

# Marchington

## Conservation Area Appraisal

July 2015



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Document: 5895 Marchington Conservation

Area Appraisal

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INVESTORS  
IN PEOPLE

# 1 INTRODUCTION

## Background

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- 1.1 This conservation area appraisal has been prepared 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 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 The Marchington conservation area was originally designated by East Staffordshire Borough Council<sup>1</sup> in 1977. The conservation area boundary is shown in Figure 1.
- 1.4 Marchington is a small village that lies on the northern boundary of the East Staffordshire Borough, centrally within the borough. It is situated approximately 4 miles from the nearest town of Uttoxeter and lies approximately 0.2 miles south of the River Dove at the closest point to the west of the village.
- 1.5 This document provides an assessment of the Marchington 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, therefore ensuring its accordance with the current policy framework.

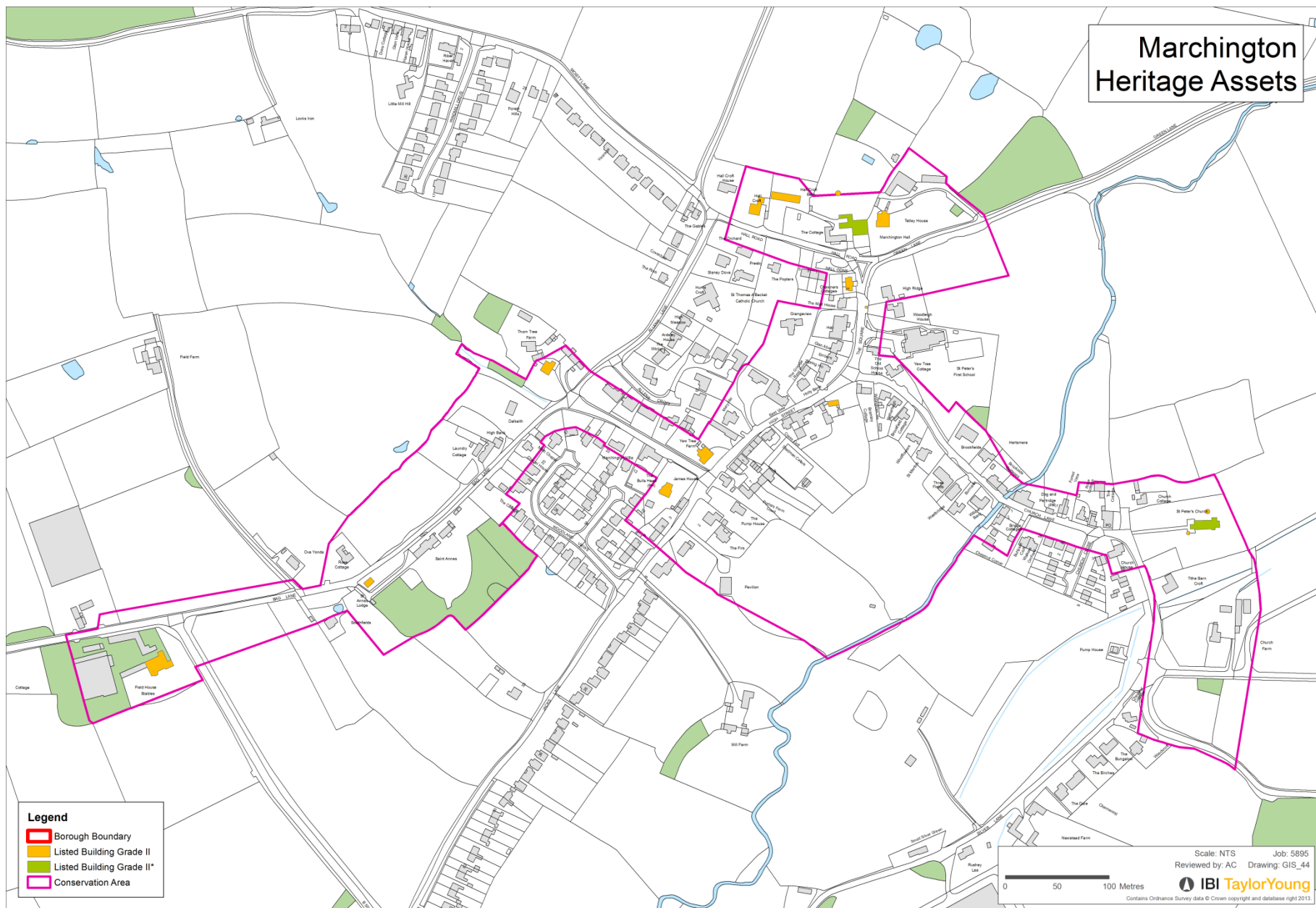
- 1.6 The appraisal identifies key positive and negative impacts, erosion of character, potential threats and considers the appropriateness of the boundary. It makes recommendations for future actions by the Council to preserve and enhance the areas significance as a conservation area.



*The Dog & Partridge Public House, Church Lane*

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<sup>1</sup> East Staffordshire was a district council at time of designation in 1977.





## 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 onto 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."

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## 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, but these are predominantly areas developed pre-1880. The plan at Appendix II illustrates the historical areas, whilst Figure 1 illustrates the boundary and assets. This plan also shows the following designations in the Marchington Conservation Area:

- Seventeen listed buildings and structures; these include fifteen Grade II listed buildings and structures and two Grade II\*. There are none of Grade I status.
- There are no Article 4 directions in Marchington at present. Further recommendations are made with regards to these in Section 10.



*Yew Tree Farm House, at the junction of High Street & Bag Lane*

### 3 DEFINITION OF SPECIAL INTEREST

- Existing open spaces

- 3.1 Marchington Conservation Area is characterised by the organised growth of the village around two distinct areas, the Church of St Peter to the east and Marchington Hall to the north.
- 3.2 A rich mix of development has evolved across the village over the centuries, complex floorplans now apparent for many of the larger homes. This complexity of form, juxtaposed against the overriding homogenous fabric of dark orange- red brick and dark grey clay roof tiles lends this area a distinctive and attractive vernacular character.
- 3.3 The general features that provide Marchington with its locally distinctive character and the special interest can be summarised as follows:
- Low, sunken lanes with high hedging and overhanging tree cover.
  - The dark orange- red brick and dark grey clay roof tiles as building materials for the area, with occasional variation.
  - A wealth of statutory listed buildings and high quality buildings of local relevance, given the village size.
  - Overall unfussy elevations, with plain detailing; and steep roof pitches. Exceptions such as Marchington Hall are a unique and notable influence on the village.
  - Tightly enclosed streets, including dwellings set at the back of the pavement, and orientation of dwellings to place gable at pavement edge.
  - Plentiful landscaping across the village, creating soft rural character.
  - Distinct topography rising and falling around the village and its gateways.

## 4 LOCATION & SETTING

- 4.1 The village of Marchington is 82 meters above sea level and lies in the valley of the River Dove some four miles south-east of Uttoxeter. Toot Hill lies to the North West and Hound Hill to the East. To the south the sloping banks of Forest Banks and Banktop Wood (part of the National Forest and former Needwood Forest) form a distant backcloth and to the north the village looks out across the flood plain of the River Dove. The River Dove marks the border between Staffordshire and Derbyshire. There is a small brook the runs within the eastern area of the village, a tributary to the Dove.
- 4.2 The railway between Stoke-on-Trent and Derby runs to the north of Marchington, between the village built edge and the River Dove, but the railway station serving the village closed in 1958. The nearest railway station is now at Uttoxeter.
- 4.3 Historically, Marchington developed on three separate settlements spread out along the main Uttoxeter to Draycott-in-the-Clay road which until the early 19th century ran through the village. The settlements were those along the present main Uttoxeter Road; around the High Street and The Square, spreading up to Marchington Hall; and along Church Lane.
- 4.4 Marchington grew in the post war period with some infill development during the 1970s, but little modern development has encroached on the two main historic areas – those which form around the Hall and around the Church; these retain much of their original character and distinct identities. It is these two areas which form the nuclei on which the Conservation Area of Marchington is based.

- 4.5 The village setting is predominantly rural, surrounded by fields. Outside of the series of historic streets, the topography is variable, whereby there is a mix of levels across the area, and there are no distinct overriding patterns.
- 4.6 Within Marchington a noticeable feature is the changeable character along the streets. Differing house sizes, styles and boundary treatments sit side by side. Limited development has occurred away from the main street frontages, with the exception of infill developments. Given their limited visibility these make a neutral contribution to the setting of the conservation area.



*Netherleigh & Brookfield Cottage, Church Lane*



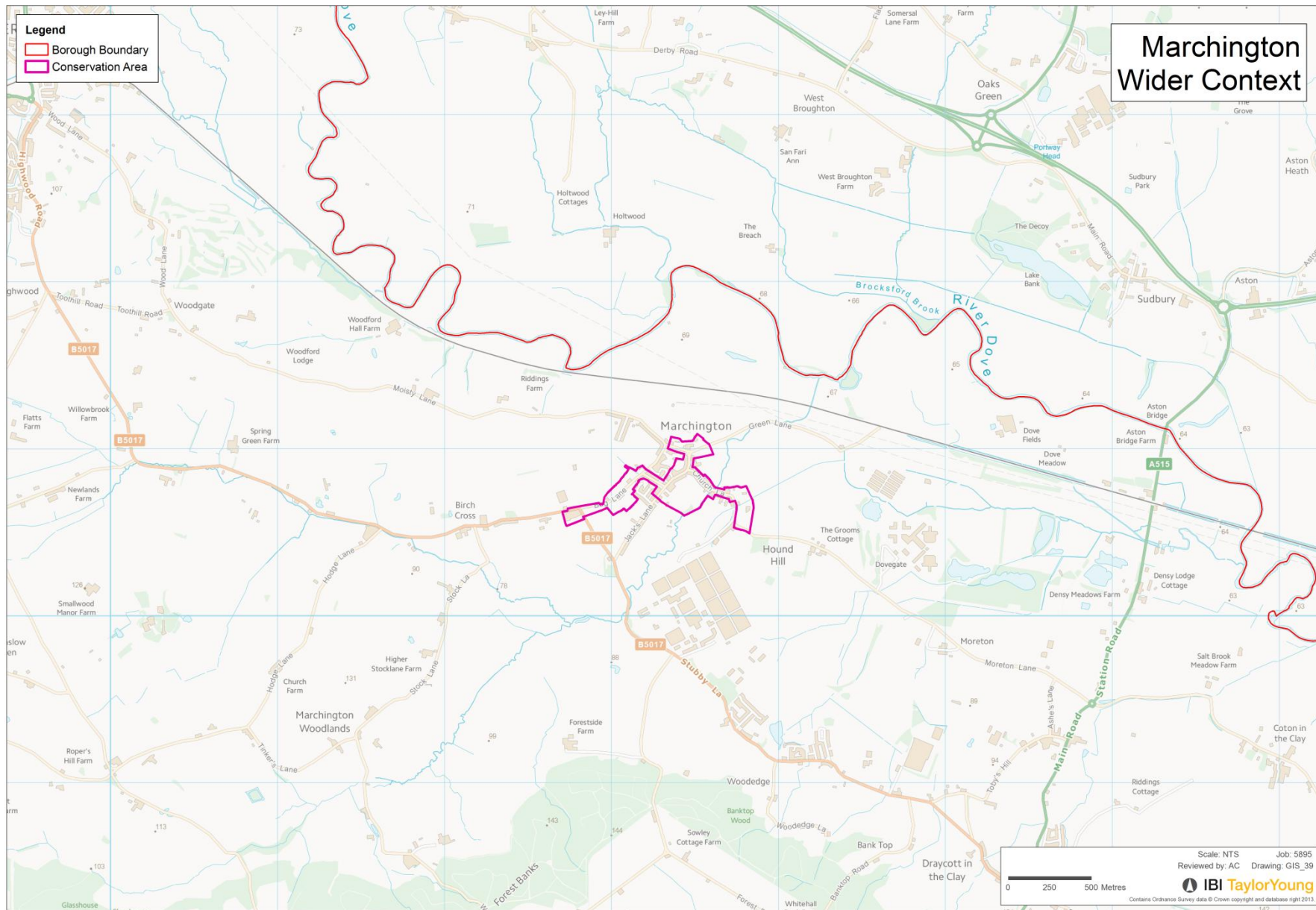


Figure 2: Marchington Conservation Area within the local context

## 5 HISTORICAL DEVELOPMENT

- 5.1 The earliest record of the village of Marchington, or Mearcham, to use the former name, is in an Anglo Saxon Charter dated AD 951; this is still in existence. The earliest reference to Marchington occurs in a land grant dated 951AD. Domesday Book (1086) records Marchington as a large settlement with 27 households based on a mixed economy of arable, meadow and woodland resources. The manor formed part of the Earl (later Duke) of Lancaster's estate until 1560 after which date it had a number of owners. Until the late 19<sup>th</sup> century Marchington formed part of the large Hanbury parish, although a dependant chapel existed at Marchington by the early 12<sup>th</sup> century. This is assumed to stand on the same site as the extant Grade II\* St Peter's Church. The latter was built in the mid-18<sup>th</sup> century by the architect Richard Trubshaw in a classical style.
- 5.2 Marchington is characterised by a dispersed settlement pattern and by at least the late 18<sup>th</sup> century was focused along several lanes: Church Lane, The Square, High Street and much of Bag Lane. The densest concentration of housing occurred along the High Street/The Square axis where several 16<sup>th</sup> and 17<sup>th</sup> century properties survive including a number of former farmsteads which contribute to the rural character of the settlement. A small green and Marchington Hall, dating to 1690, form an important focus at the northern end of this axis. A number of historic buildings also survive to the east adjacent to St Peter's Church on Church Lane. An area of earthworks, interpreted as possible house platforms, were reported as lying to the north of the church suggesting possible settlement shift although there is currently no evidence to support when this may have occurred.



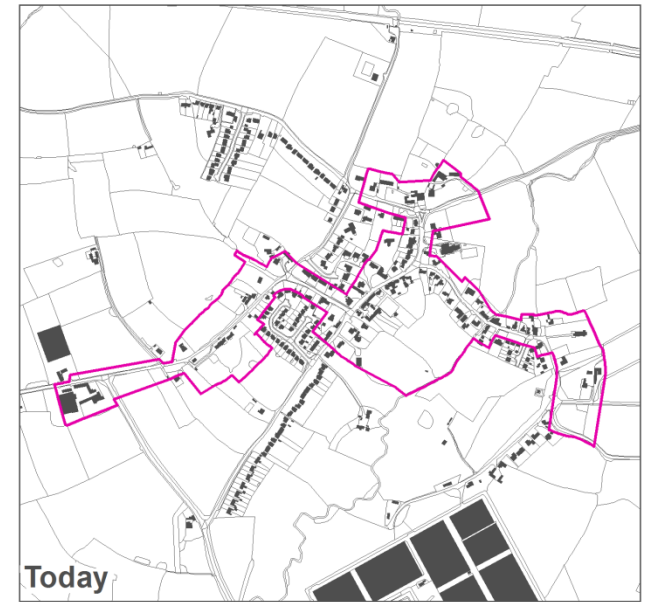
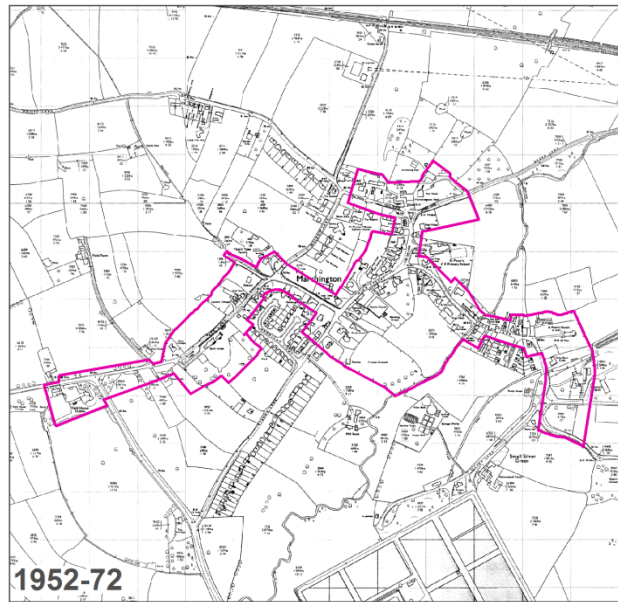
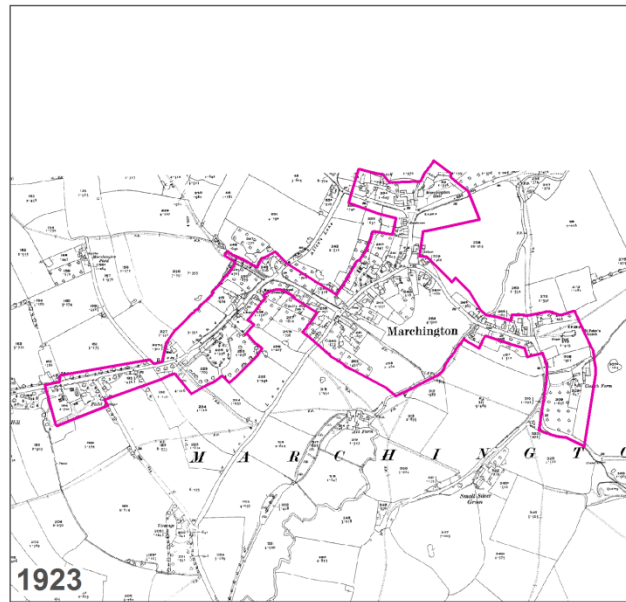
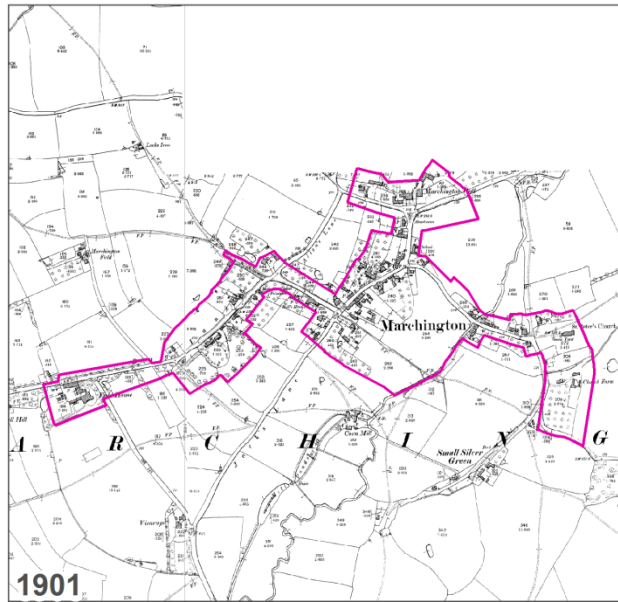
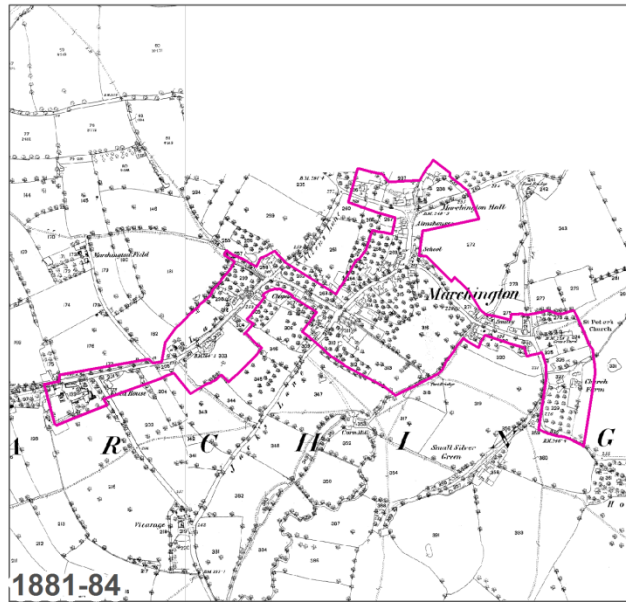
*The sunken character of Green Lane*

- 5.3 The settlement was associated with a medieval open field system, whose remnants are fossilised within the modern landscape in the form of ridge and furrow earthworks and the well preserved enclosure pattern. An industrial estate to the south east of the village originated as part of a large army camp and depot which operated between 1941 and the late 1960s when the army left. Traces of the camp are still extant in the layout of the roads and a number of hut bases, as well as one complete Nissen hut.



*St Peter's Church Yard, Church Lane*





Figures 3 - 7: Historical Development in Marchington from 1881 - present

## 6 TOWNSCAPE ASSESSMENT

- 6.1 The village is small and set around a now rectangular core set by the streets, comprising The Square/ High Street , Bag Lane, Allens Lane and Hall Road. From this core streets branch in all directions, following the historic pattern .
- 6.2 The two main historic clusters are around Marchington Hall to the north of the village, set around The Square, and Church Lane where the historic Church of St. Peter is sited.
- 6.3 Approaching the village from the east the Church of St. Peter and the notable and distinctive tower is a key landmark, visible from Houndhill. Here the topography descends into the village and the fields to the north slope down. The distinctive cupola of the Church of St Peter sits within an attractive and well landscaped setting, including many large and mature trees.
- 6.4 Hound Hill is bounded by high hedges and banked on both sides, the view is terminated by the roof and chimneys of Chesnut Cottage. The lane curves to the north to become Church Lane. The conservation area is only designated to the east of the lane, incorporating the historic Church Farm that is set within generous grounds back from the road edge; the line of the conservation area boundary here seems to follow the overhead cables that run to the east of the Church farm. Four semi detached two storey dwellings, dating from the early 1970's line the western side of the street, these are incongruous due to the open plan boundaries. A large bungalow dating from the same period is sited within the conservation area on the eastern side (Tithe Barn Croft).

- 6.5 The Church of St. Peter is a small brick structure, built in 1744 to a late Baroque style; the most distinctive feature is the West Tower which is topped with an octagonal cupola. It is a Grade II\* listed structure, and further Grade II listed Memorials sit within the Churchyard to the north and south of the building. An attractive view within the village is that of the tower, and west rusticated doorway, framed by the mature avenue of Lime trees that bound the pathway through the Churchyard.



*St Peter's Church, Church Lane*

- 6.6 Church Lane swings sharply to the west towards the village centre outside the church gates, the notable Church House sits on the opposite corner of the Church of St. Peter, and is a positive contributor to the conservation area. The distinctive north eastern corner of Church House is formed in a radial corbel. The building is characterful with street elevations comprising gables to the street, and whilst it has been recently extended, this has been done sensitively respecting the existing scale, proportions and features of the existing building.



- 6.7 In this grouping The Cottage has a similar style and with a subsidiary building are orientated with gables fronting the street. Along the northern edge of Church Lane a couple of detached red brick double fronted cottages that have small garden set backs from the road edge, this includes Rose Cottage and Forest Cottages. The Dog & Partridge site back of pavement, and is a painted brick. A further row of cottages sits at a north-south axis to Church Lane, again presenting a gable to the street and replicating this interesting characteristic of the village. Beyond this sits the detached dwelling Chestnut Corner, the gable of which can be seen from Church Lane. The plot at present site half in, half outside of the conservation area.



*Rose Cottage, Church Lane*

- 6.8 Between the pub and the next row of cottages that includes Brookside House, lies a Brook that runs to the River Dove to the North. This is an interesting feature within the townscape, with a parapet of sandstone slabs.

- 6.9 At the brook, this marks the point where the conservation extends south to incorporate the field and Cricket Club that lies to the south of Church Lane, and east of High Street.
- 6.10 Moving north west along Church Lane there are a number of late 20th Century properties that are well screened by high hedges; here the gradient rises towards the village centre.



*Dog & Partridge, alongside the sandstone parapet of the Brook bridge*

- 6.11 Around the junction with The Square there is a cluster of attractive detached dwellings, predominantly early 20th century. Bramley Cottage on the junction is an older building dating in the latter decades of the 1800's. The windows here are notably smaller, and the building floorplate is L-shaped and incorporates the orientation of a gable to the street as seen on other properties. Adjacent are the double fronted pair of detached Victorian dwellings, Willingham House and Netherleigh; the red orange

brick and retained original features such as sash fenestration are notable. Brookfield Cottage also displays the L shaped footprint with projecting gable to the street as seen elsewhere, although this has been unsympathetically extended and original fenestration has been lost. Windflowers completes this more historic grouping, this contains Arts and Crafts influenced features.

- 6.12 A property of lesser quality is Yew Tree Cottage, dating from a similar era to Bramley Cottage this has been substantially and unsympathetically altered.



*Bramley Cottage, Church Lane*

- 6.13 Moving north along The Square the old School House is now a residential dwelling. A head-stone is notable at the upper floor dating from 1816. Behind this sits the primary school, St Peters Church of England School dating from early 1970. On the opposite side of The Square are a row of

homes dating from this era also, the open plan boundaries again incongruous to the overriding historical character of Marchington. Past the village hall to the north, itself a neutral contributor dating from 1970's, but with planted and low walled boundaries, is an interesting group of buildings. The Almshouses are known as Chawner Cottages, after the commissioner of the project. They date from 1860, as the head stone states. They are attractively detailed, one and a half storey building, comprising red brick with ashlar dressing and a tile shaped roof. A coped wall to the front and sides encloses a small garden. On the opposite side of the street is a 1920s dwelling, with recessed porch, a Grade II listed K6 telephone box sits on the boundary with the street.



*Chawner Cottages, The Square*

- 6.14 The rising topography towards Marchington Hall forms an important set piece at the northern end of The Square, fronting onto a mature tree set within a small green; Green Lane runs to the east and Hall Road to the west. Marchington Hall is Grade II\* listed and dates from c.1690 with later

additions. It is built in red brick (flemish bond) with ashlar quoins and dressings, plain tile roof with coped vergers. The distinct gabled front elevation is used here and perhaps will have informed this character feature that is apparent across the village. A high red brick wall with stone copings bounds the property.



*Marchington House, The Square*

- 6.15 To the east of the Hall is Tetley House, a rebuilt 17th Century home (as of the early 19th Century). It is a three storey height with reduced proportions to the second floor. There is also a central door with rectangular overlight, cornice hood and moulded surround. This is set back and occupies a less prominent position than its neighbour.
- 6.16 Green Lane to the east is a single track lane, sunken within high hedges and vegetation forming a tunnel like entrance to the village. The landscape opens out to the east over fields and the varied topography is visible.

- 6.17 Hall Road comprises a mix of historic and more contemporary properties. Of interest are the Grade II listed Hall Croft Farm and Stables to the rear that are sited to the north of the lane, the topography rises within the properties, so whilst visible, these are set back from the street within well landscaped gardens. To the south of the lane the front gardens of the later twentieth century additions are within the area, the buildings themselves are excluded and are of no architectural significance. They are a mix of 1970s dwellings and have a neutral impact upon the overall setting and townscape. They are set behind densely landscaped boundaries so have little visibility within the street. Approaching from the north west along Moisty Lane at the junction with Hall Road and Allens Lane, the detached Victorian dwelling of 'The Gables' is a prominent feature within the townscape; this is currently outside of the conservation area, but forms a prominent book end to Hall Road, and its chimney pots clearly visible on approach.



*Bag Lane, facing east, Field House Stables on the right*

- 6.18 Approaching the conservation area from the west along Bag Lane, the entrance is marked by Field House. A Grade II listed dwelling dating from the late 18th Century. The building is screened from the street by the single storey stable block that extends along the street frontage. The road from here gradually descends between steep hedges towards St Anne's Cottage which terminates the vista. St Anne's Cottage is a distinctive building within the village. Formerly two cottages, this dates from 17th Century and is timber framed with a plain tile roof.



*Sunken banks of Bag Lane, facing east towards St Anne's Cottage*

- 6.19 A small former Methodist Chapel is set back from the street here, built in 1840, it closed for services in 1970. The building is orientated on a east west axis, fronting Bag Lane with a gable.
- 6.20 The road continues east, narrowing through a tunnel of trees and steep high banks where a number of cottages sit above the lanes, one such complex is the attractive Laundry Cottage and High Bank.

- 6.21 Thorn Tree Farm sits at the junction with Allens Lane that connects north to hall Road, however this is outside of the conservation area. Bag Lane swings sharply east to connect onto the High Street.
- 6.22 Before the turn, near the corner of Allen's Lane, is a small shaded dingle, running along the side of the farm, forming a solitary space away from the street.



*The Methodist Chapel, Bag Lane*

- 6.23 Along the remainder of Bag lane the high hedges and sunken lane encloses much of the lane. Dwellings fronting the southern edge of the lane date from the late 1800's and post WWII period. Marchington Villa is an attractive contributor to the character in this lane, a painted brick two storey dwelling.





*Marchington Villa, Bag Lane*

- 6.24 The Bulls Head public house is another notable feature along this section of Bag Lane. This is also a painted brick structure, but sitting back of pavement with a projecting gable, narrowing the road significantly.
- 6.25 The junction with High Street & Jack Street is marked by two noteworthy buildings within the village. Yew Tree Farm house sits to the north of the junction, James House to the south, both are Grade II listed.



*The Bulls Head, facing north west along Bag Lane*

- 6.26 James House is a late 16th Century, early 17th Century former farmhouse that has been remodelled, extended in the early 18th century, and restored in the late 20th Century. The construction is brick to an earlier timber frame. Further south along Jacks Lane there is a small row of cottages (no.s 3 & 5); built from brick and of two storeys, these correspond with the character found elsewhere.
- 6.27 Yew Tree Farmhouse sits on High Street, and dates from mid 18th century. The red brick and plain tile roof is typical of the village palette, however, this is one of only a few three storey buildings within the village. The central doorway is also particularly grand with fluted pilasters, fluted frieze and cornice hood, semi-circular fanlight with radiating glazing bars. The gates, wall and railings are also specifically referenced within the statutory listing.





*Holly Bank, High Street*

- 6.28 High Street is an attractive street, unspoilt in appearance and narrowing gradually as it curves away towards the Church. It is noteworthy particularly for the distinct but complementary character of its two sides. The south side is dominated by the continuous frontage of small scale 19th century cottages and barns fronting directly onto the street. On the northern side of the street is an impressive range of larger houses, set within large grounds, with mature landscape, behind garden walls and overhanging hedges.
- 6.29 Holly Bank is visible within the streetscene, a double fronted, two and a half storey red brick built dwelling. This forms a bookend to the north end of High Street with Bagshaw, a Grade II listed, two storey, timber framed property, dating from 17th century.

### Positive Contributors to the Conservation Area

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

- Church House, Church lane



- The Cottage, Church Lane



- Cottage Mews, High Street



- Marchington Villa, Bag Lane



## Negative Detractors

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6.31 The conservation area generally benefits from good quality of built fabric. Yew Tree Cottage presents a unsympathetically altered building which has a strong relationship with the street.

- Yew Tree cottage, Church Lane



6.32 With regards to the hard landscaping the streets are generally single surface and have been paved with Tarmacadum, where much of the historic paving and kerbstones have been replaced. The use of more sensitive treatments could help further improve the setting of the village.

6.33 The replacement of heritage wooden window frames with unsympathetic uPVC frames that do not reflect the charater of the building is a further detractor that could continue to degrade the area.

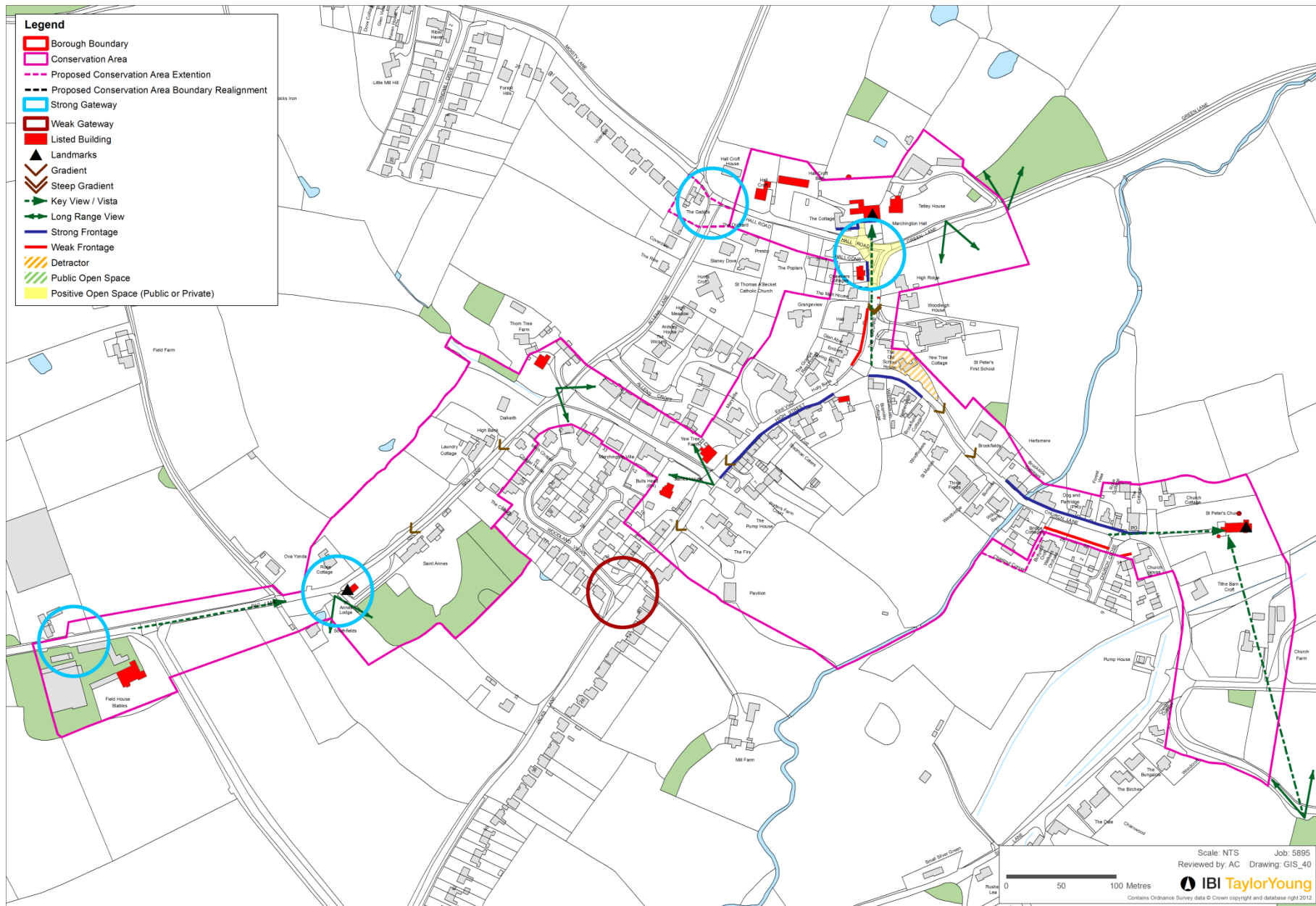


Figure 8: Marchington Townscape Analysis

## 7 LANDSCAPE & PUBLIC REALM ASSESSMENT

- 7.1 The landscape character is an important element within the setting of the conservation area. The village is set within a very rural context, and the conservation area itself at times is contained within the wider built areas of the village, and elsewhere extends beyond the built edge.
- 7.2 It is predominantly focussed around the historic areas of the village, therefore the public realm reflects this historic character. Hard surface areas within the public realm are modest, with tarmacadam carriageways throughout. In the historic areas these are generally lanes with no footway provision are sections of streets with footways, but this tends to reflect where more contemporary interventions have been made in the latter half of the twentieth century, such as along the lower section of the Square. Throughout the village there are a number of boundary treatments used to the lanes, areas of stone and concrete kerbing to grass verges, and low brick and stone walls. There are limited heritage treatments and very little original features survive in the public realm.
- 7.3 A key character of the village is that of the lanes, these are characterised by high hedges and sunken lanes, creating tight spaces enclosed by vegetation and this helps capture the rural character. In places the lanes become like tunnels where the trees overhang above creating a distinctive gateway to the village.
- 7.4 A small brook runs through the village, this marks a section of the southern/ eastern edge of the area, and crosses under Church Lane. The corridor is marked with vegetation and a public footpath runs south from Church along the east side of the brook; this footpath connects into a

network of paths that intersect in the open green fields located, south of Church Lane and west of Jacks Lane. A number of public footpaths connect onto Jacks Lane, including along on the periphery of the cricket ground, and further paths connect from Church Lane and Bag Lane within the conservation area, and wider afield connect south from Silver Lane and Stubby Lane.

- 7.5 Within the conservation area there is a mix of space, the small green set at the northern point of The Square forms the most noticeable feature within the streetscene as a set piece of formal space and adding to the setting of the grand Marchington Hall. The single tree that sits at the centre screens views up The Square of the Hall, with features such as the chimney stacks remaining visible. Within the area enclosed by High Street and Church Lane there are also cricket ground, tennis court and a bowling green. The Church Yard is a more formal space within the conservation area, the line of mature trees that bound the path from Church Lane are highlighted as a distinctive feature, trees also line the boundary of the churchyard. A small shaded dingle, near the corner of Allen's Lane, forms a differing and more informal space away from the street.
- 7.6 Throughout the village, trees and hedges feature strongly and form part of the village's distinctive character. The overall tight enclosure of the streets and the plentiful planting means that long views of the surrounding countryside are limited from within the conservation area, and are generally only possible at the eastern and western gateways along Green Lane and Bag Lane respectively.



## 8 HERITAGE ASSETS

### Designated Heritage Assets

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8.1 The following buildings and structures benefit from statutory status as designated heritage assets. They are all Grade II listed buildings.

- ST. ANNE'S COTTAGE, BAG LANE (GRADE II)  
Cottage formerly a pair. Timber framed dating from C17



- THORN TREE FARM HOUSE, ALLEN'S LANE (GRADE II)  
Red brick, early to mid-C18 with later C20 additions and alterations.
- JAMES HOUSE, JACK'S LANE (GRADE II)  
Late C16/early C17, remodelled and extended early C18, restored late C20. Brick to earlier timber frame.



- YEW TREE FARMHOUSE WITH GATE, RAILINGS AND WALLS TO FORECOURT, HIGH STREET (GRADE II)  
Red brick Farmhouse, gate, railings and walls dating from mid C18. Wrought iron gate and railings



- HOUSE OCCUPIED BY MR BAGSHAW, HIGH STREET (GRADE II)  
House, C17 with later alterations. Timber framed with brick repairs.
- TELEPHONE KIOSK, THE SQUARE (GRADE II)  
K6 telephone kiosk. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast-iron square kiosk with domed roof and unperforated crowns to top panels and margin glazing bars to windows and door.
- CHAWNER COTTAGES AND GARDEN WALL (GRADE II)  
Red brick former almshouses, with ashlar dressing. Head stone dated 1860.
- GATEPIERS, GATE AND ATTACHED WALLS IMMEDIATELY SOUTH OF MARCHINGTON HALL (GRADE II)  
Gate piers, gate and walls dating from late C17.
- MARCHINGTON HALL (GRADE II\*)  
c.1690 with later additions. Red brick low mid-late C19 wing to left.

- TETLEY HOUSE (GRADE II)  
Red brick dwelling, early C19 rebuilding of a C17 house.



- SUNDIAL APPROXIMATELY 20 YARDS NORTH OF MARCHINGTON HALL (GRADE II)  
Ashlar, probably C18. Square section column with ball finial capped by a weather vane.

- STABLES APPROXIMATELY 15 YARDS NORTH EAST OF HALL CROFT FARMHOUSE (GRADE II)

C18 Red brick stables north-east of Hall Croft Farmhouse.



- HALL CROFT FARMHOUSE (GRADE II)
- Brown brick farmhouse, dating from mid-C18.



- CHURCH OF ST. PETER, CHURCH LANE (GRADE II\*)
- Red brick construction, by Richard Trubshaw, dating to 1742; chancel rebuilt late C19.



- THOMAS PICKERING MEMORIAL AND RAILINGS APPROXIMATELY 6 YARDS SOUTH OF WEST TOWER OF CHURCH OF ST PETER, CHURCH LANE (GRADE II)
- Double slab tomb and railings. Thomas Pickering died 1834. Wrought iron railings surrounding square enclosure with 2 ashlar slabs with moulded edges.



- FRANCIS CALVERT MEMORIAL AND RAILINGS APPROXIMATELY 5 YARDS NORTH OF CHANCEL OF CHURCH OF ST PETER, CHURCH LANE (GRADE II)  
Double slab tomb and railings. Francis Calvert died 1831. Wrought iron railings surrounding square enclosure slab tomb.
- FIELD HOUSE (GRADE II)  
Red brick construction dating from late C18 with later alterations and additions.



## Buildings and Structures of Townscape Merit

8.2 These are buildings that make a particular positive local contribution to the character of the conservation area. Descriptions and images are found in Section 6.

- Church House, Church Lane  
This presents a particularly prominent corner feature on Church Lane, with a distinctive radial corbel . The gable frontage creates an interesting set piece with The Cottage, on arrival to the village, framing the view on turning west along Church Lane. The orientation of the gable to the street is a character that is seen around the village.



- The Cottage, Church Lane

When viewed with Church House this forms an important set piece on arrival to the village, terminating the view on turning west along Church Lane. It presents the orientation of the gable to the street, a character that is seen around the village.





## 9 CAPACITY TO ACCOMMODATE CHANGE

- 9.1 Within the core of the conservation area there are minimal opportunities for significant change, given the limited sites available for development. In recent times there have been a number of schemes adjacent to the conservation area boundary, which whilst predominantly screened by the hedges and tree cover have changed the character of the village by means of the enlargement, although their siting generally results in an overall neutral visual impact. Some of the new build properties have been large so it is important that future development takes account of the existing scale and form of the village.
- 9.2 The areas of greatest change are most likely to be smaller interventions, for example, alteration and extension of existing buildings, and changes to boundary treatment.
- 9.3 The rural character of the village should be retained, and it is considered that the large grounds in which a number of the grander houses sit should be protected and not intensified through infill. The areas around the villages gateways should also be protected to ensure the rural nature of the setting is not compromised.

## 10 MANAGEMENT RECOMMENDATION

- 10.1 For the most part the built form that makes up the conservation area is intact and in its grouping retains its notable special character and therefore the designation is considered appropriate and effective. The listed buildings all seem to be in good condition visually / externally and alterations have by and large been sensitive. The non -designated heritage assets are also in good condition and have retained many original features in many cases.
- 10.2 Overall the boundary treatments within the village contribute to the character. Boundary treatments within Marchington vary from ranch fencing to brick walls, some aligning steep banks which are lined with trees. As there are many trees in Marchington, these need to be managed accordingly with maintenance works to be carried out as and when considered appropriate (subject to an arboricultural survey).
- 10.3 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.
- 10.4 There are two amendments suggested with regards to the extension or realignment of the conservation area boundary. One is at the north western edge, at the Moisty Lane, Hall Road and Allens Lane junction to incorporate the detached Victorian dwelling of 'The Gables'. The other is at the southern boundary to incorporate the full plot of Chestnut Cottage. It is noted that there has previously been infill within areas between the

historic groupings of properties and pressures may again be exuded on the village although emerging policy notes that small scale development will take place only when it helps meet an identified need within the existing boundary of the settlement.

- 10.5 Improvements to public realm and the street environment within the conservation area would be welcomed.

## 11 DESIGN GUIDANCE

guidance on design matters is contained in the East Staffordshire Design Guide SPD.

- 11.1 When considering future development within the area it is important to ensure the urban form and character is strengthened and that any development is appropriate to the context of the conservation area. Given the varied built form across the area it would be inappropriate to provide overarching guidance as this should be site specific.
- 11.2 Notwithstanding this any development in this distinct village should recognise the overriding quality of Marchington 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. Poor historical designs and pastiche style development can detract from the character of the heritage assets and wider area and should be avoided. Where traditional design principles are followed designs should be authentic and accurate.
- 11.5 Should new development be forthcoming in the village or areas adjoining the Conservation Area, the design should be specific to Marchington and this should enhance the character of the conservation area, as such standard 'off the peg' house designs will not be acceptable. More

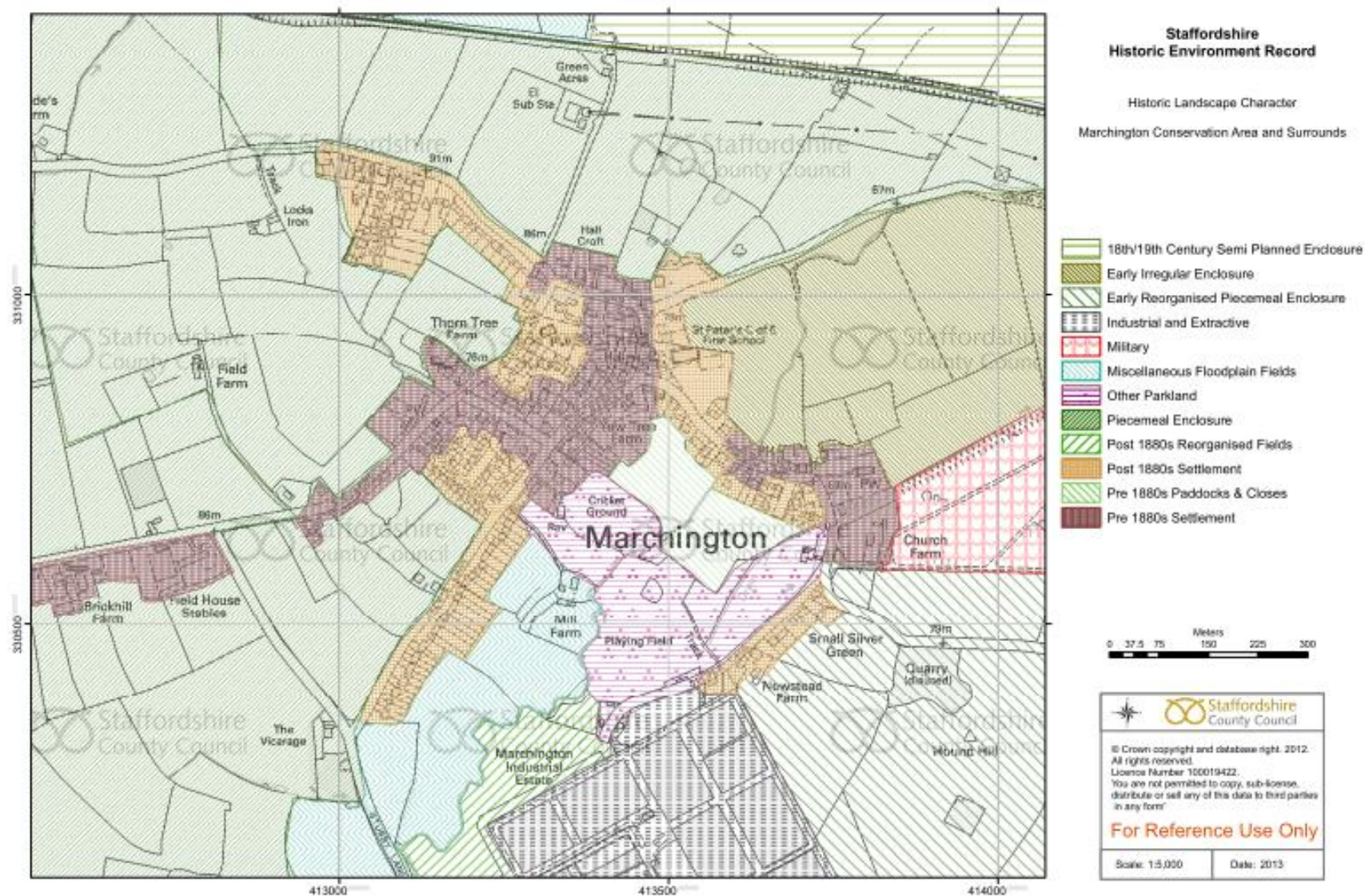
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## APPENDIX I REFERENCES & SOURCES

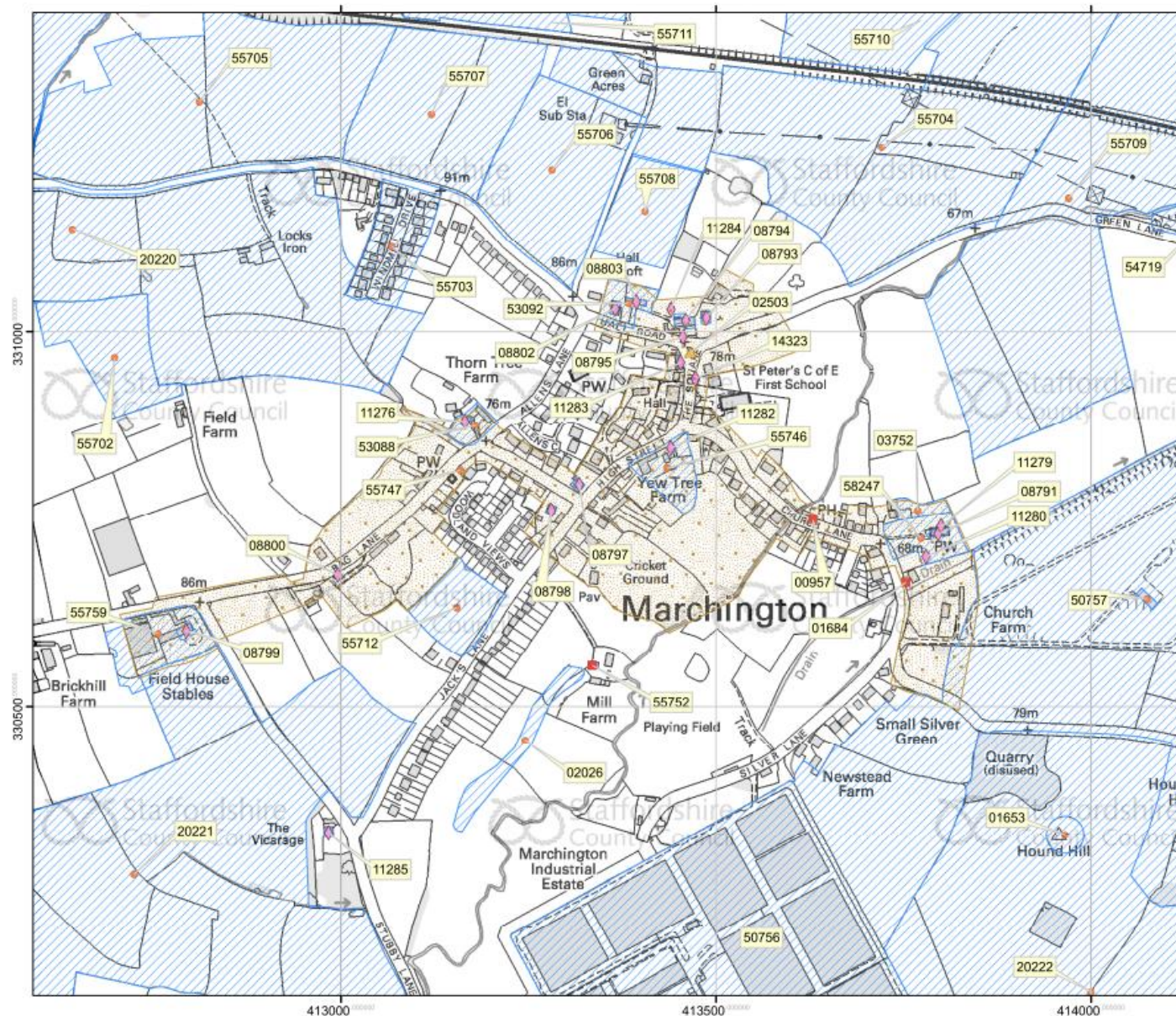
- Pevsner, N. (1974, reprinted 2002) The Buildings of England Staffordshire (Yale University Press)
- Staffordshire Federation of Women's Institutes (1988, reprinted 1990) The Staffordshire Village Book (Countryside Books)
- [Turning the Plough Update Assessment 2012 \(Historic England\)](#)



## APPENDIX II HISTORIC ENVIRONMENT RECORD







## Staffordshire Historic Environment Record

Interests Recorded on the Staffordshire  
Historic Environment Record

Marchington Conservation Area and Surrounds

- Scheduled Monuments
- Registered Battlefields
- Registered Parks and Gardens
- Conservation Areas
- Monuments, Buildings and Structures (Polygons)
- Monuments (Cropmarks, Earthworks and Linear Features)
- Monuments, Buildings and Structures (Points)
- Monument (Location Uncertain)
- Monument (Extent Undefined)
- Listed Buildings
- Delisted Buildings
- Locally Listed Buildings
- Deer Parks
- Findspots
- Findspots (Portable Antiquities Scheme)
- Placename or Settlement
- Civil Parish Boundaries
- District Boundaries
- HER Consultation Area

0 45 90 180 270 360  
Meters

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Scale: 1:5,000	Date: 2015
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HER No	Grid Ref	Name	Description
00957	SK 1362 3075	Smithy, Church Lane	A smithy existed in this area by the mid 19th century
01684	SK 13753 30666	Tithe Barn	The tithe map of 1843 marks the location of a tithe barn and croft.
02503	SK 134 309	Marchington / Merchametone (Settlement)	The earliest reference to Marchington occurs in the granting of an estate in 951 AD. It is recorded in Domesday Book (1086) as a large estate with 27 households.
03752	SK 1377 3076	Building Platforms, North of Church of Saint Peters	Earthworks surviving to the north of the church, possibly represent building platforms, suggesting settlement shrinkage within Marchington.
08791	SK 13795 30733	Church of St. Peter, Marchington	A listed mid 18th century parish church by Richard Trubshaw. The building is of red brick construction with a plain tiled roof and has a tower on the western side which is capped with an octagonal cupola. The existing church stands on the site of an earlier, medieval church.
11276	SK 1316 3087	Thorn Tree Farmhouse, Allen's Street	An early to mid 18th century red brick farmhouse.
08800	SK 1299 3067	Saint Anne's Cottage, Bag Lane	A listed 17th century timber-framed cottage (originally built as two dwellings).
11279	SK 1380 3074	Francis Calvert Memorial and Railings, Church of Saint Peter	A listed double slab tomb to Francis Calvert (died 1831), located within the churchyard to the Church of Saint Peter, Marchington. The slab tomb is enclosed by wrought iron railings.
11280	SK 1378 3070	Thomas Pickering Memorial, Church of Saint Peter	A listed double slab tomb to Thomas Pickering (died 1834), located within the churchyard of the Church of Saint Peter, Marchington. The tomb is enclosed by wrought iron railings.
08797	SK 1331 3079	Yew Tree Farmhouse	A listed mid 18th century farmhouse of red brick construction with tiled roof. The walls, railings and gates enclosing the front of the property are included in the listing.
11282	SK 1344 3084	Timber Framed House, High Street	A listed 17th century timber-framed house located on the High Street, Marchington. The house has been partially repaired in brick and has a tiled roof.
08798	SK 1328 3076	James House, Jacks Lane	A listed late 16th or early 17th century of brick to an earlier timber frame and plain tiled roof.
11283	SK 1345 3095	Chawner Cottages	The listed mid 19th century former almshouses at Marchington. The almshouses are of brick construction with tiled roof and were built in 1860 for the Chawner family of Houndhill Farmhouse.
08799	SK 1279 3060	Field House	A listed late 18th century house of red brick construction with hipped, tile roof.
08802	SK 1336 3103	Hall Croft Farmhouse	A Listed mid 18th century farmhouse of brown brick with a tiled roof.



08803	SK 1339 3104	Stables, Hall Croft Farmhouse	A listed 18th century single-storey stable block of red brick with four roof bays.
08794	SK 1345 3101	Marchington Hall,	A listed late 17th century house of red brick construction with tiled roof. The house retains some original internal features including an elaborately carved oak arch over the fireplace in the hall and pine panelling in the dining room.
08795	SK 1345 3099	Gate Piers, Gate and Walls, Marchington Hall	The listed rusticated ashlar gate piers (with pineapple finials), flanking wrought iron gates at attached brick walls (to either side) at the entrance to Marchington Hall. Of probable late 17th century date.
11284	SK 1344 3103	Sundial, Marchington Hall	A listed sundial of probable 18th century date located within the grounds of Marchington Hall. The sundial an ashlar, square-sectioned column with ball finial capped by a weather vane.
11285	SK 1298 3033	The Old Vicarage	A listed early to mid 19th century former vicarage at Marchington. The house is of red brick with a hipped slate roof
08793	SK 1348 3102	Tetley House	A listed early 19th century rebuilding of a 17th century house. The three storey property is of red brick with hipped tiled roof and inside retains moulded 17th century ceiling beams and limestone fireplace surrounds.
14323	SK 1347 3093	Telephone Box, The Square	A listed K6 telephone kiosk in cast-iron, designed in 1935 by Sir Giles Gilbert Scott, situated on The Square, Marchington.
50756	SK 14667 30006	Army Camp	An American army camp and ordnance depot, created in 1941. Following the war it became a prisoner of war camp, and later as a depot for the REME and RAOC. The site went out of use in the 1960's and part of the site is now occupied by a large prison, some of the remains of hut bases and roads do still survive, however, with one possible hut surviving in tact.
50757	SK 14074 30644	Nissen Hut, Marchington Camp	A possible nissen hut on the Second World War camp at Marchington, which appears from aerial photography to survive relatively in tact
53088	SK 1317 3087	Thorn Tree Farm, Allens Lane	A farmstead of probable early-mid 18th century date, comprising of a farmhouse and detached barn forming a loose courtyard. Both the farmhouse and barn are still extant.
53092	SK 1338 3103	Hall Croft Farm	A farmstead of probable 18th century date, comprising of a farmhouse and detached stable block forming a loose courtyard. Both the farmhouse and stable are still extant.
55746	SK 1342 3081	Farmstead, High Street	A loose courtyard farmstead with working buildings arranged on three sides of a large yard. The complex appears to be associated with two domestic buildings; a 17th century house (PRN 11282) to the north east and a later cottage to the south west.
55747	SK 1315 3081	Primitive Methodist Chapel, Bag Lane	A Primitive Methodist Chapel built in 1841.
55752	SK 1333 3055	Site of Corn Mill	The site of a corn mill, powered by water, which was probably built in the early 19th century.
55759	SK 1276 3057	Field House Farm, Bag Lane	A regular courtyard farmstead, with an 'L' plan element, whose working buildings are arranged around three sides of a central yard. The farm buildings are associated with an 18th century farmhouse (PRN 08799), which stands long side onto the yard.



58247	SK 1378 3072	Churchyard, Church of Saint Peter	The churchyard to the Church of Saint Peter. The extant church is of 18th century date, although it is believed to stand on the site of an earlier, medieval church, perhaps indicating that a churchyard may also have been extant from this time (see PRN 08791).
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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.