

# Yoxall

## Conservation Area Appraisal

July 2015



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Area Appraisal

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# 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 Yoxall conservation area was originally designated by Staffordshire County Council in July 1970. The conservation area boundary is shown in Figure 1.
- 1.4 Yoxall is a village that lies towards the east of the East Staffordshire Borough situated approximately 7 miles from the nearest town of Lichfield and 9 miles from Burton upon Trent. It is in the subsidiary valley of the River Swarbourn on the north side of the broad Trent plain and sits on the Needwood plateau.
- 1.5 This appraisal provides an assessment of the Yoxall 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.

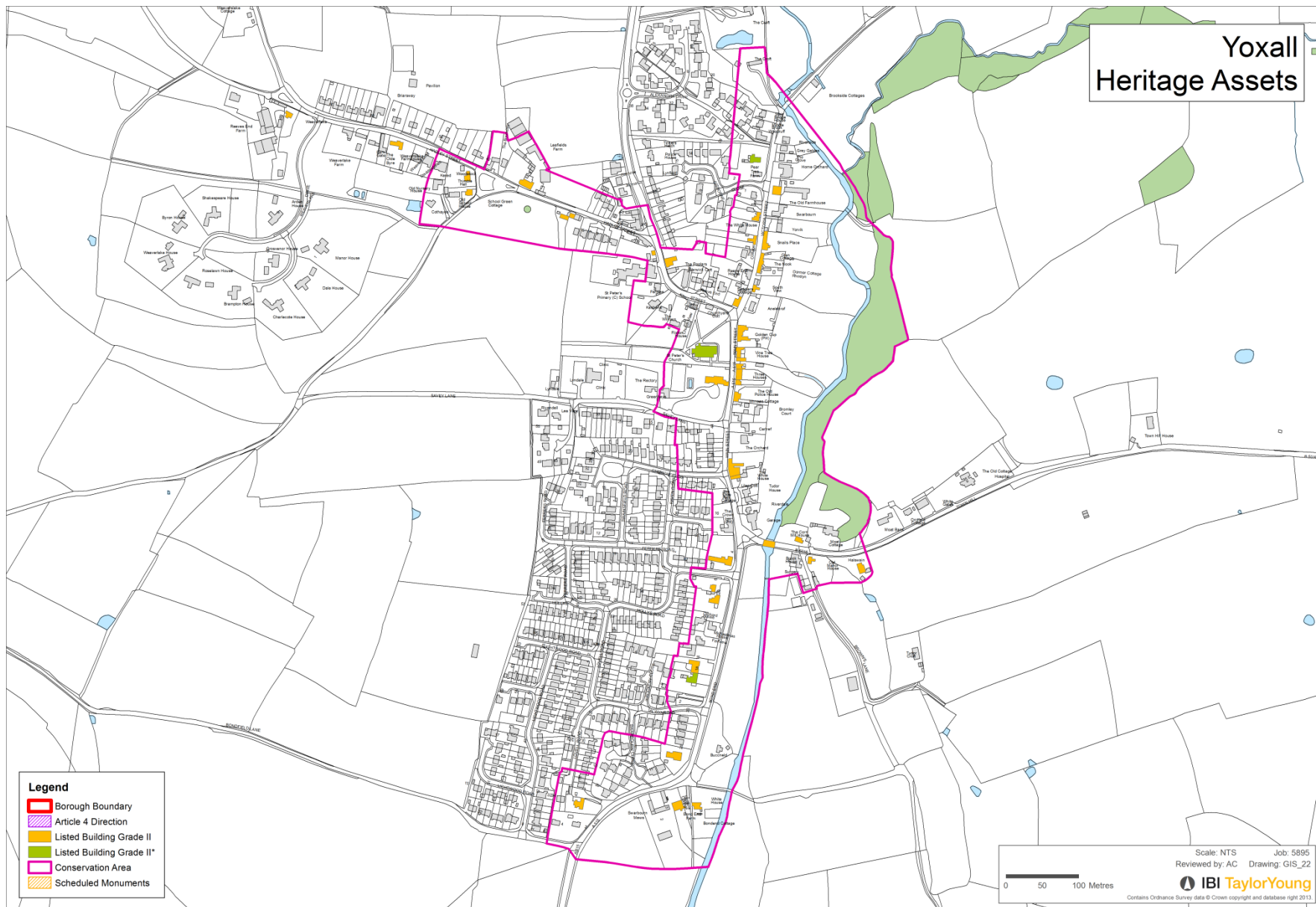


Figure 1: Heritage Assets within the Yoxall Area, including the area boundary

## 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."



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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 and areas to the north and east as illustrated in Figure 1. This plan also shows the following designations in the Yoxall Conservation Area:
- Thirty nine listed buildings and structures (2 listed buildings lie just outside of the conservation area boundary along Hadley Street); these include forty one Grade II listed buildings and structures and two Grade II\*. There are none of Grade I status.
  - There are no Article 4 directions in Yoxall at present. Further recommendations are made with regards to these in Section 10.

### 3 DEFINITION OF SPECIAL INTEREST

- 3.1 Yoxall Conservation Area is characterised by a linear arrangement along the A515, with a concentration of high quality buildings clustered along this attractive corridor. The village grew south from the cluster of development around the Church to the north of the village.
- 3.2 The village comprises a rich variation of development that has evolved over the centuries, many house occupy complex floorplans. This complexity of form, matched with the overriding homogenous fabric of dark orange-red brick and dark grey clay roof tiles with some Staffordshire blues lends this area a distinctive and attractive vernacular character.
- 3.3 The areas growth has been predominantly based around agriculture, the village does not benefit from any industrial infrastructure such as railways or canals.
- 3.4 The general features that provide Yoxall with its locally distinctive character and the special interest can be summarised as follows:
- The dark orange- red brick and dark grey clay roof tiles as building materials for the area, with occasional variation.
  - Unfussy elevations, with plain detailing; and steep roof pitches and raised eaves in places to accommodate the replacement of thatched roofs.
  - A wealth of statutory listed buildings and high quality buildings of local relevance.
  - Tightly enclosed streets, dwellings set at the back of the pavement, occasional orientation of dwellings to place gable at pavement edge.

- Georgian town houses mark the village gateways to the north and south.
- Distinctive road layout in terms of lanes, hedgerows and topography in terms of the valley bottom.
- Yoxall's contribution to the National Forest and surrounding plantations and woodland which contribute towards the setting of the village, especially to the east.
- Important glimpses and views - narrow gaps between houses and footpaths
- Open spaces including Goose Green



*Victoria Street, facing towards the junction with King Street and Main Street*

## 4 LOCATION & SETTING

- 4.1 Yoxall is a large village that lies about seven miles north of Lichfield, in the subsidiary valley of the River Swarbourn on the north side of the broad Trent plain.
- 4.2 The village lies near the edge of the higher ground of Needwood Forest and the Needwood plateau, on the main A515 road from Lichfield to Ashbourne which is an historic north-south trading route. The River Swarbourn runs parallel to the main road just to the east of the village and the steep, partially wooded slopes on the east bank contain the outward views on this side.
- 4.3 The A515 is a fairly heavily trafficked road and begins off the A51 just outside Lichfield and passes through the villages of Yoxall and Kings Bromley on its way through to Ashbourne, Derbyshire. The village can be accessed off the A38 from Shenstone to Lichfield which lies to the east and is also very heavily trafficked.
- 4.4 The conservation area is essentially linear, extending on a north/south axis along the main road for about half a mile from Bond End at the Southern entrance along Main Street and King Street, then lining Hadley Street to the village green at the north-western extremity. Near the north end, Victoria Street branches off at the junction with King Street and Main Street. The extent of the Victoria Street portion takes the area to the crossing of the River Swarbourn at Stair Bridge.



*Stair Bridge to the north of the Conservation Area*

- 4.5 The village setting is predominantly rural, surrounded by fields. Outside of the linear corridor the topography is variable, whereby at the southern end the fields are predominantly flat, as is the area beyond the northern boundary. However to the east and west the topography rises away from the village. There are some wooded areas surrounding the village, especially to the east of the village and along the River Swarbourn.
- 4.6 A feature of Yoxall is the change in character along the length of the village street. The sharply winding introduction at Bond End in the southern end of the village leads to an open straight stretch where relatively few larger buildings on the west side of the road face across open meadowland and the River Swarbourn to rising land beyond. This has a more suburban feel what with the buildings being set further back with the concentrations of new housing. Northwards, King Street closes in narrowly with continuous building frontages and boundary wall. The village scene then opens out dramatically where the main road curves away north-west round the



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churchyard and Church of St. Peter and closes in again in at the serpentine tight curve that contains the northern end of the village.

- 4.7 Minor streets off the main road each create a subsidiary picture of individual character. Victoria Street is narrow and cottage- lined, widening at the junction with Longcroft Lane and Gisbourne Close, where later twentieth century development changes the character. The entrance to the area from Hadley Street is marked by a small village green, and from Town Hill via a tree-clad and steeply winding street over the river bridge.



*Town Hill river bridge*

- 4.8 The town is bookended north and south along the A515 with grand, imposing three storey Georgian dwellings, Bond End Farm (18th Century) to the south and The Poplars (19th Century) to the north, these set the tone for the village's rich history.

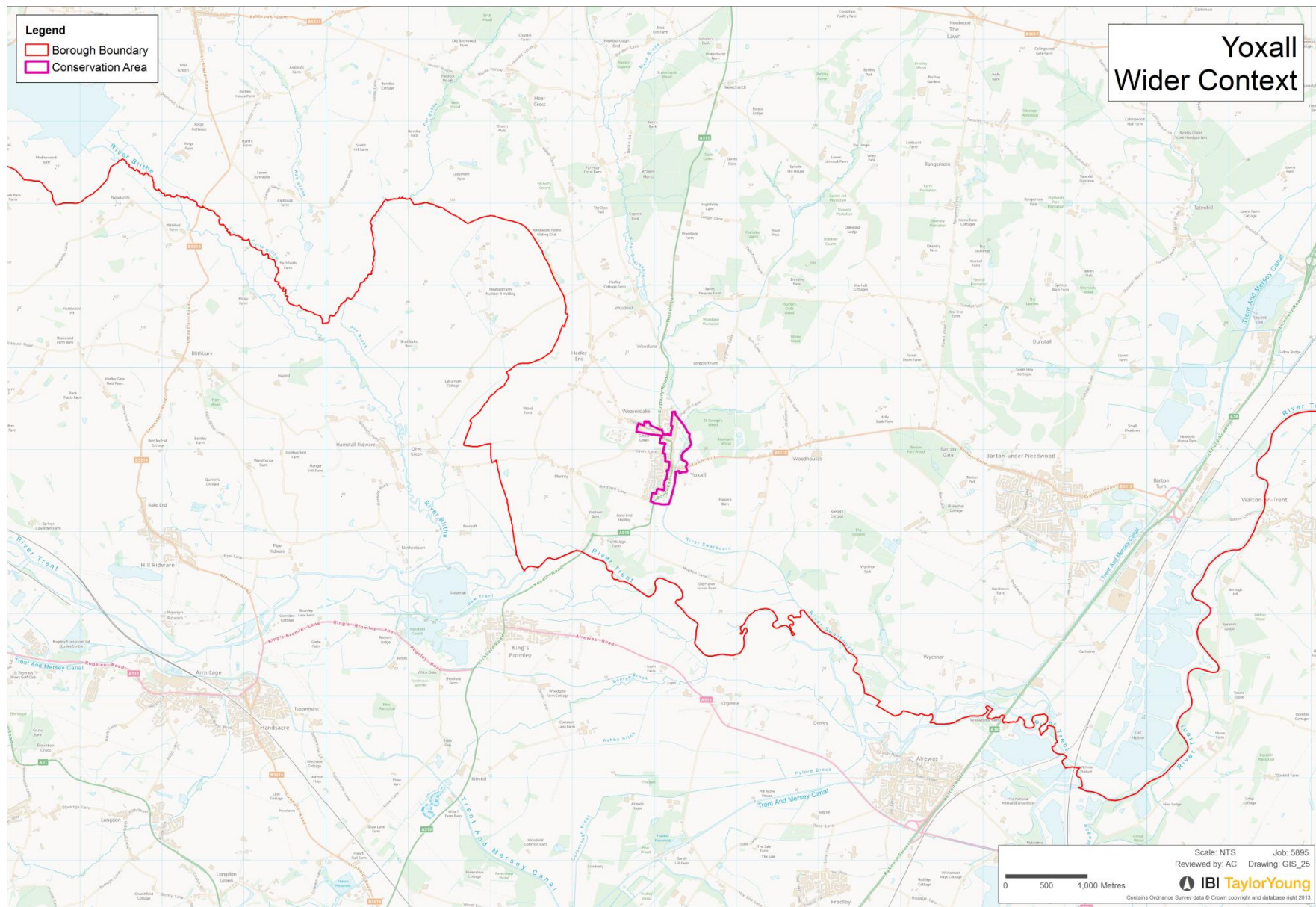


Figure 2: Yoxall conservation area within the local context

## 5 HISTORICAL DEVELOPMENT

- 5.1 Evidence for prehistoric and Roman activity around Yoxall concentrates within the Trent Valley laying to the south. This is partially due to the intensive archaeological study of the river valley over many years where numerous cropmarks have been interpreted as being of prehistoric or Roman origin have been identified. Our understanding of these period elsewhere around Yoxall is poor by comparison, however evidence does suggest potential for such activity within its hinterland.
- 5.2 The settlement at Yoxall has early medieval origins. The name Yoxall is thought to come from Anglo Saxon 'yoke's nook' meaning a secluded piece of land small enough to be ploughed by one team of oxen, or providing feed for a yoke of oxen.
- 5.3 In the Domesday book of 1086, Yoxall is spelt 'Loceshall' and means 'the farm in the valley'. It has also been spelt 'locheshale' or 'Locheshale'; hale or hale meaning a secret place, or a place on a bend. This gives evidence to suggest that that Yoxall was a quiet farming community, on a bend suggesting perhaps on a river, in a valley.
- 5.4 Staffordshire was divided into 5 areas called hundreds, and Yoxall was part of the 'Offlow' hundred. Essentially an agricultural district, principally pasture, Farmers used the nearby Needwood forest to graze a great quantity of cattle. Cheese making was the principle part of the farmers business.
- 5.5 As a result, there are a number of historic field systems surviving around Yoxall exhibiting evidence for a diversity of origins originating as open fields in the medieval period. A number of fields are recorded in the 14th century whilst others have a later origin. Evidence to support this is formed by aerial photographs of fields in Yoxall which show ridge and furrow earthworks which fossilise the line of the plough across the open field.
- 5.6 In the mid 17th century, the open fields were enclosed incrementally by private agreements between individual landholders, a process taking place to create a field pattern known as 'Piecemeal Enclosure'. This pattern survives across two areas to the north east and south east of Yoxall. The 18th century and post war period saw improvements in agricultural management which were associated with a change in the agricultural economy with an emphasis on pasture. This pasture around Yoxall was to facilitate dairy farming; a process which was under way in the 16th and 17th century and continued to be important to the local economy into the 19th century.
- 5.7 Various farming features originating in the 18th and 19th century such as the creation of a water meadow system which lined the River Trent and the enclosure of Needwood Forest are well preserved and still remain.
- 5.8 The village itself is dominated by dispersed settlement comprising small hamlets such as Bond End to the South; Morrey to the south west; Woodhouses to the east and Hadley End to the north-west. This is a pattern which is still discernible in the modern landscape.
- 5.9 Originally forming part of the Bishop of Chester (later Lichfield and Coventry) holdings in Staffordshire, Yoxall was not recorded as a separate entry so it is unclear what development existed at this time. Similarly, the location of the settlement is unknown, but it is likely that it lay along the



extant Main Street and may be around the site of the Grade II\* St Peter's Church.

- 5.10 There is evidence to suggest that the development of Yoxall may be the result of several settlement foci which had coalesced. In the 14th century these foci were known as 'Reeve End' which lay to the north west of the church, 'Smelels or Snelles End' (now Snails End) to the far north, 'Bridge End' presumed to lie near 'Town Hill' and 'Bond End'. In the late 19th century the latter lay 325m to the south of Yoxall with little development linking the two.



*St. Peter's Parish Church*

- 5.11 It appears that Bridge End may have become incorporated into the main village by the post medieval period whilst houses at Reeve End were counted with the main settlement in the 1530s. Similarly, at this time there were 11 houses recorded at Snails End at this date, which presumably lay along a northern continuation of the extant Victoria Street

which is no longer legible within the settlement. The location of these properties at Snails End suggests the probable site of the earlier settlement however, the date at which this early north-south route became supplanted by the Sudbury Road is unknown but it predates 1775. This road now extends to the north of King Street.



*Snails Place, Victoria Street*

- 5.12 Historically, as stated in the Domesday Book, the descent of the Manor of Yoxall originated with the Bishop of Chester which then passed to various inhabitants including the Earl of Leicester in 1266. It was then was acquired by Henry VII in 1474 from John Lovell and granted to Robert Arden in 1507 then bought by Sir William Hollys, the Lord Mayor of London in 1539.
- 5.13 The medieval manor house was probably located to the east of Yoxall, on Town Hill, where the earth work remains of a moated site survive. It is generally believed that moated sites in the West Midlands, dated to the

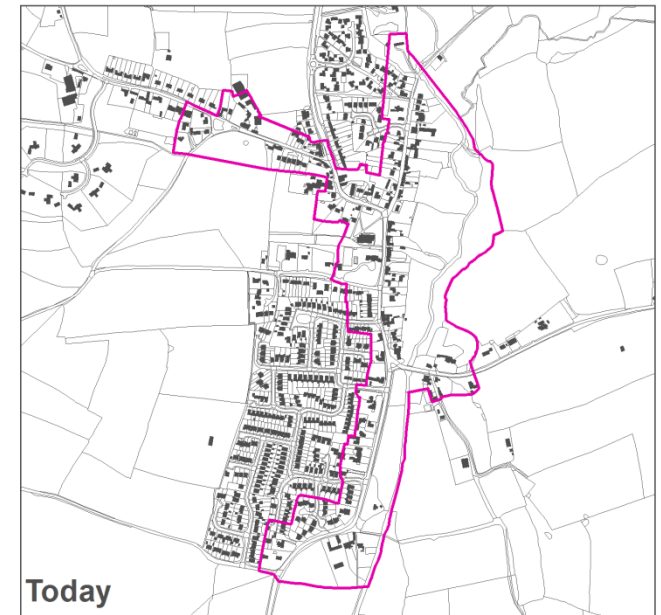
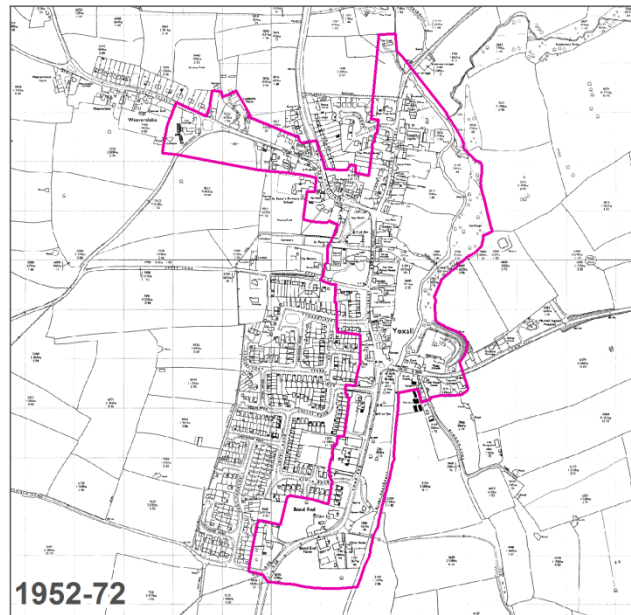
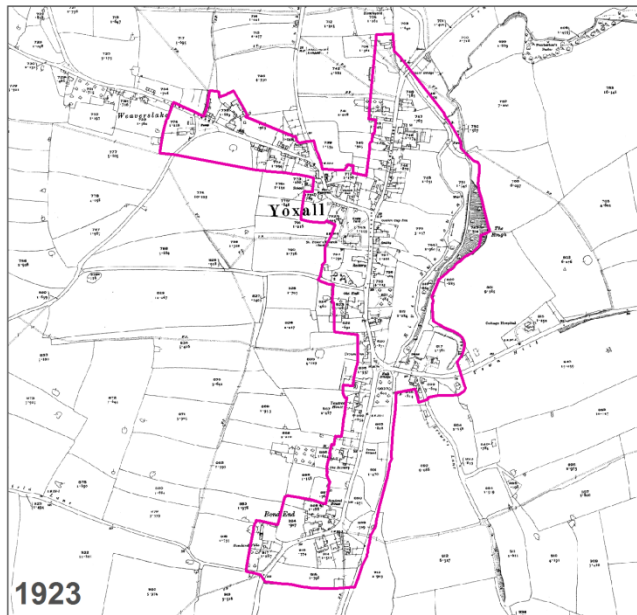
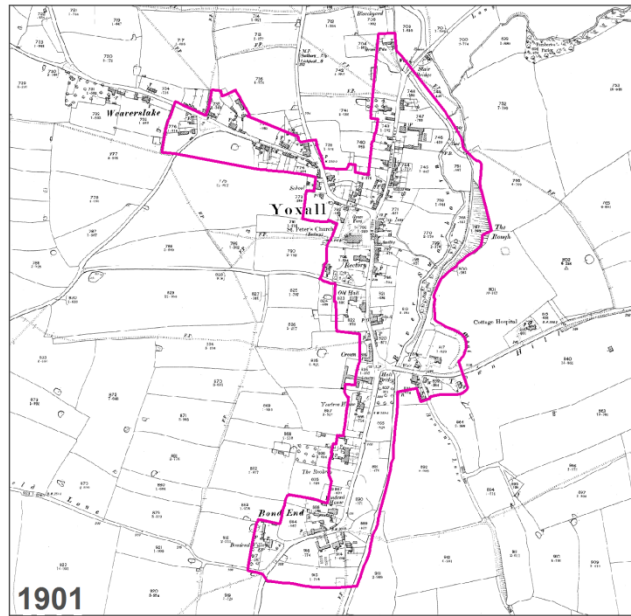
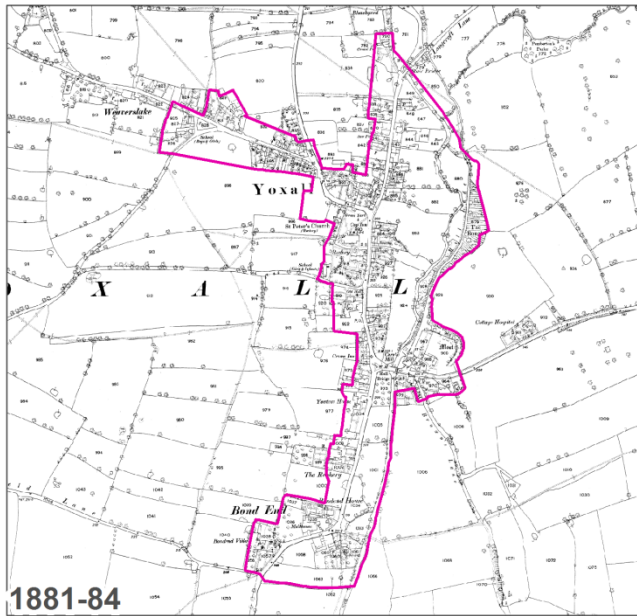
- 13th century or later, which leads to the possibility that an earlier manorial site existed may have been associated with the property known as 'Old Hall', which once stood to the south of Savey Lane. Evidence suggests that a manor house existed by 1272 and the establishment of it may be associated with the manor being held by the de Ferrer family by at least the mid 13th century.
- 5.14 St Peter's Church has a tradition of a Saxon foundation but the earliest existing features date from the 12th and 14th centuries. The Church was re-opened by the Bishop of Lichfield in April 1868, after being extensively restored by Henry Woodyer in 1866-68.
- 5.15 There is no documentary evidence for the name of Yoxall parish church in the medieval period but by the late eighteenth century it was called St. Peter. Between 1558 and 1562, however records show that the church has been mentioned under the name of St. Swithin.
- 5.16 A high proportion of early historic domestic buildings survive within Yoxall, all of which are Grade II Listed with the exception of Pear Tree Farmhouse which is Grade II\*. The earliest of these Listed Buildings are Reeve End Cottage and Pear Tree Farmhouse, both of which probably originated in the 14<sup>th</sup> century as aisled hall houses.
- 5.17 At a later date, a number of other listed properties such as the 17th century Rookery and Swarbourne House (sic) and 18th century The Hollies, were built in various locations along Main Street, Victoria Street, Hadley Street and Bond End. Most are timber framed, although many have since been re-fronted in brick or rendered and include a number of interesting features;. In the front of the door of Swarbourne House (sic) is a rectangular slab which is the bottom of a cheese press.
- 5.18 The other remaining listed and unlisted buildings that emerged in the 18th and 19th centuries are of red brick and retain much architectural fabric within their structures whilst contributing to the local historic character of the area. Yoxall has been home to a number of historical figures; besides being the home of Izaak Walton's wife, Yoxall produced two writers. Both clerics, the Reverends Thomas Gisbourne and John Riland, were actively concerned in the first half of the nineteenth century with campaigning against Slavery.
- 5.19 More recently, the Bond End became incorporated into Yoxall village in the later 20th century with the construction of small housing estates and infill housing along the length of the eastern side of Main Street and Bond End. This led to the condensing of the village and joining of original historic cores.
- 5.20 The Historic Environment Record for the Yoxall Conservation Area is attached at Appendix II; this comprises mapping of the Historic Landscape Character, a map of interests recorded and an associated summary table.





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*Bond End at the southern tip of Yoxall*



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

## 6 TOWNSCAPE ASSESSMENT

- 6.1 The Conservation Area has been defined to include all of the development flanking the main road. Victoria Street and Hadley Street, together with the river and enclosing high ground to the east.
- 6.2 Near the curving southern entrance to the village at Bond End is a fine grouping of buildings which are predominantly of agricultural origin. The Grade II listed Bondfield Manor House is now sat within more modern development, dating from the latter decades of the 20th Century. The House dates from the 17th Century, however, the timber frame has been re-fronted with brick in the early 19th Century. The two storey building has a moulded wood door case with engaged Doric columns and entablature. The dwelling is set back from the road, shrouded with mature landscape.



*Bondfield Manor House is set back behind a strong boundary treatment*

- 6.3 On the opposite side of the road as the road curves eastward is the Bond End Farm complex. The grouping of the refurbished farm courtyard buildings (Swarbourn Mews) with the grand Grade II listed 18th Century, three storey Bond End Farmhouse next door; this comprises brick elevations and tiled roof. This building plays a key part within the village townscape, terminating views south along Bond End. Adjacent is the Bond End Cottage and the Grade II listed White House. This is a modest 17th Century painted brick and timber-framed building. Bond End then swings back north, and on the corner sits Bond End House (no. 28), a detached, two storey brick and moulded eaves cornice, late 18th Century dwelling which like the Manor House has a Doric doorway.



*Bond End Cottage*

- 6.4 Between the Bondfield Manor House and the Bond End House, an infill development Swarbourn Close, has been constructed. Whilst efforts have been made to orientate the properties to create some frontage to the street, the angular placement, monotonous repetition of dwelling types,

and poor elevational design, create an incongruous development in what is a more organic setting.



*No. 16 -20 (even) Swarbourn Close*

- 6.5 Moving northwards, the eastern side of Bond End remains as public open space, as Swarbourn Meadow, spreads along the banks of the River Swarbourn, up to the Grade II listed Bridge. Here Bond End, the Main Street and Victoria Street beyond run in parallel with the river corridor. Further infill has emerged along Bond End, and row of four bungalows sit back from the road, with landscaped front gardens. These are considered to be of neutral value. Adjacent and dominating this part of the village street are the towering The Hollies (no.18) & the more modest The Rookery (no.16), both are Grade II listed. These front onto Bond End and have views over the Meadow, the gable of the Hollies is clearly visible along Bond End. This pair of dwellings is perhaps the finest domestic building in the village, consisting of adjoining blocks of brick construction and clay tiled roofs. The Hollies sits elevated, and is of three-storeys, a

grand five window front of the later eighteenth century creates a dominant presence within the streetscene detailed with an elaborate Baroque doorcase with a finely moulded architrave and a projecting keystone. The Rookery is of earlier origins, 17th Century but with later 19th Century alterations. The building is of only two storeys with projecting front gables, this juxtaposition produces an interesting variation of scale.



*Bond End Farmhouse terminates the vista along Bond End*

- 6.6 No.14 Bond End is of recent construction, a single storey commercial block is constructed in brick and has relevant detailing such as projecting gables. However the surface car parking that dominates the frontage is a detractor within what is a mature and soft landscaped setting. A further small grouping of detached dwellings (Michaelmas, Orchard and Fairview) have been recently added. The grouping here is tight, and Michaelmas sits forward of what is a fairly linear set back along Bond End.





*Michaelmas sits in front of an established building line*

- 6.7 Yew Tree House and the adjacent lodge continues the brick and clay tile character, both are Grade II listed. The house dates from the early 17th century, with some exposed timber frame and ceiling beams, the lodge to the north originates from this period, incorporating part of the timber frame into the mid 19th century dwelling. The attractive two storey Swarbourne House (sic) (no.4 Bond End) sits on the opposite corner of Ferrers Road. This also dates from the 17th century but with later alterations. It is a timber framed building with a tiled roof and an extensive foot print., and also Grade II listed. Ferrers Road leads into one of the later 1960s housing estates that were added along the western edge of the village.
- 6.8 The conservation area extends along Town Hill to take in a small grouping of dwellings that are clustered around the Grade II listed River Swarbourn Bridge. The cluster includes the listed Corn Mill House, dating from circa 1700, the exterior has been rendered and painted. The Old Manor House

is distinguished by its monochrome timber exterior, this is a two storey dwelling, likely dating from the late 16th Century. The arrival into the village is notable by the sweep of the street through this cluster of dwellings.

- 6.9 The Crown Inn, sits just north of the junction with Town Hill, this is a two storey brick building of modest proportions. The building terminates short views at the junction as Town Hill curves over the River Swarbourn Bridge. Moving north of the junction with Town Hill, a group mid twentieth century developments are prominent within the streetscene, set back from the pavement, unlike earlier development which lines the street. These are considered a detractor as the set back is hard paved, and not in keeping with the landscaped character of the centre.



*Row of whitewashed shops and residential properties on Main Street*

- 6.10 Main Street narrows north of this grouping and curves past a pleasant group of roughcast and whitewashed shops on the east side, including the



Grade II listed Tudor Cafe & Stores, and Lilac Cottage. On the west side sits Olde Cottage, this sits right on the carriageway edge. A long view of the St Peter Church Tower is possible here

- 6.11 A group of modern dwellings (no. 48 - 44) on the west side continues to front the street between Churchfields and Savey Lane. This, like other mid to late 20th Century additions creates a monotony within the streetscene that is not common to the village character. A further grouping of more neutral character are grouped on the east side, just south of Mimosa Cottage and The Old Police House; a Grade II listed circa 1820 detached house. A fine row of red brick two and three storey buildings line that back of the pavement on the eastern side, create a strong building line along this section of Main Street. These are a group of Grade II listed 18th and 19th Century cottages, terminated on the northern end by the 17th Century Vine Tree House, a brick fronted timber framed dwelling. The Grade II listed Golden Cup Inn completes the eastern side of Main Street.



*Golden Cup Inn*

- 6.12 On the western side of Main Street, opposite the fine cottages is a building of very different scale, The Grange. This is a former rectory and has a core dating from at least the seventeenth century, and parts of the timber-framing are exposed on the north side of the building. The main front is brick and stone with Dutch gables and a large two-storey porch. The grounds are well wooded, linking with the churchyard, and the high brick roadside wall greatly helps the sense of enclosure. Closing the northern vista along King Street and forming a gateway to Victoria Street is Birmingham House, an early seventeenth century brick and timber-framed building. Almost continuous enclosure is created along the southern section of Victoria Street by the narrowness of the road and the frontage line on the roadside.



*The distinctive timber-framed Birmingham House on the left*

- 6.13 There are several brick dwellings and farm buildings of significance here, South View is also of note, but the most architecturally impressive of is a range of four, Grade II listed, one and a half storey 19th Century cottages.

These are brick stacks to a 17th Century timber frame with segmental-headed doors and window openings. The tiled roofs is broken by the dormers, found across Yoxall. It is noted that some incongruous exterior features, such as faux window shutters have been added to some of the properties.

- 6.14 The No.5 Victoria Street is also a characterful dwelling within this grouping, whilst not listed, this retains a timber frame in its gable end facing north. Snails Place is a painted brick cottage, that has undergone a number of re-elevations from its earliest origins as a 17th Century timber frame. These dwellings also display a series of first floor dormers. Opposite is The Firs, Grade II listed this is a small detached cottage, comprising a 19th Century roughcast brick to a 17th Century frame.



*The Firs*

- 6.15 Moving north the area becomes more mixed in quality. Properties of note include Yoxall Farm House, dating like much of the village from the 17th

Century the building has been much altered in the 18th and 19th Centuries. The building has a dual gable fronting pitch and the timber frame is visible within the southern elevation. Arden Cottage is also Grade II listed with origins as an ale house in the 17th Century, but now encased in 19th Century brick. Pear Tree Farm is one of the oldest buildings within the village, dating from 14th century, but remodelled in the 17th and 18th Centuries in red brick, it is listed Grade II\*.



*Pear Tree Farm*

A number of mid to late infill developments have occurred along Victoria Street, between these buildings.

- 6.16 More recent development near Stair Bridge is modest, and whilst not particularly engaging in architectural terms, it is considered a neutral addition.



*Recent development (Stair Bridge House & Middle Brook), near Stair Bridge*

- 6.17 The view northwards along Victoria Street is closed by a the mature landscaping around Stair Bridge, including a group of riverside trees. The Croft, an attractive nineteenth century dwelling sits back from the street.
- 6.18 Strategically sited at the junction of King Street is the Grade II \* Parish Church of St Peter of which the earliest surviving portions date from the 13th centuries. The church was re-opened by the Bishop of Lichfield in April 1868, after being extensively restored by Henry Woodyer in 1865-68 and contains a good alabaster table tomb to Humphrey and Mary Welles (1865) and a canopied tomb with an effigy to Admiral Henry Meynell (1865). The gable of Flixton Cottage that fronts onto the churchyard is orientated towards King Street and forms a notable marker for the yard entrance.



*Flixton Cottage, King Street*

- 6.19 The churchyard contains some fine trees and a number of elaborately - inscribed headstones. Some of these are of slate and many of the finest date from the second half of the eighteenth century. There is a good view from the churchyard to the east up the steeply sloping hillside called 'The Rough', which forms a backcloth to this part of the village.
- 6.20 King Street has an interesting grouping of buildings of local interest that are positive additions to the conservation area. This includes Fernlea and the Parish Church Hall. These line the distinctive curve of King Street, that enables views of the Church tower when approaching the village from the north.



*View along King Street towards the village centre*

- 6.21 The northern part of King Street and Hadley Street continues the vernacular building tradition of the village. The Poplars, a Grade II listed, early nineteenth century brick three-storey house with elegant proportions emphasised by a low hipped roof, lies near the junction of these two streets. This grand dwelling announces arrival within the village, and forms a bookend to the north.
- 6.22 Hadley Street leads into the village, via a small village (school) green, formerly with a pump, this is enclosed by a number of attractive properties. This marks the western periphery of the conservation area. These include the Grade II listed 18th Century Leafields Farmhouse.



*The school green facing towards Leafield Farmhouse*

- 6.23 The green is bounded to the west by the compact Thimble Hall that dates from the 16th Century, and is a prominent with a timber frame and plaster infill. The adjacent School Green Cottage (to the south, Grade II listed and dating from 17th century) helps to enclose the building line around the green, with the southern hedge marked by a mature hedgerow.





*School Green Cottage*

- 6.24 The setting here is picturesque and exemplifies the charm of Yoxall's rural setting. However, there is a less attractive addition at the Green, in the form of The Boundary, a brick built modern addition that has attempted to replicate the proportions of the adjacent cottage to the west that sits back of pavement. The design is poorly executed, and the siting at a higher level adds to the incongruous nature of this dwelling, prior to this though are the attractive Lea Cottage and Old School House.
- 6.25 Moving back into the village there is some questionable quality to the east of no.8 Hadley Street, in terms of boundary treatments and garaging, and a number of infill properties which are considered neutral due to a reasonable landscaped setting, although like other late twentieth century additions the monotony of the house types is at odds with the general village character.



*Lea Cottage and Old School House*

### **Positive Contributors to the conservation area**

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

- No 5 Victoria Street





- Saddlers Cottage,  
Victoria Street



- 1 Hadley Street



- 1-7 King Street



- The Crown Inn



## Negative Detractors

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6.27 The following buildings are also identified as making a negative contribution to the conservation area:

- No 2 & 4  
Main Street



- Land to the  
east of  
No.8  
Hadley  
Street



- The Boundary  
Hadley Street



- No.14 Bond End

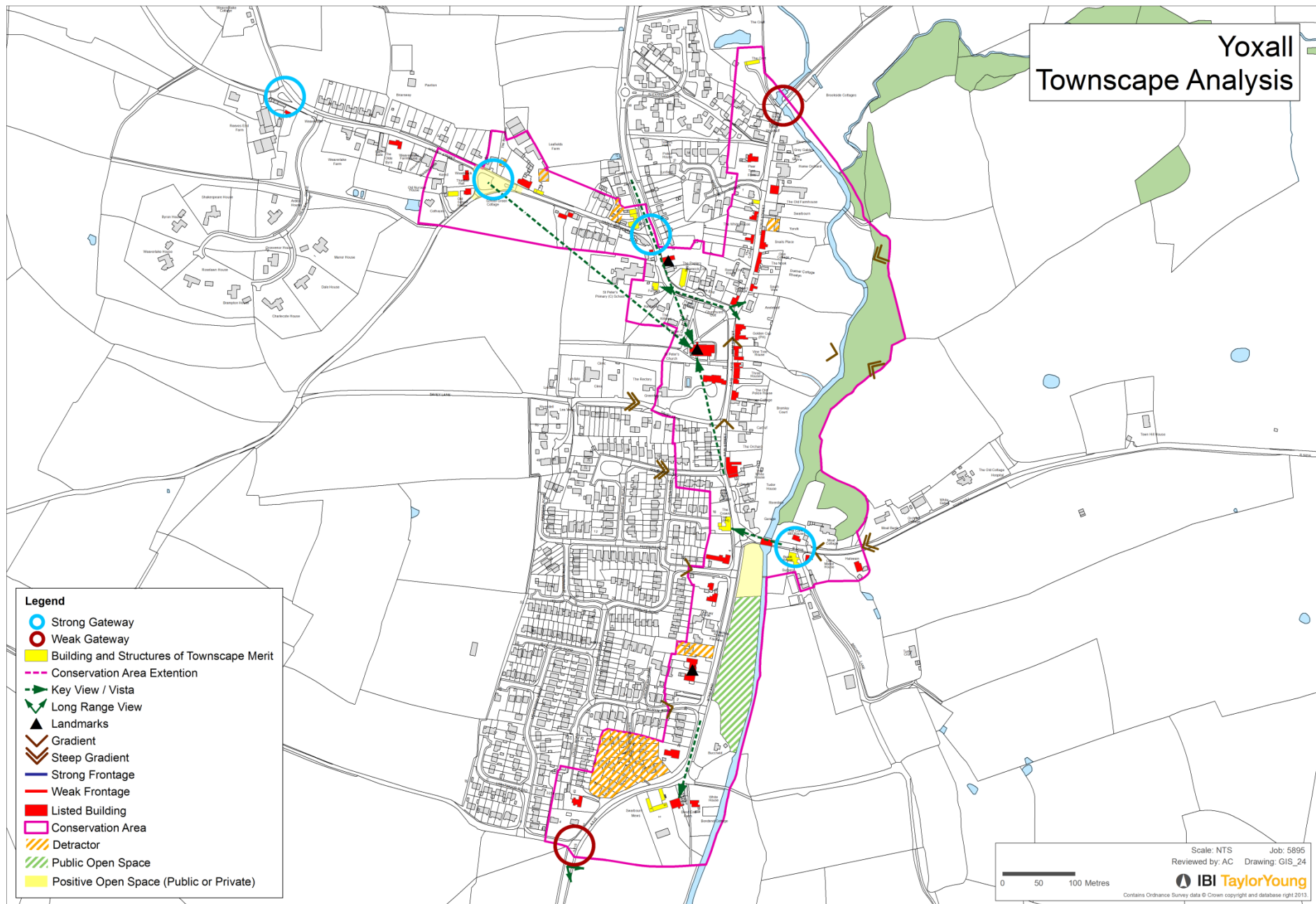


Figure 8: Yoxall Townscape Analysis



## 7 LANDSCAPE & PUBLIC REALM ASSESSMENT

- 7.1 The landscape character is an important element within the setting of the conservation area. The conservation area extends beyond the built edge of the village and whilst fairly compact along the linear corridor, the area also contains large areas of open space to the east, including the Swarbourn Meadows, and 'The Rough'. The River Swarbourn plays an important role within the character of the village, with small bridges marking entrances to the north and east.
- 7.2 There is little public space within the developed village limits, with the exception of the School Green along Hadley Lane. The open side of the village green allows views back to St. Peters Church.
- 7.3 Hard surface areas within the public realm are modest, with tarmacadam footways and carriageways, bounded with a mix of concrete and stone kerb stones. There are limited heritage treatments and very little original features survive in the public realm. The street widths vary around the village, and a number of streets do not benefit from footways, such as Victoria Street, which helps capture the rural character.
- 7.4 Throughout the village, trees and hedges feature strongly and form part of the village's distinctive character. Other boundary treatments such as railings and brick walls also help create a strong distinction between public and private spaces. The village has a rural and feel; despite the tight enclosure of the streets in places, frequent views of the surrounding countryside between the buildings are possible.



*Open space north of Town Hill bridge*



*Glimpsed views out to open countryside between dwellings*

## 8 HERITAGE ASSETS

### Designated Heritage Assets

8.1 The following buildings and structures benefit from statutory status as designated heritage assets. They are all Grade II listed buildings, with the exception of two.

- BONDFIELD MANOR HOUSE, 30, BOND END (GRADE II)  
Early C19 brick to C17 timber frame

- BOND END FARMHOUSE, BOND END, (GRADE II)  
C18 with C19 alterations



- WHITE HOUSE, BOND END (GRADE II)  
C17 with later alterations
- BOND END HOUSE, 28, BOND END, (GRADE II)  
Late C18

- THE HOLLIES, 18, BOND END, (GRADE II\*)  
C18

- THE ROOKERY, 16, BOND END, (GRADE II)  
C17 with C19 alterations



- YEW TREE HOUSE, 8, BOND END, (GRADE II)  
Early C17 with C19 alteration

- YEW TREE LODGE, 6, BOND END, (GRADE II)  
Mid C19 but incorporating part of a C17 timber framed structure





- SWARBOURNE HOUSE (sic), 4, Bond End, (GRADE II)  
C17

- BRIDGE OVER RIVER SWARBOURN AT WEST END OF TOWN HILL,  
TOWN HILL (GRADE II)  
C19

- THE CORN MILL HOUSE,  
TOWN HILL (GRADE II)  
Circa 1700 with later  
additions



- OLD MANOR HOUSE,  
TOWN HILL (GRADE II)  
C16 with C19 alterations



- MAGNOLIA COTTAGE, TOWN HILL (GRADE II)  
C17

- LILAC COTTAGE, MAIN STREET (GRADE II)  
Circa C17 Painted roughcast to timber frame

- TUDOR CAFE AND STORES, MAIN STREET (GRADE II)  
C19

- THE OLD POLICE HOUSE , MAIN STREET (GRADE II)  
Circa 1820

- THE GRANGE, SAVEY LANE (GRADE II)  
C17 restored with an earlier core

- THE MOORINGS,  
MAIN STREET  
(GRADE II)  
C18 with later  
alterations
- THE THREE  
HOUSES, MAIN  
STREET (GRADE II)  
C19 brick to earlier  
timber frame

- LITTLE CROFT,  
MAIN STREET  
(GRADE II)  
C18 with C19 alterations



- FORGE COTTAGE, MAIN STREET (GRADE II)  
Late C18 origin but much altered
- VINE TREE HOUSE, MAIN STREET (GRADE II)  
Circa 1786 brick refronting to C17 timber frame
- GOLDEN CUP INN, MAIN STREET (GRADE II)  
Late C18 with C19 alterations

- CHURCH OF ST. PETER, MAIN STREET (GRADE II\*) Of early C13 origin but largely restored and partly rebuilt in 1865-8.



- BIRMINGHAM HOUSE, 1, KING STREET (GRADE II)  
Early C17, Timber frame and brick with tiled roof and brick stacks



- SOUTH VIEW, VICTORIA STREET (GRADE II)  
Early C19
- GLEN COTTAGE, THE NOOK, DORMER COTTAGE AND ROSLYN, VICTORIA STREET (GRADE II)  
C19 brick with tiles roof and brick stacks to C17 timber frame





- SNAIL'S PLACE, VICTORIA STREET (GRADE II)  
C17 & with C19 alterations

- THE FIRS, VICTORIA STREET (GRADE II) C19  
roughcast brick to C17  
timber frame



- ARDEN COTTAGE, VICTORIA STREET (GRADE II)  
C19 brick to C17  
timber frame



- YOXALL FARM HOUSE, YOXALL FARM, VICTORIA STREET (GRADE II)  
C17 farmhouse  
with C18/19 red  
brick alterations



- PEAR TREE FARMHOUSE, VICTORIA STREET (GRADE II\*)  
Circa C14, remodelled C17 with C18/19 alterations

- THE POPLARS, KING STREET (GRADE II)  
Early C19



- REEVE END COTTAGE, KING STREET (GRADE II)  
C14, much altered with C20 alterations

- OLD SCHOOL HOUSE, HADLEY STREET (GRADE II)  
Much restored C17

- LEA COTTAGE, HADLEY STREET (GRADE II)  
C17 cottage with C19 brick to timber frame

- LEA FIELDS  
FARMHOUSE,  
HADLEY  
STREET  
(GRADE II)  
Late C18  
with C19  
alterations



- SCHOOL GREEN COTTAGE, SCHOOL GREEN (GRADE II)  
C17 with later alterations

- THIMBLE HALL,  
SCHOOL GREEN  
(GRADE II)  
C16





## Buildings and Structures of Townscape Merit

8.2 These are buildings that make a positive local contribution to the character of the conservation area.

- The Croft, Victoria Street  
Displays characterful features, such as the former windows at first floor



- Victoria Cottage, Victoria Street  
Gable end fronting the street



- No 5 Victoria Street  
Timber framed, has been changed over time but contributes to streetscape



- Saddlers Cottage, Victoria Street  
Strong frontage and incorporation of dormers at first floor



- Old School House (in background), set behind School Green Cottage Building is part of historic grouping for green



- Fernlea, King Street  
Terminates vistas west up King Street from junction with Main Street



- 1-7 King Street  
Modest terrace and important framing of village entrance



- Yoxall Parish Hall  
Significant building on north east bend of King Street



- 1 Hadley Street  
Terminates vistas south along King Street



- Brook House , Town Hill  
Sits within grouping at Town Hill village entrance, and creates strong enclosure to the street



- Swarbourm Mews  
A group of converted  
farm buildings



- The Crown Inn  
Terminates the vista  
on entering from  
Town Hill and a local  
orientation point  
within village



## 9 CAPACITY TO ACCOMODATE CHANGE

- 9.1 Within the built limits of the conservation area there are minimal opportunities for significant change, given the limited sites available for development. In the mid to late 20th century there have been a number of large infill sites developed along the western village edge, although these make limited impact on the heritage clustered along Bond End and Main Street
- 9.2 The areas of greatest change are most likely to be smaller interventions, for example, alteration and extension of existing buildings.
- 9.3 To maintain the open feel of the village it is considered that open land to the east of the village should be protected (Swarbourn Meadows) and the large grounds in which a number of the grander houses sit should be retained. The areas around the villages gateways should also be protected to ensure the rural nature of the setting is not compromised. This is an important consideration given the proposed development for the village of Yoxall where such development sites are concentrated around such gateways to the north and the south.



Swarbourn Meadows, the line of the River is marked by the trees



## 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 have been subject to some alteration, and lack original detail in many cases, however they still contribute positively to the setting of the village through their overall form.
- 10.2 Overall the boundary treatments within the village contribute to the character, with limited exceptions highlighted within the detractors section. It may be of benefit to the future of the area to apply Article 4 directions to protect the special character of the area.
- 10.3 Should Lester's garage come forward in future and be redeveloped, it should reflects the architectural and historic character of the conservation area should that site come forward for redevelopment in the future.
- 10.4 There are no amendments suggested with regards to the extension or realignment of the conservation area boundary. It is noted that there has been significant infill between the heritage properties over time and pressures may again be exuded on the village.
- 10.5 The impact of traffic through the village is notable, with a constant stream of vehicles however, this is not of a volume where it is to the detriment to the area.
- 10.6 Improvements to public realm and the street environment within the conservation area would be welcomed.

## 11 DESIGN GUIDANCE

'off the peg' house designs will not be acceptable. More guidance on design matters is contained in the East Staffordshire Design Guide SPD.

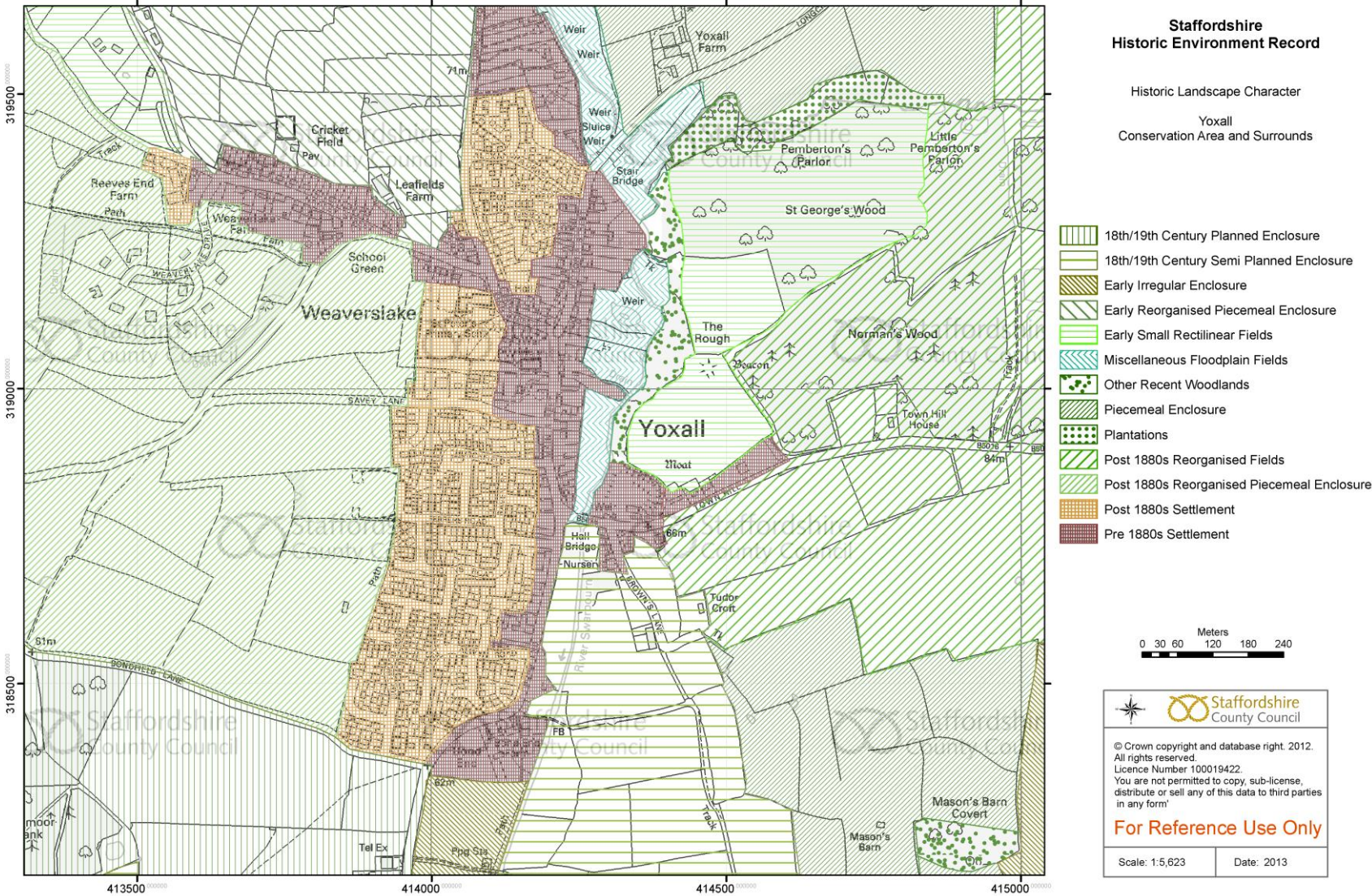
- 11.1 When considering future development within the area it is important to ensure the urban form and character is strengthened and that any development is appropriate to the context of the conservation area. Given the varied built form across the area it would be inappropriate to provide overarching guidance as this should be site specific.
- 11.2 Notwithstanding this any development in this distinct village should recognise the overriding quality of Yoxall 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 Yoxall and this should enhance the character of the conservation area, as such standard

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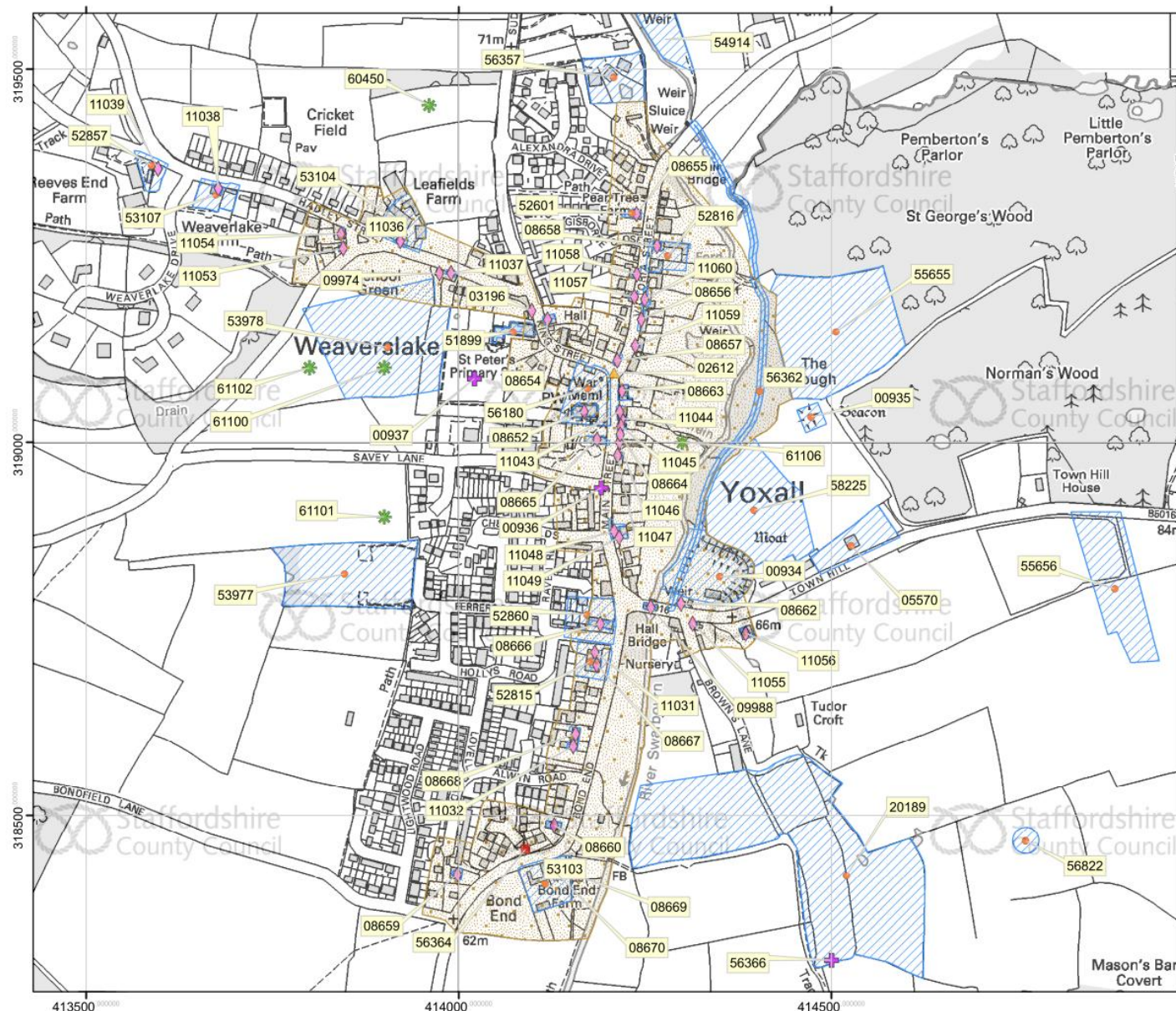
## APPENDIX I REFERENCES & SOURCES

- Pevsner, N. (1974, reprinted 2002) The Buildings of England Staffordshire (Yale University Press)
- Staffordshire County Council (2013) East Staffordshire Historic Environment Assessment Final Draft Report (Stafford) (Not published)
- Staffordshire Federation of Women's Institutes (1988, reprinted 1990) The Staffordshire Village Book (Countryside Books)
- Yoxall Village Design Statement (date unknown) (East Staffordshire Borough Council, Yoxall Parish Council and Yoxall residents)

APPENDIX II HISTORIC ENVIRONMENT RECORD







## Staffordshire Historic Environment Record

Interests Recorded on the Staffordshire  
Historic Environment Record

Yoxall 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
- Findsspots
- Findsspots (Portable Antiquities Scheme)
- Placename or Settlement
- Civil Parish Boundaries
- District Boundaries
- HER Consultation Area

0 55 110 220 330  
Meters



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Scale: 1:5,000

Date: 2015

HER No	Grid Ref	Name	Description
00934	SK 1433 1883	Town Hill Moated Site	The substantial earthwork remains of a rectangular moated, which comprises of a large platform bounded by an impressively deep ditch to the north and east sides and a mill pond to the west. The moated site is thought to have been the seat of the De Yoxall family until the fourteenth century. The island of the moat is now occupied by a nineteenth century house and its gardens.
00937	SK 14 19	Cremation Cemetery	The remains of 40 urns containing ash and fragments of human bone, recorded to have been found at or near Yoxall in the eighteenth century. The cemetery is recorded to have been Bronze Age, although it has since also been attributed to the Romano-British and Saxon periods
02612	SK 142 190	Yoxall / Locheshale (Settlement)	A settlement extant by the time of the Domesday survey, when it was recorded as being one of fifteen places with a total of eighty-two households between them. The settlement had a market granted in 1300 and is said to have had its own mint during the Stuart period (see PRN 00936).
03196	SK 1409 1917	Reeve End Cottage, King Street	A small, listed, detached cottage of fourteenth century origin, which was probably built as an aisled hall. The building has been much altered and reduced to about half its original length, and there is now roughcast cladding to the timber framed structure
08652	SK 1416 1904	St Peter's Church	A listed parish church of thirteenth century origin, which has been largely restored and partly rebuilt in 1865-8 by Henry Woodyer. The church is of stone construction with a slate roof. The foundations of an earlier, Saxon church were reported to have been found during the nineteenth century restoration works. (See PRN 56180 for churchyard (or cemetery).
08655	SK 1423 1930	Pear Tree Farmhouse, Victoria Street	A listed farmhouse with surviving timber framing, which was originally a fourteenth century aisled open hall. Graffiti of possible medieval date was discovered on the walls during redecoration works in 2004
08662	SK 1429 1878	The Corn Mill House	A listed house dated to circa 1700, with later additions. The original block is of brick construction, set on a stone base, and is of two storeys with a tiled roof
05570	SK 1453 1887	Meynell Ingram Hospital	A former cottage hospital built in 1873
08669	SK 1415 1842	White House, Bond End	A listed seventeenth century cottage of timber frame and painted brick construction, with a tiled roof
08670	SK 1413 1842	Bond End Farmhouse	A listed late eighteenth century farmhouse of brick construction with tiled roof and end brick stacks
08666	SK 1419 1875	Swarbourne House, 4 Bond End	A listed seventeenth century detached house of timber framed and brick construction with a tiled roof
11031	SK 1418 1871	Yew Tree Lodge, 6 Bond End	A listed mid nineteenth century detached cottage, incorporating part of an earlier, seventeenth century, timber-framed structure (probably a farm building).
08667	SK 1418 1870	Yew Tree House, 8 Bond End	A listed former farmhouse (now a detached house) of early seventeenth century date, with later alterations
08668	SK 1415 1861	The Rookery, 16 Bond End	A listed seventeenth century brick-built house of two storeys, with later, nineteenth century alterations
11032	SK 1415 1859	The Hollies, 18 Bond End	A listed eighteenth century detached house of brick construction with a tiled roof and brick stacks
08660	SK 1412 1848	Bond End House, 28 Bond End	A listed late eighteenth century detached house of brick construction with a tiled roof
08659	SK 1399 1842	Bondfield Manor House, 30 Bond End	A listed house which has an early nineteenth century brick refronting to an earlier, 17th century timber frame structure
11036	SK 1392 1926	Lea Fields Farmhouse, Hadley Strret,	A listed late eighteenth century brick built farmhouse with later alterations
11037	SK 1398 1922	Old Store / Old School House, Hadley Street	A listed seventeenth century house, now much restored. The house has a roughcast frontage to an earlier timber frame, and is of two storeys with a tiled roof

HER No	Grid Ref	Name	Description
09974	SK 1397 1922	Lea Cottage, Hadley Street	A small listed cottage of 19th century brick construction to an earlier, seventeenth century timber frame
11039	SK 1359 1936	Weaverslake, Hadley Street	A small, listed former farmhouse of seventeenth century date with later alterations
08657	SK 1421 1911	Birmingham House, 1 King Street	A listed early seventeenth century house of timber frame and brick construction with a tiled roof and brick stacks
08654	SK 1412 1916	The Poplars, King Street	A listed early nineteenth century detached house of brick construction with a hipped slate roof and end brick stacks
08663	SK 1422 1906	Golden Cup Inn, Main Street	A listed brick built public house of probable late eighteenth century date, with later, nineteenth century, alterations
11043	SK 1421 1904	Vine Tree House, Main Street	A listed 17th century timber framed house with a brick refronting dated to 1786
11044	SK 1421 1903	Forge Cottage, Main Street	A listed red brick house with tiled roof, of probable late eighteenth century origin, although now much altered
11045	SK 1421 1902	Little Croft, Main Street	A listed late eighteenth century brick built cottage with later alterations
08664	SK 1421 1901	The Three Houses, Main Street	A listed house, which was originally built as a range of five cottages, but later divided into three dwellings, and now in single occupancy. The buildings are of nineteenth century brick to an earlier (possibly seventeenth century?) timber frame
11046	SK 1421 1900	The Moorings, Main Street	A listed 18th century brick built cottage with later alterations
11047	SK 1421 1898	The Old Police House, Main Street	A listed, detached former house of brick construction with a tiled roof and brick stacks, dated to 1820
11048	SK 1421 1888	Tudor Café and Stores, Main Street	A listed house with a roughcast and painted 19th century brick frontage to an earlier, 17th century timber framed core
11049	SK 1421 1887	Lilac Cottage, Main Street	A listed cottage which has a painted roughcast frontage to an earlier timber frame
08665	SK 1418 1900	The Grange, Savey Lane	A listed large detached house of seventeenth century date situated in its own grounds. The building is of timber-frame, brick and stone construction with a tile roof. The interior is much altered, although retains exposed ceiling beams. It also incorporates an earlier massive stone chimney
11053	SK 1384 1926	School Green Cottage	A small, listed seventeenth century cottage with later alterations. The two storey cottage has modern cement render to an earlier timber frame with a modern tile roof
11054	SK 1384 1928	Thimble Hall, School Green	A listed, detached house of probable sixteenth century origin. The house is of timber-framed construction with plaster infill. Indistinct graffiti was identified in the plasterwork during re-decoration of the property in July 2004
11055	SK 1431 1875	Old Manor House, Town Hill	A listed timber framed house of probable late sixteenth century date. The timber framing is close-set and vertical with brick nogging
11056	SK 1438 1874	Magnolia House, Town Hill	A listed seventeenth century detached cottage which has a painted, rough-cast exterior to an earlier timber frame
09988	SK 1425 1877	Town Hill Bridge	A listed early nineteenth century brick bridge with three segmental arches (the central arch being the largest) spanning the river Swarbourn at the west end of Town Hill
11057	SK 1423 1919	The Firs, Victoria Street	A listed, small detached cottage of 19th century roughcast brick to an earlier, seventeenth century timber frame

HER No	Grid Ref	Name	Description
11058	SK 1423 1922	Arden Cottage, Victoria Street	A listed, small detached cottage originally built as an ale house. The building has nineteenth century brickwork to an earlier seventeenth century timber frame, and has a tiled roof with brick stacks
11059	SK 1423 1912	South View, Victoria Street	A listed early nineteenth century, small, detached house of brick construction with a hipped, old tile roof
08656	SK 1424 1916	Glen Cottage, The Nook, Dormer Cottage and Roslyn, Victoria Street	A listed range of four cottages, which are of nineteenth century brick to earlier, seventeenth century timber framing
11060	SK 1425 1919	Snails Place, Victoria Street	A listed seventeenth century cottage range now converted to a single dwelling. The cottage has nineteenth century or modern painted brick to an earlier timber frame
08658	SK 1426 1926	Yoxall Farmhouse, Yoxall Farm, Victoria Street	A listed farmhouse of 17th century origin, with 18th and 19th century alterations and additions. The house is of mainly brick construction with tiled roof, although the south wall has square panelled timber framing with brick nogging
11038	SK 1367 1934	Weaverslake Farmhouse, Hadley Street	A listed late eighteenth century two storey farmhouse of brick construction with a tied roof
51899	SK 1407 1914	St Peter's Primary School, King Street	A mid-to-late nineteenth century school of red brick with tiled roofs and a later 19th century red brick extension. Flat-roofed 1950s and 1960s extensions have been added to the original L-plan form of the school
52601	SK 1423 1930	Pear Tree Farm	A farmstead with a loose courtyard plan located within the settlement of Yoxall. The timber-framed farmhouse was probably constructed in the 14th century date, providing a possible date for the origin of the farmstead. Only the farmhouse and one of the outbuildings now survive
52815	SK 1418 1870	Yew Tree House Farm	A farmstead laid out around a loose courtyard with a detached farmhouse, located within the settlement of Yoxall. The farmhouse and adjacent cottage (which was probably originally constructed as a farm building) are of 17th century origin, providing an indicative date for the establishment of the farm
52816	SK 1428 1924	Yoxall Farm	A farmstead laid out in a regular courtyard with a detached farmhouse and additional detached elements. The farmhouse is of 17th century origin, providing a relative date for the origin of the farm. The farmstead appears to have lost some of its original courtyard buildings
52857	SK 1358 1936	Weaverslake Farm	A small farmstead of dispersed cluster plan with an extant 17th century timber-framed farmhouse, providing a relative date for the origin of the farm. The farmstead has undergone some alteration
52860	SK 1417 1876	Swarbourne House Farm	A farmstead originally laid out in a regular, T-plan courtyard. The surviving 17th century, timber-framed farmhouse range provides a relative date for the origin of the farmstead and is now the only surviving element of the farmstead, the reset having been demolished in the mid 20th century
53103	SK 1411 1840	Bond End Farm	A listed late 18th century farmstead laid out around a regular courtyard with a detached farmhouse. The majority of the original farmstead appears to be extant, although additional detached outbuildings added to the south of the main courtyard in the late 19th century have now been demolished
53104	SK 1392 1929	Lea Fields Farm	A village farmstead laid out around a loose courtyard with a detached late 18th century farmhouse providing a relative date for the origin of the farm. The original plan has undergone some alteration including the addition of modern agricultural building to the north of the original courtyard
53107	SK 1367 1933	Weaverslake Farm, Hadley Road	A farmstead laid out in a loose courtyard with a detached 18th century farmhouse which provides a relative date for the origin of the farm
56180	SK 1416 1906	Churchyard, St Peter's Church	The churchyard to St. Peter's Church, Yoxall. The church is of 13th century origin and it is suggested that the churchyard may have been in use since the medieval period



HER No	Grid Ref	Name	Description
56357	SK 1420 1948	Bleach Yard, North of Yoxall	The site of a 'bleachyard' or 'bleachfield' is depicted to the north Yoxall on historic mapping
56362	SK 1434 1910	Mill Leat, Corn Mill	A mill leat feeding water from the River Swarbourn to the corn mill at Yoxall
56364	SK 1409 1845	Malt House, Bond End	The site of a malt house at Bond End (Farm) in the late 19th century. The malt house is no longer extant
56366	SK 1450 1830	Site of Windmill, South-East of Yoxall	The possible site of a windmill indicated by placename evidence on Yoxall Tithe map
56822	SK 1476 1846	Possible Marl Pit, North of Mason's Barn	A possible marl pit or former livestock pond identified in a field to the north of Mason's Barn, Yoxall during a walkover survey and LiDAR assessment. The feature survives as an earthwork hollow within the centre of a field, with numerous trees located along its northern edge.

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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