

East Staffordshire Borough Council

Church Mayfield

Conservation Area Appraisal



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1 Introduction

The Church Mayfield Conservation Area was designated in 1980 by East Staffordshire District Council in recognition of the special architectural and historic interest of the area. The conservation area contains the historic settlement of Church Mayfield, one of the three constituents of Mayfield, the other two being Upper Mayfield and Middle Mayfield.

Conservation Areas were introduced through the Civic Amenities Act in 1967. The formalisation of Conservation Area designation came about with the Town and Country Planning Act 1990, which states in sections 69-71 that Local Authorities have been given the duty of designating Conservation Areas and formulating proposals for the preservation and enhancement of their character and appearance. Within East Staffordshire there are now 25 conservation areas. Designation of a conservation area is not intended to prevent new development in the area, but introduces an additional level of control for the quality of design, repair and maintenance in such areas. This should be undertaken in accordance with policies for the built environment set out in the East Staffordshire Local Plan (particularly policies BE1 and BE4-BE15).

Under section 69(2) of the 1990 Listed Buildings and Conservation Areas Act, The Council has a duty to review and appraise its conservation areas on a regular basis. Further statutory duty was placed on Local Authorities in 2006 with the introduction of BVPI 219b requiring Conservation Area Character Appraisals to be written for all designated Conservation Areas. This appraisal has been prepared in accordance with English Heritage guidance on conservation areas

contained within *Guidance on Conservation Area Appraisals* (2006) and *Guidance on the Management of Conservation Areas* (2006), and in accordance with *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15).

1.1 Statutory background

Conservation Areas can vary greatly in size and character, but generally it is the overall quality and interest of an area, rather than the individual buildings that justify designation. They remain a particularly important way of conserving the built environment.

Designation as a Conservation Area has a number of implications. Most importantly, the Local Authority is required to preserve and enhance the Conservation Area through its planning controls. It is also under a duty from time to time to "formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas" (Planning Listed Buildings and Conservation Areas (LBCA)) Act 1990, s.71). Planning consent must also be gained for certain types of development which are elsewhere classified as permitted development, such as various types of cladding, dormer windows, satellite dishes and radio masts/antennae. Consent is further required for the demolition of buildings within Conservation Areas. Designation also brings controls over works to trees.

The protection of an area does not end with Conservation Area designation. PPG15 "Planning and the Historic Environment" urges Local Authorities to prepare detailed assessments of the special interest, character and appearance

of their Conservation Areas. A character appraisal defines and analyses the special qualities and the architectural and historic interest that warrants the Conservation Area designation. PPG15 states that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

1.2 Planning policy framework

The East Staffordshire Local Plan was formally adopted on the 20th July 2006. It provides a detailed framework for the future development of the District addressing the period 1996 to 2011.

Historic environment policy is primarily set out in Chapter 5, " Built Environment" with key policies that are relevant to the preservation or enhancement of the character or appearance of the Church Mayfield Conservation Area including:

- Policy BE1 - Design
- Policy BE6 - Conservation Areas: Development Principles
- Policy BE7 - Conservation Areas: Development Principles
- Policy BE8 - Listed Buildings: Protection of Character
- Policy BE9 - Listed Buildings: Exceptions to other Local Plan Policies
- Policy BE10 - Archaeology
- Policy BE11 - Ancient Monuments

- Policy BE12 - Removal of Permitted Development Rights by Direction in Areas of Special Quality
- Policy BE13 - Advertisements
- Policy BE14 - Shopfronts
- Policy BE15 - Conversion of Rural Buildings

1.3 The Purpose of the Conservation Area Appraisal

The Church Mayfield Conservation Area Appraisal has been prepared in response to the guidance outlined above and, as such, fulfils the Council's obligations and duties under the Planning (LBCA) Act 1990, as well as complying with English Heritage's recommendations. The document may subsequently be adopted as a Supplementary Planning Document to the Adopted Local Development Framework which would then make it a material consideration when considering applications for development within the Conservation Area.

It is intended that this Appraisal will be used by the Council as guidance for assessing development proposals that affect the area, and by residents, developers and the general public to understand its significance in order that its special interest and character will be preserved and enhanced for future generations. Omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.4 Methodology

A combination of on site analysis and documentary research has been undertaken to provide an assessment of:

- existing activity and prevailing or former uses, and their influence on

the conservation area and its buildings;

- the architectural and historic qualities of the buildings and the contribution that these make to the conservation area;
- local building details and materials; and
- the quality of the public realm and the contribution made to the conservation area by green spaces;

Guidance will also be provided on the future management of the conservation area, with specific reference to:

- the extent of intrusion, damage and the presence of neutral areas;
- the general condition of the conservation area and problems, pressures and scope for change within it; and
- the scope for boundary changes to the conservation area.

2 Assessment of Special Interest

2.1 Location and setting

Church Mayfield is situated on the western banks of the River Dove some two miles south west of Ashbourne and nine miles east of Uttoxeter. From many parts of the village there are views out to the hills on either side of the valley, and despite its proximity to Ashbourne and Upper Mayfield, its setting is essentially rural. The area can be seen as one of transition between the gently undulating Staffordshire countryside to the south to the hills and dales of the north.

Upper Mayfield to the north is also visible from much of the settlement although much of this view is made up of new build. Some taller buildings in Ashbourne are also visible across the Dove Valley and the golf course is visually prominent to the east.

2.2 General character and plan form

A large section of the conservation area's appearance is derived from its relationship with the River Dove with mills being located on the site as early as the 18th century. Church Mayfield initially developed around the church to the west, which is reflected in the dates of the farmhouses that surround it.

Church Mayfield has a unique character derived from its development as a mill village. This creates an interesting and unusual juxtaposition of a centuries old agricultural settlement with the more recent industrial complex. A large majority of the settlement's buildings are purpose

built terraces, originally erected to house the workers of the Mill. A large number of historic structures still survive though numerous new properties have been built throughout the conservation area. Many buildings within the conservation have also retained a reasonable amount of their original historic fabric. Several modern buildings are also included within the conservation area boundary because of their visual integration within the village. As a result, they require just as much careful control through the planning process as the more historic buildings.

One of the principal characteristics of the village is not only the variety of building types and storey heights but also the predominant strong horizontal emphasis that many of the buildings share. The conservation area is also interesting in the sense that a large amount of its historic built form has remained intact with only a minimal amount of new build encroaching on the historic environment.

Architectural styles within the conservation area are quite diverse, ranging from the Norman Gothic church, industrial red brick Edwardian terraces, and attractive 18th century farm yard properties.

The original plan form and layout of the conservation area has also been retained due to a lack of development pressure within the area. This has also enabled a high retention of its historic buildings. As a result, a large number of the surviving buildings are vernacular, consisting of red brick, stone, ashlar, slate roofs, with attractive features such as timber sash windows, balustrades and coped gables.

3 Origins and Historic Development of the Area

3.1 Archaeology

Archaeological data for Church Mayfield is relatively limited due to its small size. There is general information on the archaeology of Mayfield as a whole which is as follows:

Carrington, in 1849 excavated a burial mound 18 paces in diameter called Mayfield Low, along with this a stone cist containing an urn had been found some years before.

There is a burial mound between Upper Mayfield and the Hanging Bridge at SK 15574606 four feet high. A Neolithic or Bronze Age battle axe was found at Upper Mayfield at SK 15114642 in 1854 according to the OS 6 inch map.

3.2 Historical Context

Due to its relatively small scale and rural location there is very little documentary evidence to help chart the development of the settlement, Tithe and Ordinance Survey maps therefore are the primary source of information for charting the evolution of the conservation area.

Mayfield was originally a Saxon village, dating back over a thousand years. Although the first major documentary evidence that describes Mayfield comes from the Domesday book of 1086 where it is noted as 'Mavreveldt'. The name itself is believed to derive from 'Maethelfield which translates as the 'meeting field'.

3.3 Historical development of the conservation area

There is a considerable gap in comprehensive documentary evidence on Church Mayfield until the eighteenth century. On 7 December 1745 it is alleged that the army of Bonnie Prince Charlie passed through Mayfield on its retreat from Derby and terrorised the local population. Many of the villagers are said to have taken refuge in the church, locking themselves in behind the west door. It is said that the Scottish soldiers fired shots at the church and their bullet holes can still be seen in the western entrance door to this day.

The church and churchyard are the oldest surviving elements of the conservation area. The stone cross in the churchyard is Saxon and is alleged to have originally stood alongside the village stocks on the boundary between Upper and Middle Mayfield. The graveyard contains the gravestone of Olivia Byron Moore, daughter of the poet Thomas Moore who live in Mayfield in the early nineteenth Century.

Towards the eastern side of the conservation area it becomes evident that a large amount of the building stock comprises purpose built terraces for the workers in Mayfield Mill site. This site is interesting in that it has a history of almost 200 years of textile production. Whilst the first mention of a mill occurs in a property valuation of 1291 when most of Mayfield at that time belonged to the Priory of Turbury. By 1793, there had been various owners of the site which had developed to include two cornmills, two fulling mills and a leather mill. In 1795 textiles first appeared with the completion of a cotton mill.

In 1806 the interior of the Mill was destroyed in a fire and was left as an empty shell for a further ten years. When the mill was finally rebuilt in 1816 it incorporated a cast iron framework and brick vaulted ceilings in order to prevent any future fires. The features are still evident in the oldest buildings on the site.

By 1866 the mill was leased to Joseph Simpson and George Simpson. They modernised and rebuilt the mill and considerably enlarged it. The Simpsons also constructed Mayfield Terrace, Meadowside and Weirside amongst others. By 1934 the mill was sold to William Tatton and Company who had the spinning of cotton ceased in favour of processing silk. Although the mill has seen several changes in ownership since this date production still continues to this day.

There is also evidence from historic maps and documentary sources to suggest that the mill had connections with Clifton Railway Station with goods trucks and vans being shunted out of the goods sidings at Clifton down where Dove Cottage is.

Although no specific population figures with regard to Church Mayfield are available, statistics on the population of the whole of Mayfield Parish including the townships of Butterton, Mayfield and Woodhouses, and also part of Calton chapelry are documented as follows:

1801 - 1018
1831 - 1366
1841 - 1048
Present population -2000

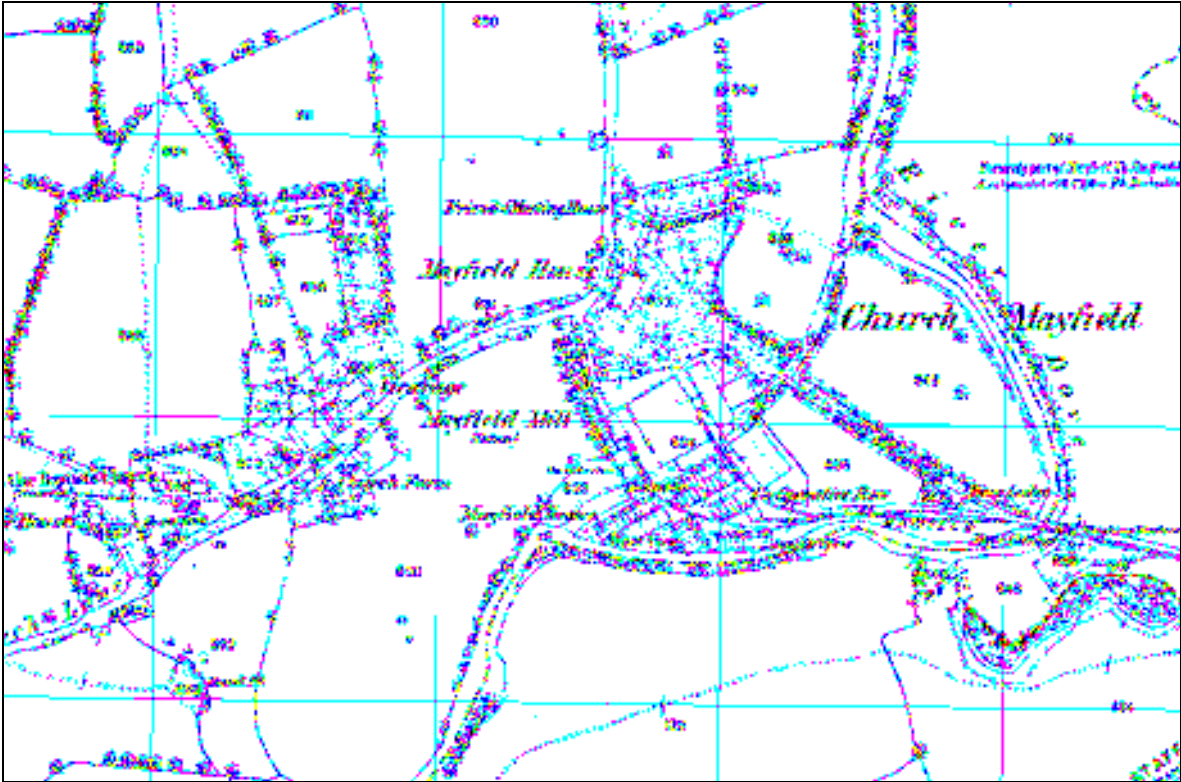
After consulting with the historic maps and conducting the walkover survey, it is highly likely that a large percentage of this

population growth can be attributed to the development within Church Mayfield conservation area. Looking at the 1849 tithe map and from dating the buildings it is clear to see that a large number of the terrace properties that currently dominate the eastern side of the conservation area were not in existence when the initial population figures were undertaken.

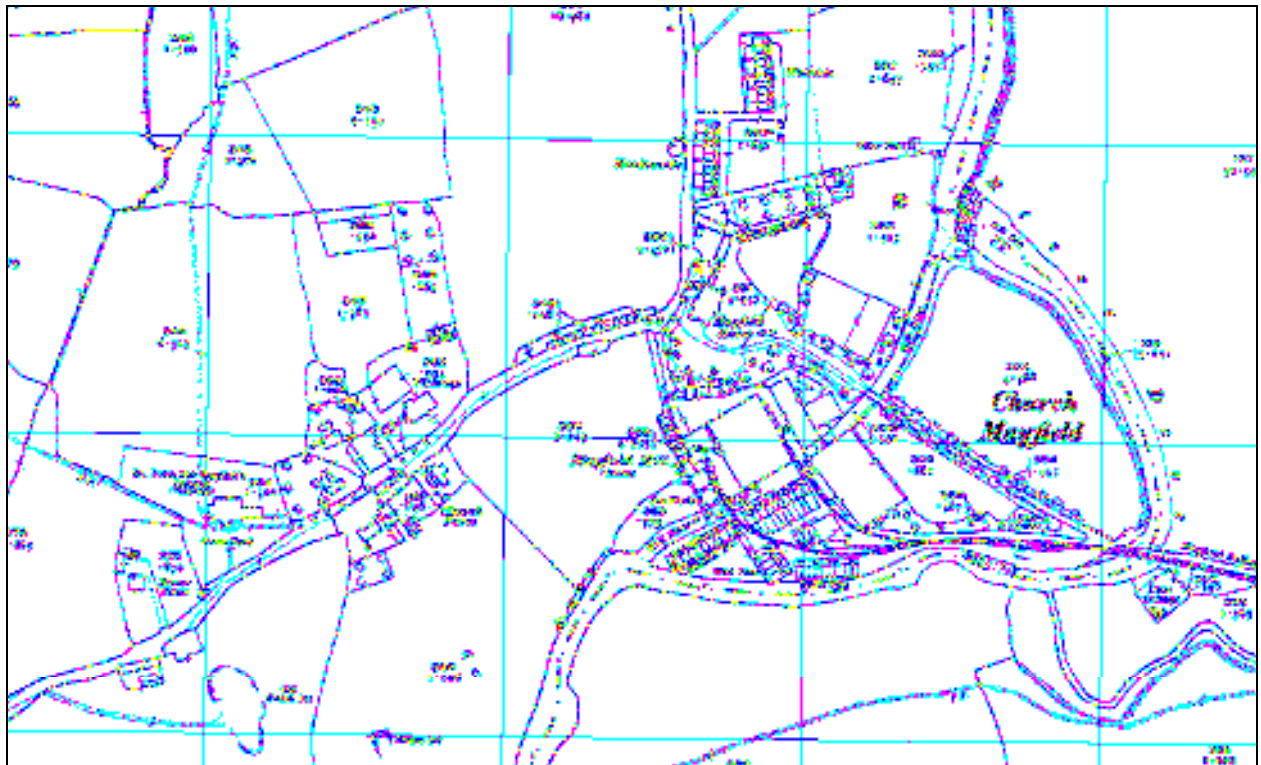
Plan of the township of Mayfield in the parish of Mayfield in the County of Stafford 1849



Church Mayfield O.S. Map 1881, scale 1:2,500



Church Mayfield O.S. Map 1922, scale 1:2,500



4 Spatial Analysis

The morphology of Church Mayfield Conservation Area has been primarily determined by the evolution and success of the Mill complex to the south east of the site. The western section of the site however, evolved completely independently of this site, having originally evolved around the Church and agricultural buildings from the twelfth century onwards.

The approach road to the conservation area from the west is flanked on either side by dense hedgerows which create an enclosed streetscape which abruptly opens up upon entering the conservation area. This western edge is characterised by open views north and west of the rolling Staffordshire countryside and views south of tree lined hills.

The vistas of the surrounding countryside are constricted the further east you go due to the built environment and winding road. However, due to the scale, massing and layout of the buildings, many glimpses of the surrounding countryside can be still be seen throughout much of the conservation area, this is especially the case in the west, with views south. Here, views towards the tree lined hills are retained due to the low lying single storey farm buildings that dominate the south western section of the conservation area.

The majority of properties within the western section of the conservation area, due to their age and use, are generally well recessed back from the edge of the road and set in ample plots of land. This is also applicable to the new build that dots the southern section of Church Lane.

Although views of the church from the west are important, any views of the church that may once have existed from the east have now been shielded by the dense vegetation lining the churchyard boundary wall.

Looking east from outside 'The Yew Tree' the streetscene narrows once more creating a sense of enclosure. This enclosure is created to the north through a mixture of modern fencing with high vegetation behind it and traditional high red brick boundary walls shielding views into the vicarage to more intermittent tree plantings to the south.

This sense of enclosure is soon opened up again with views north and south across open fields. Further to the east however views out of the conservation area are severely restricted by a mixture of terraced properties lining up against the northern section of road to dense high vegetation on the south.



Purpose built terraces associated with the Mill

After the row of terraces several new build recessed properties come into view before the road sweeps north round up Coneygree Road. This road is predominately dominated by boundary treatments including medium to high stone

and brick walls to dense hedgerows to the north opposite Weirside and Meadowside and like Church Lane, there are limited glimpses of the surrounding countryside, especially looking east towards the hills in between properties. These views of the surrounding countryside can be fully appreciated from the allotments to the rear of the two terraces.

On the approach south towards the Mill, the character of the conservation area completely changes. Instead of open fields, red brick buildings and quiet country lanes, this section of the conservation area is characterised by low lying stone terraces and industrial units creating a fairly enclosed feel in contrast to the rest of the conservation area.

Just to the north of the Mill before the sharp drop down, the properties here, know as 'Church View' have a commanding view over the Mill site and views west towards the western section of the conservation area. The views south east from these properties are fairly unattractive overlooking steel flues and water tanks, although views directly south overlook the rear of the workers' cottages towards the tree lined hills.

Pedestrian access to the site from the rest of the conservation area is provided by a path located to the front of 'Church View'. Although this section is not necessarily an attractive part of the conservation area it does provide attractive views west across the open fields.

Turning east along the path, the first glimpses of what is to come is provided in the form of two unsightly modern steel flues. The historic section of the conservation area is shortly revealed with

a high stepped retaining wall that leads down into the 'Mill Village'.

On the approach to this 'model village' it is clear that the site was a planned 'village' due to the layout and uniformity of the terraces in relation to one another and the Mill site and River Dove. Views in and out of this section are fairly limited to the surrounding workers cottage, Mill and river.



Mayfield Mill and associated workers' terrace

Heading further south the site opens up once more with attractive views towards the hill lined trees. The River Dove below with its attractive stone retaining wall also creates an important attractive visual element.

Unfortunately despite the boundary treatments to the south of the mill site being of quality heritage materials in the form of red brick, they fail to hide the new purpose built factory units which are a blot on the landscape.

The furthest extents of the south east of the conservation area are characterised by narrow views across the bridge towards the surrounding countryside and further views south across the river to open fields and the tree lined hills.

4.1 Key views and vistas

A number of key views and vistas are present into and out of the conservation area:

- Views north and south west of the surrounding landscape from the western edge of Church Lane.
- Views east from the western section of Church Lane.
- Views south towards the forested area from strategic points within the conservation area.
- Views east half way along Church Lane.
- Views east towards the surrounding landscape from Coneygree Lane and South View.

4.2 Trees and vegetation

Vegetation plays a relatively important part within Church Mayfield conservation area. To the west of the conservation area the majority of trees are found in the church yard and are predominately Yew with a small number of Oaks and Beeches. Hawthorn hedgerows are also predominant throughout the conservation area and are especially prominent to the south of Church Row, shielding views south across the open fields and have the same effect on the west of Conygree Lane.

Towards the centre of the conservation area there are a large number of mature trees including Yews and Conifers shielding views towards Mayfield House. The trees in the grounds of Mayfield

House are prominent on the skyline of the conservation area, especially when viewed north from the river to the south.

The area to the north of the mill stream is an important open space and creates an area of greenery in an otherwise industrial landscape. A large variety of vegetation is present here including Ash, Oaks, Salix and Beeches.



Trees are important within the conservation area, helping to frame and shield views to and from important buildings

The south east of the conservation area features a high concentration of trees with a number of Ash, Oak, Salix and Beeches lining the river. Around Dove Lodge there are also a number of trees that do not necessarily contribute to the character of the area as they have not been properly maintained due to their location in the grounds of the derelict lodge.

5 Character analysis

Like many rural conservation areas, Church Mayfield is characterised by open fields, quiet lanes and a variety of vernacular buildings that have evolved organically over a period of time. Church Mayfield has the additional interest in that it features the Mayfield Mill site, which forms an interesting juxtaposition with the main 'rural' section of the conservation area to the west.

Due to its small scale and layout, the conservation area can be divided up into three character areas as indicated by their age, built form, geography, morphology and use. These areas have been characterised into the western, northern and eastern section of the conservation area.

The western section is characterised by the church, farm buildings, vicarage and new build properties. On the approach to the northern section, the conservation area retains its rural feel but becomes much more concentrated in its built form with concentrated terraces of workers' houses along the eastern edge of Church Lane and Conygree Lane and the former mill owner's home, Mayfield House. The eastern section is characterised by the Mill and its associated workers' houses.

Key buildings of positive townscape contribution are identified and mapped in Figure 2.

5.1 Western character area

This area is characterised by its farming, ecclesiastical and residential buildings. Due to the organic evolution of the area there is a variety of building styles which creates a pleasant mixture of historic built form.

The majority of new build properties are located along the southern section of the road whilst the historic properties are located to the north. These 20th century additions respect the historic environment being well recessed from the road, set in ample plots of land and having steeply pitched roofs.

This area forms one of two key entrances into the conservation area. The approach is characterised by a narrow hedge lined tarmaced lane that gently rises and opens up at the start of the conservation area.



St. John's church is a visually prominent landmark from the west

One of the focal visual points on this approach is The Church of St. John the Baptist which contains examples of architectural styles dating from the late Norman period to the Perpendicular Gothic period. The original church on this site was probably built in 1125 during the reign of Henry I, whilst the fabric and nave

arcade are twelfth century, the chancel fourteenth and the tower sixteenth century. Along with this, its visual interest is enhanced by the presence of the Medieval stone cross and gravestone of Olivia Byron Moore in the churchyard.

The area has a very rural, 'open' feel with attractive views of the rolling countryside to the north and pleasant views south of tree lined hills especially along the far west of the conservation area.

Architectural and Historic Qualities of the buildings

This character area boasts the oldest building within the conservation area in the form of the Church of St. John the Baptist. Its core dates to the late 12th century, the tower was added in the early 16th century and the north aisle was rebuilt in the mid 19th century. To the west of this property is the grand Manor farm which has retained much of its historic fabric in the form of sash windows, stone lintels and an attractive timber tiled porch.

Opposite the church are two modern bungalows, constructed in a modern design but set well back from the road and as such are neutral features within the conservation area.

Further east, the old vicarage is one of the most attractive buildings in the conservation area, being Grade II listed and constructed of red brick with clay tile, double pitched roof and coped gables. Adjacent to this is the Church Hall, a converted barn, and opposite is Dove Farm and Chestnut Lodge which form a complementary group of farm buildings.

Local details and building materials

Church Lane is a typical country lane of varying width with uncurbed edges merging into grass verges and hedges where stone walls and buildings do not front directly onto the road.

The wall within the car park of Matherfield house is an attractive and distinctive feature within the conservation area. The house itself also features interesting and unique features such as first floor external wooden doors that are associated with its original use as a barn.



Distinctive walls add to the character of the conservation area.

With the exception of the church, the predominant building material is red brick, tile roofs and timber doorways which helps to create a sense of uniformity throughout the area.

Intrusive and damaging factors

Out of the three character areas, this section is the one with the least visually intrusive factors within this area. The 'Yew Tree' building has had unsympathetic uPVC windows inserted. This not only detracts from the aesthetic appearance of

the property but is also poor conservation practice.



Inappropriate uPVC windows on historic properties

5.2 Northern character area

This area is characterised by a concentration of terraces, several recessed new build properties, Mayfield House, open fields, enclosed streetscapes and a mixture of red brick, stone, iron and timber fences and natural boundary treatments.

The terraced properties were originally constructed for the workers of the Mill, although were not included in the same character zone due to the difference with regards to their geographical location, architecture, style and setting. The majority of properties in this area are made up of a mixture of red brick, engineering brick and a smaller percentage of stone.

New build has been sensitively incorporated into the conservation area, and although not of any particular architectural note, they are adequately recessed as to not overbear on their streetscenes and the surrounding historic environment.

The terrace known as 'Church Row' butts up against the road with no pavement. It would have once commanded attractive views across the fields opposite towards the River Dove. However, these views have been more or less completely shielded by high vegetation which adequately screens the new build to the south. These bungalows, although not necessarily an attractive asset to the conservation area, have been designed to be in keeping with the overall townscape of the area in terms of their material and plan form

Probably the most interesting and unexpected building in this character area is Mayfield House which is believed to have been the original Mill owner's house having originally been linked to the Mill site by a tree lined avenue. Its impressive architectural qualities, along with its scale and massing creates an attractive visual element on the corner with Coneygree Lane and Church Lane. This building was excluded from the eastern section due to it being cut off from the Mill site by new development.

Further north, two prominent Edwardian terraces dominate the landscape on the eastern side of Coneygree Lane; the 1913 Meadowside and 1914 Weirside terraces. These two terraces are similar in scale and design being two and a half storeys in height with regular attic dormer windows. Both buildings feature an attractive symmetry in their clay roof tiles and ground storey red glazed engineering bricks and form a complementary group

Behind these properties the character of the conservation area further changes with the associated allotments that dominate the area. Although not necessarily visually attractive, their low lying nature allows

views out towards the surrounding countryside.

The architectural and historic qualities of buildings

The 'Church Row' terraces and Dove cottage which was originally part of the terrace are the first indicator to the visitor from the west of the Mill based industry that dominates the south east of the town. Although not necessarily architecturally significant they do enhance the streetscene and are historically associated with the Mill.

Further east, Mayfield House, constructed in around the 1850s, is unique in the conservation area being the only purpose built town house scale property. It is also historically significant due to its original physical link with the Mill and the likelihood that it was originally the Mill owner's private residence. Furthermore much of its original historic fabric has been retained in the form of twelve panelled sash widows, stone balustrade and Doric columned portico entrance.



Attractive original sash windows significantly enhance the aesthetic appeal of the conservation area

Along with this, although not accessible to the public another interesting feature is the early 19th century 'Root House' located fifty yards to the south of Mayfield House, completely made from roots and branches in a Gothic style.

The associated stables to the north are largely concealed from the main road by high walls and gates. Despite this, the structures are of much historic interest thanks to their association with the Mill and are Grade II listed. The properties date to the early 19th century and are constructed in ashlar with chamfered jambs and voussoirs.

Local details and building materials

Again like the western section of the conservation area, this area contains buildings with a variety of building materials ranging from red brick, ashlar stone and more sturdy engineering bricks. The predominant roofing material is clay tile and fenestration is made up of different types of timber sash windows and modern uPVC casements.



Attractive post box recessed into wall

As for boundary treatments, the vernacular material originally would have been stone throughout the area, which is still the case today. Other interesting details include the post box recessed into the boundary wall of Mayfield House.

Intrusive and damaging factors

This character area has a small number of features that detract from the aesthetic quality of the conservation area. The stables with its associated gate and traffic mirror to the north of Mayfield House have gone into complete disrepair and should be seen as an opportunity site for renovation, especially considering their listed status. This is in line with Local Plan Policy CSP1 on sustainability which promotes the 'renovation and re-use of derelict and redundant buildings' and Policy NE7 which discusses vacant and derelict sites.



Boarded up structure in need of renovation

Although a minor issue due to its underused location, street paving on the access road to Weirside would benefit from some resurfacing.



Poor paving needs to be addressed

Due to the positioning of the lane, views north towards the hills have been negatively impacted upon by modern housing development.



Views north towards the hills have been compromised by modern housing developments

There are several examples throughout the conservation area of unsympathetic additions/replacements being made to

historic structures. Large swathes of the three terraces, Church Row, Weirside and Meadowside have suffered visually from the insertion of uPVC windows. It is essential that original timber sash and casement windows are maintained and retained for the benefit of the individual buildings and their conservation as a whole.



Attractive terraces properties with unsympathetic uPVC windows

Another feature that detracts from the conservation area is the unsightly garage constructed of breeze blocks and the adjacent car lot west of Church Row. Opposite this, there is also a trailer that detracts from the character of the conservation area that has been parked on the grass verge for two years.



Parked trailer on Church Lane visually detracts from the conservation area's rural setting.

5.3 Eastern character area

Character Analysis

This final character area is arguably the most important section of the conservation area with regards to its development as a whole due to the existence of Mayfield Mill and its associated terraces.

This area is in sharp contrast with the rest of the rural 'open' conservation area, and is well concealed due to the sharp drop towards the mill race from the northern section. There is also limited pedestrian access to the Mill site with it being connected to the rest of the conservation area by only a narrow footpath.

The area has a feel of a Pennine Mill town with a large majority of the buildings being constructed of stone and located by the River Dove. Due to its industrial nature there is also an interesting contrast of attractive and negative features with the picturesque workers' cottages and historic section of the Mill being so closely linked with the heavily cluttered industrial part of the site. Despite this however, the area still retains much charm and historic interest.

Due to its planned form, there is a degree of consistency in the scale and massing of buildings, with the majority of properties being two storey with a strong horizontal emphasis.



Attractive views towards the surrounding hills are visible over the workers' houses.

The architectural and historic qualities of buildings

The oldest section of the original stone mill building was once five storeys high but was reduced to a single storey unit in 1970. A second was demolished but the third and fourth still survive alongside the mill-race, effectively making this section of the village an island.

The workers' cottages to the south west of the mill have simple stone facades and slate roofs. South View and the central terrace have no gardens and where gardens do exist they are faced by stone walls, and Mayfield Terrace has attractive iron copings.

Much of the new development to the east of the original Mill has little architectural merit, but is historically important in that it charts the evolution of the site to the present day.

Local details and building materials

The building material in this area is predominately stone with a smaller amount of red brick located at the rear of some of the workers cottages. The roofing

materials are a mixture of slate and corrugated iron, the latter on the more modern additions. Industrial units to the east of the original mill are made up of mass manufactured bricks with steel vents and an assortment of metal cladding.

Fortunately, a large amount of boundary treatments still survives in this area, the predominant material being stone similar to that used in the original Mill itself. Along with this there is a mixture of red brick walls with stone copings and iron railings predominately lining the River Dove.



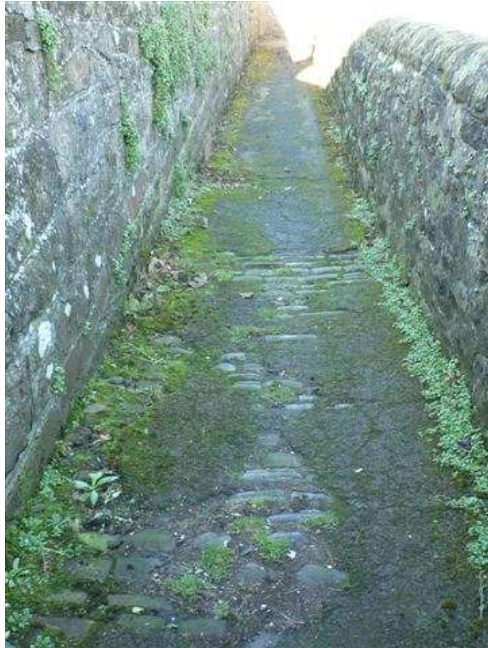
Original boundary treatments contribute to the aesthetic appeal of the conservation area

Intrusive and damaging factors

This area is predominately made up of industrial units and as a result contains many features such as steel flues that would usually be classed as 'damaging' within a conservation area. However, in this instance it is appreciated that these items are intrinsic and a necessity to the industrial environment.

However, there have been alterations in this area that are manageable and preventable. To the rear of Church View terrace for example, traditional stone paving has been unsympathetically paved

over with tarmac which should be discouraged within the conservation area.



Unsympathetic tarmac paving of historical surfaces

A more widespread problem in the mill site complex itself is the large number of the workers' cottages that have had their traditional timber windows replaced with uPVC. Although it is appreciated that these are often seen as a cost effective replacement, with enough care and maintenance timber windows can last substantially longer than these plastic windows.

Within the area a small number of properties have also suffered from unsympathetic extensions which do not respect the built form of the of the existing building design.



Inappropriate extension detracting from worker's cottage.

Finally, Dove Lodge to the east of the Mill is an ideal opportunity site. Although it is difficult to ascertain the condition of the building due to the dense vegetation that surrounds it, it is evident from what is visible that that the Lodge is architecturally significant. Its historical importance cannot be discounted also due to its associations with Mayfield House. The 1924 OS map for example clearly shows the Lodge being at the entrance to the House's landscaped gardens with a tree lined road leading up to the House itself.



Dove Lodge is architecturally and historically significant and as such should be looked at for restoration

6 Potential Conservation Area boundary extensions

A potential extension to the conservation area is Dove Cottage and the adjacent bridge located to the south east, shown in Figure three. From historic map evidence, this property originally had associations with the Mill and may have been some sort of goods entrance check point for goods being transported in by train.

Its design and features are similar to the main Mill building and is likely to be late 19th century. The 1881 map also suggests its association with the Mill site as a 'weighing machine' is cited as being located adjacent to this property.



Dove Cottage, a potential extension to the conservation area.

7 References

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Ordnance Survey Map, 1881, scale 1:2,500

Ordnance Survey Map, 1922, scale 1:2,500

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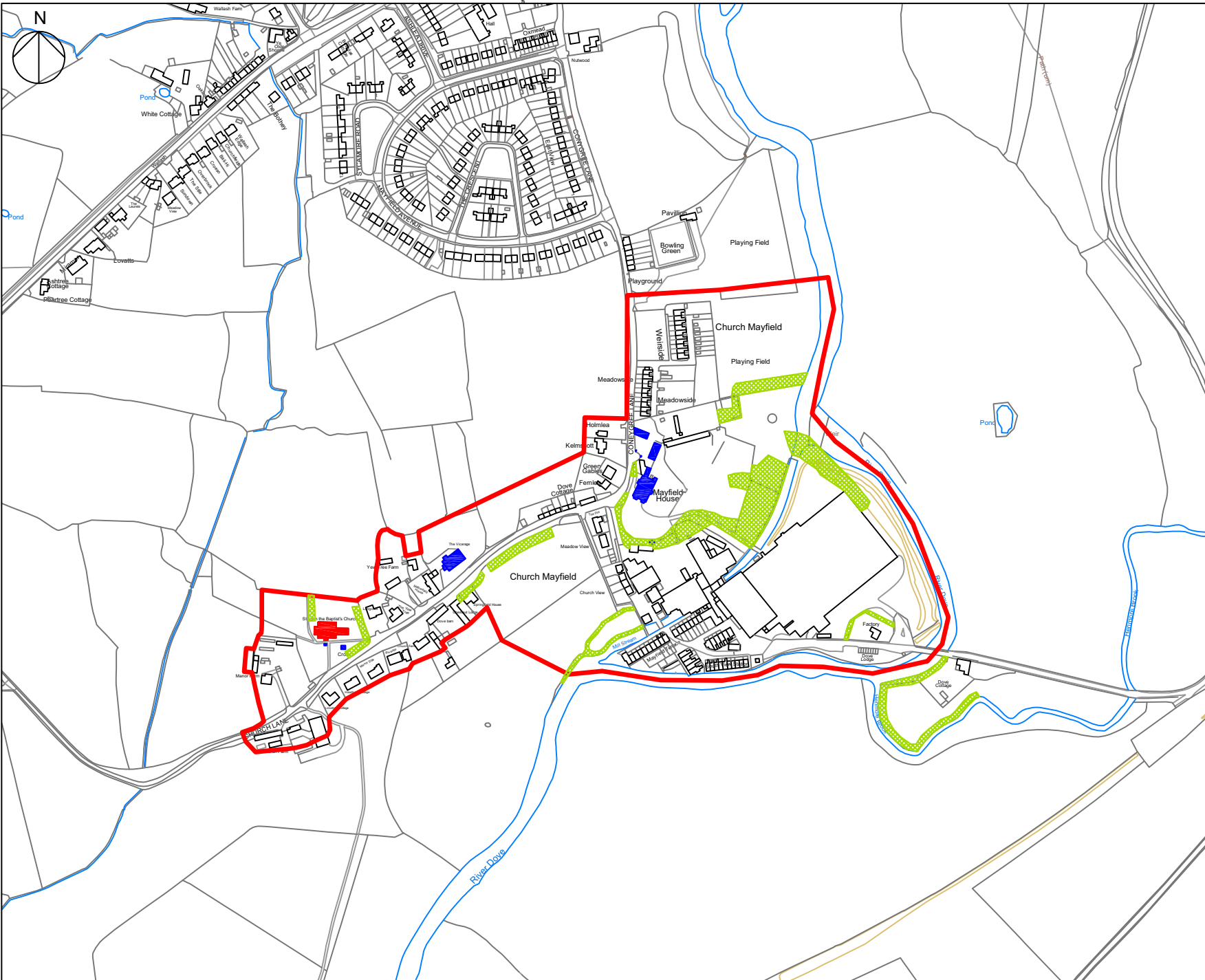
8 Appendices

Appendix 1: Listed Buildings within the conservation area

Address	Grade
Church of St. John Baptist	I
Cross approximately 15 yards south of South aisle of Church of St. John Baptist	II
Memorial approximately 1 yard south of South aisle of Church of St. John Baptist	II
Memorial approximately 3 yards south of South aisle of Church of St. John Baptist	II
Memorial approximately 4 yards south of South aisle of Church of St. John Baptist	II
The Vicarage and Matherfield House	II
Mayfield House	II
Former Coach house approximately 50 yards north of Mayfield House	II
Root house approximately 50 yards south of Mayfield House	II
Gate piers, gateways and wall to east and SE of Mayfield Hall	II
Stables approximately 30 yards north of Mayfield House	II
2 pairs of gate piers to Mayfield House and stables	II

Appendix 2: Unlisted buildings that make a positive contribution to the Conservation Area

Address
Dove Lodge, Mayfield siding
Mayfield Mill and associated workers' houses
Dove Cottage, Church Lane
Manor Farm, Church Lane



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Key

- Grade II Listed Buildings
- Grade I Listed Buildings
- Conservation Area Boundary
- Important Groups of Trees and Vegetation

Revision Details		By	Date	Suffix
		Chk		
Job Title				

**Church Mayfield
Conservation Area**

Drawing Title
Figure 1: Listed Buildings and Conservation Area Boundary

Scale(s) at A4

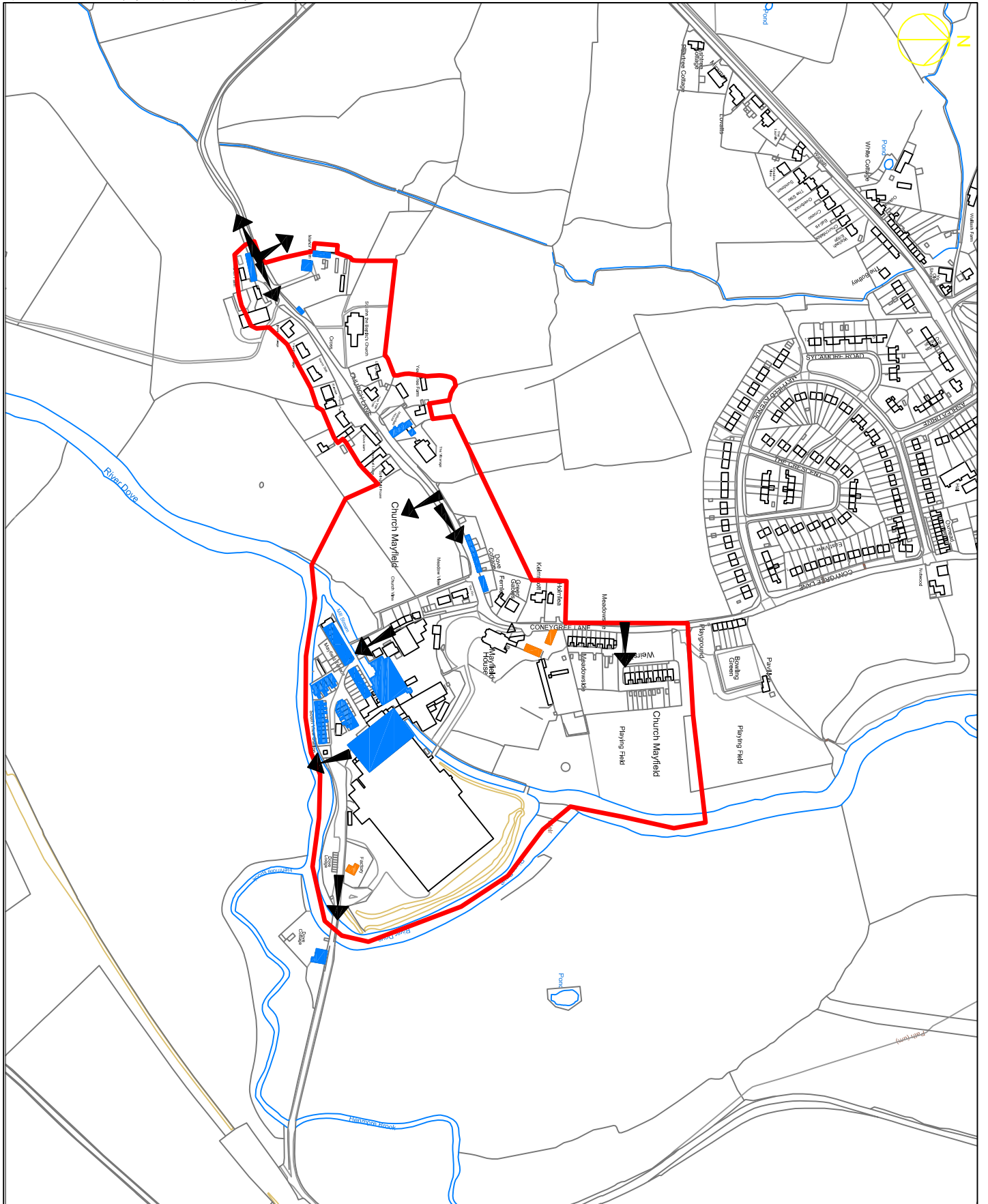
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Drm	Chk	App	Date
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

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Key

-  Buildings which make a positive contribution to the Conservation Area.
-  Opportunity Buildings
-  Conservation Area Boundary
-  Key Views

Revision Details		By	Date	Scale
Rev	Desc	CHK	Date	Scale

Drawing Title
Church Mayfield Conservation Area


Figure 2: Key Views and Positive Buildings

Scale(s) 20:1

NTS

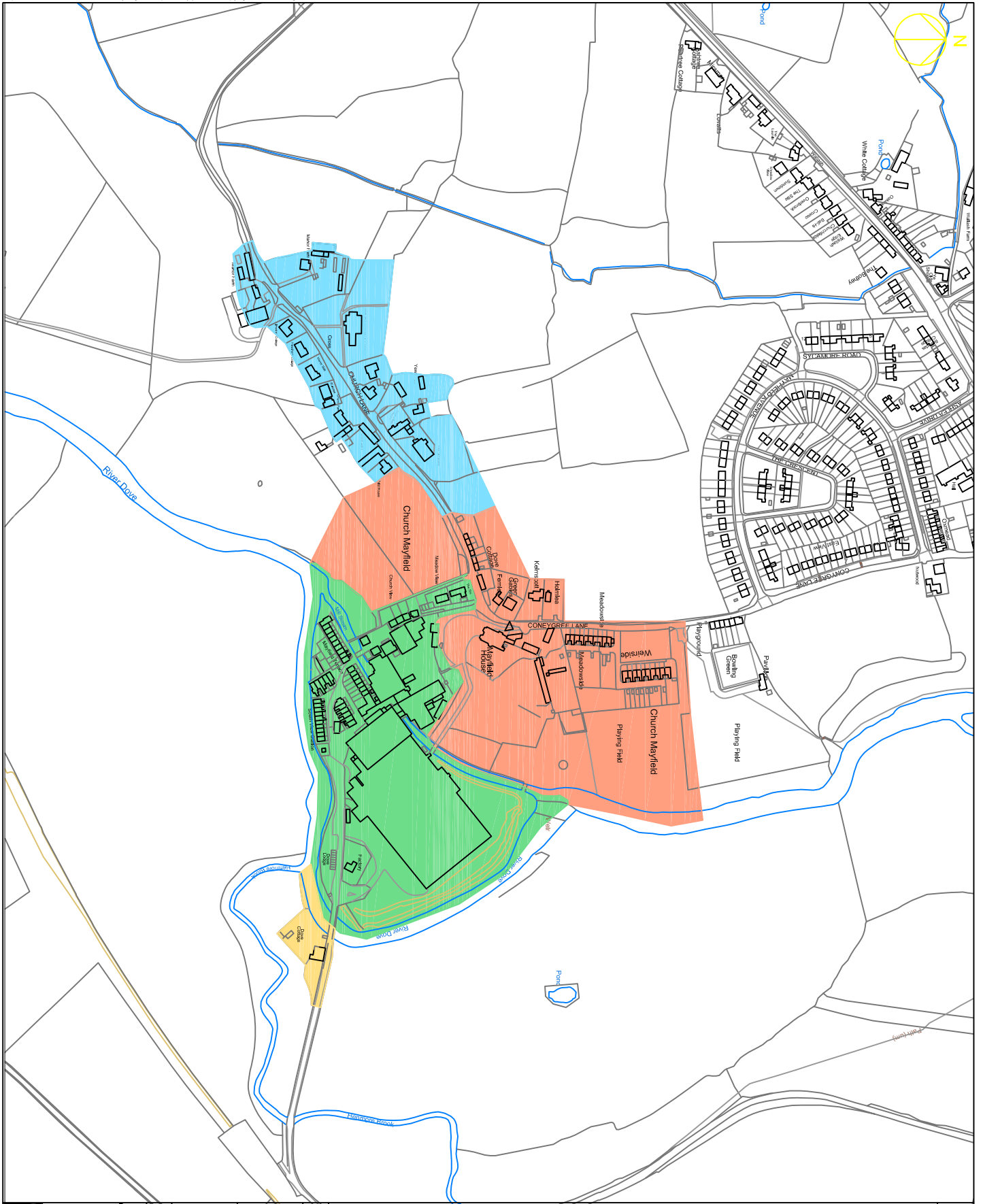
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Key

- Western Character Area
- Northern Character Area
- Eastern Character Area
- Area of Potential Extension

Revision Details		By	Date	Scale


Drawing Title
Church Mayfield Conservation Area

Figure 3: Character Areas

Scale(s) 20:1
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			05/03/08

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