

Pattingham

Conservation Area Management Plan



South Staffordshire Council

Adopted 11 November 2010

Preface

South Staffordshire is a special place. Located cheek-by-jowl with the urban areas of the West Midlands conurbation and subject to constant pressure for development it still retains a strong rural character. Landscapes within the District change from one part to another, reflecting differences in the underlying geology and the location of villages within the landscape change too.

Our villages are a source of local pride and many are designated as conservation areas. Within these areas there are noticeable differences in many buildings in terms of their materials, designs and details. These variations, known as local distinctiveness, give individual character to different parts of the District.

Our first conservation areas were designated 40 years ago. The District was amongst the first in the country to do this and now has 19 conservation areas covering 16 of its villages and the entire lengths of the three canals which traverse it.

Designating a conservation area is not an end in itself. Local authorities need to develop policies which identify clearly what features of the area should be preserved or enhanced and set out how this can be done. Character Appraisals provide a clear assessment and definition of an area's interest and Management Plans set out the action needed to protect it. Within this the most important policy is a presumption against the loss of elements which have been identified in the character appraisal as making a positive contribution to the special interest for which the area was designated.

We make this presumption here in South Staffordshire and, together with our District-wide Village Design Guide, this Management Plan and Character Appraisal will provide all those involved in the development process with a clear statement of what we regard as special in our conservation areas and how we intend to preserve and enhance this.

Publication of this Management Plan and Character Appraisal of the Pattingham Conservation Area represents another important step forward for the Council in its commitment to the corporate aim: *'To be a Council which protects and enhances South Staffordshire's distinctive environment'*.

"I commend it to you wholeheartedly".

Councillor David Billson – Deputy Leader, Strategic Services



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Pattingham Conservation Area Management Plan

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1. Introduction

1.1 Format & derivation

1.1.1 This Management Plan sets out a mid- to long-term strategy in the form of a series of recommendations and guidelines for the Conservation Area. It has been informed by an accompanying Character Appraisal document for the Conservation Area, which identified its special character and concluded by outlining some of the issues that it faces. This is presented as Appendix 1.

1.1.2 Proposals are split into generic and specific actions. The generic ones are tied in with general management principles, which are to be applied across all of South Staffordshire's 19 conservation areas. A new character appraisal document is being prepared for each of these conservation areas in order to inform these guidelines. The specific actions section is also informed by the findings of the Character Appraisal, but these are tailored to the specific nature of each individual conservation area.

1.2 Purpose & legislative context

1.2.1 This Management Plan sets out guidelines by which the special character of Pattingham Conservation Area can be preserved and enhanced. They will provide a basis for preparing new policies to achieve this.

1.2.2 The preparation of management plans for its conservation areas is one of the Council's statutory obligations under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is discussed in more detail in Section 2.2 of the Character Appraisal [see Appendix 1].

1.2.3 In addition to the statutory requirement to produce these proposals, The Audit Commission also monitors the management of historic assets by local authorities as part of the overarching Best Value scheme. Best Value performance indicator BVPI 219c was a measure of how many up-to-date (i.e. less than five years old) management proposals local authorities had for their conservation areas.

1.2.4 This indicator is a driver for best practice in conservation area management and states: *'Public support for conservation areas as places that give identity to people and places is well established. This indicator will monitor how local authorities are managing their development.'* Although this indicator has now been deleted, the Council considers that up-to-date management plans are an important planning tool and remains committed to their production.

1.3 Local Plan & emerging LDF

1.3.1 Current planning policies for South Staffordshire, including those governing development and management of change in conservation areas, is laid out in the South Staffordshire Local Plan, adopted in December 1996. This is discussed in more detail in Section 2.3 of the Character Appraisal [see Appendix 1].

1.3.2 However, the Local Plan will be replaced eventually by a Local Development Framework (LDF), which is part of the new planning system introduced by the Planning and Compulsory Purchase Act, 2004.

1.3.3 This Management Plan and Character Appraisal document will sit alongside the conservation policies contained within the new LDF and will be complementary to its aims of preserving and enhancing the South Staffordshire's conservation areas.

1.4 Sustainability

1.4.1 The Council will adopt the above Management Plan and Character Appraisal as a Supplementary Planning Document. Their preparation adheres to the principles of sustainability as it underpins the new planning system. The thorough survey of the conservation area, the subsequent identification and in-depth analysis of special character and the partnership with the local community in the preparation of the documents all contribute to reaching the targets set for sustainability.

1.5 Consultation

1.5.1 In line with the increased emphasis on community engagement in the LDF, as well as the existing policies of South Staffordshire Council, the proposals contained in this document have undergone full public and stakeholder consultation before being adopted. Stakeholders have been consulted to inform the content of the documents and to contribute to the formation of the principles contained within them.

1.5.2 The findings of the Character Appraisal and proposals contained within the Management Plan were exhibited at Pattingham Village Hall on the afternoon of Tuesday 1st July 2008, at which 23 people attended. An open public meeting where the proposals contained within the Management Plan were described and discussed followed this.

1.5.3 A record was made of all pertinent comments and, wherever possible, these were accommodated within the final drafts of the Management Plan and Character Appraisal. Revised versions of both documents were made publicly available as downloadable pdfs on the Council's website and the final proposals featured as part of a day long exhibition held at the Council's offices in 2010.

1.5.4 South Staffordshire Council subscribes to the view expressed in the English Heritage document *Guidance on the management of conservation areas* (August 2005) regarding management proposals that: '*involving the local community in their development is essential if the proposals are to succeed.*'

1.6 Monitoring

1.6.1 South Staffordshire Council will seek to review these documents every five years; taking into account Government policy and English Heritage guidance. The contents of this review are outlined in Section 4 of this document. The principles of monitoring are based around creating a 'virtuous circle' of monitoring, review and action.

2. Pattingham Conservation Area - Generic actions

2.1 Policy

2.1.1 It is the Council's duty to preserve and enhance its conservation areas and retained policies in the Local Plan (adopted December 1996) fulfil this duty. Relevant policies for conservation areas are covered in Policies BE7, 9, 12, 14-19. Other policies including Green Belt, Historic Landscape Area, Ancient Woodland and others is detailed in Section 2.3 of the Character Appraisal [see Appendix 1].

2.1.2 The fundamental principles of good management of conservation areas are to be found in these policies, which will be carried forward to the emerging LDF. They can be related to the following set of generic management proposals for all of South Staffordshire's conservation areas, which have been informed by the appraisal documents (see 8.1 Issues).

2.1.3 Overarching aim: to maintain the urban character of village centres and the rural character on the periphery of conservation areas:

- Through the development control process (Policies BE7 & BE9)
- Controlling new shop fronts and signage (Policies BE14 to BE19);
- Addressing traffic issues (in cooperation with Staffordshire County Council);
- Control of boundaries (gates, fencing, walls) and building details (through consideration of designating Article 4(2) Directions to control minor works;
- Improving the quality of the public realm through new schemes and funding;
- Encouraging owners of historic buildings to carry out required repair or improvement through education or possible grant schemes;
- Creating a full Local List of important historic buildings;
- Regularly (every five years) carrying out a new appraisal of each conservation area, if necessary, and updating management proposals: monitoring change (see Section 4);
- Regularly (every five years) assessing the need for boundary changes and new

designations of conservation areas, and carrying out the changes should they be required.

- Regularly (every five years) carry out a survey to assess the condition of listed buildings.

2.2 Other guidance

2.2.1 South Staffordshire Council has adopted Supplementary Planning Guidance (SPG) on '*The Design of Shop fronts and signs in Conservation Areas*'. This document gives advice to shop owners and helps to guide planning decisions regarding changes to the frontages of shops.

These principles have also been carried forward into the District-wide Village Design Guide, which was adopted as a Supplementary Planning Document (SPD) on 15 September 2009 and sits within the emerging LDF.

2.2.2 English Heritage and other organisations can provide other guidance, such as specialist information regarding listed buildings, traditional construction methods and materials.

2.3 Development Control process

2.3.1 The system of considering planning applications for their suitability and conformity with national and local policies is long established and is based on more stringent criteria in conservation areas.

2.3.2 While there are additional policies concerning conservation areas and other parts of the historic environment, it is essential that these policies be applied consistently in the development control process.

2.3.3 Applications concerning land or properties within or close to a conservation area are referred to the Conservation Team of South Staffordshire Council. Within the usual period of time for consideration of a planning application, a conservation specialist from the team will advise the planning officer assigned to the application whether the proposal would preserve or enhance the character of the conservation area concerned.

The specialist will, therefore, advise on whether the application should be supported or refused on conservation grounds.

2.3.4 As an important figure in this process, the conservation specialist will be trained in the field of historic building conservation and/or planning, either through formal qualifications, long-term experience in the field, or both. The Skills Base Best Value Performance Indicator BVPI 205 measures the suitability of persons for this and other specialist roles and South Staffordshire Council is committed to meeting these criteria for such specialist roles.

2.3.5 Consistency of approach to determining planning applications is at the centre of a fair system of controlling change, especially in conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn, there is a greater public engagement with the process.

2.3.6 Design and development briefs should be promoted and encouraged on any substantial application in the conservation areas. Due to the significant lack of spare land available for development purposes, any new development is likely to have an impact on the appearance and character of a conservation area.

2.3.7 Therefore, there is a clear case for a coherent written argument in favour of the benefits of the proposal at the time of application. This could take the form of a letter, but ideally would be a more thorough development brief and include mock-up photographs that give an impression of how the proposal would look.

2.3.8 **ACTION:** *The Council will consult a conservation specialist on all development control proposals affecting the character of conservation areas.*

2.4 Enforcement strategy

2.4.1 In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This

will reinforce the message that the development control process is fair and that it must be followed in all cases.

2.4.2 Usually, enforcement action does not result in legal action, but is resolved through effective communication between the Council representatives and relevant parties.

2.5 Street management

2.5.1 The recent appraisal programme has noted that there is a certain amount of room for improvement in the public realm in most of the conservation areas in South Staffordshire. While responsibility for the highways and for some associated street furniture lies with the County Council, the maintenance of most of the public realm is the responsibility of South Staffordshire Council. (For a detailed analysis of the public realm in the Pattingham Conservation Area see Section 5.4 in Appendix 1).

2.5.2 A lack of continuity in the design and fabric of the public realm is a common theme throughout conservation areas. While there is a presumption in favour of traditional materials in conservation areas, it is recognised that it is not always practical or financially viable to use traditional materials in large-scale projects.

2.5.3 However, it should always be required that consideration is given to the effect that any new introductions to the public realm will have on the character of a conservation area and reasonable efforts be made to preserve that character with minor modifications to design. For example, traditional colours such as letterbox red should be preferred to more modern shades. Also, consideration should be given to the scale of new features, particularly street lights, and 'conservation' alternatives should be requested and considered when embarking on any large scale scheme of public realm replacement.

2.5.4 It is important that the Conservation Team is consulted early on regarding any proposals to affect material changes to conservation areas. It is often the case that they can bring previous experience to the process, as well as a thorough understanding of the needs of an area.

2.5.5 **ACTION:** *The Council will consult a conservation specialist on all street management schemes affecting the character of conservation areas.*

2.6 Promotion & awareness

2.6.1 While it is often the conservation section that deals first hand with planning applications and other schemes in conservation areas, almost every department in the Council will deal with matters affecting them in some way. It is the responsibility of every employee to give regard to the special character of conservation areas and promote awareness of them to residents. An active Historic Environment Champion (see below) can be an effective way of encouraging understanding across Council departments.

2.7 Historic Environment Champions/Parish Councils

2.7.1 The Historic Environment Champion is a senior member of the Council, usually an elected member, who is nominated to promote historic environment issues at the highest level of the organisation. The Champion can, therefore, play an important role in raising the profile of conservation in general and ensuring that key strategic decisions are taken with a full consideration of their potential effect on the historic environment. This role will be optimised if the champion has a through knowledge of the state of South Staffordshire's historic environment and regular liaison with the conservation section.

2.7.2 Parish Councils and other local bodies are also useful contributors to the process and are consulted for their opinion of planning applications in their localities. The wealth of knowledge contained within Parish Councils is a valuable resource when identifying local character and strong ties with the conservation section are encouraged.

2.8 Education/community involvement

2.8.1 An active engagement with the local community should be sustained after the consultation over the appraisal and management proposal documents. The documents should be promoted in the community as useful aides in identifying and retaining what is important in their area. This, in turn, should promote a sense of ownership that will foster an improved level of understanding of the importance of preserving and enhancing special character.

2.8.2 **ACTION:** *The Council will seek stronger ties with local bodies and interest groups and promote the continued involvement of the local community in managing and enhancing the character of its conservation areas.*

2.9 Production of further guidance/leaflets

2.9.1 A new shop front design and signage guide would help to improve the main shopping area's appearance and enshrine guidance within the emerging LDF. The principles included in the existing guide have been carried forward into the new District-wide Village Design Guide SPD, adopted on 15 September 2009 and sitting within the LDF.

2.9.2 **ACTION:** *The Council will consider preparing and issuing additional design guidance and leaflets as and when appropriate. This may be in response to the continued review of conservation areas in South Staffordshire or other indicators.*

3. Pattingham Conservation Area – Specific actions

In addition to the general proposals, which are to preserve and enhance the conservation areas and to maintain a good knowledge base of them through monitoring and appraisal (as outlined in Section 2), the following actions relate specifically to Pattingham Conservation Area.

3.1 Conservation Area boundary review

3.1.1 After the completion of a thorough survey of the Pattingham Conservation Area, a character appraisal was written. This concluded that only minor boundary revisions are required to ensure that the designation accurately reflects the special character of Pattingham:

Deletions:

- Nos.10 to 30 Westbeech Road;
- College Farm Close.

3.1.2 The recommendation to remove these sites from the Conservation Area is based on conclusions of a survey presented in Section 7 of the Character Appraisal [see Appendix 1]. These properties do not have any specific architectural or historic special interest. Other negative sites, shown on the Townscape Appraisal Map [see pp. 22-23], are not recommended for exclusion from the Conservation Area. This is either due to their location well within the boundary or their role within the Conservation Area's setting.

3.1.3 **ACTION:** *The Council will remove the properties listed under 3.1.1 above from the Conservation Area.*

3.1.4 Buffer Zones

The identification of a 'Buffer Zone' would recognise the impact that development there could have on the conservation area. One such Buffer Zone is proposed for Pattingham. This includes the fields around the path between Broadwell Lane and Patshull Road and to the west of Tan House.

These proposed changes are shown on the Townscape Appraisal Map, which is included in the Character Appraisal [see pp. 22-23]

3.1.5 **ACTION:** *The Council will recognise the importance of the affect of buffer zone land on the character of the Conservation Area.*

3.1.6 **ACTION:** *The Council will continue reviewing the District's conservation areas, including the three encompassing the canals, in order to ensure that each area is included within the most suitable conservation area boundary.*

3.2 Site & building enhancements

3.2.1 While there are a good number of positive buildings in Pattingham, both listed and unlisted, this is offset by some inappropriate new development has been introduced into the Pattingham Conservation Area. However, South Staffordshire Council has, through the use of the planning system, largely succeeded in keeping the historic character intact despite the introduction of some modern shops and houses along the main routes.

3.2.2 Late 20th century development has mainly been inserted in the lanes and fields that abut the main streets. They are mostly single or two-storey residential houses, although there are also some modern community buildings such as the workingmen's club:

- Merchant Close;
- Newgate;
- College Farm Close;
- Old Smithy Close;
- Beech Close;
- High Street shops;
- Pattingham Village Hall;
- Pattingham Working Men's Club.

3.2.3 Although not all of these buildings have a negative impact on the Conservation Area, there are other modern buildings in Pattingham that more successfully blend in with, and even enhance, the character of the Conservation Area such as the barn next to Tan House and The Old Bakehouse.

3.2.4 Houses that built according to individual designs and using traditional materials should be encouraged in the interests of enhancing the character of the Conservation Area.

3.2.5 ACTION: *The Council will seek to ensure that further developments in the Pattingham Conservation Area respect its historic character. Schemes that are not of a design or scale that is sympathetic to the character of Pattingham Conservation Area will continue to be resisted, where appropriate.*

3.2.6 ACTION: *The Council will encourage the redevelopment of sites or buildings which make a negative contribution, to ensure that the character or appearance of the Conservation Area is enhanced.*

3.2.7 ACTION: *The Council will continue to encourage good design and the use of traditional materials through such schemes as the South Staffordshire Council Conservation & Design Awards.*

3.3 Setting, views, gateways & buffer zones

3.3.1 The setting of a conservation area is very important. It has been established that development that affects views into and out of a conservation area can affect its special architectural or historic interest. Development that impacts in a detrimental way upon the immediate setting and longer views into and from a conservation area can detract from its special character. The proposals therefore include the identification of areas of land around the Pattingham Conservation Area as a buffer zone [see Section 3.1.4 above].

3.3.2 Development in this zone can have an effect on the special interest of the Conservation Area and as such development proposals here will be assessed against the impact that they will have on the character of the Conservation Area. Important views are identified on the Townscape Appraisal Map in the Character Appraisal [see pp. 22-23].

3.3.3 ACTION: *The Council will seek to ensure that development within the buffer zone preserves or enhances the special interest of the Conservation Area and causes no harm to that special interest.*

3.3.4 ACTION: *The Council will also seek to ensure that these views remain protected from inappropriate forms of development and that due regard is paid to them in the formulation of public realm works or enhancement schemes.*

3.3.5 ACTION: *The Council will require new development in and around the village to respect the character of Pattingham in terms of density and scale.*

3.4 Advertisement control

3.4.1 PPG 15 recognises that all outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed. The visual appearance of the Pattingham Conservation Area suffers less from garish advertisements than many other conservation areas in South Staffordshire, however, it is important that any future additions are carefully monitored.

3.4.2 ACTION: *The Council will ensure that all proposed advertisements accord with policies BE14 to 19 of the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.*

3.5 Amenity space

3.5.1 Pattingham benefits from small areas of public open space within the Conservation Area that contributes to its character and appearance. It is important that the standard to which the area is maintained is upheld in the future.

3.5.2 ACTION: *The Council will continue to work with other agencies such as the Pattingham & Patshull Parish Council and Staffordshire County council to ensure that the open spaces are well maintained and enhanced, as appropriate.*

3.6 Traffic signs & streetlights

3.6.1 Signs and notices often spoil the visual attractiveness of the place. While traffic signs are obviously necessary, many are ill sited and there may be an over provision.

Also, the character appraisal has identified the lack of a cohesive style of street lamp in the Conservation Area. In conservation terms it would be ideal if a traditional height and style lamp were introduced across the area.

3.6.2 ACTION: *The Council will seek to compile an audit of all road signage and street furniture in the Conservation Area with a view to bringing about a simplified and better-coordinated approach in line with the principles set out in English Heritage's latest 'Streets For All' publication.*

3.7 Trees & landscape

3.7.1 All trees are protected within conservation areas by the requirement for landowners to notify the Council of their intention to lop or trim them. Tree Preservation Orders provide an additional protection for significant trees and groups of trees, where any proposed action requires consent from the local planning authority.

3.7.2 Within the Pattingham Conservation Area; it is expected that any development would respect the role of trees within the Conservation Area, and ensure that they would continue to preserve and enhance its special character.

3.7.3 ACTION: *The Council will seek to prepare a Tree Management Programme, identifying all mature trees within the Conservation Area (privately as well as publicly owned) and ensuring that priorities are agreed and funding set aside for the costs involved in remedial works or replacement.*

3.8 Quality of pavement surface

3.8.1 Paving and surface materials throughout the area are generally modern, uncoordinated and sometimes poor quality. Access along the pavements is also often awkward due to their narrowness and some roads only have pavement on one side of the highway. The pavements fail to enhance or reinforce the historic identity of the Conservation Area.

3.8.2 ACTION: *The council will seek to review design and materials of paving/streetscape throughout the area with a view to publication of a streetscape manual setting out principles for public space design. Proposed new areas of paving shall be appropriate to the historic environment in which they are set.*

3.9 Statutory & local list

3.9.1 While some of Pattingham's historic buildings are included on the statutory list, other buildings do not fit the strict criteria for listing but are important in the local area.

3.9.2 The Council is in the process of compiling a list of Buildings of Special Local Interest; the criteria for which are described in Section 6.3 of the Character Appraisal [see Appendix 1].

3.9.3 Within this, Section 6.3.3 lists a number of buildings identified as part of the survey work undertaken for the preparation of this Management Plan for consideration for inclusion on the Council's local list. These are identified on the Locally Listed Buildings Map presented as Appendix 5.

3.9.4 ACTION: *The Council will compile a list of Buildings of Special Local Interest (i.e. a 'local list') and develop policies promoting their retention and improvement. This will include the properties identified in Section 6.3.3 of the Character Appraisal [see Appendix 1].*

3.10 Highways/traffic/pedestrians

3.10.1 The Council has no direct control over highways, which is under the remit of Staffordshire County Council.

3.10.2 However, the public footpaths are owned and maintained by other organisations and individuals and the Council works with them to ensure that the special character and function is maintained.

3.10.3 ACTION: *The Council will also work with landowners to ensure that public rights of way are maintained and enhanced.*

3.11 Grants – assessment of existing & potential for new schemes

3.11.1 There are currently no local or national grant schemes available to promote new schemes in Pattingham that could preserve or enhance the character of the Conservation Area.

3.11.3 **ACTION:** *The Council will consider starting new grant schemes and working with other local and national bodies to create new grant schemes that could preserve or enhance the character of the Pattingham Conservation Area.*

3.12 Buildings at Risk/ Urgent Works Notices

3.12.1 South Staffordshire Council has completed a survey of listed buildings and will publish a report on their condition. None of the sites included on English Heritage’s HERITAGE AT RISK REGISTER for South Staffordshire lie within the Conservation Area.

3.12.2 Generally it appears that all of the listed buildings in the Conservation Area are in good condition and it seems unlikely that there would be any need for Urgent Works Notices to be served in the short or medium term.

3.12.3 However, the chest tombs in the churchyard are overgrown with weeds and some simple removal of growth will help secure the integrity of the historic structures.

3.12.4 **ACTION:** *The Council will publish a Buildings at Risk Register for all listed buildings in the district and will develop policies to address the issues identified in the register.*

4. Monitoring

4.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging LDF and government policy generally. A review should include the following:

- A survey of the Conservation Area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publication of an updated edition of the Management Plan.

4.2 It is possible that the local community, under the guidance of a heritage consultant or the Council, could carry out this review. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

4.3 This will monitor the changes that have occurred through the continuous processes of development and through individual changes of use. The purpose is to re-evaluate the special character of a conservation area to reach decisions about whether the area still warrants designation, and to check that the boundaries are sufficiently clear in demarcating changes in character.

4.4 It is intended that a photographic record be made of each area at the time of the publication of the appraisal or the time of its reissue following a review, so that changes are monitored.

Appendix 1: Pattingham Conservation Area Appraisal

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1. Summary

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1.1 It is the conclusion of this Character Appraisal of the Pattingham Conservation Area that its key characteristics are those of:

- A large rural village spread along a linear High Street and connecting lanes, which meet at a crossroads beside a medieval church and an historic inn;
- A topography comprised of hilly and winding roads and tracks such as Broadwell Lane and the footpath next to Tan House, which reinforce the rural character and afford breathtaking views;
- A rich stock of historic buildings, with 13 listed examples in the Conservation Area, including an early medieval church and some fine larger houses, many from the 18th and 19th centuries;
- Focal points provided by the medieval Parish Church (Grade II* listed), The Pigot Arms (Grade II listed), the large playing fields with adjacent village hall and the shops on the south side of High Street, which act as the hubs of commercial and social activity;
- A strong use of red in the buildings, which gives a rich rusty look to them; the sandstone Parish Church, the red brick elevations of secular buildings and the sandstone walls;
- A distinctive look to many cottages and smaller houses determined by the sandstone boundary treatments featuring large irregularly cut rocks. Some of the larger, grander houses have tall brick walls or low walls with decorative railings, usually painted black;
- The long sandstone churchyard wall with smoothly hewn pieces of rock laid elegantly along High Street and Patshull Road defining this key corner in the Conservation Area;
- Extensive use of hedging as a boundary treatment, particularly in the southern part of High Street and in Wolverhampton Road, and;
- A northern and western boundary defined by the fields leading across to Patshull Hall and the Shropshire border beyond.



2. Introduction

2.1 The Pattingham Conservation Area

2.1.1 South Staffordshire Council designated the Pattingham Conservation Area on 6th September 1977. The Conservation Area covers the historic core of Pattingham, stretching mainly westwards from the parish hall but also to the north, east and south to include additional historic buildings and the playing fields.

2.1.2 Pattingham has been a rural village, linked with the Patshull Hall Estate, for many centuries and together they now form the modern civil parish of Pattingham & Patshull. Dispersed farm buildings around the early medieval church formed the core of the original village and the gaps between them have been infilled with large red brick houses, estate cottages and other residential houses since the 18th century.

2.1.3 In the 21st century the village lanes still retain their historic layout and rural charm, although they are now almost continuously lined with buildings. The village has many trees along the roads and in key groups and these, along with the winding lanes, the open spaces between buildings and the extensive views over the surrounding countryside, have helped retain Pattingham's strong rural character.

2.2 The purpose of a conservation area Character Appraisal

2.2.1 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990. A conservation area is defined as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.

2.2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2.3 Planning policies on the conservation of the historic environment are set out in *Planning Policy Statement No.5: Planning for the Historic Environment* (PPS5). In addition, guidance to help practitioners implement this policy is provided in the accompanying *Planning for the Historic Environment Practice Guide*.

2.2.4 In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Pattingham Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Guidance on conservation area appraisals* and *Guidance on the management of conservation areas* (both August 2005). This document therefore seeks to:

- Define the special interest of the Pattingham Conservation Area and identify the issues which threaten the special qualities of the conservation area (in the form of a 'Character Appraisal').

2.2.5 The Conservation Studio carried out survey work for these documents in October 2007 when a full photographic record was also taken of the area and its buildings. Unlisted buildings which make a positive contribution, trees, water courses, historic shop fronts, views and areas and buildings for enhancement were noted amongst other matters and recorded on a Townscape Appraisal Map. Additionally the existing boundary of the Conservation Area was carefully surveyed and proposals drawn up for a number of changes. The omission of any particular feature does not imply that it is of no significance.

2.3 The planning policy context

2.3.1 This document therefore provides a firm basis on which applications for development within the Pattingham Conservation Area can be assessed. It should be read in conjunction with the wider development plan policy framework as set out in Staffordshire County Council's Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 and in South Staffordshire Council's South Staffordshire Local Plan, adopted in December 1996.

2.3.2 In the Local Plan, Inset Plan 28 confirms that the following policies apply to the Pattingham Conservation Area or to the land that surrounds it:

- Conservation Area Policies: BE5, 7, 9, 12, 14-19
- Green Belt: Policies GB1;
- Countryside Policy C1-4, 8 & 13;
- Landscape Improvement Area: Policies LS9 & 10;
- BE26 (New Development – Design Criteria).

These policies are detailed in Appendix 2.

2.3.3 A Local Development Framework (LDF) is being prepared to help to shape a sustainable future for South Staffordshire. It will replace the existing Local Plan (adopted 1996) and set out the District's spatial planning strategy to 2026. The LDF will combine a number of statutory and non-statutory documents to set out planning policies and proposals to guide the District's development. The statutory ones are known as Development Plan Documents (DPDs) and, together with the West Midlands' Regional Spatial Strategy (RSS), will form part of the Development Plan for South Staffordshire. For further information on the LDF please contact: The Development Plans Team on 01902 696317; email: developmentplans@sstaffs.gov.uk.



3. Location & landscape setting

3.1 Location & activities

3.1.1 Pattingham is located on the border of Staffordshire and Shropshire, 6 miles west of the centre of Wolverhampton and 5 miles southwest of Codsall. Patshull Park lies one mile to the west of the village and straddles the Shropshire border.

3.1.2 The village is in a rural setting with no major trunk roads running through or close to it, although major routes such as the A454, A41 and M54 are easily accessible by car. The sedate character of Pattingham is reinforced by the lack of a railway connection in or near the settlement; the closest railway station is at Codsall. However, its location, close to the industrialised West Midlands, has led to the growth of the village as a commuter settlement.

3.1.3 Activities in the village are mainly related to the everyday needs of the local population. There is a Parish Church, some specialist shops and a small supermarket, two public houses, a large parish hall, a workingmen's club and a primary school. There is also a large playing field and recreation area that provides an important public amenity space.

3.2 Topography & geology

3.2.1 Pattingham lies on a gentle hillside overlooking the Shropshire hills and there is a noticeable descent along High Street from the Parish Church, which stands on the highest ground in the Conservation Area. High Street levels off as it winds out of the Conservation Area in each direction and the Pattingham playing fields slope downhill towards the north with hillside arable fields rising beyond the boundary of the village.

3.2.2 The village and the surrounding countryside has rich soil suitable for farming and is fed by springs and brooks that rise through the red sandstone that is the underlying rock in the area. The soft rock is used in the distinctive boundary walls in the area and on the Parish Church.

3.3 Relationship of the Conservation Area to its surroundings

3.3.1 The Pattingham Conservation Area borders fields and pastures to the north, east and west, and modern residential development to the south. The



Images from Top to Bottom

- Pattingham has a sedate character - the village sign outside the Village Hall
- The surroundings of Pattingham are gentle hills with views out towards Shropshire
- Countryside around Pattingham has a rich soil suitable for agricultural use

surrounding countryside provides an important rural backdrop to the Conservation Area. There are extensive views across from the Conservation Area's highest point around the Church to Patshull Park, and 18th century Capability Brown parkland.

3.3.2 Most modern housing development has taken place to the south of High Street in the form of small roads and cul-de-sacs, although there is also modern housing lining Westbeech Close heading northwards out of the village, and this includes College Farm Close which is currently within the Conservation Area boundary. The more extensive housing development to the south has removed the views across the neighbouring countryside and, therefore, the southern part of the Conservation Area has lost its connection with its rural surroundings.

3.3.3 Several roads radiate out from the village to join with smaller outlying settlements such as Nurton and Rudge (in Shropshire) and these routes, some of which date back to at least medieval times, help to connect the dispersed communities in the parish.



Images from Top to Bottom

- Pattingham's surrounding countryside affords views towards Patshull Park
- Modern housing along Clive Road
- Approaching Pattingham from Nurton

4. Historic development & archaeology

4.1 Historic development

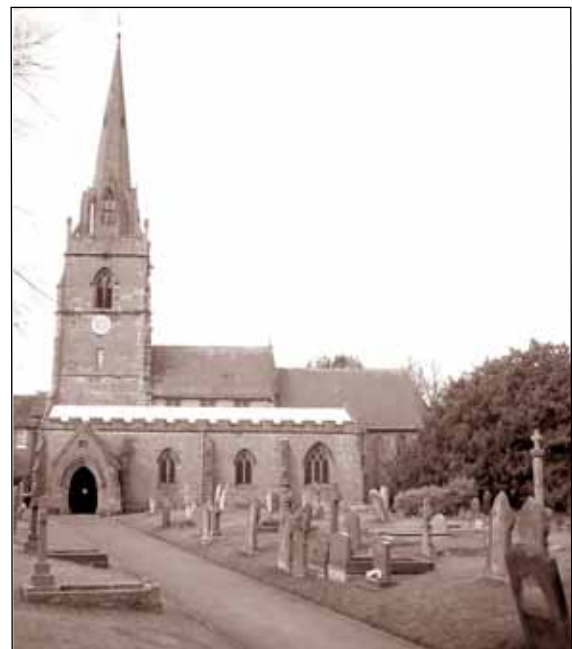
4.1.1 The Earl of Dartmouth bought the Patshull Hall estate in the mid 19th century and as a consequence Pattingham developed from an agricultural settlement into an estate village. Patshull Hall is one of the largest and finest country houses in Staffordshire and stands in the ancient Parish of Pattingham & Patshull.

4.1.2 The name 'Pattingham' could derive from the settlement (or 'ham') of the people (or 'ing') of 'Peatta', who was a Saxon lord. The original settlement could therefore date back to Saxon times, as there appear to be some surviving Saxon foundations under the chancel of the Parish Church, which was certainly established by 1086 as it was recorded in Domesday. Norman parts of the church survive intact, including a distinctive round arch arcade in the nave. At the time of Domesday there were only 14 people living in the whole manor and the population of this agricultural area did not rise significantly over the next few centuries, although its ownership passed through many hands, including The Crown, during its history.

4.1.3 Although Pattingham was a fairly small farming settlement, it was still at the centre of the parish and the focal point for the even smaller dispersed settlements that were scattered around it. The Parish Church was significantly rebuilt in the 13th and 14th centuries and was the focus of the small community. A hall or manor house stood at the junction of High Street and Hall End Lane, which confirms the importance of Pattingham in the local area.

4.1.4 The Parish Church of St Chad was the only building to survive a fire in 1665 and, therefore, none of the domestic buildings in Pattingham predate this time, although the houses were rebuilt along the existing roads and lanes. During the 17th century many of the fields in the village were enclosed and although Pattingham continued to be a predominantly farming community, as it increased in size new occupations were established such as tanning, nailing and smithying.

4.1.5 The London Prentice Inn was built opposite the church by 1759, and is a sign that village activity was re-established on the historic route



Images from Top to Bottom

- John Speed's map of Pattingham, 1610
- An 18th c engraving of The Church of St Chad and its vicarage
- The Church of St Chad after remodelling in the mid-19th c

(High Street) through the settlement between the church and the manor house. The brickfields that were being dug on the edge of the village (on the Rudge Road and at Nurton Hill) by the 18th century produced the raw materials for the bricks that were used to build many of Pattingham's houses.

4.1.6 By the end of the 18th century a number of fine large residences had been built in the village, some of which were set back from the roads in generous grounds, notably around the church. Other large houses, such as Pattingham House, were positioned on the main route through the village, and smaller cottages and working buildings, such as bakeries and smithies, were spread along the road with farmsteads lying on the edges of the settlement. The open space in the centre of the village was also well used and, in early 19th century, the area around the present village hall site was used for bull- and badger baiting and for cock fighting. The village economy was, however, still driven by agriculture as well by as small businesses, such as the manufacture of ploughs and the hire of threshing machines.

4.1.7 The church was extensively rebuilt to the designs of G G Scott in the mid 19th century on the instructions of the 5th Earl of Dartmouth. The building of Estate cottages, notably at the southern end of High Street, also evinces the village's expansion at this time. These developments infilled lots of the gaps in the street scene and brought many outlying cottages and farm buildings into the settlement. However, the most extensive house building, in the mid- to late 20th century, filled in the last gaps and spread the village as far as the isolated historic buildings to its south.

4.1.8 The 1880 Ordnance Survey map shows that many of the key buildings in Pattingham were already established by this time.

4.1.9 The school (built in 1875, from the proceeds of a bequest); church and large houses are all shown, as well as Pattingham Hall, which was not demolished until the 1960s. The concentration of buildings around the narrower twisting part of High Street, to the south of the church, is also in place and there is a noticeable secondary settlement in the southern corner with estate cottages surrounding a congregational chapel.



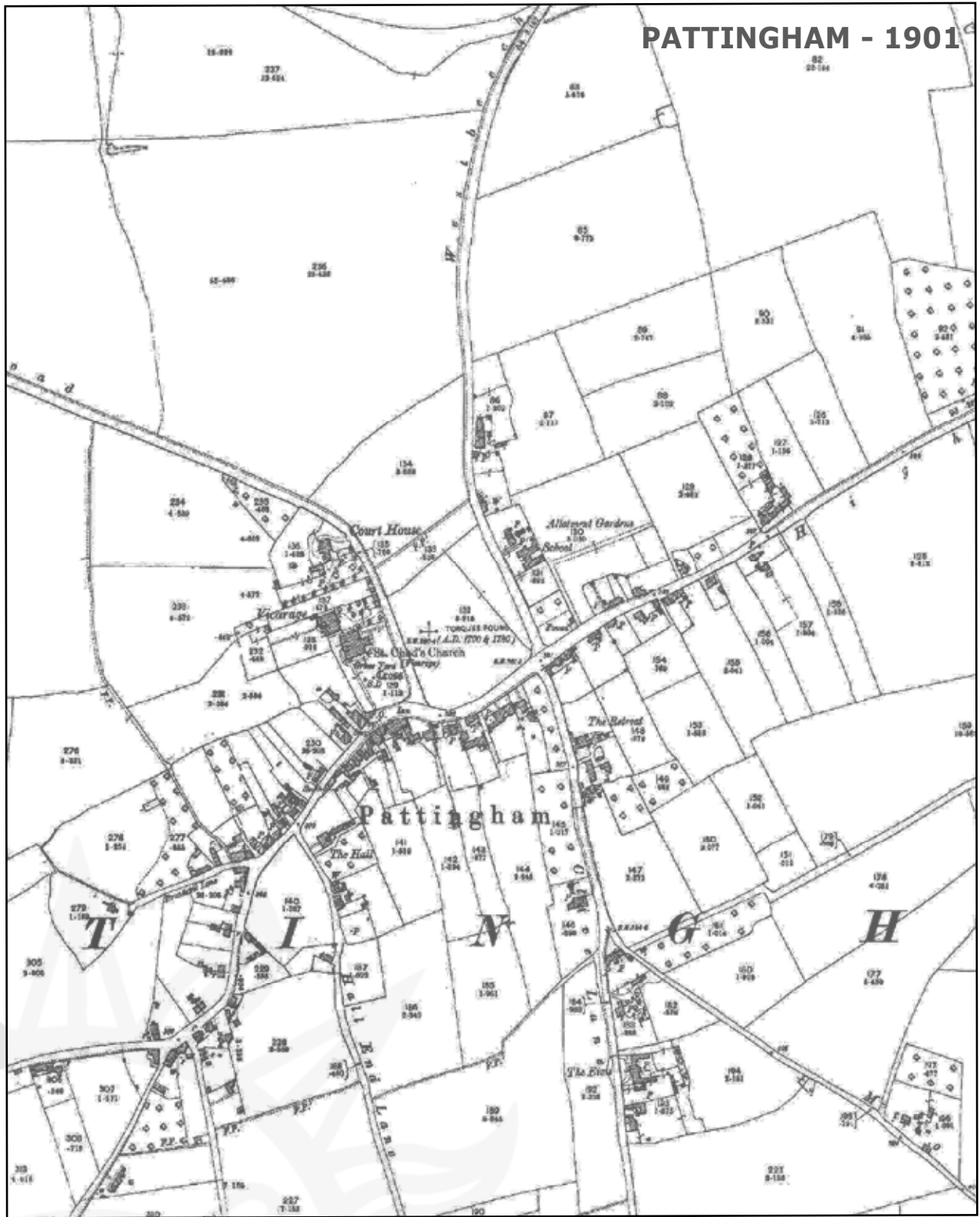
Images from Top to Bottom

- Newgate in the late 19th c
- Highgate Cottages, Wolverhampton Road, was a small market garden for many decades
- Clive Road presented a more rural aspect in 1949
- Pattingham High Street in the 19th c with The Crown Inn on the left



Image

- Pattingham - Ordnance Survey Map 1880



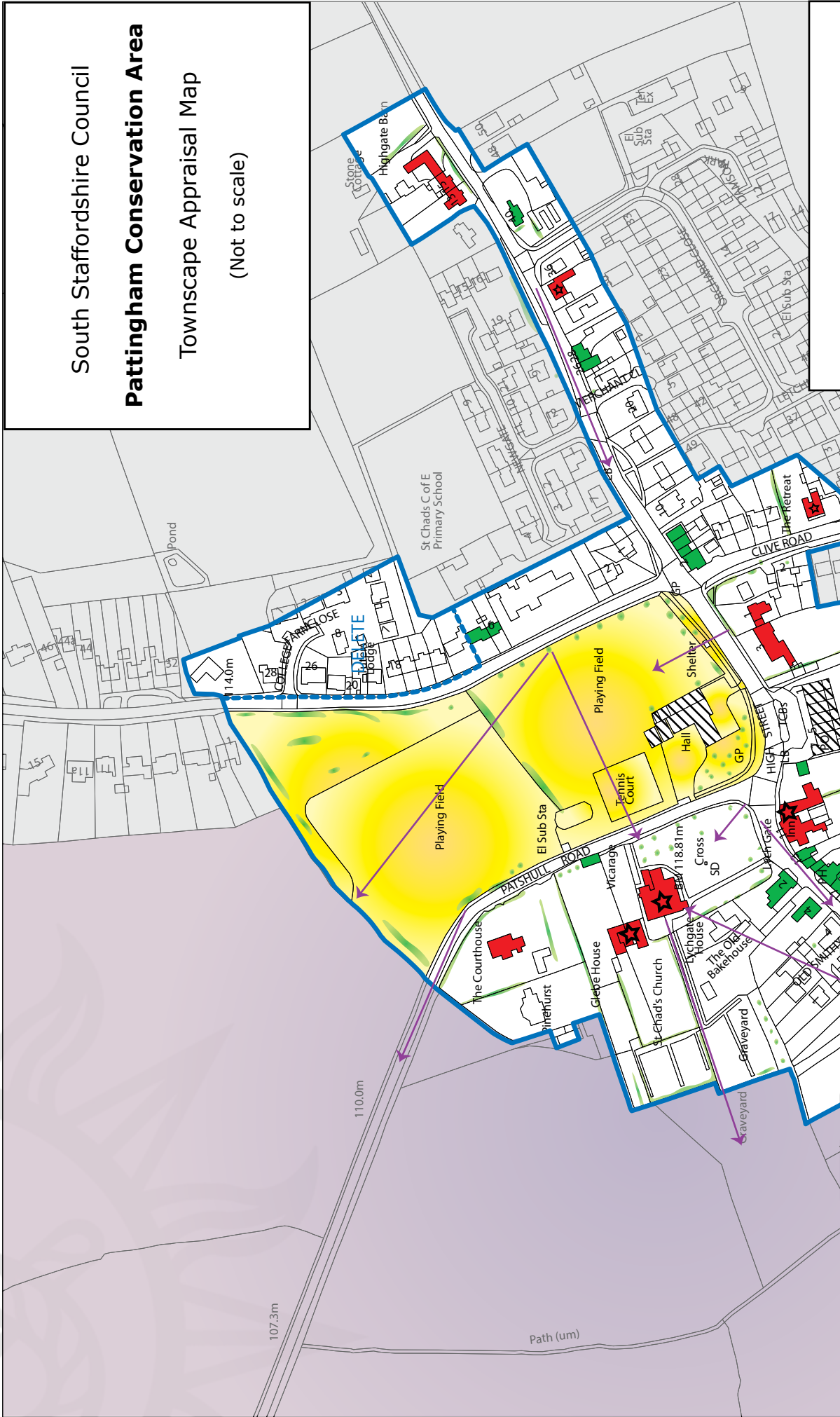
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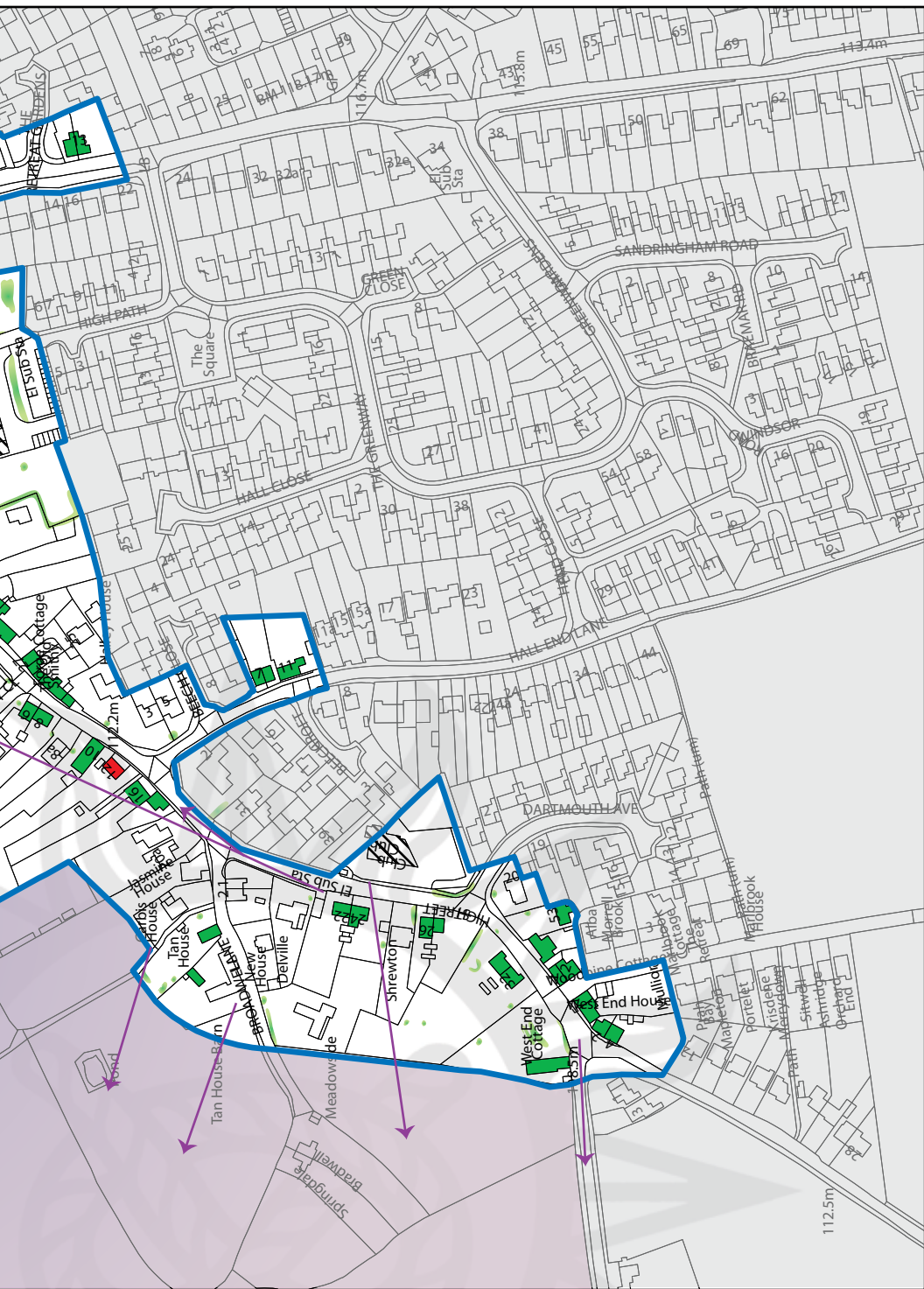
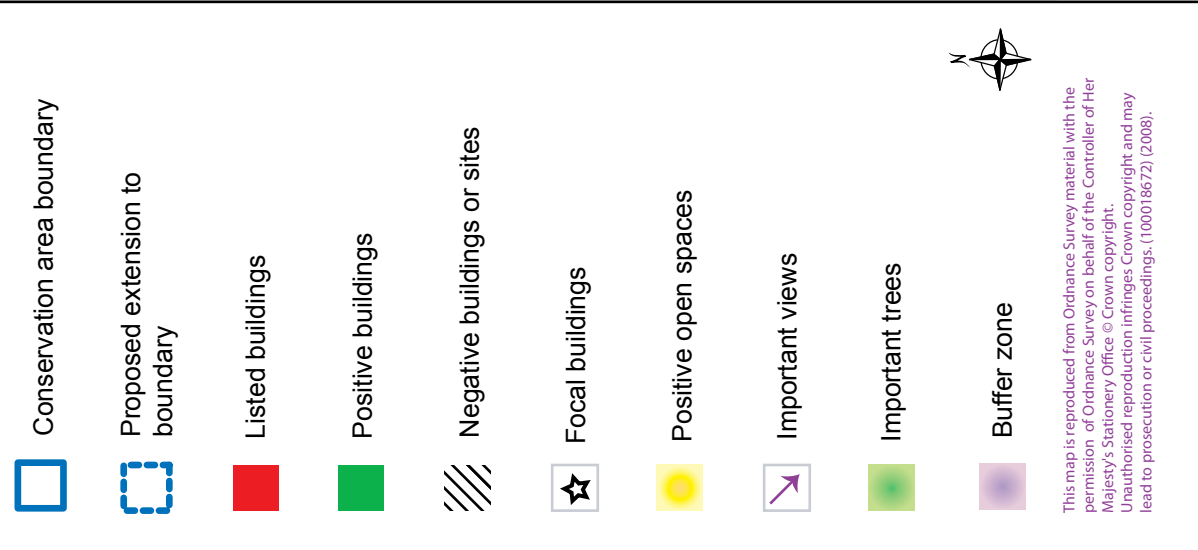
- Pattingham - Ordnance Survey Map 1901



Image

- Pattingham - Ordnance Survey Map 1917





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4.1.10 Remarkably, the 1901 Ordnance Survey map shows exactly the same built form as the 1880 map. This would appear to reflect the social and economic equilibrium that had been attained in Pattingham as a strictly managed Dartmouth Estate village. The one variation between the maps is the noticeable reduction in the amount of trees in the village by 1901. Pattingham was at one time known as the 'damson village' due to the large amount of damson trees whose crops provided dye used in the paper bag industry.

4.1.11 In the early 20th century Pattingham grew at a very slow rate along the established routes in and out of the village. Some houses were built on Clive Road to the south of The Retreat and some farm buildings were erected behind houses on High Street, on the current site of Merchant Close. The only other addition to the street scene was a small structure on the corner of High Street and Patshull Lane opposite the church.

4.1.12 Pattingham changed very little until the end of the Second World War, except for the erection of a timber village hall in 1922, which was eventually replaced with the current structure in 1966. New roads lined with mainly semi-detached houses were laid to the south of High Street from the 1960s and led to the greatest and swiftest expansion in the history of the village. The new housing changed the character of the south of Pattingham: from a rural farming village to a commuter settlement, which served the large West Midlands conurbation to the east. Some of the development resulted in the demolition of historic buildings such as the old Pattingham Hall (which stood at the junction of High Street and Hall End Lane) and modern houses line the south side of Wolverhampton Road and High Street at some points.

4.1.13 Most of the gaps along the north side of the road have been infilled and in the 1970s the row of shops in High Street replaced earlier buildings on the same site. However, a great many of the historic structures of Pattingham that are shown on the 1880 map are still standing and, along with the historic layout around the early medieval Parish Church, evoke the special interest of the Conservation Area.



4.2 Archaeology

4.2.1 There are 32 records on Staffordshire County Historic Environment Record for Pattingham and its immediate surroundings. These include the listed buildings, an Iron Age gold torque find spot, a Roman brooch and coin find spots, the site of stocks outside the church, the site of a former pound to the north of High Street, medieval finds of jewellery and money and World War Two fortifications of the village.

4.2.2 The village lies between the ancient British camp at Wrottesley and the Roman camp at Chesterton. Tuters Hill to the northwest may be the site of a hill fort.

Images from Top to Bottom

- Westbeech Road in 1949 with St Chads Primary School centre right
- Pattingham's timber village hall of 1922 from the corner of Westbeech Road in 1949

5. Spatial analysis

5.1 Plan, form & layout

5.1.1 The most significant feature of the layout of the Pattingham Conservation Area is the linear route of Wolverhampton Road and High Street, which runs through the village, and the broad junction of High Street and Patshull Lane. The junction is lined by the wide sweep of verge on the northeast side, beyond which stands the village hall, the playing fields and rolling hills beyond. The churchyard wall lines the North West corner in front of the medieval parish church and to the south is the landmark building The Pigot Arms and a row of modern shops set back behind a car park, which may once have been the site of a market place.

5.1.2 From this central location Patshull Road leads north and turns westwards towards Patshull Hall, beyond the Conservation Area boundary. High Street narrows to the west as it winds and drops down, eventually to fork at the junction of Chesterton Road, Rudge Road and Marlbrook Lane. The road narrows such that parking restrictions are in place in order to preserve a clear path for traffic along the route. Other, smaller historic routes lead away from High Street as it heads south including Hall End Lane and Broadwell Lane. To the east, High Street forms another junction with Westbeech Road, Wolverhampton Road and Clive Road, which all lead away from the centre of the settlement.

5.1.3 Buildings line most of these roads although the west side of Westbeech Road and the east side of Patshull Road feature mature tree specimens on the edge of the community playing fields. This large open public space provides an important openness to the Conservation Area and the views across to the arable hillsides in the north evoke the rural special interest of the settlement. The built form to the east, south and west of the playing fields is set back from the back of the pavement which gives an open appearance to the centre of Pattingham.

5.1.4 Westbeech Road is lined by the school, a pair of estate cottages and modern infill, all with gaps between them. Patshull Road has large detached houses and the church screened by tall mature trees, as well as occasional smaller outbuildings such as the coach house at the entrance to the vicarage. In High Street the shops are set back behind the car park although, again, an outbuilding, this time to



Images from Top to Bottom

- Wolverhampton Road, Pattingham, provides a linear route through the village with High Street
- The playing field at the centre of Pattingham provides openness to the Conservation Area
- St Chads Primary School, Westbeech Road

The Pigot Arms, introduces some built form to the otherwise open space that characterises this part of the Conservation Area. The only building directly by the playing fields themselves is the village hall.

5.1.5 The Pigot Arms imposes itself more emphatically on the road layout and signals a tighter built form along a narrower stretch of High Street as 18th and 19th century buildings line each side of the road as it leads westwards. On the north side of the road a number of houses are orientated at right angles to the road and the spaces between them part filled with modern houses.

5.1.6 There is a more regular placement of 19th century estate cottages on the way down to the junction of roads that lead southwest out of the village. The division of back gardens at this location indicates that they may be surviving medieval burgage plots and, therefore, remnants of the earliest layout of this village. The looser placement of historic buildings at the end of High Street is mirrored to the east in Wolverhampton Road where detached houses, paired cottages and farmhouses lead out of the settlement in the other direction.

5.1.7 Broadwell Lane still retains much of its appearance as a country lane and is un-metalled. The farm buildings and tannery are set close to the winding edge of the road, while the modern infill houses are set further back as the built form gives way to arable fields and pasture.

5.1.8 The remaining roads in the Conservation Area – Clive Road and Hall End Lane – are historic lanes although the few remaining historic buildings along these roads are somewhat overwhelmed by the large amount of modern housing that surrounds them, and the former fields that lay to the south of High Street are now completely developed over.

5.2 Landmarks, focal points & views

5.2.1 The landmark buildings, as identified on the Townscape Appraisal Map (see pp. 22-23), provide focal points within the Conservation Area through their position as individual or corner buildings and their striking architecture. These are the Parish Church, The Vicarage, The Pigot Arms, The Retreat and No.34 Wolverhampton Road



Images from Top to Bottom

- The Pigot Arms causes a narrowing of the High Street
- Former estate cottages in High Street Pattingham
- Few historic buildings remain along Clive Road but old walling is a reminder of past uses
- The vicarage in Patshull Road

5.2.2 The Parish Church of St Chad is the most important landmark in Pattingham, sitting at the highest point in Pattingham overlooking the Shropshire hills and the Wrekin to the north and west. While the church is obscured from some parts of the roads by the large mature trees in the churchyard, there are many vantage points through to its impressive sandstone structure and its fine 19th century spire. The view of the church framed by the 19th century lych-gate is especially worthy of note.

5.2.3 The Vicarage is the largest house in the Conservation Area and, while being set well back from the road, has an impressive scale and is a significant presence in the corner of the Conservation Area overlooking the churchyard.

5.2.4 The Pigot Arms is a bulky building which occupies the corner opposite the church and its sheer massing, as well as additional presence conveyed by its deep clay tile roofs, stout red brick chimneystacks and white painted elevations, confirms this as one of the key landmark buildings in the Conservation Area.

5.2.5 The Retreat rises impressively over Clive Road and the handsome three storey red brick house stands apart from any others on the road in terms of architecture and scale.

5.2.6 No.34 Wolverhampton Road makes a considerable impact as a gateway building at the eastern end of the Conservation Area. Its landmark characteristics are not due to its fairly modest scaling, but to its position set close to the pavement as the first historic domestic building on the approach to the village and its striking architectural detailing and historic boundary treatment of white painted cast iron railings, gate pier capstones and red brick dwarf walling.

5.2.7 While some of these landmark buildings, such as the church and The Pigot Arms, are also focal points for the area, the most significant focal area is the large playing field at the centre of the Conservation Area. Some of the views across the fields stretch for many miles and the rural setting around the Conservation Area helps create its special character.



Images from Top to Bottom

- The Church of St Chad is Pattingham's most important landmark
- Its elevated position above Clive Road serves to emphasise the importance of The Retreat
- No.34 Wolverhampton Road was formerly the Pattingham village Post Office

5.2.8 The village hall next to the playing fields is an important community building and the shops on the opposite side of High Street provide important local services and a focal point for daytime activity in the Conservation Area. However these buildings have little architectural merit and, both individually and jointly, overall have a negative impact on the area’s visual qualities.

5.2.9 The southwestern part of the Conservation Area is not characterised by landmark buildings or individual focal points, but instead it is notable for the group value of its buildings, their relative positions to each other and their architectural features. The views between the buildings and along the roads are especially noteworthy at this location. Particularly important are the views up High Street to the church tower and down Broadwell Lane into the surrounding countryside. The rise and fall, twists and turns of the country lanes is an important factor when determining the special character of Pattingham.

5.2.10 There are many other important views across the surrounding countryside from key locations, which are marked on the Townscape Appraisal Map [see pp. 22-23].

5.3 Open spaces, trees & landscape

5.3.1 The Conservation Area is notable for the openness of the built form, except for the south side of High Street around The Pigot Arms. This openness is derived from grass verges along the roads and deep front gardens in many parts of Pattingham, which, together with the generous expanse of the playing fields and the churchyard and graveyard, provide a considerable amount of open space. This part of the Conservation Area is generally free of built forms, and a scattering of trees and hedging gives very extensive, expansive views over the countryside. Furthermore, there is a small triangular shaped piece of grass on the junction of Rudge Road and Chesterton Road at the southern tip of the Conservation Area.

5.3.2 Other open spaces are to be found on private land, such as the shingle-covered car parks behind the workingmen’s club and No.2 High Street. Neither of these areas is particularly well landscaped and generally makes a neutral contribution to the



Images from Top to Bottom

- The playing field is a significant focal area in the Pattingham Conservation Area
- Pattingham Village Hall
- The churchyard and lychgate with The Pigot Arms beyond

Conservation Area in terms of their appearance, although the presence of open areas at these locations help to create the spaciousness that is fundamental to Pattingham Conservation Area's special character.

5.3.3 Trees make an important contribution to the character of this rural Conservation Area and mature specimens line some of the roads, most notably around the Parish Church and the playing fields. There are also important groups of trees in the churchyard and in the open area between the village hall and the corner of Patshull Road, as well as a particularly large Cedar of Lebanon on the corner of Hall End Lane. Further trees are visible in the surrounding landscape, particularly in the views north from the playing fields and west from Broadwell Lane. These trees and the rolling rural landscape itself provide an important green backdrop to the Conservation Area. Many of the houses have hedging on their front and side boundaries, which introduces more greenery to the Conservation Area.

5.4 Public realm

5.4.1 The public realm – the pavements, footpaths, street surfaces, street lighting and signage – is mixed although it is mostly of modern construction.

5.4.2 *Paving:*

The pavements in the Conservation Area are all constructed using modern materials and feature black tarmac surfacing with concrete kerbs. However, in keeping with its historic rural character, some of the Conservation Area's roads and lanes have no pavements, notably Broadwell Lane, which is an unmetalled track.

Some roads have very narrow pavements and others have pavements on one side of the road, notably parts of the south side of High Street.

All the road surfaces are tarmac except for Broadwell Lane, which has some evidence of prior tarmac treatment at the junction with High Street, but this is considerably broken up and soon gives way to a shingle and dirt track.



Images from Top to Bottom

- The Workingmen's Club car park off High Street has a neutral effect on the Conservation Area
- Within the Conservation Area the trees within the churchyard form an important group
- A variety of boundary treatments seen along Clive Road

A pathway through the churchyard and leading down to the adjacent graveyard is created using red tarmac and large rectangular concrete paviours. The footpath from Broadwell Lane across the fields, which would have provided a direct route to Patshull Hall for estate workers, is untreated.

Areas of designated car parking within the roadway are covered in black tarmac and located to the south of the church lych-gate along High Street, and in front of the High Street shopping parade. A further area of car parking, outside the village hall, is also finished in tarmac.

5.4.3 **Street lighting:**

Pattingham's street lamps and columns are very mixed. 'Hockey-stick' style steel lamp standards from the 1960s are arrayed along High Street, although some stretches of the road, such as the narrow part between The Pigot Arms and The Old Smithy, have no lighting due to the lack of a suitable location in the narrow pavements. However, The Crown Inn has some external wall mounted lights. Westbeech Road also features these streetlights.

In Wolverhampton Road and by the High Street shopping parade and Pigot Arms car parks there are tall streetlights with overhanging round lamps, and also two Victorian style lamps set in the pavement. Further east along Wolverhampton Road and in Clive Road, the streetlamps are shorter steel units with curved 'hockey-stick' style lamps. Even further east, there are 'hockey-stick' style lamps with concrete standards. There is no lighting in the churchyard or Broadwell Lane.

The mixture of styles does not enhance the Conservation Area or engender any sense of consistency of character. Should the existing units be replaced in the future their replacements should be designed to blend in with the historic character of the Conservation Area better than the current examples. The potential introduction of overlarge standards with no effort to marry the design to the character of the area should be resisted. Lamp-standard height is particularly critical because it can mean that the features compete visually with house rooflines as well as conflict with the tree crowns, themselves vital features of the Conservation Area.



Images from Top to Bottom

- The junction of Broadwell Lane with High Street showing the change in road surface
- Modern 'hockey-stick' style streetlamp in High Street
- A 'Victorian' style streetlamp on the junction of Wolverhampton Road and Westbeech Road

5.4.4 **Street signs:**

All the street signs in the Conservation Area are modern and fixed to steel supports on the pavement. Additional signage includes a timber Public Footpath; one next to the path in Broadwell Lane, the freestanding pub sign in the frontage of The Pigot Arms and the modern four-way finger post in the verge on the corner of Patshull Road. In High Street, there are two highway signs fixed to steel poles, with overhanging lights to warn of the lack of pavement, and further south a small cluster of highway and street signs stand on the small green on the corner of Rudge Road. Other highway signage is limited and discreet.



5.4.5 **Other features:**

- The village sign is built of timber and positioned on the verge to the south west of the village hall and identifies the village.
- On the other side of the road, local notice boards and a village street plan are fixed to freestanding poles by The Pigot Arms' outbuilding.



5.4.6 **The remaining public realm:**

- Electricity cabinets, litterbins, bus shelters, telephone kiosks and benches, are all of modern design.
- A brick bus shelter south of the village hall.
- Litterbins are blue units attached to street lamps and are standard across the South Staffordshire District.
- A distinctly unattractive electricity substation surrounded by light blue painted steel fencing stands on the road edge in High Street.
- Modern steel bollards painted black line the edge of the car park outside the High Street shops.
- There is a cast iron sewage vent pipe outside the walls around The Court House in Patshull Road.
- There are distinctive white painted iron railings along the edge of the playing fields in Westbeech Road.



Images from Top to Bottom

- Street signs in the centre of Pattingham
- The village sign for Pattingham situated outside the village hall
- An unattractive electricity substation on High Street

6. The buildings of the Conservation Area

6.1 Building types

6.1.1 Most of the historic buildings in the Conservation Area are residential and take the form of small two storey cottages, large two and three storey detached houses and former farmhouses and smithies with outbuildings. Modern residential houses are interspersed between historic buildings.

6.1.2 Other building types include places of worship (the Parish Church of St Chad and No.55 High Street, which is a former congregational chapel), an inn, a school, a village hall, a workingmen's club and a row of modern shops. Some former residential properties have been converted to other uses such as No.15 High Street (The Crown Inn) and No.2 High Street (an outfitters), and have inserted ground floor shop fronts.

6.2 Listed buildings

6.2.2 There are 13 listed buildings or structures in the Pattingham Conservation Area. They are all listed Grade II, apart from:

- The Church of St. Chad in High Street (listed Grade II*) of 12th, 13th and 14th century origins, restored and added to in 1865. The churchyard also contains three Grade II listed monuments –
 - a stone cross, 25 yards south the aisle;
 - the Edward Offley Memorial, 10 yards west of the north aisle, and
 - the John Matthews Memorial 10 yards west of the rest tower.

6.2.3 The other Grade II listed buildings in the Pattingham Conservation Area are:

- 15 Wolverhampton Road, 17th c timber-framed house, mid to late 19th c additions;
- Ivy House, 34 Wolverhampton Road, early 19th c red brick house;
- The Retreat, 9 Clive Road, a house of c.1800 with stone coped wall, iron railings and gates enclosing a front garden;
- The Poplars, 1 High Street, early 19th c house with dwarf wall, railings and gate to north;
- Pattingham House, 3 High Street, early 19th c red brick house with walls, railings and gate to front garden;



Images from Top to Bottom

- A sketch of The Church of St Chad, Pattingham
- The modern shopping parade off High Street
- The Poplars, No1 High Street, Pattingham

- The Pigot Arms, High Street, early 19th c red brick public house with painted sandstone plinth;
- The Court House, Patshull Road, mid-18th c red brick house.
- Bay House, 12 High Street, dated 1833 with dwarf walls, railings and gate to front garden, and;
- Highgate House, 13 High Street, early 19th c red brick house, included for group value.

6.3 Locally listed buildings

6.3.1 South Staffordshire Council is compiling a list of locally important buildings; ones which may not meet national criteria for listing but which are nonetheless important to the people of this district. Locally listed buildings will add to the local street scene, be built in a distinctive local style, or have a particular connection with a well-known local person or event. Buildings or structures on the forthcoming local list will not be given statutory protection similar to nationally listed buildings, but by being locally listed their importance will be recognised and taken into account during any future planning decisions affecting them.

6.3.2 Three grades of local listing will be used:

Grade A

Buildings close to the national criteria for listing. These buildings may be put forward for statutory listing when an opportunity presents itself, or when their future is imminently threatened.

Grade B

Buildings or structures with a particular local character or style that have a special significance to people through their contribution to their locality, or to the street or rural scene, and which warrant steps to be taken to ensure their retention.

Grade C

Buildings or structures with special local importance or a particular association with local events or people and which are thus important to the history and development of a village or area, and are therefore worthy of retention.

6.3.3 As a result of the extensive survey carried



Images from Top to Bottom

- The early 19th c inn The Pigot Arms, High Street, Pattingham
- The Court House, Patshull Road
- Bay House, No.12 High Street, Pattingham

out for this Character Appraisal, the following buildings in Pattingham are being proposed for inclusion on the Local List:

Grade B

- Wolverhampton Road: Nos.2 to 8 and 40
- Clive Road: Nos.11 and 13
- Westbeech Road: Nos.6 and 8
- High Street (north side): Nos.2 to 10, 16, 18, 22 and 24, West End Cottage
- High Street (south side): Nos.13 to 17 (including The Crown Public House), No.27, The Old Forge, The Old Smithy, No.53, Nos.57 and 59 (and outbuildings to the rear)
- Hall End Lane: Nos.7 to 11
- Marlbrook Lane: Nos.1 and 2 Woodbine Cottages
- Rudge Road: Nos.2 and 4

Grade C

- Westbeech Road: St Chad’s C of E Primary School
- High Street: No.55
- Broadwell Lane: Modern barn to Tan House

6.3.4 Please Note: Buildings which are curtilage structures of statutory listed buildings and therefore protected by this designation have not been considered for the Local List so as to not risk confusion over their already considerable protection. The omission of any particular building does not imply that it is of no significance.

6.3.5 Most of these have been identified as ‘positive’ buildings as part of this appraisal (see below). The Council may add further buildings to the Local List, in addition to those already suggested, once this appraisal has been formally adopted. This issue is considered in the Management Plan. These proposed Locally Listed Buildings are shown on the map presented as Appendix 5.

6.4 Positive buildings

6.4.1 In addition to listed buildings, the Conservation Area contains a large number of unlisted buildings that make a positive contribution to its character and have townscape merit. These are marked on the Townscape Appraisal Map as ‘positive buildings’ and in many cases they are also proposed for inclusion on the Local List. This follows



Images from Top to Bottom

- Nos.6-8 Westbeech Road, former Dartmouth Estate cottages
- Looking down Pattingham High Street with The Crown Inn on the left
- Nos.1-2 Marlbrook Lane, Pattingham

advice provided in English Heritage's *Guidance on conservation area character appraisals*, and in paragraph HE10.1 of PPS5, both of which stress the importance of identifying and protecting such buildings.

6.4.2 The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's *Guidance on Conservation Area appraisals* (2006). Buildings identified as having 'townscape merit' will vary, but commonly will be good examples of relatively unaltered historic buildings where style, detailing and materials provide the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the Conservation Area. Heavily altered buildings, where restoration would be impracticable, are excluded.

6.4.3 The positive buildings are:

Public houses

- The Crown, High Street

Farmhouses and light industrial buildings

- No.40 Wolverhampton Road
- Tan House, Broadwell Lane
- Forge Cottage and The Old Smithy, High Street
- Nos.2 and 4 High Street

Dartmouth Estate cottages

- Nos.6 and 8 Westbeech Road
- Nos.22 to 32 High Street

Terraces and pairs of good quality 19th century houses

- *Early houses or cottages*: Nos.26 and 28 Wolverhampton Road
- *Individual buildings*: No.55 High Street, former Congregational Chapel

6.5 Negative buildings

6.5.1 The Conservation Area also contains a number of unlisted buildings that make no positive contribution to its character. Some of these are identified on the Townscape Appraisal Map (see pp. 22-23) as 'negative buildings or sites'. This is in accordance with guidance within PPS5, which stresses the importance of dealing with such buildings through the planning process. Paragraph HE9.5 in the latter notes that:



Images from Top to Bottom

- No.40 Wolverhampton Road Pattingham, a former market garden
- Nos.26-28 Wolverhampton Road, with exposed timber-framing in the gables
- No.55 High Street, a converted former Congregational Chapel

Not all elements of a ... Conservation Area will necessarily contribute to its significance.... Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the ... Conservation Area.

6.5.2 The criteria used for the selection of negative buildings or sites are derived from those set out in Appendix 2 of English Heritage’s Guidance on conservation area appraisals (February 2006). This sets out a series of 10 questions regarding the characteristics of unlisted buildings in a conservation area. Where a positive answer to any one question can be the basis for considering a building to make a positive contribution to a conservation area’s special interest, by deduction, a building which fails to score a positive answer can be said to detract from a conservation area’s overall character and have a negative impact on it.

6.5.3 The negative buildings and sites identified in Pattingham are: -

- Westbeech Road: from No.12 onwards, including College Farm Close;
- High Street: Village Hall, No.1-7 (shopping parade) and No.41 (Workingmen’s Club).

These are indicated on the Townscape Appraisal Map by cross-hatching [see pp. 22-23].

6.5.4 No immediate actions or consequences are implied by the inclusion of a building or site as ‘negative’. However, if at some point in the future development proposals offer an opportunity to improve or enhance such a building or site, this will be welcomed, encouraged and supported, where it is possible to do so.

6.6 Neutral buildings

6.6.1 In addition to listed, positive and negative buildings, the Conservation Area contains a large number of unlisted buildings that make neither a positive nor a negative contribution to its character – their effect is regarded as neutral.

6.6.2 These are not identified on the Townscape Appraisal Map (see pp. 22-23) in any special way.



Images from Top to Bottom

- College Farm Close, off Westbeech Road
- The Shopping Parade, High Street
- Pattingham Workingmen’s Club, No.41 High Street

6.7 Building materials & local details

6.7.1 While there may be the vestigial remains of some earlier, timber-framed structure secreted within buildings in the Conservation Area, the majority were constructed entirely of brick. Initially roofs were of handmade clay tiles until the mid-19th century when slate began to be brought in from Wales.

6.7.2 There are no completely stone buildings, apart from the church, as clearly the local sandstone was too soft for building purposes; however sandstone is used for walling throughout the Conservation Area. Brick making was one of the local industries at one time and two brickfields stood just outside the village in the 18th century.

6.7.3 18th and 19th century red/brown brick houses predominate and feature casement or vertical sliding sash windows. During the mid 19th century, Dartmouth estate cottages were constructed and these have flat stone or brick window heads. Examples include Nos.30 and 32 High Street and Nos.6 and 8 Westbeech Road. Some of the 19th century houses in the Conservation Area also have saw tooth storey bands (e.g. No.2 High Street).

6.7.4 Boundaries are very mixed, with a variety of treatments including traditional brick walls with railings (No.32 Wolverhampton Road), sandstone (the churchyard) and hedging (Pattingham House). While many of these are historic structures, others have been inserted using new stone or modern brick.



Images from Top to Bottom

- Typical Pattingham buildings: red/brown brick with tiled roofs
- Former Dartmouth Estate cottages in High Street, Pattingham
- Hedging, walling and railings have all been used to form boundaries

7. Character analysis

7.1 The character of the Pattingham Conservation Area can be summarised as follows:

7.2 **Key positives:**

- A curving main street lined with a variety of historic buildings, many statutorily listed;
- High quality 18th and 19th century buildings set in spacious gardens;
- A Grade II* listed church, faced in red sandstone - the focal point of the area. It sits in a large churchyard near the brow of a hill.
- The Pigot Arms and The Crown Inn - popular public houses;
- Characterful small outbuildings associated with the vicarage, inns and farmhouses;
- Two buildings have exposed gable timbers, which add to the interest of the buildings;
- Varied roof lines and eaves heights provide visual interest in views along the street;
- Sandstone and brick boundary walls;
- The ample amount of amenity space;
- Groups of mature trees;
- Views to trees and fields and the Shropshire Hills beyond;
- Useful shops providing general and specialist services serving local and wider communities.

7.3 **Key negatives;**

- The appearance of the negative or neutral buildings in the Conservation Area, as marked on the Townscape Appraisal Map (see pp. 22-23), mostly late 20th century development in Merchant Close, Nos.3 and 5 Hall End Lane, the High Street shopping parade, the village hall and the working men's club;
- The appearance of some 20th century development on the edge of the Conservation Area, e.g. Nos.31 to 39 High Street;
- Some modern houses detract from the historic character of the Conservation Area e.g. Nos.10 to 30 Westbeech Road and College Farm Close;
- Shop signage along the High Street parade;
- A lack of continuity/quality in the public realm: street lights, paving;
- The introduction of modern materials, such as uPVC windows on No.40 Wolverhampton Road;
- Unattractive features such as the electricity substation in High Street;
- The poor maintenance of part of the churchyard that has led to weeds growing over the Grade II listed chest tombs.



Images from Top to Bottom

- Pattingham's curving main axis along Wolverhampton Road/High Street
- Although a valuable village asset, the village hall's design jars with the Conservation Area
- Beech Close - modern housing which detracts from the Conservation Area's historic character

8. Issues

8.1 Key issues

8.1.1 From the identification of 'Key Negatives' in the preceding chapter, the following are considered to be the principal issues in the Pattingham Conservation Area:

- Maintenance of the rural character;
- Control of boundaries (gates, fencing, walls) and building details;
- Need to complete ongoing public realm improvements (street lighting) and carry out new replacements to other street furniture;
- Use of modern materials and details on historic buildings;
- Control of new shop fronts/ signage;
- Need for full Local List assessment;
- Need for a revision of CA boundary;
- Buffer zones.

8.2 Conservation Area boundary review

8.2.1 A number of boundary revisions would improve the extent to which the designation reflects accurately the special character of Pattingham:

Deletions:

- Westbeech Road: Nos.10 to 30;
- College Farm Close.

8.3 Buffer zone

8.3.1 The identification of a 'Buffer Zone' would recognise the impact that development in certain areas could have on the neighbouring designated Conservation Area:

- Fields around the path between Broadwell Lane and Patshull Road and to the west of Tan House.

8.3.2 These are shown on the Townscape Appraisal Map [see pp. 22-23].

Appendix 2: Local Plan Policies

- Listed Buildings – Applications for Listed Building Consent: Policy BE5;
- Conservation Areas – Planning applications: Policy BE7;
- Conservation Areas – Demolition prior to redevelopment: Policy BE9;
- Conservation Areas – Removal of intrusive features BE12;
- Retention of shop fronts: Policy BE14;
- Replacement of shop fronts: Policy BE15;
- Security screens: Policy BE16;
- Internally illuminated signs: policy BE17;
- New advertisements: Policy BE18;
- Existing signs: Policy BE19;
- New development – Design criteria: Policy BE26.



Appendix 3: Bibliography

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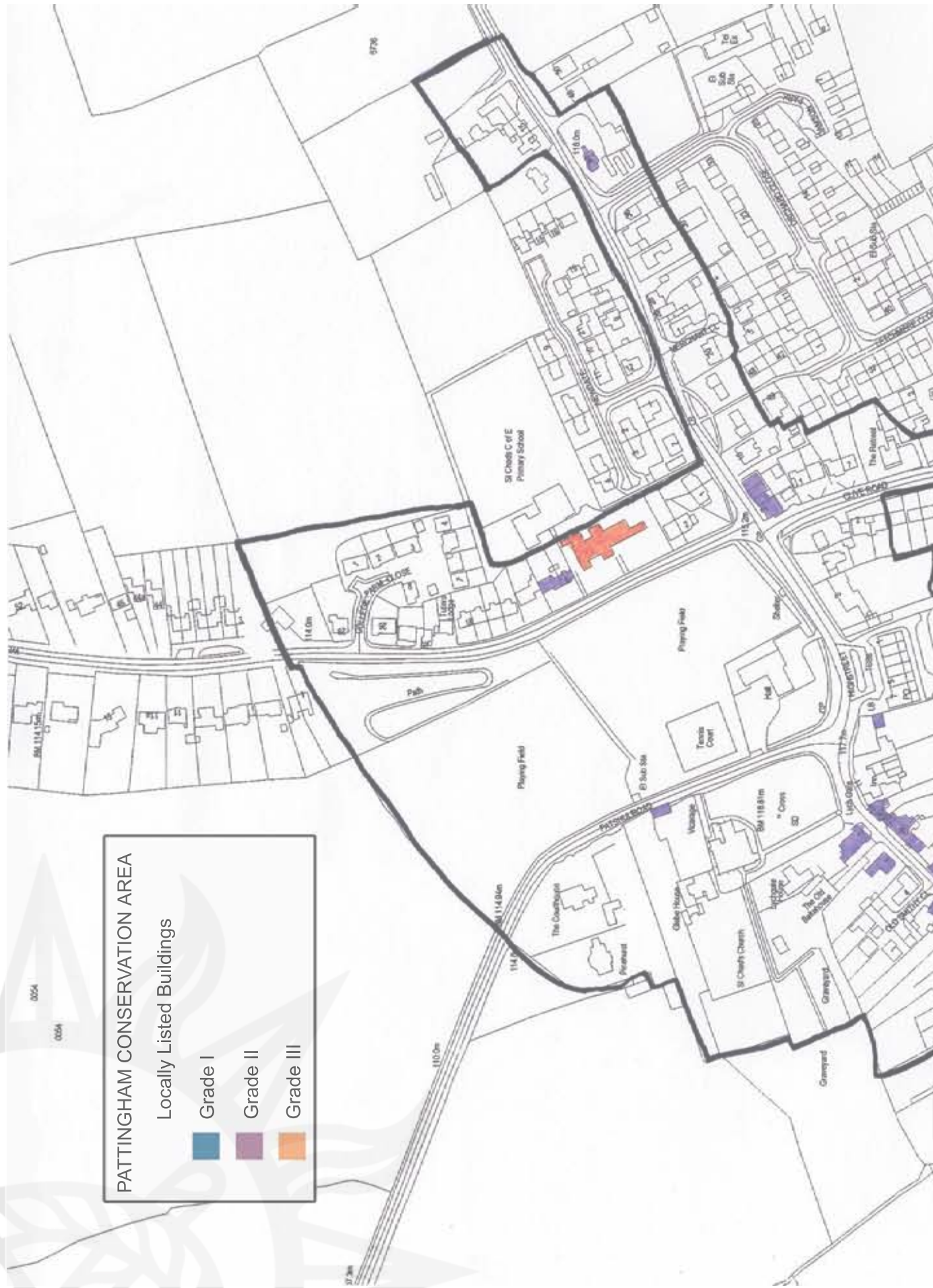
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Notes

Appendix 5: Locally Listed Buildings Map (overleaf)





South Staffordshire Council
 Conservation Area Appraisals
Pattingham Conservation Area
 Locally Listed Buildings
 (Not to scale)

**Pattingham Conservation Area Management Plan
Adopted 11 November 2010**



South Staffordshire Council