>th</sup> Century; a deed of 1339 cites the intended erection of a structure on the site.
- 5.3 Following the grant of the market charter, Abbots Bromley appears to have become a source of considerable prosperity for the Abbey, and the village accordingly merited greater attention. The same Abbot Nicholas responsible for the legitimisation of market trading in the village subsequently continued to enhance the value of the township through instigating a programme of deforestation, "reclaiming waste land, and making portions of the common into private pasture and arable fields, thus making an enclosure" (Rice 1931, p.13). The 16<sup>th</sup> Century marked the cessation of the Abbey's control in Abbots Bromley, marking an abrupt transfer from ecclesiastical to private dominance. In 1545 the estate of Burton Abbey was secularised and passed into the private ownership of Sir William Paget, Clerk of the Signet and Privy Councillor. However, Paget's prosperity rapidly adopted a downward trajectory and he was deprived of his titles and saw all his lands and income confiscated to the Crown. Restored to honour, as a staunch Catholic, by Mary Queen of Scots, Paget's lands were re-bestowed and he became the first Lord of the Manor of the newly named Pagets Bromley. After his death his second son, Sir Thomas Paget, who followed his father's flirtations with theological controversy, became implicated in the plots surrounding Mary, Queen of Scots who was briefly housed in the village en route to her eventual place of execution at Fotheringay Castle in Northamptonshire. It is important to note that School House Lane to Dunstall Brook was the original road to Uttoxeter



where it was known as Goblins Lane and Mary, Queen of Scots may have used this historic route. Following various sentences of imprisonment across Yorkshire and Derbyshire, Paget's complicity in the Thockmorton Plot resulted in his emigration. He was convicted of treason in 1583 and thereafter died in Brussels, whereupon the Crown confiscated all his English estates, Abbots Bromley included.

- 5.4 Irregular plot boundaries adjacent to the extant Grade II\* St Nicholas' church may suggest the location of the earliest settlement, or at least its fossilised form. This settlement core appears to have been laid out along parallel roads, Bagot Street and what is now a short lane leading to the church yard. The original occupation of this area has not been closely dated, but it may have existed by at least the late 12th century or was possibly planned following the granting of the town charter in 1227. A market charter was granted a few years earlier (in 1222) although the market itself is likely to pre-date this and consequently the market place itself may have formed part of the earlier settlement core. The market place is currently laid to grass, forming a 'village green', but the Scheduled and Grade II\* Listed Market House stands testimony to its previously commercial character. The market itself had ceased by the early 19th century although cattle fairs were still being held there later in that century. It is clear from historic maps and extant property boundaries that the expansion of the settlement was planned and promoted by the Abbot. This was achieved through the establishment of long narrow burgage plots on the northern side of the town and shorter plots to the south which back onto the Mires Brook.
- 5.5 The settlement envelope of Abbots Bromley had seen little expansion between the late 18th and early 20th centuries, although some piecemeal development had occurred along Schoolhouse Lane, Goose Lane, Ashbrook

Lane and Lichfield Road. This expansion is currently undated although evidence from the built environment suggests it had occurred in Schoolhouse Lane by the 17th century and possibly along Lichfield Road by this period too.

- 5.6 The earliest housing estate to be built (dating to the mid-20th century) lies to the north of the town, beyond the settlement envelope and ribbon development was constructed along Ashbrook Lane, Lichfield Road and Uttoxeter Road at a similar period. The remaining housing estates all date to the late 20th century, including Paget Rise which was probably built upon what originally had formed part of the burgage plots of the medieval planned town.



*The Butter Cross & Market Place*

- 5.7 The convoluted history of the Paget's relationship with the village did not conclude with Sir Thomas' demise, however, as the conversion of his son, William, to the Protestant tradition led to the restoration of all lands and incomes to the family. Following this period of change, the Paget fortunes

continued their ascent and, following to the battle of Waterloo, Henry William Paget was awarded the title of Marquis of Anglesey, an entitlement still retained by the family today. During the 19<sup>th</sup> and 20<sup>th</sup> Centuries, the Paget family began to dispose of their estates and the village reverted to its former title of “Abbots Bromley”. The dispersal of estates was gradual, however, and the family retained ties with the village until 1932 when the Butter Cross, the Village Green and the Pinfold were given by the Marquis to the Parish Council, marking the end of their landed interest.

## Economic Development

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- 5.8 The rural element is a major component of the village’s character both in terms of its setting and history. Despite the growth of small industry and commercial activity in the 17<sup>th</sup> and 18<sup>th</sup> Centuries, Abbots Bromley has always remained a resolutely agricultural-based village, influencing both its economic growth and social structure. Indeed it is only in the last few decades that the village has taken on its more residential character, commuting becoming the mainstay for the village’s inhabitants. The juxtaposition of the boundaries of the Conservation Area to open fields and pasture is evident and in places (for example, to the south of the church/Market Place and to the south of the High Street, the division between the built environment and rural environment is very narrow.
- 5.9 **Agriculture:** Although an area predominantly dependent upon agricultural production, the farming trade in Abbots Bromley remained an essentially subsistence venture until the founding of the Abbey. By the time of the Dissolution in the mid-16<sup>th</sup> Century, much of the early system of individual plots had been revolutionised; with the village villeins instead farming land for

Abbey benefit. By 1545, forest and scrubland boundaries had retreated, and the area cultivated for crops and grazing had greatly increased, as had the proportion of common land available to the villagers. The corresponding rise in population pays testament to improved living conditions and, coupled with the establishment of the market in 1227, is indicative of a village en route to prosperity. Burgeoning private ownership apparently proved an enhanced catalyst for the village’s market trade, increasing the surplus intended for sale and decreasing the produce siphoned off by the Abbey. Certainly, the market seems to have proved the mechanism for economic and social expansion in Abbots Bromley, and local tradition testifies that *“on Market days you could walk on the people’s heads, and the cattle stretched from the bottom of Bagot Street to the Lichfield Road”*.

- 5.10 Whilst the village itself was not directly implicated in the laying of railways, its omission from the network proved a significant contributory factor in its subsequent isolation. The construction of the North Staffordshire Line at Uttoxeter and the Trent Valley Line at Rugeley marked the two towns as potential centres of mobility, providing access to wider areas and new opportunities, both commercial and private. The relative inaccessibility of Abbots Bromley resulted in a recession in its market economy and *“what had been a thriving market borough soon reverted to its original state, a small and rather sleepy little isolated village”*. In 1851, Whites directory noted the village as being *“a decayed market town, consisting of one long street of irregularly built houses”*, further supported by the statement in Pigot’s Directory of 1834 which suggested that the *“market, which was formerly held on Tuesday, has fallen into disuse”*. The economic drain upon the village saw a reduction in employment, and whilst agriculture still afforded the more affluent farmers viable revenue, it could not sustain an additional workforce. Indeed, although

much of the former common land had long been enclosed, *“there were still some open fields [and] practically every resident above the status of labourer, and some of the labourers also, had crofts of their own or flats in what remained of the open field”*.

- 5.11 This diversification of the economy in the village has continued with many farm settlements diversifying, as owners seek to supplement their incomes by cultivating secondary business through equine activities, tea-room facilities and bed and breakfast accommodation. In addition to this, the last 50 years has witnessed the sale of many redundant outbuildings, and their subsequent transformation into executive housing.
- 5.12 **Milling:** It is postulated that the village’s first mill was built sometime in the twelfth century, from when extant deeds record its existence and state its function as being in aid of the kitchen of the abbey. The Abbots Bromley EUS document states that Abbot’s watermill was probably located at Mill Green that lies to the south of the village.<sup>1</sup> Across the five centuries of Abbey governance the mill provided a regular income for monastic funds. Unable to compete with modernisation, the mill closed in the early 20<sup>th</sup> Century and the building remains in surprising good condition despite a century’s vacancy.
- 5.13 **Iron Industry:** Iron ore is commonly found in North Staffordshire and this provided an opportunity for small-scale iron manufacture in Abbots Bromley. The topography of the locality proved ideal for the purification of the metal; a process demanding three constituent parts of iron ore, heat and oxygen. In addition to the ample provision of necessary mineral deposits, the heavily

forested vicinity of Abbots Bromley- principally Bagots Wood and Needwood Forest- also facilitated the acquisition of timber to be charcoaled and burnt as fuel. The blasts of air needed for oxidation were then provided by the installation of a primitive pump on the site of a foundry (now Forge Farm), which was driven by a paddlewheel turned by Mires Brook. In the 16<sup>th</sup> Century, concern about the depletion of the area’s woodland resources initiated the passing of a prohibition forbidding the use of charcoal for the smelting of iron. The decree coincided with the exhaustion of the region’s easily accessible iron ore and from this point the smelting industry at Abbots Bromley ceased to be an exclusively local affair.

- 5.14 **Brick manufacture:** The village contained two main brickyards, the largest of which was located on Port Lane. Operating production from the late 17<sup>th</sup> Century to the 1880s, the Port Lane brickyard provided the construction material for a large proportion of the houses lining Bagot Street and High Street, as well as for prominent buildings such as the mill and St Anne’s Chapel. Whilst the production at Port Lane was fairly prolific, the history of the village’s second brickyard is somewhat more enigmatic, and suggested principally by the 1900 Ordnance Survey one-inch map of the area which depicts a brick kiln halfway down the narrow road sometimes called Cow Lane which leads from the top of the hill on Lichfield Road.
- 5.15 **Brewing:** Whilst not on a scale to rival that of nearby Burton upon Trent, Abbots Bromley boasted a sizeable brewing industry until the late 19<sup>th</sup> Century when the Licensing Acts of 1872 and 1874 imposed severe restrictions upon the sale of alcoholic goods. Prior to this date, the village’s brewing trade comprised beer produced both by public houses and by independent vendors and householders and the 1834 Pigot trade directory notes that the village’s *“principal trade at present is in malt”*. The importance of brewing is still

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<sup>1</sup> Paragraph 2.4.2.4 of the Abbots Bromley EUS document (2011):  
<http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/AbbotsBromleyEUSReportFinal.pdf>

evident today with the number of remaining public houses within the village where these public houses have made a significant contribution to the historic development of the village, some of which served as coach houses for passing travellers.

- 5.16 **Tanning and shoemaking:** Halfway down the south side of Bagot Street stands a tall, narrow-fronted house dating from the early 1770s and originally utilised as a malthouse. By 1800 the property had become a tannery, serving the 13 cordwainers (boot and shoe makers) then operating in Abbots Bromley. This suggests a burgeoning industry and, although the Pigot directory of 1834 postulates that *“the making of shoes for the manufacturers at Stafford, which formerly furnished employment to many of the inhabitants, has for some years declined”*, the listings still quote some seven boot and shoe makers as remaining in business. In fact, by 1851 this number had risen to nine and trade directories continue to list boot and shoe maker in the village until the early 20<sup>th</sup> Century (the 1912 Kelly’s directory features two footwear manufacturers). The tannery at Abbots Bromley closed in the early 1880s.
- 5.17 **Glassmaking:** Although little tangible evidence of a glassmaking industry remains, the existence of Glass Lane and the survival of certain extant documentation from the Quarter Sessions Rolls of 1590 and 1610, and the Tithe Book of 1799 listing glaziers in the village, suggest that Abbots Bromley was home to a glass industry of some variety. Certain, however, is the existence of glass furnaces in Bagots Wood in the late 16<sup>th</sup> Century, established by Richard Bagot. Referenced in the Bagot MSS at Blithfield, these furnaces ceased production when a parliamentary Act prohibited the use of charcoal for fuel.

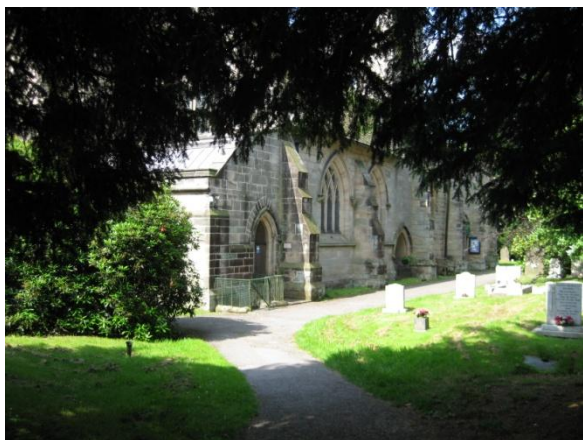
- 5.18 **Other businesses:** The variety and proliferation of industrial and commercial properties in late 18<sup>th</sup> century Abbots Bromley seems quite remarkable for a settlements of its size, testifying to the village’s earlier prosperity. In addition to the more substantial industries noted above, the Tithe Book of 1799 lists 23 other types of shops and businesses. Abbots Bromley’s proximity to the National Forest and the historic forest of Bagot’s Wood made it a centre for the forestry industry which included timber merchants. The last timber merchant in the village Lyons closed in the mid-1970s and their former offices now comprises of a private dwelling. Abbots Bromley also had a blacksmith, that was located behind Blacks Head House where it closed circa 1980.

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#### Religious Provision

- 5.19 The Domesday Book suggests that there has been a place of worship in Abbots Bromley for upwards of a thousand years. The Church of St Nicholas was built around 1300 and later altered in the 14<sup>th</sup> and 15<sup>th</sup> Centuries . The present church contains several examples of surviving medieval material including both the western end of the north wall, and the twelve hexagonal pillars which stand inside the church.





*Church of St. Nicholas in a landscaped setting*

- 5.20 Abbots Bromley held various other places of worship during the 18<sup>th</sup> and 19<sup>th</sup> Centuries, which included a Roman Catholic chapel: Church of the Sacred Heart; a Primitive Methodist Church, a Wesleyan Methodist Church, and the United Reform Church (originally the Congregational Church). This is a significant number non-conformist places of worship for the size of the settlement.

## Education

- 5.21 **Clarke's Free Grammar School:** The village was bequeathed its first school by Richard Clarke in the early seventeenth century. The original school building comprised a substantial black and white structure dated 1699, which still stands at the top of Schoolhouse Lane. Clarke's Free Grammar remained largely unchallenged in its educational provision until the establishment of the Church of England run National Schools in the early 19<sup>th</sup> century, of which one was erected in Abbots Bromley in 1830 and now comprises the present

Richard Clarke School. In 1870 the National School became a Girl's and Infants School, and the Free Grammar closed in 1893 becoming the master's house for the new Boys School which was constructed directly in front of the former academy. A second parliamentary Act passed in 1933 signified further evolution for the village's schools, as All-age Elementary (Board) schools were changed into primary or secondary schools. Accordingly, the Boys School at the top of Schoolhouse Lane was closed, and the old National School then for girls and infants became the Abbots Bromley Primary School (now the Richard Clarke Primary School), with children transferred to middle school in Uttoxeter.

- 5.22 **School of St Mary and St Anne:** Whilst the establishment of the National Schools provided schooling for the children of poorer parents, it was perceived that little educational provision existed in the early 19<sup>th</sup> Century for off-spring of middle class families. This disparity was levelled somewhat by the work of Canon Woodard who conceived a mission to provide a solid education priced affordably for the children of small tradesmen and farmers. Whilst this schooling was initially intended for boys, Woodard later developed a second system for girls, based on the teachings and practices of the Church of England. In 1872 the first of two Woodard schools for girls opened in Abbots Bromley when the "Big House" and its grounds in the High Street were purchased for the establishment of St Anne's. In 1882, St Mary's was founded at Bromley House in Uttoxeter Road to cater for the slightly less affluent gentlemen's daughters. So successful was St Mary's that the original building could not accommodate the demand of pupils and in 1893 the school was transferred to a plot of land opposite St Anne's, a move which led to the schools' eventual amalgamation in 1921 to become the School of St Mary and St Anne (currently the Abbot's Bromley School for Girls ). The school had a

noteworthy head -mistress in Marcia Alice Rice (1868- 1958). She was a descendant of John Napier (inventor of logarithms), and one of the first women to be awarded BA and MA degrees.



*Abbots Bromley School for Girls*

## Charitable provision

- 5.23 **Abbots Bromley Hospital:** The Abbots Bromley Almshouses (formerly the Abbots Bromley Hospital) stands at the end of Bagot Street, near the Market Place. An L-shaped brick building in the Queen Anne style, it consists of six single-person dwellings and a larger residence for a warden and their family. The Bagot family arms are displayed over two of the heavy oak doors, bearing their dedication by the Lambert Bagot in 1705. Although the practice of living in the houses continued in until the turn of the 20<sup>th</sup> Century, the

administration of the estate changed from the early 1800s when the parliamentary establishment of the Charity Commissioners initiated the creation of a board of trustees, appointed from local residents. By 1920 women were admitted as tenants for the first time although it was only in 1968 that the Charity Commissioners gave official permission for widows, spinsters and married couples to become resident. These almshouses have recently been modernised and refurbished.

- 5.24 **The Poorhouse:** The Poorhouse originally comprised two small cottages near the top of Schoolhouse Lane, however, its early location proved of insufficient size and the Churchwardens (responsible for the administration of the enterprise) consequently secured the lease of Castle House (now Coleridge House) next door to the Coach and Horses Inn. This building was used as a residence until 1841, by which time the passing of the 1834 Poor Law Amendment Act had relieved the wardens of their responsibilities through the creation of the Uttoxeter Board of Guardians who, in 1841, were responsible for the building of the Uttoxeter Workhouse.

## Archaeological Evidence from the Conservation Area and its environs

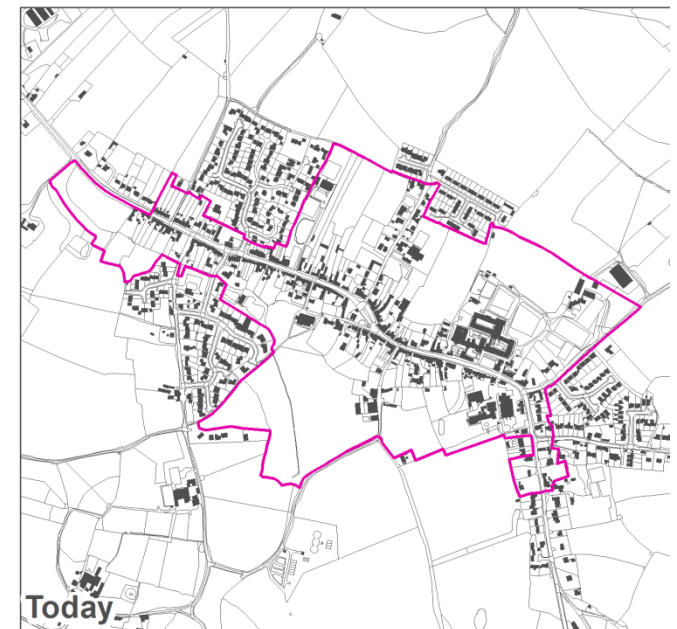
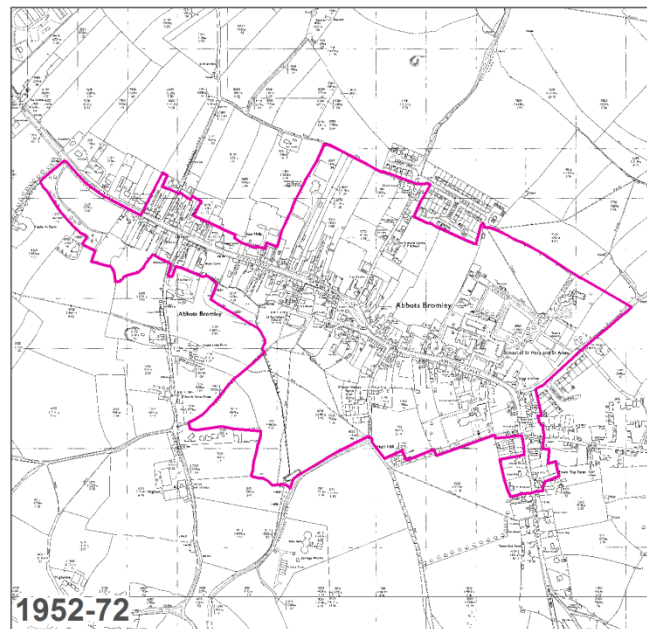
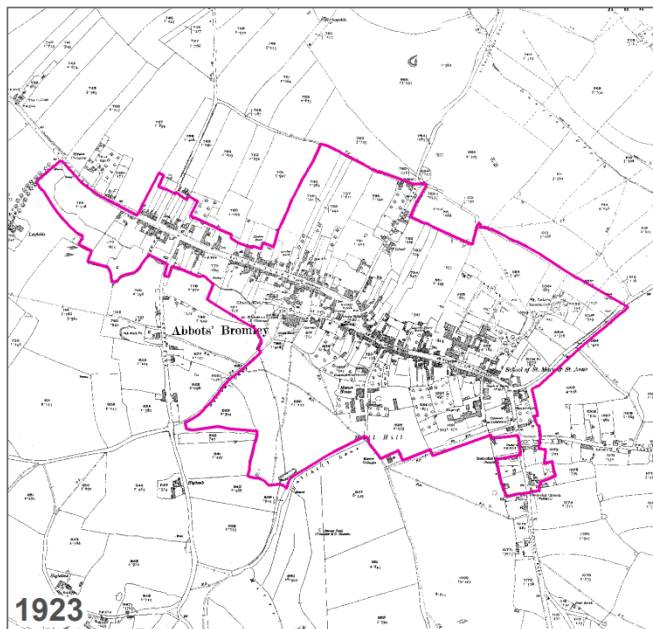
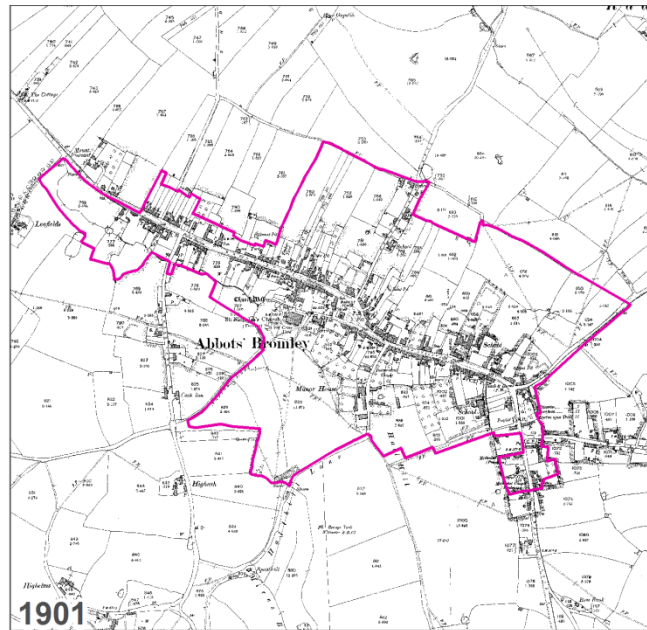
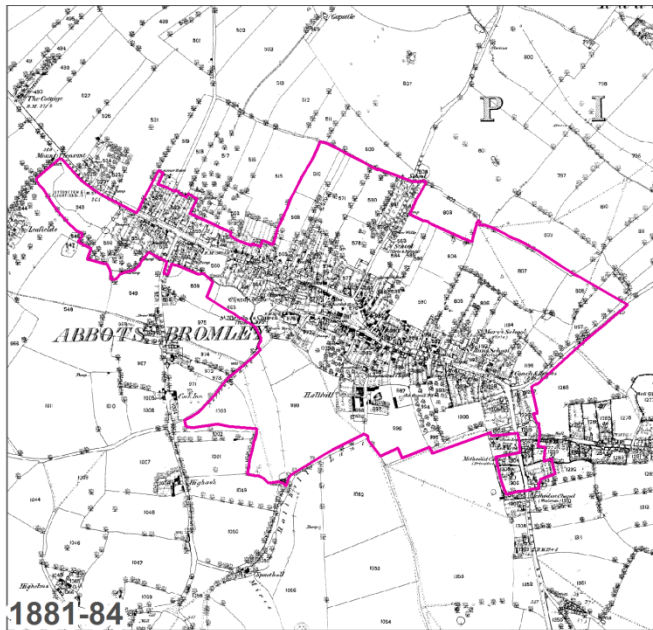
- 5.25 Despite the antiquity and fluctuations in the development of Abbots Bromley, relatively little archaeological evidence has been recovered for its material development. No formal excavations have been undertaken in the village aside from an archaeological watching brief carried out when the church yard was extended in 1998 and a small watching brief on a building development in 2003 at Latham House, north of the High Street.
- 5.26 The earliest physical record of Abbots Bromley's survival is an earthwork representing a possible medieval house platform (HER03963) located on the

- outskirts of the village between Ashbrook Lane and Radmore Lane. An assortment of medieval finds (e.g. coins, a spindle whorl and a key) have been located through metal detector activity in and around the village (HER03959) and the earliest fabric of the church of St Nicholas (HER08684) is considered to date from the 12<sup>th</sup> Century with 15<sup>th</sup> Century and later additions.
- 5.27 According to historical records, the manor of Abbots Bromley (HER02331) was founded c.1004 when it was granted to Burton Abbey and was recorded in the Domesday Book (c.1086) as holding a plough, a priest and some woodland. By the 13<sup>th</sup> Century the village held a weekly market around the Butter Cross and an annual three day fair.
- 5.28 In the postmedieval period, Abbots Bromley grew both in size and diversity, but little of this is reflected in the archaeological record. The watching brief on the vicarage garden for the church yard extension only produced the remnant of a garden wall and some sherds of 17<sup>th</sup> – 19<sup>th</sup> Century pottery (HER05487). Building notes on the Historic Environment Record (HER) include the former manor house at Hall Hill (thought to be sited over an earlier medieval house; HER01575), the 17<sup>th</sup> Century Broughton Cottage (HER03222), which is partly timber framed and the Non-Conformist Chapel in Hall Hill Lane, which has since been converted into a residence (HER03223).
- 5.29 Around the village of Abbots Bromley lie various earthworks and remnants of historic field boundaries, which provide interesting evidence of earlier farming and settlement activity. The rectangular earthwork surviving in the field on the corner between Goose Lane and Yeatsall Road may represent a medieval house platform or more likely an enclosure for livestock. The many lanes around the village are set within deeply banked hedges, a landscape feature more typical of the Southwest than Staffordshire, and paths, such as that leading south west from the Church of St Nicholas (called Narrow Lane), are reminiscent of early holloways and other informal trackways now reduced to pedestrian use only.
- 5.30 In conclusion, the modern day Abbots Bromley probably conceals much of its medieval past, due mainly to the fact that most of the housing in the village (excluding obviously later development) has its origins in the post-medieval period and were placed over earlier medieval dwellings which had reached their lifespan. This suggested continuity of settlement use will only be positively confirmed by future excavation and investigation should buildings ever be demolished along the Bagot Street/High Street frontage. The rear of the buildings, which appear to have been largely used for light industrial and craft businesses throughout the village's development, may contain more evidence of their use than has been recorded to date, but such remains are likely to be more ephemeral and disturbed from past redevelopment activity.

#### **Archaeological Potential**

- 5.31 The only evidence for human activity during the prehistoric and Roman periods within the Abbots Bromley area comes from stray finds, which do not significantly contribute to our understanding of how the landscape was utilised. Enclosures and linear features identified as cropmark features on aerial photographs at Pur Brook may relate to prehistoric or Roman activity, however no further archaeological investigation has been undertaken to confirm the date and nature of these features. There is no evidence for activity pre-dating the early medieval period within the settlement of Abbots Bromley itself.





Figures 3 - 7: Historical Development in Abbots Bromley from 1881 - present day



## 6 TOWNSCAPE ASSESSMENT

- 6.1 The village itself is laid out primarily along either side of the main thoroughfare, in a linear pattern that is likely to have been formed in much earlier times, but with smaller numbers of dwellings lining the road. This linear development along a main transport route is a common type of urban feature that can be traced in many other villages and towns across Staffordshire and the country at large. In Abbots Bromley's case, this earlier plan form has survived relatively intact with just limited additional development along the lanes branching off of the main thoroughfare and containing, modern infill developments, such as Paget's Rise. Following on from the linear plan of the village are the narrow, linear plots running back from the street frontages which are reminiscent of medieval burgage plots.
- 6.2 Although the route of High Street and Bagot Street presents an urban appearance of largely natural and painted brickwork, Abbots Bromley's buildings are set within a moderately green and landscaped environment, reflecting its rural location.

### Urban Form

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- 6.3 Overall the Abbots Bromley Conservation Area has a very homogenous character, which cannot be sensibly sub-divided into individual character subzones as often can be used when assessing areas.
- 6.4 Abbots Bromley's built form has a strong influence on the village's current streetscape. A brief glance at the Ordnance Survey plan of the village in 1881

(See Figures 3 - 7) demonstrates just how little its form has changed (the four modern satellite residential developments aside).

- 6.5 From looking at the available historic plans of Abbots Bromley, it's clear that the early form of the village was centred on the Butter Cross at the present Bagot Street/High Street intersection with the latter running north west and south east respectively. The Butter Cross was, and remains, the core of the village with its medieval origins (St Nicholas' Church, Goat's Head and some late medieval cottages are grouped here) and was accompanied by an open square or green (as now), depicted clearly on the 1846 Tithe map for Abbots Bromley. These are significant historic features that contribute to the character of the village. More modest, but still important vernacular properties are also included such as the short rows of cottages along the High Street, Hall Hill Lane, Church Lane and the Bagot Street end of Goose Lane.



*Bagot Street at the western end, the gable of Bromley House is in the foreground.*

- 6.6 The main east-west route through the village (following natural topography of the little valley) was intersected historically by two smaller routes, the lane leading to Colwich to the south west and the lane leading to Burton upon Trent to the east (currently known as Ashbrook Lane). Both of these routes are depicted on Cary's map of 1787 and this road plan has survived to the present day. Cary's 18<sup>th</sup> Century map also shows houses dotted along either side of the road between these two lanes. As the village developed, it expanded out from its central core to the north west and south east, and gradually more tracks leading to hinterland of the village were created and formalised into lanes (e.g. Harley, Schoolhouse, Radmore, Goose and Hall Hill Lanes are all depicted on the 1846 Tithe Map).



Hall Hill Lane facing towards High Street (no.17)

- 6.7 The modern plan of Abbots Bromley very much reflects its earlier, historic form, supported by the continuity of use of key buildings such as the Almshouses (Abbots Bromley Hospital), Church House, the Goat's Head, Hall Hill and Bank House. These buildings have also acted as positive constraints on

large-scale new development in the village, restricting them largely to areas of land behind the street frontages, which were formerly open fields.

### Local Building Patterns & Materials

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- 6.8 Abbots Bromley is distinctive for the mellow, aged patina of its houses primarily created by the deep orange-red-brown brick and mixed Staffordshire blue and old red clay tiles that many of its buildings are constructed from. Clay is the most dominant and most visible natural material used in the built fabric. Local clay, the excavations for which can still be observed around the village, was obtained from the keuper marl beds with their rich supply of clay and other minerals. The variation in the types of older brick used in the village is relatively limited, many demonstrating a rough texture typical of handmade bricks with visible voids and inclusions representing the addition of organic material and other additives to the clay during making. Many of the houses are constructed in Flemish Bond and Flemish Stretcher Bond with different variations used in the side elevations. The houses constructed within the 20<sup>th</sup> Century development areas, although outside of the Conservation Area, also use brick, but a much deeper red colour and in Stretcher Bond.
- 6.9 The size of the bricks varies from relatively small, slim hand-made bricks in the earliest houses to sizes slightly larger than those in standard use today. With regard to colour, the deep orange tone that dominates the village is broken occasionally by deep purple/brown over-fired bricks (often used in the classical header position) and a richer red brick.



*Laurel Cottage, Uttoxeter Road*

- 6.10 Variation in the brick fabric of the village can be attributed to natural variation in the local clays used in their manufacture, which were sourced from the immediate environs of the village. Indeed the 1890 Ordnance Survey map identifies two brick kilns and a brick field on the south side of the village (adjacent to Goose Lane and the Lichfield Road) and various depressions on the north side, which were probably former clay pits.
- 6.11 Brick decorative detailing is found throughout the Conservation Area and beyond in the form of eaves dentillation and cornicing and occasional gable dentillation. Chimney stacks and pots also add character to the roofscape of the village and brick is used extensively on the chimney stacks of the houses (as to be expected) and occasionally is formed into plain panels and bands, the latter contributing a practical function by protecting the vulnerable stack/roof joint. Chimney stacks are also constructed in an attractive paired arrangement with chamfered corners and joined heads. Other, noticeable use of brick is found in the many surviving boundary walls which run along a number of the lanes leading off from the main street. In places these have been replaced with modern walls, but some, for example along Church Lane, still retain their distinctively old, weathered boundary walls. These are capped in some locations with hogsback brick copings, others with semi-rounded copings. There is some evidence of the use of blue brick copings, where this has significance as contrasting decoration.
- 6.12 Clay is also used for the dominant roofing material in the Conservation Area in the form of plain tiles including the use of vernacular Staffordshire blue clay tiles. Very occasionally more decorative tiles are used such as fishscale-shaped tiles and coloured tiles but these are not commonly found. The majority of the roofs are crowned with distinctive, ridged overlapping ridge tiles that contribute strongly to the local building style. Within the roofs, chimneys are commonly placed at the gable ends or axially along the ridge and occasionally have gable end, projecting full height stacks. Other roofing materials found in the Conservation Area include blue-grey slates, but these are used sparingly.
- 6.13 Other materials evident in the village that demonstrate evidence of an origin further afield are dark grey slate, used as occasional roof covering and stone (probably obtained from the sandstone layers within the keuper marl beds), found as plinths and sills on a few of the houses in the village and most notably used in St Nicholas's Church on the south side of the village.
- 6.14 Timber framing has been used in the village for a small number of its buildings although more may survive behind brick-clad frontages and outer skins. Close studded timber framing, typical of the Midlands tradition of timber frame construction survives in some of the buildings fronting the High Street and provide a reminder of the formerly forested nature of the landscape around the village.



*The Goats Head, Market Place*

- 6.15 In the two surviving examples, (Church House and the Goat's Head), the timber has been used very attractively both structurally and decoratively, Church House demonstrating a very good use of quality joinery and carved decoration on its Bagot Street frontage. Elsewhere timber is seen projecting from roof gables in the form of purlins and used in door and window cases.
- 6.16 Attractive historic (and quality replacement glass) is found many of the older buildings within the Conservation area and contributes a particular value, if subtle to its overall character quality. Very little stone is used in the buildings and where it occurs, only used sparingly (e.g. as headers, plinth and steps). Lead is found on many of the Georgian and later door cases and window casings as leaded hoods and canopies, for weather protection of the timber structure beneath.
- 6.17 Finally, ironwork is noticeable by its presence and quality, being used mainly for frontage railings some of which on a plinth of brickwork in many decorative forms. Many villages and towns elsewhere have lost their front

railings over time (e.g. often sacrificed during times of war or as valuable material), but Abbots Bromley has an attractive and distinctive range of railing designs scattered amongst the houses along the main streets. These also aid some degree of openness and therefore some of the views.



*Norman Villa, Market Place*

- 6.18 Many of the buildings within the village are houses, some with shops or full height bay windows on the ground floor and the majority two storeys in height. Plans vary but detached and semi-detached cottages intermingle with short rows of terraced cottages, lining the street frontage and side lanes. There are a number of handsome, detached villas and Georgian houses along Bagot Street, which hark back to a time when the village of Abbots Bromley was more a prosperous settlement and minor gentry and wealthy yeoman could afford grander, more distinguished residences .
- 6.19 A distinctive feature that contributes to the local building pattern and form of the Conservation Area is the presence of brick outbuildings to the rear of the buildings fronting the street and the orientation of such buildings in relation



to the principal buildings where they lie at ninety degrees to it. Quite a number of these small buildings have survived, most dating from the late 18<sup>th</sup> and 19<sup>th</sup> Centuries, and are currently used as garages, stores or workshops . Originally they would have had craft and industrial uses as well as store and possibly agricultural purposes (a number retain their gable-end openings for doves and other birds).



*Bank House & house to south of Bank House*

- 6.20 It is important to note that there are hints of some non-local traditional construction appearing in the building record in the village with a slight European/polite influence evident in a few of houses along the east end of the High Street; this appears in the form of projecting, coped gable ends with raised corbels, brick dentillation and again hints of a former grandeur now lost which are a contrast to the vernacular construction within the village.
- 6.21 Dormers are scattered in clusters, but are not a common feature of the village. Where they exist, they are steeply pitched and usually intersect the eaves.

## Other Contributors

- 6.22 Other elements that contribute to Abbots Bromley's character include less visible ones such as the cultural customs and traditions that have been associated with the village for hundreds of years. The famous annual horn dance held every September, whose horns are stored in St Nicholas's Church, is as much part of the character of the village as its physical fabric; each year the village comes alive with an influx of visitors and local people alike.



*The Horn Dance, c1900*

- 6.23 Remnants of the village's more commercial past can still also be observed, for example in the fading brewery company sign painted onto the front of Blacks Head House (No. 22 Bagot Street ) and the blocked up cart entrances built into the cottages at the west end of the Conservation Area in Bagot Street (e.g. Laurel Cottage in Bagot Street).

## Positive Contributors to the Conservation Area

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6.24 The following buildings are also identified as making a positive contribution to the conservation area, although not designated assets

- Chapel House, Lichfield Road
- Hurst Villa, Lichfield Road
- Abbots Bromley School for Girls Main Building, High Street
- House South of Bank House, High Street



- Chapel House, Hall Hill Lane



- Sacred Heart Catholic Church, Church Lane



- Bagot Barns, Bagot Street



6.25 Also Intertwined with the setting of the village are the key vistas and views that are created by the differing approaches to the village. These are predominantly marked on the Abbots Bromley Townscape Analysis Plan (Figure 8), with these relevant and important longer views listed below:

- From the north side of the village from midway up Schoolhouse Lane looking south towards Rugeley (stunning view across the roofscape of the village towards the countryside beyond).
- East and westwards from the edge of the village from the Uttoxeter Road and Lichfield Road (the latter gives stunning view of countryside to the south east of Abbots Bromley from Bank House onwards)

## Negative Detractors

- Harley Cottage, Uttoxeter Road
- No.s 1-6 Mires Brook
- Later extensions to the Abbots Bromley School for Girls

6.26 The steady stream of vehicular traffic is noticeable, there have been attempts to slow the speed of traffic through traffic calming measures (chicanes) sited at each end of the village. Despite these efforts the speed and noise of the traffic remain an intrusion into the small grain and enclosed sense of place of the village. Additionally the effects of such traffic flow are the impacts on sensitive building fabric caused by vibration are a concern.

6.27 Signage should be carefully considered in the conservation area as some provide some visual clutter which adversely impacts upon the character and setting of the conservation area, including removing obsolete signage such as for the police station which has now ceased.

6.28 Later housing extensions to the village, whilst outside of the area have visual impact in longer views. Their scale and materials, with some attention to local detail, has resulted in partial integration into the existing, historic fabric of the village, however, details such as the building line of 1-6 Mires Brook present a lack of regard to context.

6.29 Satellite dishes are a key detractor for some of the buildings within the conservation area, some of which are listed. The Council is working with owners who may have installed satellite dishes without consent to place them in more sympathetic locations so that they don't adversely impact upon the character and integrity of the conservation area.

*No.s 1 - 6 Mires Brook*





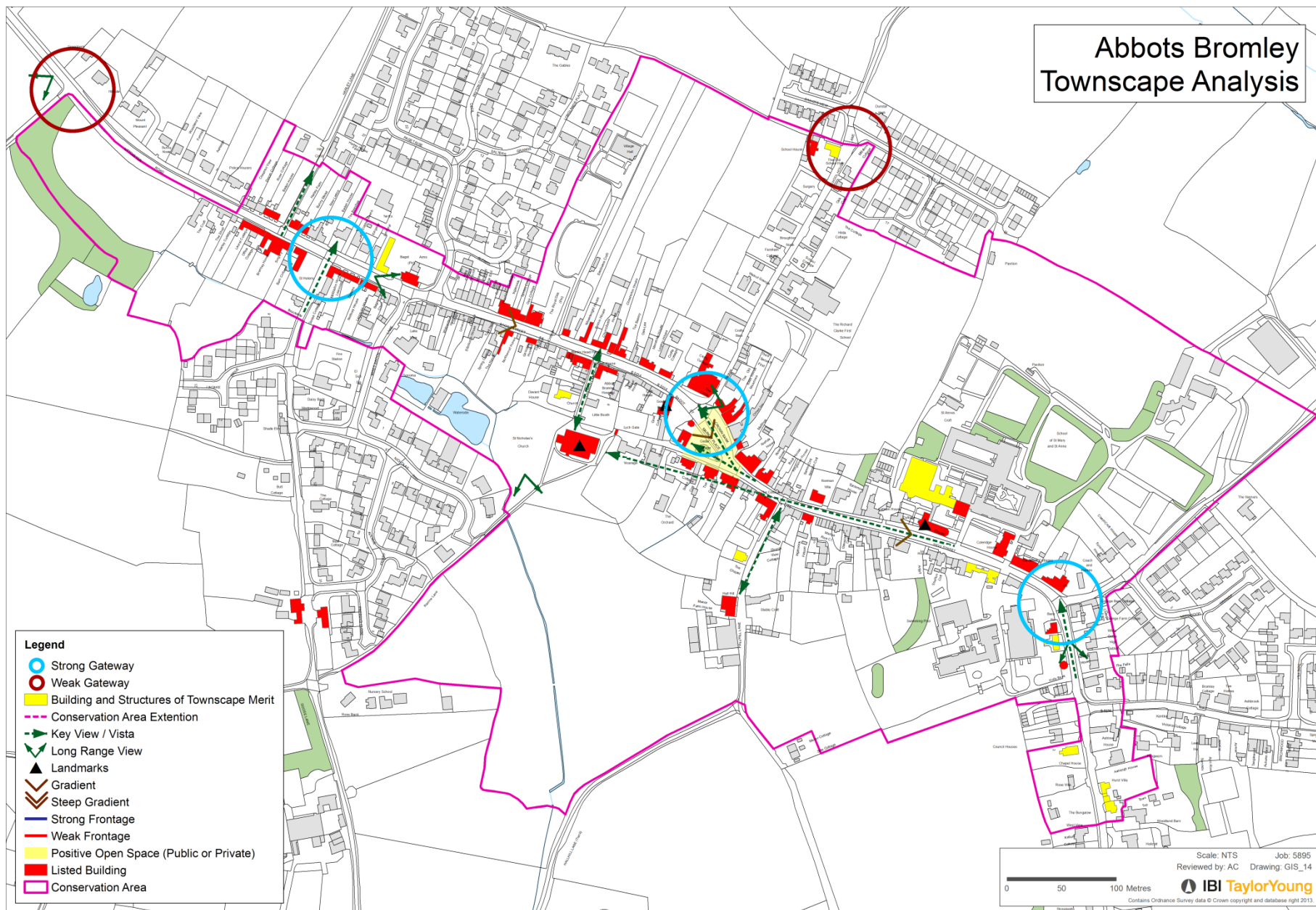


Figure 8: Abbots Bromley Townscape Analysis

## 7 LANDSCAPE & PUBLIC REALM ASSESSMENT

- 7.1 The slightly elevated position of the village, lying along the south side of the east-west ridgeline, means that longreaching and quality views of the surrounding countryside can be seen from numerous positions around the village. In turn, the softly undulating landscape surrounding the village provides a sense of enclosure and cohesiveness to the urban fabric.
- 7.2 Within the village buildings are set within a fairly green environment with gardens and landscaped yards to the rear of the houses in contrast to the predominantly back of pavement frontages. The centre of the village has a legible core, focussed around the attractive and historically significant Butter Cross (marking the site of the medieval butter market), which is located adjacent to the village green and war memorial. There are pockets of mature trees along the Bagot Street/High Street route with general greening of the village from gardens and hedgerows in the lanes. These combine to provide Abbots Bromley with a pleasantly rural village ambience.
- 7.3 The creation of 'buffer zones' within the Conservation Area has allowed a degree of protection against intrusive development for the village maintaining the rural 'green' zone which is so important to the essential character of the village. In particular, the western end of the Conservation Area includes a strip of open, rough grassland bordered by a planted tree screen of mainly mature fir which forms a natural boundary to the end of the village and contributes to its pleasantly enclosed and characterful ambience. Also of note are the open grassland areas to the south of St Nicholas' Church and St Mary and St Anne (Abbots Bromley School for Girls), and the hinterland areas to the rear (north side) of the High Street. These open areas help to emphasise

the sense of cohesiveness engendered by the density of the buildings packed along the street whilst providing important views in (and out of) the village centre.



*The Old School Hall, Schoolhouse Lane*

- 7.4 Interspersed with the buildings is important and valuable green planting, which includes neat garden frontages and mature trees including some conifers and yews. Market Place has an open grassed area with a single American red oak tree in its centre and the whole area has a pleasant mix of large fir, cedar and other tree species. In combination with the climbing plants (e.g. Virginia creeper and wisteria) that proliferate on the houses in this area, the centre of Market Place takes on a leafy and informal ambience for part of the year. Other areas of important planting include St Nicholas's church yard which contains amongst other species, yew, fir, holly, silver birch and oak and provides an important green buffer to the south-central portion of the village.



*The Beeches, Bagot Street*

- 7.5 Intermingled with the green character of the Conservation Area are the small backlanes, many of which have historically and ecologically important hedges lining their route. Good examples of these features include Narrow Lane, a footpath leading from the church yard south west to Goose Lane, Hall Hill Lane, Harley Lane and Schoolhouse Lane.
- 7.6 Boundaries to the public realm are also marked by small but significant details such as original 18th and 19th Century iron railings to the front of many of the houses along Bagot Street/High Street.
- 7.7 The area has also been protected from overly intrusive road signage, street through careful management and enforcement.

## 8 HERITAGE ASSETS

- 8.1 There are 50 entries on the Staffordshire County Council Historic Environment Record (HER) for Listed Buildings within the Abbots Bromley Conservation Area although quite a number of these entries include two or more individual buildings (see Figure 2). The majority of the entries are listed as Grade II (47) and three are II\* (the Butter Cross, Church of St Nicholas and Church House). There are none of Grade I status. The Butter Cross is also a Scheduled Monument (designation no. 21602).
- 8.2 The majority of listed buildings are clustered along both sides of the main through-street (Bagot Street/Market Place/High Street). These embody both the historic core of the village and its social development as quite a number of the listed buildings represented are the larger and grander former residences of high status landowners and merchants who lived in the village during the 18<sup>th</sup> and 19<sup>th</sup> Centuries. For example, Churchfields House, Croft's House (both mid-18<sup>th</sup> Century) and Georgian House and Norman Villa (late 18<sup>th</sup> - early 19<sup>th</sup> Century) all offer good examples of this type of development.
- 8.3 Other, less grandiose houses also represent elements of Abbots Bromley's historic social structure. The many smaller, 'middle' class houses such as Batkin House and Rose Cottage on the north side of the Uttoxeter Road, St Helens on the south side of Bagot Street, Rose Cottage and The Cross on the south side of Market Place are survivor's of the village's more prosperous era in the 18<sup>th</sup> and early 19<sup>th</sup> Century when good quality houses of pleasant proportions could be afforded by the affluent villagers.
- 8.4 At the lower end of the social and economic scale, the numerous short rows of terraced cottages and small shop premises that are scattered along the

main thoroughfare, provide evidence of the humbler dwellings of the earlier villagers. Wheelwright House (currently Wilson's family butcher) and No.s 5-8 High Street are good examples of workers cottages. Wheelwright House also provides a good example of a timber frame constructed house which has received a brick frontage during its lifetime (probably in the 18<sup>th</sup> or early 19<sup>th</sup> Century). It is suspected that there are numerous instances of this throughout the village and indeed, No.s 5- 8 High Street also have internal timber framing. This gentrification of humbler dwellings in Abbots Bromley reflects a national trend that gathered pace in the late 16<sup>th</sup> – early 19<sup>th</sup> Centuries in England.

### Designated Heritage Assets

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- 8.5 The following buildings and structures benefit from statutory status as designated heritage assets:

- LAUREL COTTAGE OFFICE COTTAGE (GRADE II)

Two storey coach house and stables, now a pair of houses. Early C19<sup>th</sup>, remodelled mid-C19<sup>th</sup>. Red brick with plain tile and slate roof

- BROMLEY HOUSE, UTTOXETER ROAD (GRADE II)

Three storey house, constructed circa 1840. Pebbledash exterior and plain tile roof

- BATKIN HOUSE AND HOUSE OCCUPIED BY MRS HEATHCOTE, UTTOXETER ROAD, BATKIN HOUSE, UTTOXETER ROAD (GRADE II)

Pair of houses of two storeys. Early to mid-C19 and constructed of red brick and slate roof (end terrace with white painted openings in following image)





- HARLEY FARMHOUSE (GRADE II)  
Two storey painted brick and plain tile roof house. Mid C19th.
- SUNNY BRAE & SUNNY MEAD, UTTOXETER ROAD (GRADE II)  
Pair of houses of two storeys Early to mid-C19. Stucco lined as ashlar; plain tile roof (with blue painted openings in following image, Harley Farmhouse is sited on the left).



- MIDDLETON HOUSE, BAGOT STREET (GRADE II)  
Early C19th, red brick with clay tile roof; L - shaped of two storeys. Occupies a prominent position on the corner with Goose Lane



- LEACROSS AND ADJOINING COTTAGE TO EAST (GRADE II)

A pair of C18th cottages. Red brick and clay tile roof, with brick ridge stacks. Two storeys with dentilled eaves course.



- ST HELENS, UTTOXETER ROAD (GRADE II)

Two storey house. C18 with later alterations. Red brick; clay tile roof



- LANCSUSS HOUSE & NORBURY HOUSE (GRADE II)

A single house now converted to a pair of houses. Early C18th with later alterations. Two storey, red brick, with plain tile roof and brick ridge stack and integral end stack.

- THE BAGOT ARMS (GRADE II)

C18th Inn with later alterations and additions. Roughcast brick and plain tile roof. Of two storeys with a gable- lit attic with floor bands and dentilled eaves course.



- HOUSE OCCUPIED BY MR GOODWIN [CHURCHFIELDS HOUSE] (GRADE II)

Pair of houses converted into single dwelling. Mid-C18th with mid to late C19th alterations. Red brick and plain tile roof with raised verges; 2 storeys with dentilled eaves course. Occupies a key position in the main thoroughfare.



- HOUSE OCCUPIED BY MRS TURNER INGLENOK OAK COTTAGE (GRADE II)  
Terrace of 3 cottages. C18 with later alterations and additions. Red brick; plain tile roof; brick ridge stacks and integral end stacks.
- NORTHWOOD HOUSE (GRADE II)  
C18th 2 storey house, remodelled mid-C19th. Comprises red brick & plain tile roof. Occupies a prominent position in main street through the town

- THE ROYAL OAK (GRADE II)  
Early C18th two storey Inn, comprising painted brick and plain tile-roof construction and gable-lit attic.



- GEORGIAN HOUSE (GRADE II)  
Mid C18th house, comprises red brick and plain tile roof. Two storeys and gable lit attic.





- **PREMISES OF V G WILSON BUTCHER (GRADE II)**  
C17 with later remodelling, , one storey, formerly a house, now converted to a retail unit. Timber framed, fronted in red brick; plain tile roof.



- **WHEELWRIGHT HOUSE (GRADE II)**  
C18th house with later alterations. Two storeys, red brick; clay tile roof with brick verges.
- **CAEL COTTAGE (GRADE II)**  
Single cottage, formerly a pair of cottages of one storey and attic. C17th with later remodelling. Painted brick to earlier timber frame; plain tile roof, and brick integral end stacks.
- **CHURCH HOUSE (GRADE II\*)**  
Dated 1619 and restored mid C20 by F.W.B. Charles. Part 2, part one storey timber framed on brick plinth, and partly replaced with brick

with plain tile roof. The restoration has high- lighted the interest and importance of this substantial town house.

- **THE BAGOT ALMHOUSES (GRADE II)**  
Almshouses dated 1705 with later alterations and additions. Red brick with painted stone dressings and plain tile roof Bagot coat of arms; inscription between doors and pediment reads: "Deo et Egenis DDD Lambertus Bagot Arm Anno 1705".



- **CHESTERTON HOUSE (GRADE II)**  
Early C18th house of two storeys, with red brick and plain tile roof. Gable end towards street.
- **MAXSTOKE HOUSE, BAGOT STREET (GRADE II)**  
C18th pair of houses of two storeys with dentilled eaves course. Orange brick and clay tile roof; occupies an important position in the approach to the Market Place.



- CHURCH OF ST NICHOLAS (GRADE II\*)

Parish Church. c1300, with later additions including c1500, and west tower rebuilt c1700, restored and partly rebuilt by G.E. Street 1852-5 and further rebuilt after collapse of spire (23rd November 1698).

Reindeer horns, hobby horse, and crossbow used in the Abbots Bromley horn dance are housed here.



- LYCHGATE TO CHURCH OF ST NICHOLAS (GRADE II)

Lychgate dating from mid to late C19th, by Butterfield. Timber framed with hipped plain tile roof.

- THE GOATS HEAD INN, MARKET PLACE (GRADE II)

House now Inn dating from C17th with later alterations, restored mid to late C19. Two storeys and Timber framed on brick plinth; with plain tile roof.

- CROFTS COTTAGE (GRADE II)

C17th house of two storeys, remodelled in C18th. Red brick to earlier timber frame with brick integral end stack.



- CROFT'S HOUSE, FORECOURT WALL AND RAILINGS (GRADE II)

Two storey house, wall and railings. Mid C18th with later alterations and additions. Red brick, with plain tile roof and brick integral end stacks and ridge stack.

- CEDAR COTTAGE AND GATE AND RAILINGS TO FRONT GARDEN (GRADE II)

Two storey house, gate and railings. Dates from mid to late C18th. Comprises painted brick; clay tile roof; brick integral end stacks. and

gable-lit attic with first floor band. Cast iron gate and railings with fleur-de-lys heads enclose a small front garden. (Cottage sited to the right of the Butter Cross in following image).



- **THE CROSS (GRADE II)**  
Two storey house. Mid to late C18th comprising red brick; clay tile roof, with gable-lit attic.
- **THE OLD SCHOOLHOUSE (GRADE II)**  
Former school of 2 storeys, now house. dating from C17th and partly rebuilt C20th. Timber framed, the south bay partly rebuilt in brick and roughcast with plain tile roof; brick integral end stack and brick ridge stack.
- **THE BUTTER CROSS (SCHEDULED MONUMENT & GRADE II\*)**  
Village cross dating approximately to C17th. Hexagonal plan, timber framed and hexagonal plain tile roof. Open sided structure and patterned cobble floor.

- **WAR MEMORIAL (GRADE II)**  
First World War memorial erected 1920; possibly to the designs of Frederick Mercer, a local artist. Octagonal base constructed of Local Hollington stone.



- **HOUSE NEXT NEWSAGENTS (GRADE II)**  
Pair of cottages, now converted into single house. One storey and attic with floor band, dating from probably C17th with C18th remodelling. Red brick to earlier timber frame and clay tile roof; with brick central stack.
- **PREMISES OF J M MEADOWS NEWSAGENT (GRADE II)**  
House incorporating a retail unit dating from mid to late C18th. Two storeys and gable-lit attic with dentilled eaves course. Of Red brick construction with clay tile roof. Important position opposite the Butter Cross. Premises on right in image.



- **THE MALTINGS (GRADE II)**  
C18th red brick and plain tile roofed house, with later alterations. Two storeys and attic with dentilled eaves course. Occupies a key position in the centre of town.
- **PREMISES OF C TASWELL (GRADE II)**  
Two storey house incorporating retail unit, and probably C17th in origin, and remodelled early C19th. Red brick and plain tile roof. Occupies a key position in the centre of the town.
- **NORFOLK HOUSE (GRADE II)**  
Early C16th two storey core house, extended, remodelled and partly rebuilt in early C19th. Roughcast to earlier timber frame; fishscale tile roof with coped verges. Formerly the Dolphin Inn. (The building [white gable elevation] sits fronting High Street in the following image, to the right of the Crown and The Maltings respectively.



- **ROSE HOUSE, GARDEN WALL, RAILINGS AND GATE (GRADE II)**  
House and retail unit, wall, railings and gate. Mid C18th construction , of two storey , red brick and plain tile roof. Brick dwarf wall, cast iron railings and gate enclose a small front garden
- **5, 6, 7, 8, HIGH STREET (GRADE II)**  
Row of four houses, possibly once a single house. Probably C17th, remodelled early C19th. Two storeys and red brick replacing earlier timber frame; plain tile roof; brick ridge stacks.
- **NORMAN VILLA (GRADE II)**  
Late C18th/early C19th house. Red brick and clay tile roof. Three storeys with moulded parapet to second floor.
- **FALCOTT INGLENOOK (GRADE II)**  
Pair of two storey houses, constructed c1840. Red brick and fishscale tile roof; brick integral end stacks. A well preserved building in a key position on the main street.

- THE CHAPEL, SCHOOL OF ST MARY AND ST ANNE (GRADE II)  
School Chapel erected between 1875-81, designed by Richard Herbert Carpenter and Benjamin Ingelow. Red brick with ashlar dressings, plain tile roof with alternate crested ridge tiles and coped verges.



- COLERIDGE HOUSE, SCHOOL OF ST MARY AND ST ANNE, HIGH STREET (GRADE II)  
Schoolmaster's house dating from late C18th. Red brick; hipped clay tile roof; and brick off-ridge stack. Two storeys and attic.
- DANDELION COTTAGES, GARDEN WALL, GATES AND RAILINGS, SCHOOL OF ST MARY AND ST ANNE (GRADE II)  
Row of houses, now offices. Early C18th and early to mid C19th addition. Red brick; clay tile roofs; brick ridge and integral gable end stacks. In 2 parts, pair of C18th houses to right and pair of C19th houses to left. C18th houses: 2 storeys and gable-lit attic, moulded eaves course. C19th houses: 2 storeys with toothed eaves course and

ashlar quoins. A dwarf wall, and cast iron gates and railings enclose a small garden in front of each house.



- THE COACH AND HORSES (GRADE II)  
Early C18th Inn with later remodelling. Pebbledash and plain tile roof; pebbledash ridge stack and integral end stacks. Two storeys with chamfered quoins





- **BANK HOUSE (GRADE II)**  
House dating from c1800 of 2 storeys. Red brick; clay tile roof; with brick ridge stacks. and gable-lit attic with dentilled eaves course.
- **MILEPOST AT NGR SK 08382435 (GRADE II)**  
Milepost placed mid to late C19th. Cast iron and concrete filled. Top face: "ABBOTS / BROMLEY" Left hand face: "UTTOXETER 7". Right hand face: "NEWBOROUGH 3½ / HANDSACRE 6 / BURTON 11 / LICHFIELD 11".



- **MANOR FARMHOUSE (GRADE II)**  
C18th two storey farmhouse with later alterations. Red brick and plain tile roof on L-shaped plan.



8.6 It is noted that some list descriptions contain out-of-date references. The Council will work with Historic England's Designation team to amend these references where considered appropriate.

## Buildings and Structures of Townscape Merit

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8.7 These are buildings that make a positive local contribution to the character of the conservation area; these are identified as the same buildings that make a positive contribution to character.

- Chapel House, Lichfield Road
- Hurst Villa, High Street
- Abbots Bromley School for Girls Main Building, High Street
- House South of Bank House, High Street



- Chapel House, Hall Hill Lane



- Sacred Heart Catholic Church, Church Lane



- Bagot Barns, Bagot Street



## 9 CAPACITY TO ACCOMMODATE CHANGE

infill, however the impacts on longer views would need to be carefully considered.

- 9.1 The Abbots Bromley Conservation Area has achieved a fine balance between conserving and enhancing the existing stock of mainly historic older buildings with the necessary residential housing needs of a popular commuter village. Within the core of the conservation area there is little opportunity to accommodate further major change, given the lack of sites available for development and historic sensitivity of the heritage assets in the core of the village. Towards the outer edges greater opportunity exists; it would seem to the south of the village further development would threaten the important open views which are so part of the character and setting of the village and would begin to encroach upon the important and historically open green spaces which lay behind the street frontages.
- 9.2 An example of vulnerability is the large field to the south of the western campus of the Girls School that runs along behind the council houses, parallel with the Lichfield Road. If the council houses were to be redeveloped this would enhance this area with more sensitive development that would complement the existing built form and heritage assets. However, this would provide a potential opportunity for a developer to extend the scope of any redevelopment in this location to the field behind (obviously subject to planning permissions, ownership, etc). This field falls outside of the Conservation Area boundary at present, which would leave the village vulnerable to further, larger-scale development, if it were proposed.
- 9.3 To the north the impacts visually could be considered as less threatening due to the patterns of existing development, these potentially lend themselves to



## 10 MANAGEMENT RECOMMENDATIONS

- 10.1 For the most part the conservation area retains its notable special character and the designation remains appropriate and effective. The listed buildings all seem to be in good condition visually / externally and alterations have by and large been sensitive.
- 10.2 There are no amendments suggested with regards to the extension of the Conservation Area. However, consideration should be given to the long-term planning strategy (Local Plan) for Abbots Bromley in terms of future development scheme proposals and their desirability for the village, the field to the rear of the council houses in Lichfield Road has already been identified.
- 10.3 With regards to detailing around the area, it is suggested that to retain boundary treatments an Article 4 Direction would assist in protecting this important character. Furthermore there has been a good level of survival of historic timber windows in the village. Windows, when considered within the elements on the façade of a building, have significant visual impact and inappropriate replacement or poor detailing can detract from the character and appearance of a Conservation Area. An Article 4 Direction would restrict permitted development rights, particularly on the frontages of properties, and would exclude the inappropriate materials such as uPVC. Other benefits would include requiring planning permission for painting the façade of buildings, for example. Such measures will help to preserve an important aspect of the individual and collective character of buildings within the Conservation Area.
- 10.4 It is also recommended that the authority consider applying Article 4 directions to the list of the buildings highlighted as contributing to townscape merit (See Section 8) or as making a positive contribution to the Conservation Area (Section 6) to as to protect their future contribution to the special character of the area.
- 10.5 A further recommendation is for the inclusion of The Cottage, located on the north side of the Uttoxeter Road just beyond the western edge of the village, on the local list of buildings of special architectural and/or historic interest. This has been recommended due to its interesting plan form and design and potential to be of quite early date.
- 10.6 Work should be undertaken with Staffordshire County Council Highways in order to ensure that signage is appropriate and proportionate in terms of appropriate location and design as well as removing obsolete signage and minimising the use of painted lines where possible.

## 11 DESIGN GUIDANCE

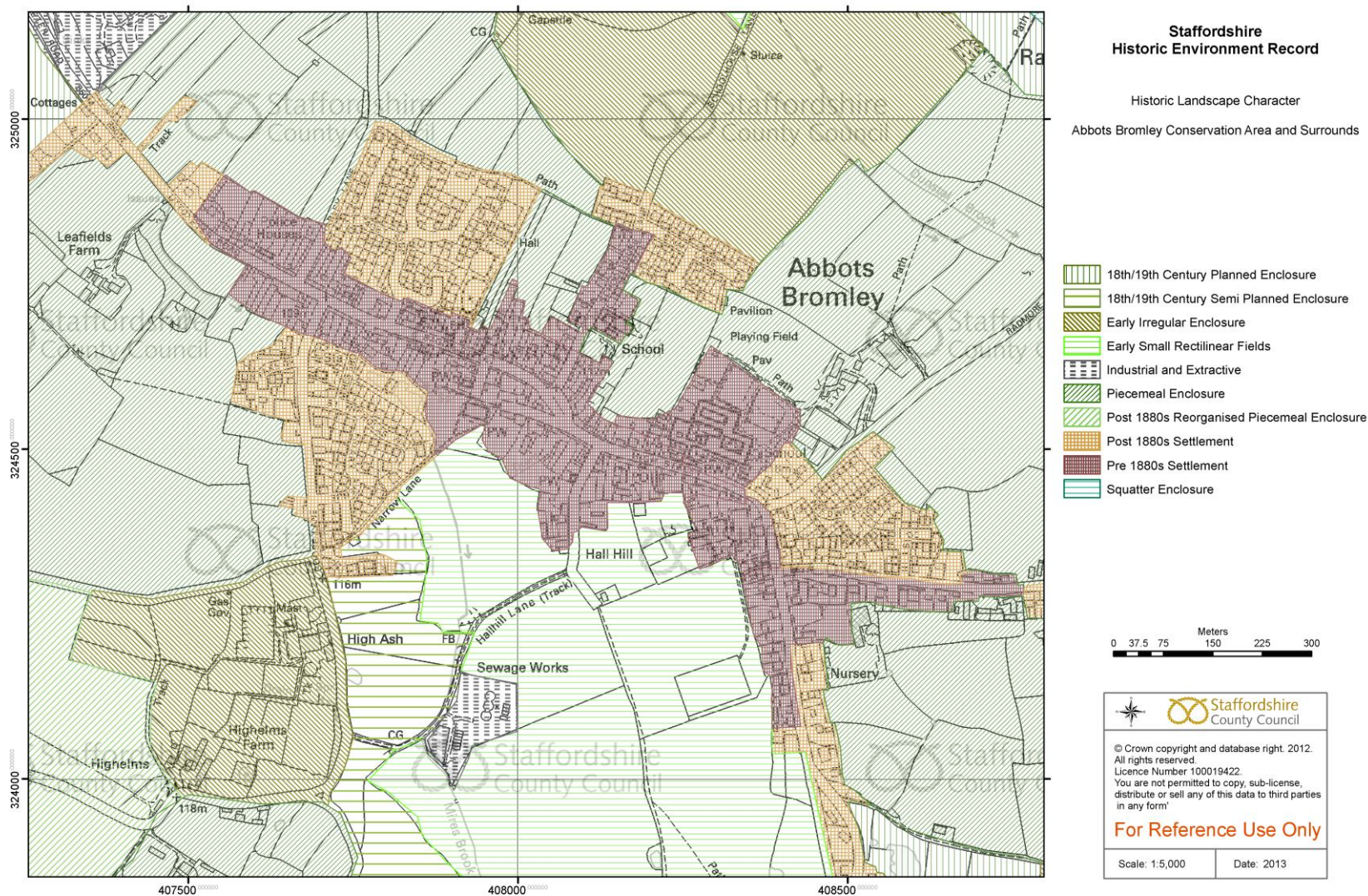
- 11.1 When considering future development within the area it is important to ensure the urban form and character is consolidated and strengthened and that any development is appropriate to the context of the conservation area. Given the varied character across the area it would be inappropriate to provide overarching guidance as this should be site specific.
- 11.2 Notwithstanding this the development in this distinct village should recognise the overriding quality of Abbots Bromley and its special interest in creating new buildings which belong to the village and designed to reflect the best of building and architecture in this place.
- 11.3 The context for this specific assessment is set out in The East Staffordshire Design Guide Supplementary Planning Document (SPD) which provides advice to how to go about site / area analysis and how best to respond positively to context.
- 11.4 It is important to consider that innovation and contemporary forms of architecture can be accommodated within conservation areas where design quality is exceptional. Poorly referenced historical designs and pastiche style development can detract from the character of the heritage assets and wider area and should therefore be avoided. Where traditional design principles are followed designs should be authentic and accurate; incorporation of small but important local detail should also be strongly encouraged as it is little details such as these which help protect and enhance the character of an area as locally distinctive as Abbots Bromley. It is important to use good quality vernacular building materials form part of new development, such as appropriate bricks, roof tiles and joinery.
- 11.5 Should new residential development be forthcoming in the village the design of new homes should be specific to Abbots Bromley and should enhance the character of the conservation area, as such standard 'off the peg' house designs will not be acceptable. More guidance on design matters is contained in the East Staffordshire Design Guide SPD.
- 11.6 A Village Design Statement has been produced for Abbots Bromley by the village itself and this document makes a very valuable contribution to the future of Abbots Bromley and its Conservation Area. The statement looks to encourage both villagers and potential developers to be sympathetic to the village's character in any future planning changes they might make. A copy of the document can be found via the following external link:  
[http://www.abbotsbromley.com/village\\_design\\_statement](http://www.abbotsbromley.com/village_design_statement)

## APPENDIX I REFERENCES AND SOURCES

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- Shipman, E.R., 2000. *A History of Abbots Bromley*. Private Circulation
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## APPENDIX II HISTORIC ENVIRONMENT RECORD







HER/PRN No	Grid Ref	Name	Description
00042	SK 08038 24574	Market Cross / The Butter Cross	A listed and scheduled village cross of 16th or 17th century date, which stands within the market place at Abbots Bromley. The cross takes the form of a hexagonal timber-framed structure with a tiled roof which is surmounted by a timber finial. This structure is thought to be on the site of an earlier cross, dating from at least the mid 14th century.
00881	SK 07876 24590	Church Well	The site of a natural spring used as a source of water, which is recorded on the first edition Ordnance Survey map as a 'Church Well'. The natural spring flowed into a dug-out channel, and had a trough to catch water. It had been in use in living memory, although it was in-filled sometime before 1956, as it was deemed to be unsafe.
01575	SK 08051 24377	Manor House	A former manor house or hall, which is thought to be built on the site of an earlier, medieval monastic house. The existing farmhouse is of 18th century date (See PRN 11192).
02331	SK 08000 24550	Abbots Bromley (Settlement)	The manor of Abbots Bromley was granted c.1004 by Wulfric to Burton Abbey, and listed in the Domesday Book under the Abbey's holdings. In 1222 Abbots Bromley was granted a charter by Abbot Richard de Lisle, who gave the burgesses the same liberties as those in Lichfield.
03222	SK 0813 2474	Broughton Cottage, Schoolhouse Lane	A domestic dwelling of brick construction (in Flemish Bond), with a partly timber-framed interior. The house dated from 17th century and later. It had been demolished by 2000.
03223	SK 08084 24455	Congregational Chapel, Hall Hill Lane	A former congregational chapel built in 1824. The chapel had been converted to a house by the early 1980s.
03224	SK 07926 24667	Cottage / Shop, East of the Royal Oak, Bagot Street,	A listed 17th century timber-framed and brick built former domestic dwelling, which has been converted to a shop.
03963	SK 08640 24460	House Platform, Ashbrook Lane	A low earthwork feature to the north of Ashbrook Lane, identified as a possible house platform. Finds recovered from this area, including pottery and building material (PRN 03962) are considered to be of medieval (and/or post medieval) date, perhaps indicating the date of the platform.
05487	SK 07964 24507	Garden Wall, South-East of Church of St Nicholas	The remains of a garden wall identified during an archaeological evaluation adjacent to the churchyard of the Church of St Nicholas, Abbots Bromley. Pottery of mainly 17th to 19th century date, clay pipe fragments and medieval/post medieval roof tiles were also recovered during the evaluation.

08684	SK 07936 24555	Church of St Nicholas	A listed parish church dated to circa 1300, with 14th and 15th century additions, but with possible earlier origins. The tower of the church was rebuilt in circa 1700. The church is surrounded by a churchyard, which may have once extended to the east (although recent excavations here revealed no burials in this area).
11169	SK 07782 24704	The Bagot Arms, Bagot Street	A listed 18th century inn with later additions, which stands in a commanding position on the main thoroughfare through the village. The inn is of roughcast brick with a tiled roof, and has a low flat-roofed extension to one side.
11170	SK 07973 24647	The Bakery, Bagot Street	A listed early to mid 19th century house of red brick construction with a clay tile roof. The house incorporates a shop.
08685	SK 07966 24642	Chesterton House, Bagot Street	A listed early 18th century house of red brick construction with a tiled roof.
11171	SK 08016 24619	Crofts Cottage, Bagot Street	A listed 17th century house, remodelled in the 18th century. The two storey house is of red brick to an earlier timber frame, with both gables having exposed timber roof trusses.
11172	SK 07958 24649	Churchfields House, Bagot Street	A listed pair of mid 18th century houses, which are now converted to a single dwelling. The houses are of red brick, and have mid to late 19th century alterations.
11173	SK 0787 2467	Inglenook, Lyman Cottage and Oak Cottage, Bagot Street	A listed terrace of three 18th century red brick cottages, which started out as a pair of 2 bay cottages each with central door, and were later extended to the east and west.
11174	SK 07998 24637	Maxstoke House / Leigton House, Bagot Street	A pair of listed 18th century orange brick houses of two storeys.
11175	SK 07895 24671	The Royal Oak, Bagot Street	A listed early 18th century inn of painted brick with a tiled roof.
11176	SK 07942 24657	Wheelwright House, Bagot Street	A listed 18th century red brick house with a clay tile roof.
11178		The Bagot Almshouses, Bagot Street,	Listed almshouses, dated to 1705, which are of red brick construction with painted stone dressings and a tiled roof. The Almshouses are U-shaped in plan and of two storeys, and bears an open curly pediment containing the Bagot coat of arms with an inscription between the doors and the pediment reading 'Deo et Egenis DDD Lambertus Bagot Arm Anno 1705'.

11179	SK 07928 24635	Cael Cottage, Bagot Street	A listed pair of 17th century cottages, which have been remodelled into a single dwelling. The cottage is of painted brick to an earlier timber frame with a tiled roof and brick chimney stacks. Inside is has a former inglenook fireplace, and a square panelled timber framed partition dividing its two bays.
11180	SK 07939 24630	Church House, Bagot Street	A listed timber framed house of two phases, the earliest dated 1619 and the second circa 1659. During restoration in the late 1960s by F.W.B. Charles it was recognised that the extant plan form respected an earlier phase of a medieval open hall house.
11181	SK 07892 24649	Georgian House, Bagot Street	A listed mid 18th century red brick house of two storeys, which is a good example of a small Georgian town house.
11182	SK 07744 24699	Lancsuss House and Norbury House, Bagot Street	A listed early 18th century red brick house which is now divided into two dwellings.
11183	SK 07728 24707	Leacross and Darwen, Bagot Street	A pair of listed 18th century red brick cottages.
11184	SK 07713 24712	Middleton House, Bagot Street,	A listed early 19th century red brick house of two storeys, which occupies a prominent position on the corner of Goose Lane.
11185	SK 07869 24648	Northwood House, Bagot Street	A listed 18th century house of red brick construction with a tiled roof. The property was remodelled in the mid 19th century.
11186	SK 07970 24566	Lychgate to Church of St Nicholas, Church Street	A listed mid to late 19th century timber-framed lychgate by Butterfield.
11190	SK 07700 24399	Church View Farmhouse, Goose Lane	A listed former Inn, which is now in use as a farmhouse. The red brick building is of early 18th century date and is roughly T- shaped in plan with service rooms to the north and living rooms to the south.
11191	SK 07679 24403	Barn, West of Church View Farmhouse, Goose Lane,	A listed early 18th century building of red brick construction, which is T-shaped in plan comprising of a single range with a central projection on the east side. Nesting holes and flight platforms survive in the north gable.



11192	SK 08072 24408	Manor Farmhouse, Hall Hill Lane	A listed 18th century farmhouse of red brick construction. The two-storey farmhouse is L-shaped in plan with a central, Victorian gabled porch.
11194	SK 08369 24430	The Coach and Horses, High Street	A listed early 18th century inn with later remodelling.
11195	SK 08154 24509	Norman Villa, High Street,	A listed late 18th or early 19th century house of red brick construction with a clay tile roof.
11196	SK 08105 24529	Rose House, High Street	A listed mid 18th century red brick house incorporating a large shop. The listing includes the brick dwarf wall, cast iron railings and gate enclosing the front garden.
11197	SK 08283 24497	The Big House, School of St Mary and St Anne, High Street	A listed late 18th century two storied house of red brick construction with a hipped clay tile roof. It was converted to a school circa 1873 by the Revd. E. C. Lowe. St Anne's School opened as a boarding school for girls in 1874.
11198	SK 08258 24484	The Chapel, School of St Mary and St Anne, High Street	A listed late 19th century school chapel by Richard Herbert Carpenter and Benjamin Ingelow. The chapel is of red brick construction with tiled roof which has alternate crested ridge tiles and coped verges.
11199	SK 08323 24466	Coleridge House, School of St Mary and St Anne, High Street	A listed early 17th century timber framed house, which was extended and partly rebuilt in brick in the 18th century.
11200	SK 08345 24447	Dandelion Cottages, School of St Mary and St Anne, High Street	A listed row of 18th and early to mid 19th century houses of red brick with clay tile roofs, which are now in use as offices. The listing includes the gardens wall, gates and railings enclosing the small front garden.
11201	SK 08145 24490	Falcott and Inglenook, High Street	A listed pair of red brick cottages of two storeys, with a fishscale tile roof, dated to circa 1840.

11202	SK 08107 24505	5, 6, 7 and 8 High Street	A listed row of four houses, which may have once been a single dwelling. The houses are of probable 17th century date, but were remodelled in the early 19th century, with red brick replacing an earlier timber frame. Number 8 has an inglenook fireplace and some exposed wall-framing.
11203	SK 08366 24389	Bank House, Lichfield Road	A listed red brick house dated to circa 1800.
11205	SK 08381 24350	Milepost, Lichfield Road	A listed cast iron triangular milepost of late 19th century date. The upper face reads 'Abbots Bromley' and distances to Uttoxeter, Newborough, Handsacre, Burton and Lichfield are given.
11206	SK 08410 24105	Town End Farmhouse, Lichfield Road	A listed 17th century farmhouse of red brick, comprising of a main range with a rear wing forming an L-shaped plan. The farmhouse was remodelled in the early to mid 19th century.
11208	SK 08032 24561	Cedar Cottage, Market Place	A listed mid to late 18th century house of painted brick with a clay tile roof and brick chimney stacks. The listing includes the cast iron gate and railings with fleur-de-lys heads, which enclose the small front garden.
11209	SK 08091 24539	Norfolk House, Market Place	A listed timber-framed house (with roughcast exterior), which has a core of 16th century date, but which was extended, remodelled and partly rebuilt in the early 19th century. The house was formerly known as the Dolphin Inn.
11210	SK 08048 24608	Croft's House, Market Place	A listed mid 18th century red brick house with later alterations and additions. The main house is of two storeys, with a slightly lower wing to one side. The dwarf wall and wrought iron wavy railings enclosing the small forecourt are also included in the listing.
11211	SK 08085 24555	The Maltings, Market Place	A listed 18th century red brick house with later alterations occupying a key position in the centre of the town.
11212	SK 08078 24583	Newsagents, Market Place	A listed mid to late 18th century house, which incorporates a shop (with 20th century shop front). The two storey house is of red brick with a clay tile roof.
11213	SK 08071 24590	House adjacent to Newsagents, Market Place	A listed pair of cottages which have been remodelled to form a single house. The cottages are of probable 17th century date, with 18th century remodelling.
11214	SK 08057 24531	The Cross, Market Place	A listed mid to late 18th century house of red brick construction with a clay tile roof.
11215	SK 08036 24539	The Green, Market Place	An early 19th century red brick house of two storeys, which was extended to the west in the mid 19th century.

11216	SK 08074 24522	House and Shop, East of The Cross, Market Place	A listed red brick house of probable 17th century origin, which was remodelled in the early 19th century. The house now incorporates a shop.
11217	SK 08016 24590	The Goats Head Inn, Market Place	A listed 17th century house which is now an inn. The house has a timber frame, set onto a brick plinth, with the framing comprising of generally small square panels, but with some decorative framing. The building was restored in the mid to late 19th century. The framing on the north bay is also largely false, following an accident with a lorry.
11224	SK 07474 24008	Barn, South of High Elms Farmhouse, Port Lane	A listed 18th century barn of red brick with timber wall plates and a tile roof.
11225	SK 08151 24827	The Old Schoolhouse, Schoolhouse Lane	A listed 17th century school which is now in use as a house. The two storey building has a T-shaped plan and is of timber- framed construction. The south bay was partly rebuilt in brick and roughcast in the 20th century.
11226	SK 07656 24765	Batkin House and Adjoining Cottage, Uttoxeter Road	A pair of listed mid 19th century houses of red brick construction with slate roofs, which are located on the north east side of Uttoxeter Road, Abbots Bromley.
11227	SK 07677 24756	Harley Farmhouse, Uttoxeter Road	A listed mid 19th century house of painted brick, situated on the north east side of the Uttoxeter Road.
11228	SK 07685 24752	Sunny Brae and Sunny Mead, Uttoxeter Road	A pair of listed early to mid 19th century houses on the north east side of the Uttoxeter Road.
11229	SK 07659 24736	Bromley House, Uttoxeter Road	A listed three-storey pebble-dashed house of circa 1840.
11230	SK 07641 24751	Laurel Cottage and Office Cottage, Uttoxeter Road	A listed early 19th century coach house and stables, which have been converted into a pair of houses. The buildings are of red brick construction, one with a tiled roof, the other with a low pitch hipped slate roof.

11231	SK 07388 24742	Leafields Farmhouse, Uttoxeter Road	A listed red brick farmhouse dated 1837, which has an overhanging hipped slate roof and brick ridge stacks. The listing includes the short length of wall and gate pier attached to the side of the farmhouse.
11232	SK 07372 24747	Coach House and Stable, Leafields Farm	A listed early to mid 19th century coach house and stables of red brick construction with slate roof. The listing includes the attached wall and gate pier.
11233	SK 07359 24759	Stables, Leafields Farm	Listed early to mid 19th century stables of red brick construction with a slate roof. The building has clusters of air vents in lozenge patterns
11234	SK 07682 24724	St Helens, Uttoxeter Road	A listed 18th century red brick house with later alterations.
51546	SK 0775 2472	Outbuildings, Bagot Arms, Bagot Street	Early 19th century outbuildings attached to the Bagot Arms public house including stables, cart sheds, loose box and possible forge.
51901	SK 0813 2470	The Richard Clarke First School, Schoolhouse Lane	A late nineteenth century first school laid out in a roughly cruciform plan.
14318	SK 0806 2454	War Memorial, Market Place	A listed First World War memorial erected in 1920. The memorial is of Hollington stone and consists of an octagonal base upon which stands a pedestal with slate inscription panels bearing the names of the dead. The pedestal supports a slender square section shaft surmounted by a St Chad's Cross.
52119	SK 0772 2482	18th-19th Century Features, Off Harley Lane	An archaeological watching brief on land off Harley Lane, Abbots Bromley in March and April 2004 revealed limited evidence for 18th-19th century activity in the area, including a possible 19th century domestic waste deposit and the remains of wall. Pottery of 17th century date was also recovered, although this was considered likely to be residual.
52121	SK 075 247	Post-Medieval Finds, The Croft, Uttoxeter Road	A small assemblage of post-medieval finds recovered from below the topsoil during an archaeological watching brief at The Croft, Uttoxeter Road, Abbots Bromley in May 2005. The finds included undecorated whiteware, bottle glass, brick fragments and modern tile.
52648	SK 08405 24094	Town End Farm	A farmstead laid out around a loose, two-sided yard with additional detached outbuildings and farmhouse long side on to the yard. The farmstead is no longer in agricultural use, with the farm buildings now converted to residential accommodation.
52919	SK 0768 2440	Church View Farm	A farmstead which may originally have been established in association with an inn in the early 18th century. The farmstead has a dispersed driftway plan and is still extant.



53157	SK 0809 2438	Manor Farm, Hallhill Lane	A farmstead located within the village of Abbots Bromley. It is laid out around a loose, three-sided yard with a detached farmhouse and additional detached elements. Although the farmhouse is of 18th century date the site is possibly that of a medieval manor or monastic cell, possibly indicating an earlier date of origin for the farmstead. It is still extant and in agricultural use, although with some losses and additions.
53190	SK 0748 2401	High Elms (Highelms) Farm, Port Lane	An isolated farmstead laid out around a loose, two-sided yard. The farmstead is of at least 18th century date and survives relatively unaltered and in agricultural use, although with a number of new sheds now added to the north of the original outbuilding ranges.
54427	SK 0807 2446	Burial Ground, Congregational Chapel, Hallhill Lane	A burial ground associated with the Congregational Chapel in Abbots Bromley (PRN 03223). The burial ground had been established by 1840, with nine grave monuments noted in the 1980s. The burial ground, which lies to the rear of the chapel, now appears to be in use as a garden.
54429	SK 0838 2427	Former Primitive Methodist Chapel, Lichfield Road	A Primitive Methodist Chapel dating to the late 19th century. The chapel was built in a Gothic style in red brick with yellow brick and stone dressings. It was converted to a house circa 1984.
54430	SK 0792 2453	Churchyard, Church of St Nicholas	A churchyard associated with the Church of St Nicholas. The churchyard is shown on the First Edition 25" Ordnance Survey map of circa 1880. However, it is associated with a medieval church (PRN 08684) and is therefore possible that it originated during this period.
54432	SK 0840 2437	College Farm, Lichfield Road	A farmstead located within the village of Abbots Bromley. The farmstead is laid out around a three sided regular courtyard with detached farmhouse facing onto the road. A detached fourth range was demolished prior to circa 2006 and the remaining buildings have been converted to domestic dwellings.
54433	SK 0753 2391	Site of Brickworks, Port Lane	The site of a late 19th century brickworks, which included kilns and a clay pit. The brickworks had ceased operating by circa 1920. The remains of the associated clay pit may survive as an earthwork feature.
54434	SK 0828 2437	Former St Mary's School for Girls	St Mary's School was founded in 1882 by the Revd. E. C. Lowe and the extant school was built between 1889 and 1893. A school hall was added in 1906 and a new wing, by Sir Aston Webb, was built between 1910 and 1911. The school amalgamated with St Anne's (PRN 11197 and 54435) in the 1920s.
54435	SK 0829 2452	Former St Anne's School	St Anne's School was founded in 1872/3 in a house bought by the Revd. E. C. Lowe (PRN 11197). This building was extended in 1875, 1914, 1922, 1936 and several times between 1950 and 1963. St Anne's was amalgamated with St Mary's School (PRN 54434) in the 1920s.

54436	SK 0816 2482	Former (Boys) School, Schoolhouse Lane	A former school built between the 1840s and 1880. In the late 19th century it was used as a boys school.
54445	SK 0815 2476	Oak Cottage and The Cottage, Schoolhouse Lane	A pair of red brick cottages which existed by the 1840s and which may have originally housed the parish workhouse from circa 1764. If this was the workhouse then it was converted into two cottages circa 1844 to house the master and mistress of the new National School (PRN 51901).
54447	SK 0818 2452	Site of House, High Street	The site of a house on the north side of High Street in the late 18th century, which appears to have been demolished by circa 1831. Historic mapping suggests that the property lay within an area of the medieval town which had been laid out as burgage plots probably during the 13th century.
54566	SK 0804 2453	Swiss Cottage	A timber-framed cottage with cruck frame at the southern gable.

The above list of HER records is not exhaustive, and features the main above ground archaeological heritage assets that contribute towards the special historic character and appearance of the conservation area.

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