

Caverswall *Conservation Area* Appraisal

Consultation Edition



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PRINTED SOURCES

Pitt W. (1817) A Topographical History of Staffordshire

Rogers, M.J.W. (2000) The Spirit of the Place: A 'Factional' Account of the Parish of Caverswall

Note: This character appraisal is not intended to be comprehensive and omission of any particular building, feature or space should not be taken to imply that it is of no special interest.

ACKNOWLEDGEMENTS

Yates' Map of Staffordshire reproduced by kind permission of Staffordshire County Record Society.

Figure 2: Drawing reproduced with kind permission of the William Salt Library.

Caverswall

Conservation Area

1 Introduction

Summary of Interest

- 1.1 The Conservation Area was designated on 25th July 1970. It seeks to preserve and enhance this small but distinctive historic settlement which retains its remote rural feel despite its proximity to the suburbs of Stoke-on-Trent. The area is characterised by its central feature, The Square, with its tree-shaded village stocks, and the Caverswall Castle Estate. The village has not grown substantially beyond its medieval extent and retains a cohesive identity in terms of its historic plan form, buildings and materials.
- 1.2 Map 1 identifies the Conservation Area boundary. This appraisal should be read in conjunction with the Villagescape Analysis (*Map 2*). Both are at the rear of the document.



Fig. 1 The Square, Caverswall

The Conservation Area Boundary

- 1.3 The boundary focuses on the village centre where the buildings and property boundaries have changed very little in the last 250 years. The village is essentially linear running north south but with The Square midway along its length, from which roads radiate in four directions (*Fig. 1*). The boundary includes properties fronting the High Street, as far north as Bank House, and south along Blythe Bridge Road, as far as Dove House Farm. To the west the Castle Estate as far as West Lodge is included along with properties fronting The Hollow to the east.

Purpose of the Document

- 1.3 This document is an analysis of the characteristics that make the Caverswall Conservation Area worthy of preserving. It aims to:
- Evaluate and record the historical significance of the area.
 - Identify features of villagescape and landscape importance.
 - Communicate what requires to be protected, and to
 - Serve as a basis for schemes of preservation and enhancement.

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1.4 It is intended that the document will enable those living and working in the area to appreciate and value its special qualities, and to prepare development proposals which complement the surrounding built heritage. It will also be used by the Local Authority to assess planning applications, and to prepare the management plan for the area, which may include proposals for enhancement schemes. Other local authority departments and statutory undertakers are required to have regard to the need to preserve and enhance conservation areas and this document should assist in formulating proposals for Caverswall.

1.5 The appraisal documents will be periodically reviewed and updated.

Planning Background

1.6 Conservation Areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990. This primary legislation requires proposals that need planning permission to preserve or enhance the special architectural or historic interest of the area.

National planning policy for the historic environment is all contained within one over-arching document, the National Planning Policy Framework (2018). This embodies a holistic view of the historic environment and is designed to ensure that decisions are not made in isolation without first considering the significance of the particular aspects of the historic environment and then addressing economic, social and environmental sustainability issues. The NPPF should be read alongside the Planning Practice Guide 'Conserving and Enhancing the Historic Environment' which gives more detailed advice on Conservation Area designation and management. Historic England also provides further detailed guidance.

The Staffordshire Moorlands Local Plan (2020) contains policies relating to Conservation Areas and other heritage assets as well as policies on design and landscape character. Allowing only suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC2. .

1.7 The Staffordshire Moorlands currently has 17 Conservation Areas, excluding the area covered by the Peak District National Park. Government guidance now requires each Conservation Area to have a character appraisal and management plan to provide a basis for making sustainable decisions.

Implications of Designation

1.8 Designation seeks to preserve and enhance the character and appearance of Conservation Areas by imposing additional controls over:

- The location and design of new development
- The size of extensions for which Planning Permission is needed
- Certain minor works (e.g. roof alterations, cladding, satellite dishes)
- Demolition of buildings, gates, walls, fences and railings
- Work to trees
- Advertisements

- 1.9 Planning Permission will only be granted for development which preserves or enhances the character or appearance of the Conservation Area in accordance with planning policies. The Council offers a application advice service for guidance on development proposals to ensure that the special character of the area is considered at an early stage in the planning process and to assist in achieving the best outcome for applicants and the heritage. More detailed design guidance notes and technical publications are also available to assist in specifying work affecting historic buildings.
- 1.10 Where the Council considers that the appearance of an area is being harmed by unsympathetic alterations to houses in Conservation Areas it may serve an Article 4(2) Direction on selected properties. This requires that certain external alterations to a building will need Planning Permission, such as new doors, windows, painting or rendering of the exterior and the demolition of boundaries.
- 1.11 Conservation Area status also means that the Council can offer grant aid for the repair and enhancement of buildings or areas. If funds become available it will prepare enhancement schemes for those areas where this is considered necessary.
- 1.12 Public consultation will be undertaken for any proposals to enhance an area or to introduce additional controls.

2 Location and Setting

- 2.1 Caverswall lies in the south of the Staffordshire Moorlands District, about 4 miles southwest of Cheadle and 1 mile north of Blythe Bridge. No main roads pass through the village.

General Character and Plan Form

- 2.2 Caverswall lies within an undulating pastoral landscape near to the source of the River Blythe, which flows about 300m to the west. The village follows gently rising ground just above the river floodplain. It is a small farming community retaining several farm complexes and has a close association with the surrounding land. The character and plan form of the village have been substantially influenced by the 13th century castle, and its medieval plan form has altered little due to its remoteness from main transportation routes. The plan form is distinctive with its north south linear street interrupted at The Square from where roads exiting each corner are staggered limiting through views.

Landscape Setting

2.3 The village is surrounded by open fields subdivided by hedgerows, mature isolated trees and small woodland copses (see Fig. 2-5). There are dispersed farm groupings around the village linked by a network of narrow lanes. To the east of the village the land rises, and buildings generally stand above the road with views of fields and trees behind. To the west the land levels out with open fields leading towards the river, and beyond the urban conurbation of Stoke on Trent is clearly seen. This low-lying area of land is historically associated with the medieval castle estate and was laid out with a series of fishponds and dams. The exact extent of these is not known and requires further investigation. This area is also an important visual open break to preserve the rural character of the village.



Fig. 2: View from the cemetery across Church Terrace towards Caverswall Castle



Fig. 3: View from West Lodge across fishponds towards High Street



Fig. 4: Distant view of Caverswall from the west



Fig. 5: High Street from the playing fields

Key Views

- 2.4 The staggering of roads leaving The Square prevents through views which are instead closed by buildings at the opposite corners. Views outward are similarly confined to short lengths arising from curves or staggers in the roads.
- 2.5 Views into the village are also distinctive, showing the abrupt transition between the countryside and built area. At the far end of High Street the entrance to the village is marked at the brow of the hill where the sunken tree-lined lane quickly transforms into a linear view of buildings along the street. The abrupt start to the village is also seen at Hollow Lane, where the view opens out into The Square from an enclosed green corridor. On the approach along Blythe Bridge Road the Dove House Farm complex features prominently in this view (*Fig.6 and need updated photo*).



Fig. 6: Southern approach to the village with Dove House Farm in the foreground

- 2.6 The Castle is not readily seen from within the village but its dramatic silhouette framed by mature trees can be seen in distant views from Blythe Bridge Road to the south of the Conservation Area, and from School Lane to the west (*Fig. 7*). The Castle buildings buttressed by the lower garden walls and corner towers are complimented by the silhouette of St Peter's Church and surrounding mature trees. The closest views of the Castle are from Church Terrace across St Peter's Churchyard or through the East Lodge entrance towards the gatehouse, and are best seen in winter.

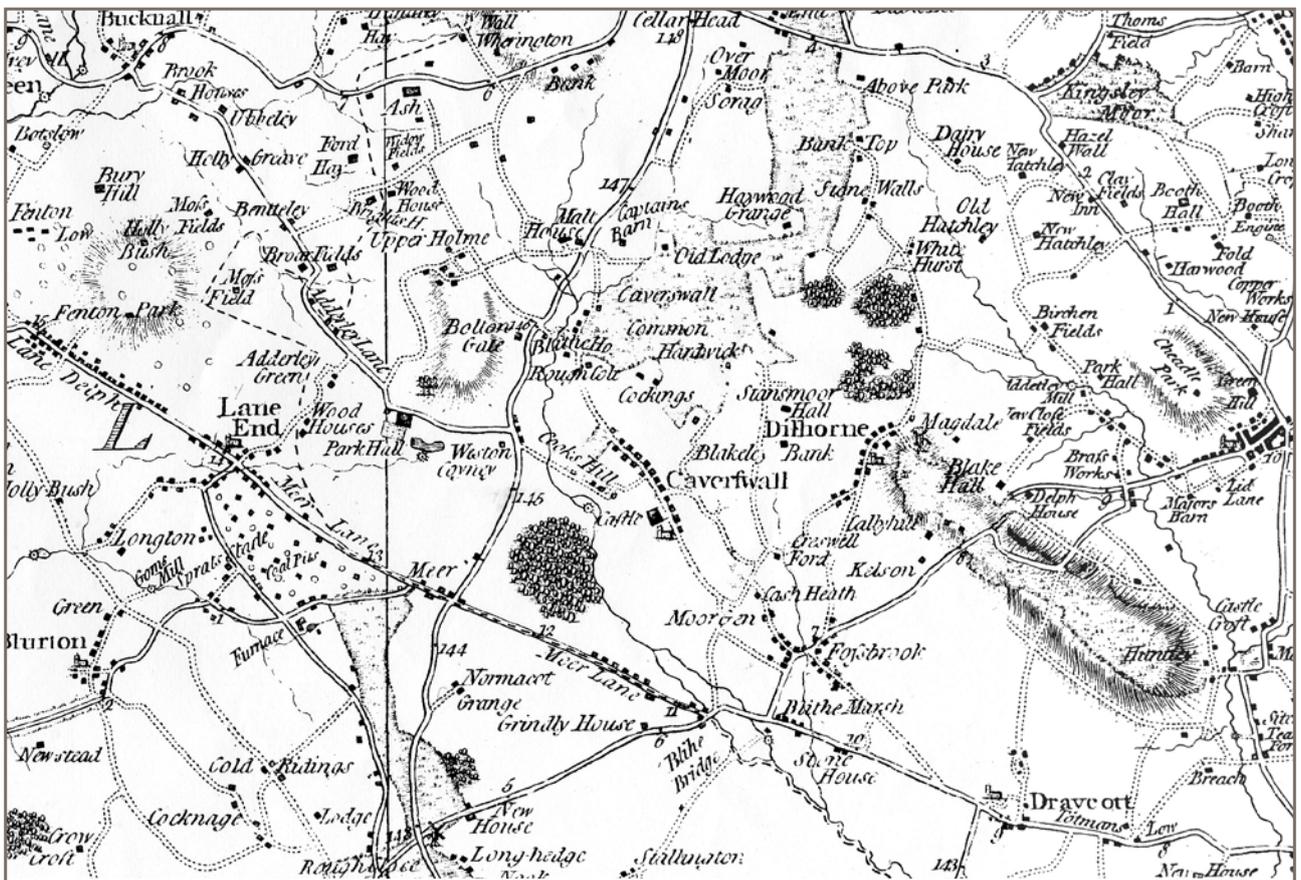


Fig.7: The Castle entrance from Church Terrace

3 Historic Development and Archaeology

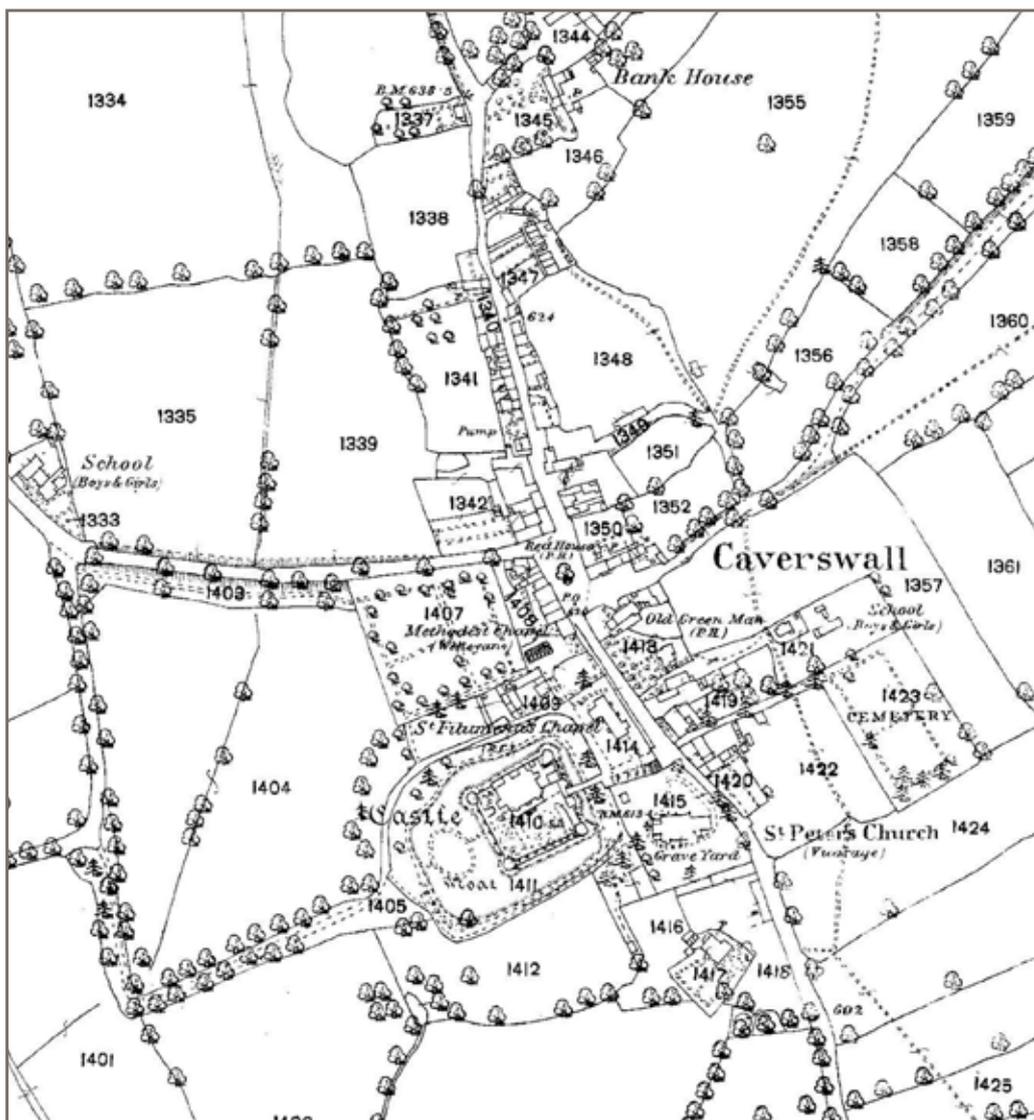
Settlement History

- 3.1 The Domesday Book of 1086 identifies the manors of Caverswall, and Weston Coyney and Hulme, which lay within the Parish of Caverswall. The Manor House, later the Castle, primarily served as the administrative centre of the agricultural estate that comprised Caverswall Manor.
- 3.2 Robert Plot's map of Staffordshire in 1686 shows Caverswall Castle and St Peter's Church. In the medieval period the inhabitants of the village worked the land around Caverswall which was arranged into three large open fields, divided into strips, which were worked in rotation. These fields were enclosed by agreement some time before the 18th century but the remains of one open field can still be seen on the east side of Blythe Bridge Road opposite Dove House Farm. Here the land is still divided into long narrow strips. To the north of the village lay Wetley Moor, a huge area of common land (waste) encompassing 5000 acres.
- 3.3 Yates' map (*Map 3*) shows a substantial linear settlement running north from St Peter's Church and Caverswall Castle. Whilst The Square cannot be identified, a minor lane runs southwest to Cooks Hill and an offset road to the southwest runs up to the common. During the 17th century the Staffordshire Hearth Tax (1666) provides useful information about the size of the village. Caverswall Castle is listed as having 20 hearths, and 5 other buildings had 5 hearths, representing the houses of lesser gentry. Eight houses had 2-3 hearths (yeoman farmers) and 14 had just 1 hearth (husbandmen). The poor were excused payment and not included on the list. The Stone House and rendered stone houses facing Church Terrace with the remains of mullioned windows date from this period.



Map 3: Caverswall as mapped by Yates in 1775. Moorland is shown stippled

- 3.4 The 1896 Ordnance Survey Map (Map 4) indicates that little had changed since Yates' Map in terms of the siting and number of buildings. It is assumed, however, that many of the older properties will have been rebuilt/refaced with timber framing replaced by brick and tile. Of note, The Square had been formed with the realignment of the road leading from the common. Several of the red brick Victorian villas had been constructed to the east side of Church Terrace, along with a school and cemetery.
- 3.5 The map clearly shows the castle grounds with its moat, corner towers, and lodges marking the access points.



Map 4: 1st Edition OS Map 1890-91

Caverswall Castle

3.6 The Castle has been in existence since about 1275 when William de Caverswall was granted a licence to crenellate his manor house. It is thought that only the square mound and lower part of the curtain wall remain of this original structure as it was rebuilt c.1620 by Matthew Craddock, a wool merchant and mayor of Stafford. He built a splendid three-storey symmetrical building facing south over a terraced ornamental garden. It is thought that the architect was Robert Smythson (c.1535-1614) whose works include Wollaton Hall (Nottingham) and Hardwick Hall (Derbyshire). Mark Giroud in his book 'Robert Smythson and the Elizabethan Country House' (1983) suggests that unused plans for Slingsby Castle in Malton (Yorkshire) were reused in modified form at Caverswall. It has many elements of the Slingsby plan including a basement kitchen, moated walls and towers enclosing a garden, a small gatehouse, a bridge across the moat, and an entrance porch between the two bays. The idea was to mimic a mediaeval castle with its keep but there is no show of medieval detail. The chimney shafts and porch are of classical design and the corner towers and house are (or were) capped with classical balustrading, of the same form as that at Hardwick.



Fig. 8: Drawing of Caverswall Castle

Matthew Craddock was also responsible for rebuilding St Peter's Church, stripping the building of its medieval features.

- 3.7 Matthew Craddock, a staunch Parliamentarian, died in 1641. His widow was still in occupation when the building was fortified and garrisoned during the civil war but fortunately it witnessed no fighting and avoided damage.
- 3.8 Between 1811 and 1853 the Castle was occupied by a Convent. The nuns, who had emigrated from France, are listed in the 1851 census returns. This time saw a period of intense religious rivalry between the Catholics and Anglicans and the nuns were accompanied by a priest who was soon conducting local services. This led to the building of St Filumena's Chapel (1863-64) on a prominent site in front of the Castle alongside the Anglican Church.
- 3.9 Caverswall Castle was put up for sale in 1853 and the contents auctioned. It changed hands several times but in 1890 it was bought by WE Bowers Esq., who made substantial alterations. A new east wing was added of two floors, a billiards room with a bedroom suite above, all designed by Charley Lynam, architect of Stoke on Trent, in keeping with the Jacobean house. He also built the lodges at the two entrance gates, a new stable block, and improved the gardens.

- 3.10 After Bowers died in 1932 the Castle was again occupied by a religious order. They left in the 1970's and the building was subsequently divided, with the wing built in the 1890's occupied as a separate house.
- 3.11 Caverswall Castle is a Grade I Listed Building and is the only non-ecclesiastical building of this grade in the District.

Archaeological significance and potential of the area

- 3.12 There are no Scheduled Ancient Monuments in the Conservation Area. However, the Castle and associated earthwork is of considerable importance.
- 3.13 Up to date information on Archaeology can be found at the Historic Environment Record maintained by Staffordshire County Council.

4 Character Analysis

- 4.1 The Conservation Area includes several areas with a distinctive character:
- The Square
 - High Street
 - Church Terrace & Blythe Bridge Road
 - The Castle Estate
- 4.2 The description of each area should be read in conjunction with the Villagescape Analysis Map (*Map 2*). This identifies key historic buildings and features that help define the special interest of the area. Listed buildings are underlined in the text and statutory descriptions are included in the appendix.

The Square

- 4.2 The Square is the most distinctive feature of the centre of the village, enclosed by buildings of great variety in terms of their appearance, scale and materials (*Fig. 9 & 10*).



Fig. 9: View north towards The Red House



Fig. 10: View south towards Church Terrace

- 4.3 The south side is enclosed by cottages set behind small front gardens. Despite more recent alterations the stone porch and remains of an earlier stone gable on Green Man Cottage indicate a much earlier historic core.
- 4.4 To the west a continuous range of elegant terraced cottages of various heights stand hard against the road, limiting views through to the former castle outbuildings at the rear. These buildings are of great historic interest with a wealth of period detailing. No.4 The Square (Fig.11) is an attractive rendered brick building with sash windows, painted wedged heads and low pitched pediment over the central door. No.5 alongside, and the Wesleyan Chapel are an important part of the setting of this building. Early photographs show an elegant shopfront inserted into this range and several buildings are seen without render.



Fig.11: No. 4 The Square

- 4.5 The Red House pub, enclosing the north side of The Square, is a grand red brick and tile house with porch, ornate projecting windows, and prominent brick outbuildings to the rear and turning the corner into High Street. Commanding a more elevated position at the junction of The Square and The Hollow is Stone House, a tall and narrow 17th century building of ashlar stone.



Fig.12: The Stone House

- 4.6 The Stone House (Fig.12) commands a fine setting and its rear garden bounded by a high hedge above a bank forms the remaining side to The Square. Stone House may well be one of the oldest structures remaining in the village. Its style is that of the late Tudor period but little is known about its origins. The masonry shows blocked openings to a semi-basement storey below the present ground floor, whilst hood and drip moulds at higher levels remain from earlier windows. Much affected by modern alterations the building is worthy of sympathetic restoration to become the focal point of the village square. Attached to the side of Stone House, facing The Hollow, is a row of cottages also of early date, although much historic detail has either been masked by render or replaced by alterations, such as the loss of traditional windows. The form and siting of the buildings contribute positively to the character and appearance of the area, although the piecemeal loss of front gardens to create car hardstandings has diminished their setting.

- 4.7 In the centre of the Square is a small raised stone island with a lone tree and stocks beneath. This used to form a focal point for gatherings. The impact of this distinctive feature is diminished by the lack of definition around the island and clutter of street furniture. Because of tight enclosure the building frontages are prominent and changes to historic detailing are conspicuous.

Roads leaving The Square

- 4.8 The siting of the roads at the corners of The Square limits outward views and increases the enclosure. To the west the road leaving The Square past the Red House crosses the shallow valley of the River Blythe on an embankment (Fig. 13). This is bordered on the south side by the high red brick garden wall and mature trees defining the northern perimeter of the former grounds of Caverswall Castle. The name of this road 'The Dams' suggests that it was used to contain water diverted from the river towards the Castle moat and fishponds. The medieval fishponds are thought to have extended to the north side of the road with a further ancient dam embankment still visible along the perimeter of the playing fields. A distinctive feature of the road is the abrupt finish to the settlement, reinforcing its rural setting despite its proximity to the suburban fringes of Stoke on Trent. This green break, which has been diluted by the construction of the village hall, is vital to the setting of the Conservation Area.



Fig.13: View towards The Dams



Fig. 14: View towards The Hollow



Fig. 15: Towards High Street

- 4.9 The Dams contrasts sharply with the road from the opposite corner of 'The Square' 'The Hollow' which is a narrow sunken lane lined with mature trees and rock outcrops (Fig. 14). It climbs steeply away from The Square towards Dilhorne.



Fig. 16: View towards Church Terrace

- 4.10 Contrasts also occur in the lanes leading from the north and south sides of The Square where the pleasant informality of cottages and small terraces on High Street compares with the larger, more dignified buildings on Blythe Bridge Road (Fig 15 & 16).

High Street

- 4.11 High Street is characterised by small cottages and short terraced rows dating from the 17th to 19th centuries with red brick, render or colourwashed walls, and Staffordshire blue clay tiles throughout (Fig 17 & 18). Many buildings are set gable end to the street or front the street directly with prominent and widespread boundaries of drystone walling and hedging enclosing small gardens. The street is narrow without pavements, and the rising land to the east results in high roadside banks and walls with buildings set above the road. The narrowness, coupled with gentle curves and subtle changes in building alignment is typical of a medieval street pattern.



Fig.17 & 18: The informal arrangement of buildings flanking the roadside

- 4.12 The pleasant informal character of this street can be appreciated at the northern entrance to the village. Alongside stands Bank House, a tall red brick farmhouse of early 19th century date standing back from the road at high level with a tree-crowned ridge behind (Fig.20). Beyond to the south is a range of attractive cottages also set back from the road on raised ground behind front gardens (Fig.19). Because of their elevated position the creation of vehicular hardstandings, with associated retaining walls and large gaps in the front boundaries, has affected the character and appearance of the area. These buildings are also vulnerable to front extensions which disrupt the building line and uniformity of proportion and detailing.



Fig.19 A way from the village centre buildings stand back from the road on higher ground.



Fig.20: Bank House

4.13 The open fields alongside and behind the houses on High Street emphasize the rural, dispersed nature of the settlement, and allow views into the surrounding landscape. This is particularly apparent to the eastern side where the land is elevated.

4.14 The distinctive character of this area is at risk from the loss of front boundaries and the creation of hardstandings. The replacement of boundaries in unsuitable modern material including blockwork and modern brick, larch lap fencing and railings is also incrementally affecting the historic interest of the area. In places boundaries are now too low or removed, allowing views of domestic clutter in gardens. Most properties have been affected by replacement windows and doors in modern styles and materials, which harms the historic identity and sense of place.

4.15 Whilst Bank House is the most distinctive and prominent building along High Street the main attraction of the area is the collective value of the buildings with their strong uniformity in materials, form, massing and random siting. The buildings are small in scale and articulated into separate building forms with variety in ridge height. The gentle slope of the road results in a staggering of the building heights, and curves in the road give variety to alignment. Whilst most of the buildings are 18th or 19th century, several are likely to be of earlier date but historic detailing has been masked by render and later alterations. Distinctive lintels and brick detailing can be seen on several buildings.

Church Terrace & Blythe Bridge Road

4.16 The buildings running to the south of The Square command a greater presence and dignity owing to the grouping of larger public buildings, the proximity of Caverswall Castle, and an extensive use of fine stone walling (*Fig.21*).



Fig.21: Grouping of St Filumena's Church, East Lodge and the boundary wall to St Peter's Church

4.17 Leading from The Square the road gently slopes away with stone and brick walling to both sides limiting outward views. The raised stone pavement running to St Filumena's and St Peter's Church is a distinctive feature, together with numerous mature trees. St Filumena's Church (1863-64) with its rusticated ashlar masonry, buttressed walls and tapering bell turret stands above the raised pavement beyond its meeting hall. The view along this stretch of road is closed by the stepping out of the boundary to St Peter's Churchyard and its ancient yew trees (*Fig.22*). The east entrance to Caverswall Castle from Church Terrace also leads from this point through a narrow gateway flanked by stone gate piers past the Tudor-style lodge, and beneath the towering beech trees, to the Castle barbican.



Fig.22: Church Terrace showing the stepping out of the churchyard

4.18 The outline of the parish church is low and squat with little elaborate detail. The Church dates from the 12th and 13th century but substantially altered in the 17th century and restored in 1880. The churchyard is filled with interesting slab and tomb memorials and complimented in the street view by the somber form and colour of the yew trees and its heavy ashlar walling. From the churchyard one is aware of the heavy tree cover encircling the Castle immediately alongside, but in winter enticing views of the Castle frontage and its corner towers are revealed (*Fig.23*).



Fig. 23: St Peter's Church with Caverswall Castle in the background

4.19 Alongside St Peter's Church the extensive range of brick and tiled buildings at Dove House Farm form an abrupt delineation to the churchyard. Dove House Farmhouse is a fine late Georgian building of red brick and tile, with sash windows and a classical doorway. The building faces south-east with an interesting low range of brick and stone outbuildings along the roadside which enclose a yard. The outbuildings are of great interest with pre-18th century origins and show many phases of alteration.

4.20 Dove House Farm is conspicuous on the approach to the village from Blythe Bridge and clearly defines its entrance (*Fig.24 & 25*).



Fig. 24: Entering the village alongside Dove House Farm

Their character is further at risk from alterations such as the removal of front gardens and walling to create car hardstandings, and the addition of porches.



Fig. 26: 17th Century properties on Church Terrace (Old Dove House Farm and Nos. 1 & 2 Church Terrace)



Fig. 25: Dove House Farm



Fig. 27: Rear of Old Dove House Farm

4.21 On the eastern side of Church Terrace the buildings are an interesting mixture of smaller terraced cottages and detached houses facing the street. The buildings vary in date from the 17th century through to the 19th century and all are set back from the road behind small front gardens, retained by heavy stone walls. Nos.1 & 2 Church Terrace, Church House and Old Dove House Farm are of 17th century origin, and beneath hard cement render fine ashlar stone and the outlines of blocked mullioned windows can be seen (*Fig.26*). No.1 Church Terrace has a date stone of 1633. The narrow gables and steeply pitched roofs and part-masked historic detailing demonstrate that these buildings are of great age and status. These buildings make a valuable contribution to the character and appearance of the area but have lost most original windows and doors and several have been extensively rendered.



Fig.28: Track leading up to cemetery

4.22 Interesting views of the rear of these 17th century properties can be gained from the track leading to the cemetery, flanked with high quality stone walling (Fig. 27 & 28). From this elevated position one can view the long narrow plots running behind these properties, together with historic farm buildings and fields. These fields together with those running right up to the road frontage are an important reminder of the mediaeval strip farming system around the village. From this vantage point more distant views of the wooded skyline surrounding the Churches and Castle are also significant.

4.23 Alongside the cemetery is St Filumena's RC School, constructed in 1862 but now much altered and extended. It is accessed via a separate track running from alongside the Presbytery, a prominent Victorian building with elegant chimneys and finials. The first village school was built by subscription in 1824 on land given by Thomas Hawe Parker, Lord of the Manor. Documentary records suggest that this building now forms part of the outbuildings at Old Dove House Farm.

Caverswall Castle

4.24 The Caverswall Castle estate occupies a large part of the western Conservation Area but due to a cloak of mature trees is not readily viewed from within the village. Only in winter can more extensive views of the Castle be gained. More distant views are afforded from Blythe Bridge Road, where the Castle's dramatic silhouette is framed by mature trees with the farm buildings at Dove House Farm in the foreground. The estate can also be viewed from the western approaches to the village, and glimpses afforded through thick vegetation alongside The Dams and from Church Terrace (Fig.30).



Fig. 30: View of Castle across St Peter's Churchyard



Fig. 31: Entrance via West Lodge

- 4.25 The entrance to the Castle from Blythe Bridge Road leads through impressive gates flanked by Tudor-style East lodge (1890) and St Philomena's Catholic Church, and beneath towering beech trees to the Castle barbican (*Fig.31*). West Lodge marks the entrance to the Castle estate from School Lane and is a similarly designed Tudor lodge of the same date with fine gate piers. This western approach leads along a tree-lined raised drive past ponds and water courses, disappearing out of public view towards the Castle. The raised setting of the Castle with its corner towers and moated garden landscape give it a dramatic presence, but the mature trees now afford the Castle greater privacy than was originally intended.
- 4.26 The former stables, coach house and kitchen gardens are sited to the north of the Castle beyond the moat and are now in separate residential use. The lodges, the gatehouse and the tall red brick kitchen garden walls along The Dams have more presence in the streetscene.
- 4.27 Works were undertaken to the Castle in the 1970's and the building was subsequently divided, with the wing built in the 1890's occupied as a separate house. The extensions and alterations undertaken at the rear of the Castle in the 1970's fit poorly with the architecture and materials of the building and it would be desirable in the future to look at ways of mitigating the impact of these works.

Local Building Materials

Timber

- 4.28 Many of the early buildings in the village will have been of timber frame construction. However, with a substantial amount of refronting and rebuilding in the 18th and 19th centuries, the majority will have been replaced with buildings of more substantial construction and no visible timber framing survives. Some buildings may well contain remnant timber framing especially to interior walling which was still built in this way well into the 18th century.

Stone

- 4.29 Rocky outcrops of Hollington Stone can be seen at the outer limits of the village at The Hollow and the far end of High Street, where sunken lanes cut through into the bedrock. Locally quarried Hollington stone provides a range of good building stones and has been used widely throughout the village. Hollington stone varies in colour from creamy white through to pink and brown, and all colours are present in the village. The stone tends to have an even texture and is easily worked.
- 4.30 Although Caverswall's buildings today are predominantly of brick construction, finely dressed Hollington stone (ashlar) has been widely used for higher status buildings such as Caverswall Castle, its lodges and estate walling, St Peter's and St Filumena's Churches and Stone House. Several buildings fronting Church Terrace are also of stone but now regrettably covered in hard cement render. On the highest status buildings the ashlar is finely cut with tight joints and herringbone tooling. Other buildings, especially outbuildings, are constructed from coursed rubble stone, whilst on later brick buildings cut stone is used sparingly for cills and lintels and other detailing.

- 4.31 Stone is widely used throughout the village for boundary walls of which ashlar is used for higher status walls and drystone walling elsewhere.
- 4.32 Hollington stone is still available locally and the colour, texture, and detailing needs to be carefully specified. Satisfactory results are only achieved with natural materials which weather well and display the subtle variations in colour. This is difficult to match in artificial materials.

Brick

- 4.33 By the mid-18th century brick was in regular use in urban areas, and became widely used in the 19th century. Caverswall is no exception. During this period many early buildings particularly those of lower status will have been replaced/refronted in brick and a number of these have since been rendered or colourwashed. Cottages, particularly along High Street, are simple brick forms with stone lintels and cills. Elsewhere a number of more elaborate Victorian buildings have been constructed such as The Presbytery, Dove House Farm, The Red House and Bank House.
- 4.34 Most brick buildings in the village are constructed of handmade stock bricks varying in colour from orange through to deep red. The texture is also variable but generally smooth with slight imperfections and coarse aggregate. Most walling is laid in stretcher bond with some Flemish bond, and all of one colour. Only the Presbytery introduces some patterned brickwork. Modern mass-produced, machine made bricks have an even colour and texture that may have a harsh appearance. New bricks can be readily sourced for alterations and new build, but care is needed to ensure that the colour, texture, brick size and bonding are matched

- 4.35 Early bricks were locally made and historic maps show marl pits to the south-east with a brick works along Blythe Bridge Road just beyond the village.
- 4.36 Some of the brickwork has been rendered during the 20th century which often adversely affects the historic character and appearance of the buildings.

Roofing

- 4.37 Until the 19th century many roofs in both town and country were of thatch. This was thick and on stone and early brick houses contained within copings on each gable. When a roof was altered or extended the copings would generally be reinstated on the new gable. Although several buildings in Caverswall date back to the 17th and 18th century later alterations often conceal their age and most copings have long since been removed. They survive at The Stone House and rear wings at Old Dove House Farm but have been removed on the main house (*Fig.32*).



Fig.32: Stone copings rear of Old Dove House Farm

4.38 The characteristic roof pitch of 17th and 18th century buildings was around 40 degrees and when thatch was replaced with tiles side walls might be raised by three or four courses to give greater headroom and a shallower roof pitch, but the narrow gables often remained unaltered. Evidence of this is seen on the gable of Green Man Cottage fronting The Square where the original stone gable has been raised in height with brick, and the copings repositioned (*Fig.33*). Stone slates were used on better quality housing but none survive in Caverswall.



Fig.33: Raised gable on Green Man Cottage

4.39 The 19th century witnessed the mass production and distribution of the Staffordshire Blue clay roofing tiles from the Potteries, now regarded as the typical local roofing material. Early tiles were handmade with a distinctive camber and rougher texture whilst later machine made tiles have a more even profile and smooth sheen. Welsh slate also became available in the late 19th century but because of the availability of clay tiles was not widely used in the area. Most roofs in Caverswall are laid using plain Staffordshire Blue clay tiles. Only St Filumena's Church uses more decorative acorn tiles laid in alternate bands with plain tiles, typical of more exuberant Victorian buildings. A roof pitch of about 35 degrees is required to fix clay tiles which gives the characteristic narrow gable and steeply pitched roof.

4.40 Dormers are not a regular feature of local vernacular buildings in the Moorlands. Exceptions are several Victorian buildings with dormers which rise from the eaves, typical of pattern book housing of the period.

4.41 Most vernacular buildings in the area tend to have plain flush verges with little decorative brickwork around the eaves, verges and chimneys. *Fig.34* gives examples of local eaves and verge details. Only the elaborate Victorian villas have more extravagant decoration with overhanging eaves and verges, often with bargeboards.



Fig. 34: Local eaves and verge details

Local Details

Windows

- 4.42 The village has an interesting mix of traditional window designs, predominantly vertically sliding sash windows and several designs of side hung casements. Unfortunately, it is largely only the Listed Buildings which have retained period windows with the rest having modern joinery of variable quality, diminishing the historic interest of the individual building and villagescape as a whole.
- 4.43 Caverswall Castle and The Stone House are both essentially 17th century and have stone mullioned windows. Historically these will have had leaded lights applied directly into the surround or set within a metal frame to allow an opening casement. The Castle retains the majority of the original mullioned and transomed windows with some leaded lights (of various dates). Several windows to the small towers retain early diamond pane leaded lights with original glass, a rare find. Some stained glass is also found in the Castle. The Stone House has suffered from alterations to its windows with the enlargement of some openings and the replacement of leaded lights with stained timber and mock leading. No.1 Church Terrace and Old Dove House Farm also show the remains of stone mullion windows in the gable and rear demonstrating the age of the property (*Fig.35f*). The reinstatement of these features would be welcomed.

- 4.44 By the 18th century glass was cheaper and windows became larger, more vertically proportioned, and the openings framed by plain or decorative lintels and cills. These were designed to take wooden frames with side-hung casements or vertical sliding sashes. No.4 The Square has attractive 3 over 3 pane sash windows with side hung casements alongside (*Fig.35b & 36*).



Fig.35: Local window details



Fig.35b



Fig.35c

Dove House Farm also retains fine smaller pane sash windows (*Fig.35c*).

Bank House has distinctive cruciform windows with clear-glazed side-hung casements below smaller panes subdivided with fine glazing bars (*Fig.35d*).

In Caverswall most window openings are framed with simple stone cills and lintels, a few properties such as the rear of Dove House Farm have brick segmental arched heads.



Fig.35d

- 4.45 Many historic buildings in the Conservation Area have suffered damaging alterations from replacement windows. Top-hung opening windows, storm-proof casements and double glazing are a creation of the 20th century and cannot replicate the fine joinery details of traditional windows. This damage is exacerbated by failing to match the subdivision of original windows, constructing frames in inappropriate materials such as upvc, and staining rather than painting (the traditional finish). This is particularly harmful for the terraces of cottages where the unified elegance is ruined by piecemeal alteration.



Fig.35e



Fig.35f

Doors

- 4.46 Surviving traditional doors in the village are a mixture of panelled doors and vertically boarded doors. Historically, the simpler historic buildings generally have vertically boarded (plank) doors. The width of the boarding and moulding is often a guide to their age. Panelled exterior doors are common for higher status houses, and are often used for the front door in contrast to plank doors at the rear. Today this distinction is less clear with many replacement doors and a tendency to favour panelled doors for residential properties.
- 4.47 Few historic doors survive in the Conservation Area and it is more common to find only a surviving door surround or doorcase. No.4 The Square has an elegant period door with an attractive low pitched pediment supported on console brackets (*Fig.36*).



Fig.36: Door to No.4 The Square and canopy to adjoining property

Dove House Farm has a modern front door but retains its painted stone Tuscan doorcase and a simpler plank door at the rear. Bank House Farm has a pedimented Tuscan porch. Within the village there has been widespread replacement of doors and few replicate traditional detailing. The insertion of upvc doors and modern off-the-peg designs are particularly harmful. Poorly selected replacement doors are eroding the character of the area and particularly harmful when inserted into the rows of cottages. Surviving historic doors have a patina and charm that is not easily replicated.

Chimneys and porches

- 4.48 The number and position of the chimneys is an essential feature in historic buildings, reflecting the date, interior design, and the relative wealth of the owner. Caverswall Castle has prominent chimneys serving stacks set inside building and a series of hearths on each floor. More humble buildings were likely to have one hearth with a central stack. By the mid-18th century smaller houses began to have more than one heated room, each with a chimney breast for a coal fire, and served by gable end chimneys.

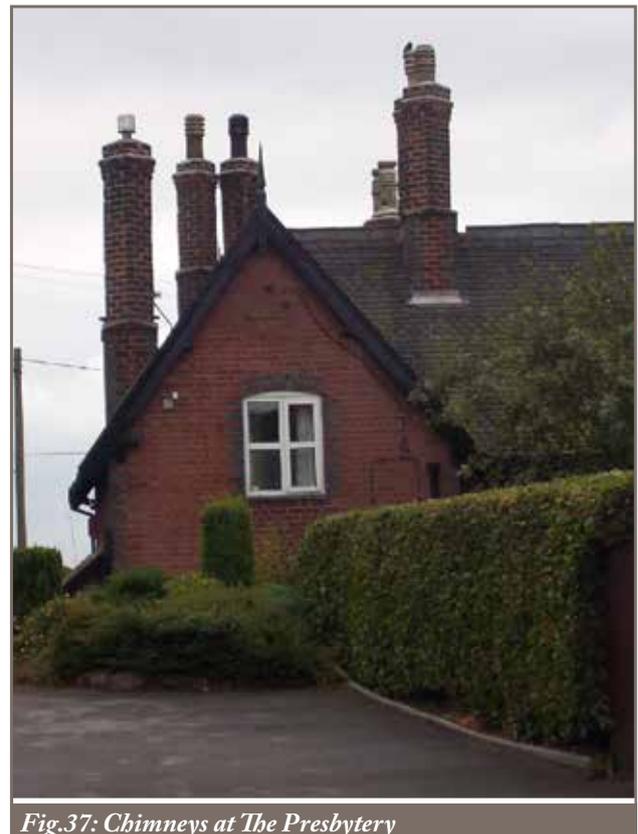


Fig.37: Chimneys at The Presbytery

- 4.49 Chimney stacks are a distinctive element in the roofscape of the village with the majority being brick simple stacks set on the ridge without decoration. The Presbytery has dramatic twisted stacks and Bank Farmhouse has decorative oversailing courses. Many stacks have been disfigured by poor rebuilding and truncating. Others have been removed altogether.
- 4.50 Porches are not generally a feature of vernacular buildings in the District and historically were limited to wealthy 17th and 18th century houses. Farmhouses and cottages generally had internal lobbies instead. In Caverswall the only examples of traditional porches are on later Victorian buildings such as The Presbytery and The Red House pub.

Street Surfaces

- 4.51 Little evidence of traditional surfacing survives. Using evidence from old photographs small areas of smooth blue pavements and stone kerbs are seen in the village with carriageways of compacted stone. There were no pavements. It is likely that some surviving materials will be present around the Castle and churches.

Boundaries

- 4.52 The status of a house and its owner were mirrored in the garden walls. Mortared or ashlar walling with well-tooled coping stones and decorative gateposts were provided for gentry houses, and dry stone and brick walls with simple coping stones or hedges are typical of farmhouses and cottages.
- 4.53 Boundaries within the village are a significant and defining feature and the material, design and finish still closely relates to the status of the property. Significant boundary features are identified on Map 2. Along High Street dry stone walling is the predominant material and in places the wall acts as a retaining wall with a hedge above.
- 4.54 The higher status buildings along Blythe Bridge Road are reflected in the predominance of ashlar walling with elegant copings, piers and gates. Boundaries around both churches, including the raised walkway, the Castle and most properties fronting the road are all ashlar walls. Of particular significance is the stone walling running up to the cemetery with its fine white Hollington stone, herringbone tooling and lozenge shaped coping. Even the stile is formed in stone.
- 4.55 Also of note is the high, buttressed brick wall fronting The Dams which adds dramatically to the enclosure along The Dams and restricts views of the Castle Estate. Opposite, the hedge-topped stone walls add to the enclosure and funnel views along the road. The outbuildings to The Red House also form a strong boundary along the lower end of High Street and help turn the corner into The Square.

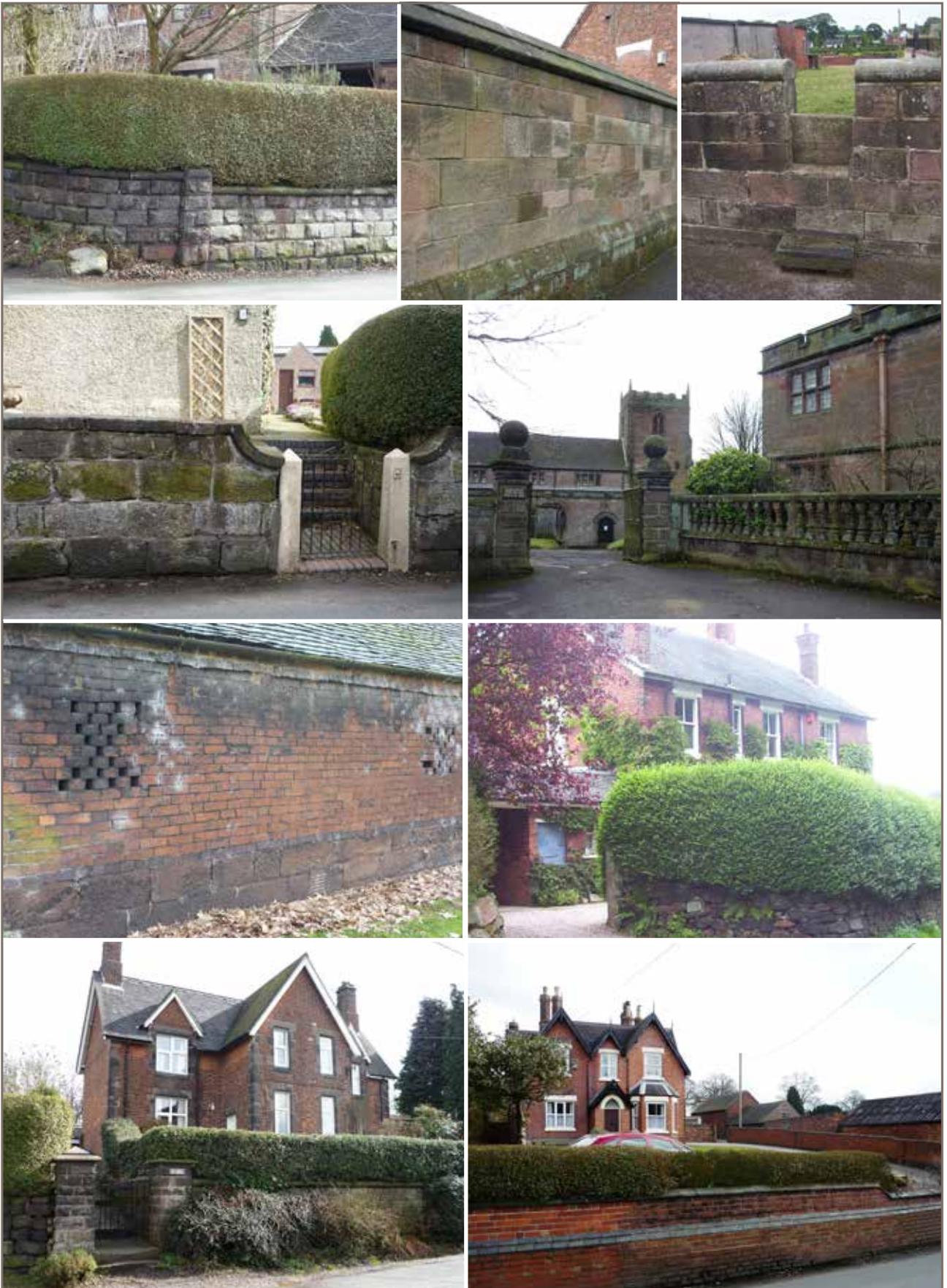


Fig.38: Walling details

4.56 Within the Castle Estate wrought iron railings and gates with cast iron posts have been widely used and are a distinctive and unifying feature of the Castle grounds.

4.57 Map 2 also highlights places throughout the Conservation Area where enclosure is poor primarily as a result of boundary removal or where wide openings have been inserted to create vehicular hardstandings. In some areas traditional boundaries have been replaced with modern brick walls, concrete block (walling around Dove House Farm) and fencing. In some places drystone walls have been mortared rather than repaired and rebuilt, whilst other walls have been lowered. The local walling materials and details help unite the area and add greatly to its charm but are increasingly vulnerable to removal or poor repair.

Green spaces and trees

4.58 Green open spaces and mature trees are an important feature of the Conservation Area, particularly within the Castle Estate. The shroud of mature trees around the Castle can be seen a considerable distance away adding to its dramatic silhouette. The thick swathe of trees and shrubs is a product of 19th century planting which is now fully mature and gives the estate much greater privacy than earlier phases of its history. Within the Conservation Area the thick vegetation frames close views of the Castle such as the East Lodge entrance and views across St Peter's Church.

4.59 Open fields to the rear of properties on the High Street and The Hollow lie within the Conservation Area and help define the open rural setting and form of the village. To the east side of High Street the rising ground allows views out to the fields between properties and in places the open fields run through to the road. The area around Bank House is a significant open area where the high banks enclosing the lane and mature trees frame the entrance to the settlement. The mature trees lining Hollow Lane are dramatic and demarcate the edge of the settlement. The churchyards and cemeteries are all prominent open spaces with plentiful trees and add to the openness of the village.

4.60 On the east side of Church Terrace and Blythe Bridge Road the linear fields behind the farms and cottages, remnants of the medieval farming system, lie within the boundary as they help preserve the relationship of the buildings to the surrounding landscape.

4.61 Within The Square the most identifiable feature is the lone tree on the Island. Also of note is the green verge alongside The Stone House with the stone retaining wall, hedge and mature garden behind.

4.62 To the west side of High Street the playing fields lie outside the Conservation Area but are important in maintaining the rural character of the historic settlement and are believed to have included further fishponds associated with the medieval castle complex. Consideration should be given to their inclusion within the boundary.

Negative factors

4.63 Several elements of modern living severely detract from the character and appearance of the Conservation Area:

Visual impact caused by parked cars on High Street

4.64 Parking is difficult in historic settlements and often cannot be resolved. In many locations hardstandings have been created in front gardens which can have a harmful visual effect. This results in the loss of large stretches of boundary walling and hedges, and removal or substantial alteration to front gardens. This is most pronounced on High Street where the houses and front gardens are on elevated land and hardstandings have been excavated into the bankside. In places along High Street and Church Terrace whole front gardens have been lost to concrete block paving and parked cars.

Loss of stone walls, alteration, pointing drystone walling and replacement in modern materials.

4.65 Boundary walls and hedges are a defining feature of the Conservation Area and in addition to their piecemeal removal many are altered beyond

recognition, including pointing of drystone walls. It is important to value the local diversity of boundary materials and resist replacement with modern concrete block walling, modern metal railings and timber fencing.

Installation of satellite dishes

- 4.66 There are planning controls on the siting of satellite dishes to prevent a clutter of visually intrusive equipment. The placing of satellite dishes on a wall, roof or chimney which is visible from the highway requires planning permission and will be resisted. Alternatives such as ground mounting, mounting on an outbuilding or on less visible elevations should be investigated. Whilst unauthorized satellite dishes are not at present a particular problem within the Conservation Area it could in the future become an issue and advice needs to be given on careful siting.

Replacement windows and doors

- 4.67 Throughout the Conservation Area the unique qualities of the area are being eroded by the incremental removal of historic detailing. Caverswall is fortunate in having its central area largely untouched by new building and major alterations, and the majority of its buildings are of historic interest. However, few buildings retain windows and doors of their original design which takes away from the overall distinctiveness of its buildings and is particularly harmful on terraces. Due to the pressure to individualise property and the availability of off-the-peg standardized windows and doors the rate of change is rapid. Part L of the Building Regulations specifically allows exemption for buildings in Conservation Areas from complying with the Regulations where historic detailing is threatened by building alterations; this can include retaining or reinstating single glazing. Alternatively, modern thermally efficient windows can be bought which retain the appearance of their traditional counterparts. Unfortunately, the use of top opening lights, staining, upvc and poorly designed double glazing are found throughout Caverswall which damage its character and appearance.

Other alterations to buildings

- 4.68 The application of pebbledash and hard cement render over brick or stone is a feature of 20th century urban areas and harmful to the appearance of historic buildings. Many buildings in Caverswall have been rendered which conceals traditional detailing and can harm their long-term preservation. Where buildings are rendered the application of a smooth breathable lime render gives a more traditional finish and minimizes damp problems. Proposals to newly render brick or stone buildings require planning permission and will generally be discouraged. The erection of front porches will also be discouraged as these do not form part of local traditional building design and on terraces can destroy the overall unity of the range. The truncation or removal of chimneystacks and loss of chimney pots is also seen throughout the area and is damaging to the roofscape.

Buildings/areas in need of improvement

- 4.69 Areas in need of improvement include the land and farm buildings to the south-eastern side of Blythe Bridge Road and the condition of farm buildings at Dove House Farm. The latter have permission for conversion to dwellings but have stood empty and derelict at the entrance to the village for many years. Several of the buildings fronting Blythe Bridge Road are of great age with evidence of blocked mullion windows and other detailing behind hard cement render. At the rear the fine stone ashlar walling can be seen. The removal of the render and restoration of exterior of the buildings would transform this range of historic cottages. Similar works could be undertaken to the window openings at Stone House

The Square

- 4.70 Opportunities exist to enhance this central area which currently is affected by poor quality street surfaces and street clutter. Reducing the visual width of the road and introducing a defined pavement could lead to opportunities for street furniture, quality surfacing and planting.

Other negative factors

- 4.71 Electricity and telephone facilities are essential but within the village the poles and criss-crossing wires are visually intrusive. Consideration should be given to placing them underground where opportunities arise.
- 4.72 The rural character of the village is one of its essential qualities and the surrounding agricultural fields provide this green backdrop and form an essential break between the village and conurbation of Stoke-on-Trent. It is vital to maintain this open break to preserve the setting of the village.
- 4.73 Some of the issues are difficult to address but others can be influenced by taking positive action through long-term planning, grant aid, information and publicity. Additional planning powers do exist to control external alterations to houses by requiring permission to replace windows and doors, erect of front extensions and construct hardstandings. However, the restriction of individual's rights to carry out alterations requires a public commitment to want to preserve the unique character of the area and to reverse some of the damaging alterations.

General Condition of Area and Built Fabric

- 4.74 The overall condition of the area is tidy and its buildings overall appear in good condition. The farm buildings at Dove House Farm are in need of repair as are sections of the moat wall at Caverswall Castle.

Proposed Article 4 Direction'

The character appraisal has highlighted the harm that is being caused to the historic appearance of Cheddleton from the incremental erosion of historic detailing to residential property. It is therefore proposed that an Article 4 Direction is served to withdraw permitted development rights for specific types of development.

Many external household alterations are classified as 'Permitted Development', under the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (The GPDO). This means that they can be carried out without the need for planning permission, even in Conservation Areas. Permitted Development rights currently exist for a large number of alterations that can have a significant impact on the character of the area. This can include the loss of traditional style windows and doors (and changes to the size of openings), loss of local roofing materials or designs of chimney stacks and local wall finishes. Loss of traditional boundaries to frontages and the creation of hardstandings also harm the setting of these buildings. In particular, where the character of an area is dominated by repeated architectural details, locally-distinctive features and a rhythm of detailing to buildings and their frontages loss of those features places the character of the conservation area under threat.

An Article 4 Direction enables the Council to require owners and/or occupiers to apply for planning permission for certain alterations where the character of a conservation area is under threat. Article 4 Directions have recently been introduced in Leek, Rudyard and Oakamoor Conservation Areas and have been successful in protecting the distinctive character of these areas.

The Article 4 Direction would cover the elevations of residential properties fronting a highway, waterway or open space.

An Article 4 Direction does not prevent the development, but instead requires planning permission to be first obtained from the Council. This will enable the Council to preserve locally distinctive features and to encourage improved

detailing and materials. Historic England advises that Article 4 Directions can increase the public protection both of designated and non-designated heritage assets, and help the protection of the setting of all heritage assets. The NPPF states that ‘the use of Article 4 Directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area...’

The Council is producing Design Guidance to encourage appropriate types of development and suggest ways of retaining and reintroducing local details and materials.

5 Community Involvement

- 5.1 The Conservation Area Appraisal will be the subject of public consultation prior to its formal adoption by the Council. A management plan will be prepared to establish a plan of action for securing the preservation and enhancement of the area and this will be the subject of local consultation.

APPENDIX ONE

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CONSERVATION AREA

SJ 94 SW CAVERSWALL AND CAVERSWALL LANE WERRINGTON, C.P. (south side)

4/2 West Lodge to Caverswall Castle

3.1.67

II

Lodge. Circa 1890. Red sandstone ashlar; flat roof concealed behind crenellated parapet of a sympathetic style to the castle (q.v.). Two-storey entrance front with raised strings at ceiling level. Single range of three-light chamfered mullioned and transomed windows to left end and similar to right, set in a diagonally-facing rectangular bay set on the angle of the building, small central window set over a recessed panel bearing low relief coat of arms; labelled round-arched entrance below with part-glazed door.

Listing NGR: SJ9484842768

SJ 95 42 CAVERSWALL AND CAVERSWALL ROAD (West side) WERRINGTON C. P.

12/3 Church of St. Filomena (R.C.)

II

Catholic Church. 1863-4 by Gilbert Blount. Rock-faced, coursed stonework; banded tiled roof; verge parapets with buttressed bellcote at west end; nave (south porch) and chancel. Nave: buttressed at angles and to east of centre; four lancet windows widely spaced 1:3 flanking gabled porch with moulded pointed arch. West end has slight central break with two light pointed west window over west door and figure in pointed niche set under bellcote. Lower chancel, angle buttressed of one window, pointed of two lights and plate tracery. The church occupies a prominent position in the village centre flanking the approach to the Church of St. Peter (qv).B.O.E. p.95.

Listing NGR: SJ9512842853

SJ 9542 CAVERSWALL AND CAVERSWALL ROAD (West WERRINGTON C.P. side)

*12/4 Caverswall Castle, Screen walls, Gatehouse 2.5.53 and Bridge
(formerly listed as Caverswall - Castle)*

I

Castle, later country house. C13 foundation to superstructure of circa 1615, enlarged, altered and refitted circa 1890. The work of 1615 has been attributed to Robert and John Smythson. Red sandstone ashlar; flat roofs largely invisible behind crenellated parapets with multishafted C19 side stacks; the gatehouse and angle towers have tiled roofs and balustraded parapets. Built in a castellar, supra-vernacular style with a foretaste of Bolsover and echoes of Longleat (and strangely reminiscent of Castle Drogo by Lutyens). House: the single-fronted house is a truncated rendition of the Slingsby plan and facade with symmetry upset by the lack of an eastern stair tower, the vacuum part filled by the additions of 1890 leading on to the gatehouse. Facade: of 3 storeys on a raised plinth over cellars (which are only part below ground level), banded at ceiling levels up to crenellated parapets, fenestrated on all 3 levels by five 3-light chamfer mullion and transom windows, the outer inset slightly from the extremities and formed into full height 3-sided bays with similar 2-light windows to angled sides; the central entrance has a small, 3-sided underplayed single storey porch with balustrated parapet and part-glazed C19 doors. The square stair tower is well set back on the west side of the front rising a further storey, banded only under the parapet and fenestrated at that level by a three-light mullioned window with further two-light windows rising with the stairs; the C19 wing of two storeys slightly set back on the east side, of similar style including the two windows, the left hand a bay; the right hand first-floor window has a panel under inscribed "MDCCCXCI". Retaining structure: the house is set to the north side of a square retaining enclosure surrounded by an excavated moat which opens out to lower ground level on the west, forming a prospect which was never used. The lower parts of the walls (approx. 9m high) appear to be the only remnant of the medieval castle (the stonework above garden level certainly seems homogenous with the house) rising to plain parapets (set at garden level) and with octagonal towers on all but the northern-most angle. These rise to two storeys above the inner garden level (and thus approximately four storeys from the floor of the moat); they are pyramidally roofed with balustraded parapets and fenestrated by two-light mullioned windows on most facets but only to the final two storeys. The Gatehouse: of similar style; set on the east side and attached to the angle of the C19 wing of the house; fronted with two 3-sided bay turrets flanking an entranceway with rounded 2 centred arches; the inner face is flush. The gatehouse leads onto the bridge of two round arches with C19 balustrade set on a corbelled band. Interior of main house: entered via a screens passage with the hall opening out to the left via a round arch with carved figures; all the walls are panelled; two round arch (again in imitation of the medieval layout) doorways at far end and fireplace to north (inner) side; the overmantel has C17 elements but heavily remodelled and enriched in the C19 restoration; ovolo moulded beams and joists. Stairway: entered through one of the doors (the other is a blind dummy) at the rear of the hall rising in straight flights, a C19 restoration; lions and unicorns on newels, vase balusters. Dining Room: has 3 C17 low relief panels of hunting scenes reset in C19 over- mantel and late C17 or early C18 panelling. Library: early C18 panelling, C19 strap work, plaster ceiling, C17 overmantel with low relief carvings of fruit. First floor billiard room: set over hall with elaborate C19 plasterwork. The cellar does not bear the promise of Slingsby's garden room, being a collection of plain and unadorned service rooms. Refs: B.O.E. p. 95. M. Girouard. "Robert Smythson and the [Elizabethan Country House]" p.181-2.

Listing NGR: SJ9507742769

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/5 Steps and balustrading running approximately 2m. south of the south front of Caverswall Castle

II

Steps and balustrading. Circa 1890. Stone. The balustrade set on a plinth approximately 1000mm above ground level runs the length of the 1615 facade of Caverswall Castle (q.v.). Rusticated pillars with ball finials; four bays with fretted strapwork set either side of central flight of 6 steps leading to entrance. Included for group value.

Listing NGR: SJ9508942798

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/6 Sundial approximately 20m. south of entrance front to Caverswall Castle

II

Sundial. Probably of circa 1890. Red sandstone. Approximately 1200mm. high of baluster style and with banded capital; top and dial replaced. Included for group value.

Listing NGR: SJ9507742780

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/7 East Lodge to Caverswall Castle and balustraded screen 3.1.67 wall (formerly listed as East Lodge of Caverswall Castle)

II

Lodge. Dated 1890. Red sandstone ashlar; flat roof concealed behind crenellated parapet. Of a sympathetic style to the castle (q.v.). Two-storey, three-window front, banded at ceiling levels; 3-sided bay to left side with 1:3:1 light mullioned and transomed windows, further similar windows to right end of centre, set over inset labelled panel inscribed WE labelled round arch entrance, the stops inscribed "A.D." and &A "1891"; part glazed door. The lodge occupies a prominent position in the village centre between the Church of St. Peter (q.v.) and the Church of St. Filomena (q.v.).

Listing NGR: SJ9515142821

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/8 Church of St. Peter 3.1.67

*GV II**

Parish Church. C12 and C13. Core remodelled C15 and substantially altered C17 and restored 1880 by Lynam. Coursed, squared and dressed red sandstone; tiled roofs; verge parapets. West tower, nave, north and south aisles and chancel. Tower: squat and square of approximately 3 stages with diagonal buttresses of four stages; raised string under

crenellated parapet, small pinnacles at angles; two-light, almost round-arched bell chamber openings, 3-light west window with panel tracery. Nave: clerestory of three C17 four-light chamfer mullion windows. North aisle: C13, flat roofed behind parapet, buttressed at angles; 2, 2, 3, light windows, the former pair curvilinear the latter geometric, all with labelled, virtually round arches; round arch door to west bay. South aisle: similar, but all three 3-light windows appear to date from the C19 work, small gabled porch over door on west bay. Chancel: C12 of similar ridge but lower eaves height, two wide bays divided by thin buttresses with lancets to either side of east bay; east window of two round-arched lancets with tall round relieving arch. Small C19 flat-roofed vestry to south side. Interior: nave of 5 bays on round columns and with (C17) round arches, the west bay is shorter and therefore pointed to achieve a similar height. Arch braced collar roof with brattished purlins and exposed rafters, pointed C19 chancel arch by Lynam; chancel roof of trussed rafters, aisles beamed. Pulpit C17 oak, octagonal and with miniature blind panel arcading of typical style. Font: stone, octagonal on octagonal plinth. Glass: Kempe, Holiday and Selwyn Image. Monuments: (chancel, north side from west to east) Parker C17, painted; broken segmental pediment over 3 panels flanked by Corinthian pilasters, apron below. Sir Thomas Parker 1784 marble plaque with obelisk finial, figured urn in low relief, fluted side bands. Countess of St. Vincent 1816 by Chantrey; marble, kneeling figure (C17 plaque directly behind). South side: George Graddock 1643; stone, exuberantly powerful baroque high relief pedestal and urn, gadrooned above cornice and with flanking festooning. Matthew Craddock; C17 painted plaque. The Craddock family were responsible for the work at Caverswall Castle (q.v.). B.O.E. p. 95.

Listing NGR: SJ9516842788

SJ 9542 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/9 Church wall, piers to north and east of Church of St. Peter

II

Churchyard wall, piers and gates. Probably late C18. Rusticated ashlar gate piers to north with corniced cappings and ball finials. Wall has moulded coping ramped down from piers to east side. C17 lintel on north west section.

Listing NGR: SJ9517342817

SJ 95 42 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/10 Group of 8 chest tombs in area defined by paths in north-west corner of churchyard of St. Peter

II

8 chest tombs. Stone. 4 to north-west corner of similar style: Josiah Saunders d. 1847, Rev. Josiah Saunders d. 1791, William Hill d. 1776 and George Swift d. 1811, all of same size with inset banded angle pilasters, alternating fleuron and fluted bands to frieze and moulded top. Closer to the church tower lie Mary Shaw d. 1787 and the Hulme Memorial (from 1717 but more close to the 1787 date referring to Elizabeth Hulme). The former has moulded pilasters at angles, the latter with reeded pilasters to the angles with unusual Neoclassical surbase crest and Thomas Bentley d. 1822 with reeded pilasters to centre and angles.

Listing NGR: SJ9514542804

SJ 95 42 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/11 Group of 2 chest tombs and one pedestal tomb to west and south of tower of Church of St. Peter

II

Group of 2 chest tombs (to south) and pedestal tomb (to west). All of stone. The latter to Ralph and Joseph Boulton d. 1807 with battered sides, pediments over inscription panel and heavy moulded surbase. Ralph Lees d. 1811 with moulded plinth and pilasters on angles all on repaired brick base. Hannah Wallace d. 1771 similar to above.

Listing NGR: SJ9515442783

SJ 95 42 CAVERSWALL C.P. CAVERSWALL ROAD (West side)

12/12 Wilshaw memorial and railed enclosure approximately 20m. north of Church of St. Peter

II

Pedestal tomb and railed enclosure. Elizabeth Wilshaw died 1817. Stone. Inscribed die with shield-shaped surround, moulded surbase and urn finial all on repaired stone plinth with cast iron railings, capped by urns at angles.

Listing NGR: SJ9516442805

*SJ 95 42 CAVERSWALL AND CAVERSWALL ROAD (West side)
WERRINGTON C.P.*

12/13 Wood memorial approximately 5m south of chancel of Church of St. Peter

II

Chest tomb. Mary Wood, died 1794. Stone. Inscribed sides, inset pilasters at angles with moulded bands; top slab with moulded edge.

Listing NGR: SJ9517342777

SJ 95 42 CAVERSWALL AND CAVERSWALL ROAD (West side)
WERRINGTON C.P.

12/14 Dovehouse Farmhouse

II

Farmhouse. Early C19. Red brick; tiled roof; end stacks. L-shaped plan. Two-storey, three-window front; glazing bar sashes with painted wedged leads; central entrance with painted stone Tuscan doorcase; diagonal glazing bars to overlight; C20 part-glazed door.

Listing NGR: SJ9518842720

SJ 95 42 CAVERSWALL AND THE HOLLOW (North side)
WERRINGTON C.P.

12/17 Stone House

3.1.67

II

House. Late C17 with C18 refacing and C20 alterations. C17 cross wing in coursed dressed and squared stone, refacing in painted brickwork; tiled roofs; cross wing has verge parapets with pitched copings and corbelled kneelers. T-shaped plan with brick ridge stack rising behind entrance at intersection of ranges. Frontage in two parts: projecting gabled parlour wing to left (lying at lower end of gradient) of two storeys, cellar and gable-lit attic; raised string at first floor level; single range of windows formerly of 3,4,4 and 2 light chamfered mullion lights, labelled to attic and first floors; now only attic remains; ground and first floors have C20 casements of reduced width and increased depth and cellar window has been blocked up. Set back brick cross-wing to rear. Well set out range of 3-light casements to far right, segmental head to ground floor; entrance set against return angle with boarded door. Side elevation to far left retains three out of four 3-light chamfered mullioned windows.

Listing NGR: SJ9512842933

SJ 94 SE CAVERSWALL AND ROUGHCOTE LANE (East side)
WERRINGTON C.P.

5/21 Bank House Farmhouse

II

Farmhouse. Early C19. Red brick; tiled roof on dentilled eaves; brick end stacks. 3-storey, 3-window front of C20 3-, 2-, 3-light casements of diminishing proportions, all with painted wedged heads ramped up to moulded keystones; ground-floor windows are brought

out to shallow bays with corniced heads under lintel; outer first-floor windows have non-fitting C20 shutters; central entrance with small pedimented Tuscan porch; C20 'Tudor' door has rectangular overlight.

Listing NGR: SJ9510543198

*SJ 95 42 CAVERSWALL AND THE SQUARE
WERRINGTON C.P.*

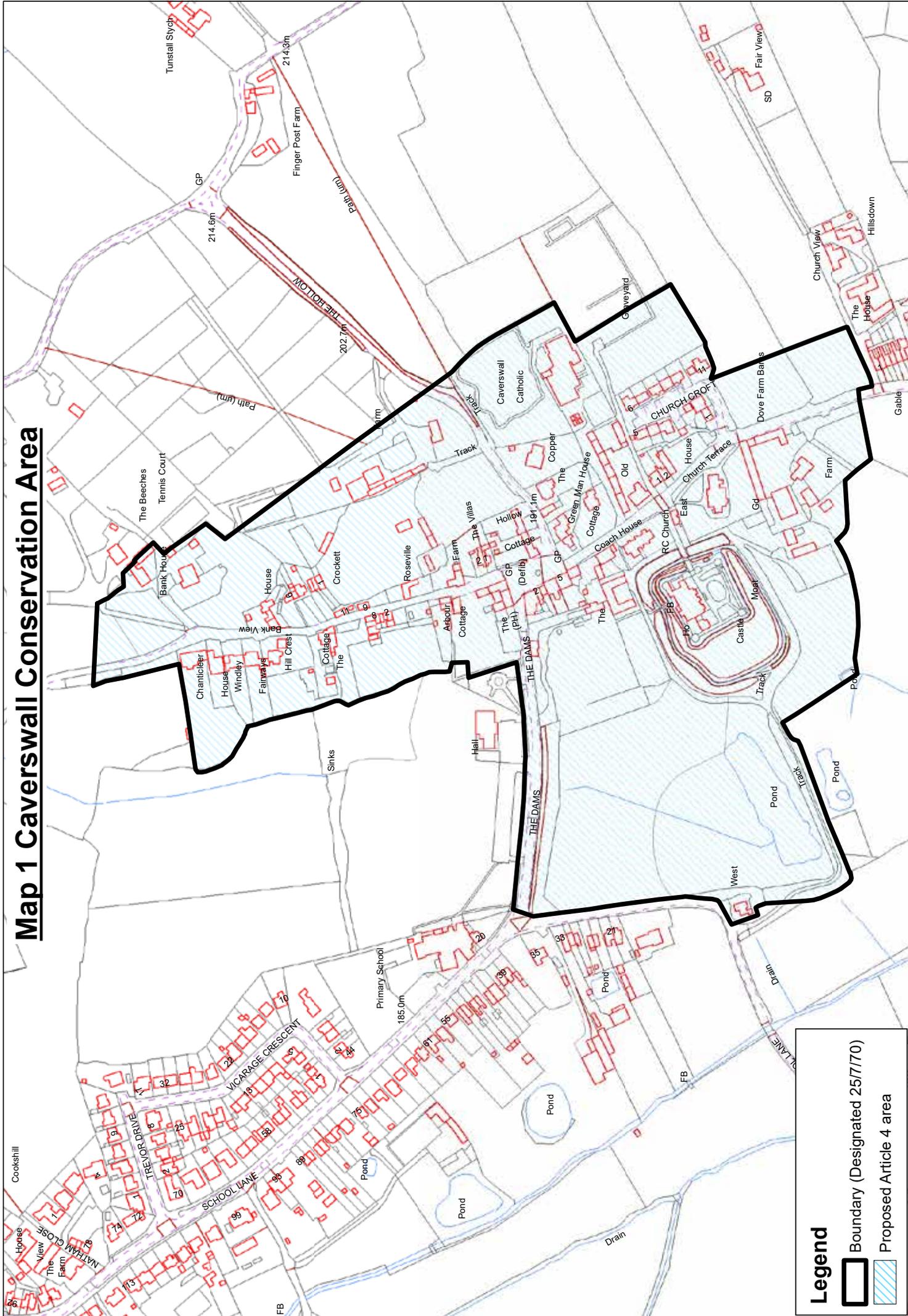
12/22 No. 4

II

House. Early C19. Painted, rendered brickwork; tiled roof; end and centre ridge stacks. Two-storey, two-window front; square, six-pane sashes with painted wedged heads, inscribed imitating voussoir blocks and raised keystones; central entrance with low-pitched pediment over on console brackets; C20 part-glazed door has rectangular overlight. The building faces The Stonehouse (q.v.) across the square.

Listing NGR: SJ9509242917

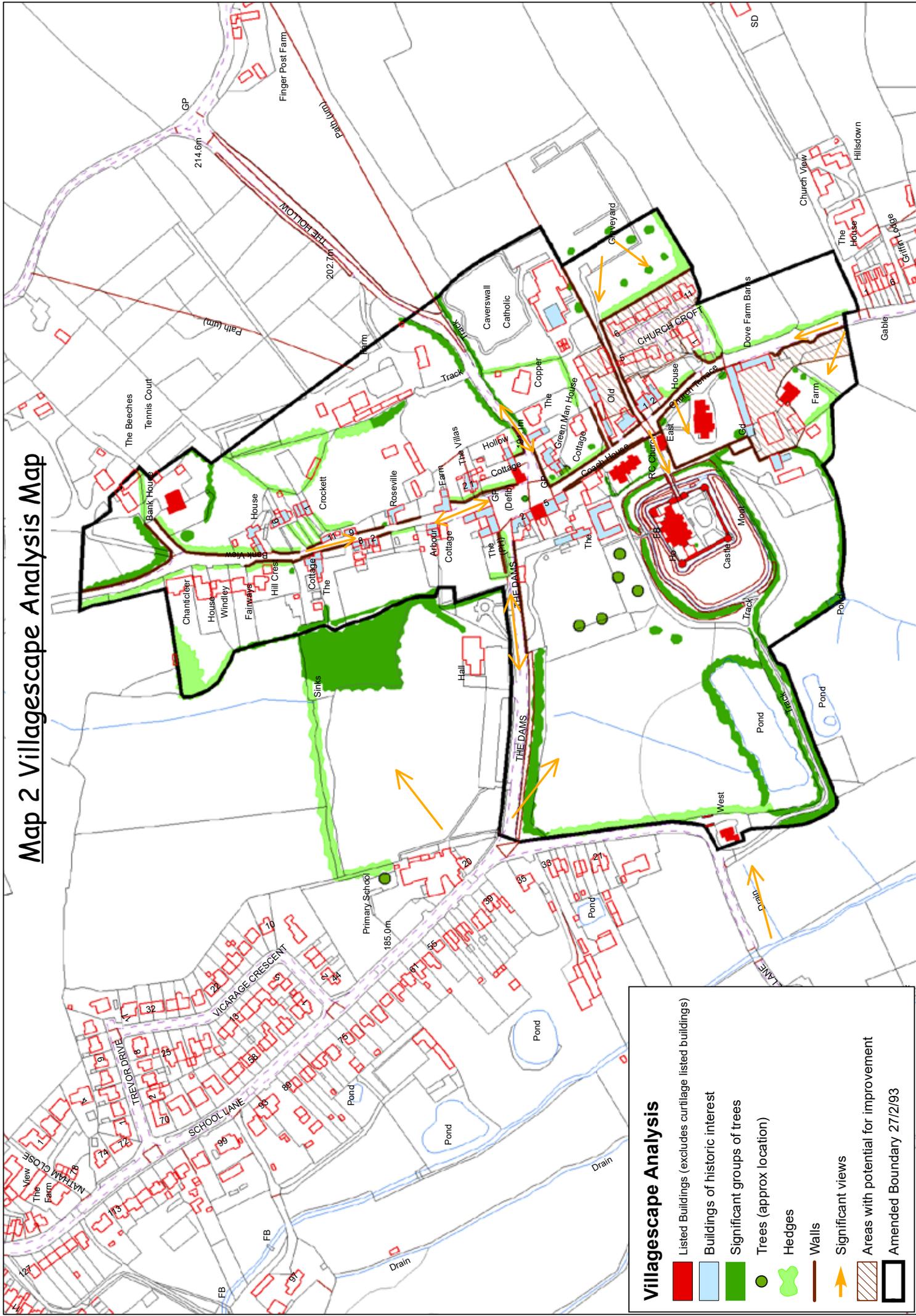
Map 1 Caverswall Conservation Area



Legend

-  Boundary (Designated 25/17/10)
-  Proposed Article 4 area

Map 2 Villagescape Analysis Map





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