





**Trysull  
Conservation Areas**

**Key**

-  Canal Conservation Area
-  Conservation Area
-  Development Boundary
-  Conservation Area Buffer Zone  
(December 2013)

  
Scale 1:9,000

# Trysull & Seisdon

## 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 Trysull & Seisdon 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".*

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# Trysull & Seisdon Conservation Area Management Plan

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# 1. Introduction

## 1.1 Format & derivation

1.1.1 This management plan document sets out a mid- to long-term strategy in the form of a series of recommendations and guidelines for the Trysull & Seisdon 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 (see Appendix 1).

1.1.2 The plan is 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 Trysull & Seisdon Conservation Area can be preserved and enhanced. It 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 plans, 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 (less than five years old) management proposals local authorities had for their conservation areas.

1.2.4 This indicator was a driver for best practice in conservation area management and stated: *'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, are 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, a new Local Development Framework (LDF) will replace the Local Plan eventually. This is part of the new planning system introduced by the Planning & Compulsory Purchase Act 2004. The management plan and character appraisal document (see Appendix 1) will sit as a Planning Document 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

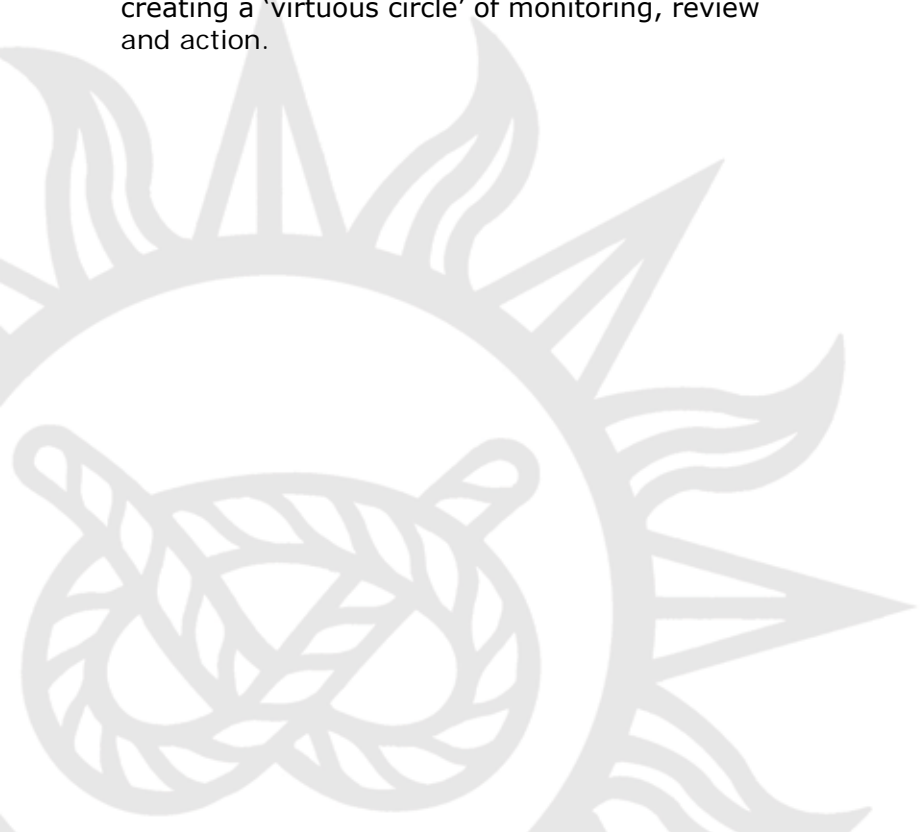
1.5.1 In line with the increased emphasis on community engagement in the LDF, as well as the existing policies of South Staffordshire Council, the plans contained in this document have undergone full public and stakeholder consultation before being adopted. Stakeholders have been consulted to inform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

1.5.2 Final drafts of the Management Plan and Character Appraisal 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 on 7th October 2010.

1.5.3 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. Trysull & Seisdon Conservation Area - Generic actions

### 2.1 Policy

2.1.1 It is the Council's duty to preserve and enhance its conservation areas and policies are included in the Local Plan (adopted December 1996) in order to fulfil this duty. Relevant policies for conservation areas are covered in Policies BE7, 9, 12 and 14-19. Other policies, including Green Belt and others are detailed in Section 2.3 of the character appraisal (see Appendix 1) and detailed in Appendix 2.

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 plans 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 co-operation with Staffordshire County Council);
- Control of boundaries (gates, fencing, walls) and building details through consideration of designating Article 4 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 plans: 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 advises shop owners and guides planning decisions regarding changes to shop fronts.

2.2.2 Its principles have been included within 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.

2.2.3 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.

2.3.4 Applications concerning land or properties within or close to a conservation area are referred to the Conservation Department of South Staffordshire Council. Within the usual period of time for consideration of an application, a conservation specialist will advise the planning officer assigned to the application whether the proposal would preserve or enhance the character of the conservation area. The specialist will, therefore, advise on whether the application should be supported or refused on conservation grounds.



2.3.5 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 BVPI205 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.

2.3.6 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.

2.3.7 Design and development briefs should be promoted and encouraged as a matter of course 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 the conservation area.

2.3.8 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.

2.3.9 **ACTION:** *The Council will consult a conservation specialist on all development 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. Usually, enforcement action

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

## 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.

2.5.2 One of the common themes throughout the conservation areas is a lack of continuity in the design and fabric of the public realm. 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 streetlights, 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 through 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 advises on 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.

2.7.2 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 thorough knowledge of the state of South Staffordshire's historic environment and regular liaison with the conservation section.

2.7.3 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. Trysull & Seisdon Conservation Area - Specific actions

## 3.1 Conservation area boundary review

3.1.1 As part of the appraisal process, it is critical that a review is made of the designation to ensure that it remains valid. On the basis of this appraisal, there is no doubt that there is logic and coherence to the boundaries of the Conservation Area that were established upon designation in December 1969 and that the greater part of the village of Trysull is of special architectural or historic interest and, therefore, it is appropriate that there should be a Trysull Conservation Area.

3.1.2 However, despite this, the appraisal process suggests that consideration be given to amendment of these boundaries to take account of certain characteristics. Five small-scale adjustments and one major adjustment to the boundaries are recommended and described below.

3.1.3 The minor adjustments recommended to the boundaries of the designated Conservation Area are as follows:

- The Conservation Area boundary to be rationalised by being run along Church Lane and the ridge of the hill westwards until it reaches the projection of the existing western boundary;
- The value of retracting the Conservation Area boundary closer to the Bell Inn and/or All Saints' Church was assessed. The existing line provides a strong approach and a rewarding surprise vista into the heart of the village and that the two end properties provide framing to this view. Accordingly, it is recommended that the Conservation Area boundary should be retained as it is at this point;
- The north/south section of the Conservation Area boundary runs parallel to School Road across the open fields opposite The Plough Inn, Plough Cottage and Croft Cottage and is drawn without reference to any topographical feature or landscape division. It is recommended that the prominent hill in the middle ground on this side of the village – which is such a visually important feature

to the character of the Conservation Area – should be included within the boundary;

- Similarly, the village sports field at the southern end of the Conservation Area should be included within the Conservation Area. The boundary can be readily redrawn to encompass this;
- On the Feiashill Road approach to Trysull the boundary is drawn to exclude two properties (The Old Bakery and The Nursery). Incorporation of these properties within the Conservation Area will strengthen recognition that the village is set within a hollow formed by its low surrounding ridges.

3.1.4 The major adjustment referred to is the extension of the eastern boundary of the Trysull Conservation Area to encompass the former Seisdon Union Workhouse and the adjoining Grotto. TfT Cultural Heritage also suggested that consideration be given to extending the northeastern boundary of the existing Trysull Conservation Area to encompass: 'the heritage of the former Seisdon Union in the form of the ruined Workhouse as well as the adjoining Grotto.' The Seisdon Poor Law Union formally came into being on 17th October 1836. A new Seisdon Union workhouse was erected in 1858-60 at Trysull. It was designed by the Wolverhampton architects George Bidlake & Lovatt. As built it could accommodate 120 inmates, but with enlargement this number rose to 350. The boardroom also served as the Chamber for Seisdon Rural District Council.

3.1.5 The Seisdon Poor Law Union was discontinued in 1930 and the Union Workhouse closed. Seisdon RDC moved to Gravel Hill House in Wombourne, but the workhouse stood empty. By the late 1950s it had fallen prey to vandalism, as a result of which it was demolished in 1962. Some of the outbuildings survive, latterly used for the storage of car parts but are derelict and inaccessible. Figure 45 is a view of and through the main gates, looking towards some of the afore-mentioned outbuildings.

3.1.6 TfT Cultural Heritage's comments and recommendation regarding the site of the former Union Workhouse and adjoining Grotto are borne out by field walking. The Workhouse

site also has significance to South Staffordshire Council, being the first meeting place of the former Seisdon Rural District Council. For these reasons, it is proposed to extend the northeastern boundary of the Trysull Conservation Area to encircle the Workhouse and Grotto sites. This can be achieved by running the boundary line along the road leading to Wombourne as far as Union Lane, following the centre line of this up to the main gates, and then tracing the outline of the Workhouse and Grotto back round to the current north-eastern boundary of the Trysull Conservation Area, just north of the Smestow Brook at Trysull Holloway.

3.1.7 The character of the Trysull Conservation Area south of The Croft on School Road is considerably weaker than the remainder. Thought was given as to whether its designation as part of the Conservation Area remained justifiable. Eventually it was decided that it retained sufficient landscape and historic interest to warrant inclusion. However, because of its lesser character, this section must be regarded as being especially vulnerable to future deleterious change. It may well be that, if further damaging change occurs, in the form of development to individual houses or otherwise, it may be that retention of this part is no longer merited at a future date.

3.1.8 **ACTION:** *That the Council adopt the above boundary changes and reviews them every five years.*

3.1.9 The absence of any Conservation Area designation providing protection to the historic core of Seisdon is an anomaly. Trysull and Seisdon are close neighbours; their history and development have been intimately linked and they are a unified parish. Furthermore, the Church Lane ridge to the north of Seisdon Road and the Smestow Brook, and the fields between the Brook and this ridge, form a distinctive and critical landscape feature to both settlements. This little section of the wider landscape has been fundamentally affected by milling processes, and the millrace for Trysull Mill was spurred from the Smestow Brook far back on the fringes of Seisdon.

3.1.10 The Council's Green Belt policy protects this 'umbilical link', but there is also a strong case for including the Seisdon's historic core and the land between Seisdon Road and Church Lane within a Conservation Area with Trysull.

3.1.11 The land in between Seisdon and Trysull is a cultural landscape that reflects the age old interdependence of the two settlements and has been significantly shaped by the activities of these local communities over centuries. Indeed, it should be recognised that this cultural landscape might also be considered to extend to the north east of Trysull, encompassing the heritage of the former Seisdon Union in the form of the ruined Workhouse as well as the adjoining Grotto.

3.1.12 The new Seisdon part of the joint Trysull & Seisdon Conservation Area boundary will be drawn as follows:

- From Seisdon Road along the edge of the Hall land to Crockington Lane, and then along the southwestern hedge line of the lane to its junction with Ebstree Road.
- Around the rear of the Old Smithy and then along the northern edge of Ebstree Road to include the stonewalls on either side of the road.
- At Seisdon Mill along the boundaries of the mill buildings then across the former sluice end of the in filled millpond to join the western bank of the Smestow Brook. Here the newer properties between Seisdon Mill and Post Office Road are excluded.
- Northwards along Ebstree Road and then along Post Office Road to include The Folds and the Old Stone House together with their gardens down to the brook. On the opposite side of the road it includes White Cottage, Elm Cottage and Rose Cottage.
- Along Post Office Road to include the stone walling there. At the end of Post Office Road, the boundary loops around the listed Beech Hurst Farmhouse.
- Finally crossing Ebstree Road to include the area known as The Fold and along the boundaries of The Laurels and the listed timber-framed properties in The Fold to rejoin the northern bank of the Smestow Brook and proceed back to Trysull.



**3.1.12 ACTION:** *That the Council adopt the above enlargement of the Conservation Area, together with the necessary boundary changes, and that these be reviewed every five years.*

### **3.2 Buffer zone**

3.2.1 Given the importance of the landscape setting of the Trysull & Seisdon Conservation Area to its fundamental character, it is suggested that an informal buffer zone be designated around part of it. This can be used to protect both closed and open views into and out of the Conservation Area, with greater control being applied to proposed development during the planning process to take account of the potential impact upon the Conservation Area's character.

**3.2.2 ACTION:** *That the Council adopt the Buffer Zone (shown on pp. 39-40), to protect both closed and open views into and out of the Conservation Area.*

### **3.3 Demolition in conservation areas**

3.3.1 Conservation Area Consent is required for the full or substantial demolition of buildings within the conservation area. In accordance with Government guidance in PPS5 there will be a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of the conservation area.

3.3.2 These buildings are considered to be of local importance and contribute positively to the character of the conservation area. The demolition of such buildings will erode and dilute the existing character of the Conservation Area and adversely affect its appearance. Additionally, because these buildings are an important part of the character of the conservation area, special attention needs to be paid to applications to alter and extend these properties.

**3.3.3 ACTION:** *The Council will resist applications to demolish all or substantial parts of buildings making a positive contribution to the Conservation Area's character or appearance. Additionally, alterations and extensions to these need to be sensitively designed to take account of their historic and architectural interest.*

**3.3.4 ACTION:** *Every effort will be made to retain all existing traditional architectural features of these buildings the removal or loss of which will need to be fully justified within the context of any adverse impacts that this loss will have on the character and appearance of the Conservation Area. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.*

### **3.4 Site & building enhancements**

3.4.1 On the whole, the buildings in the Trysull & Seisdon Conservation Area are well maintained although some of them could be improved by the removal of some unattractive modern additions or through improved maintenance standards.

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

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

**3.4.4 ACTION:** *The Council will require new development in and around the village to respect the character of Trysull & Seisdon in terms of density and scale.*

### **3.5 New development in the Conservation Area**

3.5.1 Policies for new development in conservation areas in South Staffordshire will be included in the emerging LDF.

3.5.2 The Conservation Area traditionally has a low density and the space between buildings is an important part of the area's historical character. This has, in the past, provided opportunities for development, which has not always reinforced

that character. The negative effects of 20th century developments have often been mitigated by the screening effect of walls, hedges and trees. However in future, when development opportunities do arise, the following criteria will apply to the new scheme:

### **Siting**

3.5.3 Historically, buildings in Trysull & Seisdon have been sited towards the front of the plots on through routes. This gives a network of lanes with a distinct building line set back slightly behind small front gardens. The houses were widely spaced allowing generous views of trees and farmland.

3.5.4 These simple rules have been observed less in the 20th century, when houses have generally been built in the centre of their plots and on culs-de-sac. This has undermined the established character and lead to buildings intruding on significant views within the village and from outside the Conservation Area.

3.5.5 **ACTION:** *New housing will be sited to conform to traditional building lines and street patterns.*

### **Design**

3.5.6 The principal aim of new development should be to assimilate into its surroundings rather than making a complete contrast. This is because the attractiveness of the village relies on the visual cohesiveness of the streetscape. It does not mean that new buildings have to be replicas of old ones, but rather that their forms should be determined by traditional building depths, spans and roof pitches. In this way, continuity can be maintained as history evolves.

3.5.7 A major problem with modern build, particularly bungalows and more recent very large houses, is the considerable depth of the built form. Whilst the use of details borrowed from the established estate cottage style on recent two storey dwellings is welcomed, the large roof-spans of these properties tend to produce uncharacteristic proportions of expansive roofs on relatively small buildings.

3.5.8 Further details of fenestration, eaves, verges or chimneystacks can also be borrowed from local examples to good advantage, for instance eaves detailing with exposed rafter feet rather than modern fascias and soffits.

3.5.9 Uncharacteristic detailing should be resisted, but the addition of chimneystacks in some locations may be required, to ensure compatibility with adjoining properties.

3.5.10 **ACTION:** *The form of all new development should reflect the dimensions and rhythms of neighbouring property that is characteristic of the conservation area as identified in this document and the Conservation Area character appraisal document (see Appendix 1).*

### **Materials**

3.5.11 Trysull & Seisdon's traditional character relies strongly on a restricted palette of materials, detailed in the *Village Design Guide*.

3.5.12 Relatively little of the local sandstone is to be found as a principal building material in village houses. Indeed, with the notable exception of All Saints' Church, a section of the Manor House (which is not visible from the public highway) and boundary walling, there is a marked dearth of natural stone in built structures in Trysull.

3.5.13 The predominant walling material is brick, with or without painted renders. There are a few black and white timber framed properties. Traditionally, brick-facing work has been of a pleasant warm and mellow reddish hue. However, this consistency has been eroded in recent times by the use of a range of brick finishes and colours in modern housing.

3.5.14 Roofing is mainly of dark or red clay tiling, although Welsh slate, thatch and modern artificial tiled and sheeted materials can also be seen.

3.5.15 Unusual historically important boundary walling in stone can be found in various parts of the northern core of Trysull. This walling is fascinating in several respects – not least, the eclectic use of a mixture of stones and the inclusion of clay tiling and other materials.

**3.5.16 ACTION:** *A limited range of traditional materials and details should be specified for new development in Trysull & Seisdon in accordance with the Council's adopted Village Design Guide.*

### **3.6 Setting, views, gateways & buffer zones**

3.6.1 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 conservation area as a buffer zone.

3.6.2 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 in the Conservation Area Appraisal (see Appendix 1).

**3.6.3 ACTION:** *The Council will seek to ensure that development within the buffer zone preserves or enhances the conservation area's special interest and causes this no harm.*

**3.6.4 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.*

**3.6.5 ACTION:** *The Council will require new development in and around the village to respect the character of Trysull & Seisdon in terms of density and scale.*

### **3.7 Amenity space**

3.7.1 Trysull & Seisdon benefit 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.

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

### **3.8 Traffic signs & streetlights**

3.8.1 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. One example is on the small triangular green at the junction between Feiashill Road, School Road and Crockington Lane. This is an important open space. It provides a landmark and focal point at the approach to the Conservation Area and the village from Feiashill and along Crockington Lane. Its location at a corner in the main road emphasises this quality. The mature oak tree at its centre increases interest in the space. Unfortunately, conversely, the quality of the open space is compromised by an unsightly litter bin set into the heart of the green space and standard road signs of mediocre visual quality at two of its three angles.

3.8.2 Also, the character appraisal (see Appendix 1) 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.

**3.8.3 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.*

### **3.9 Quality of pavement surface**

3.9.1 Paving and surface materials throughout the area are generally modern, uncoordinated and poor quality. Access along the pavements is also often awkward due to their narrowness. Some roads only have pavement on one side of the highway and many have no pavement at all. In most other cases they fail to enhance or reinforce the historic identity of the conservation



area. Large surfaced areas such as car parks will be resisted. Courtyard groupings and subdivision should be used wherever possible to reduce the visual impact of car parking.

3.9.2 Where necessary the shallow depth of development alongside the road must be taken into account: poorly positioned car parks could create a negative boundary to the road on one side or to the countryside on the other. Generally, they should be positioned to the rear of properties and suitably enclosed with native species hedgerow and trees (not conifers or other fast growing screening types). Permeable surfacing should be used rather than tarmac.

3.9.3 **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. In particular, existing areas of historic external paving shall be retained where possible and proposed new areas of paving shall be appropriate to the historic environment in which they are set.*

### 3.10 Trees & landscape

3.10.1 All trees within conservation areas are protected 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 or tree groups where any proposed action requires consent from the local planning authority.

3.10.2 Within the Trysull & Seisdon Conservation Area, it is expected that any development would respect the roles of important trees and green spaces and ensure that they would continue to preserve and enhance its special character. In particular, the trees in the churchyard contribute to the special character of the conservation area and must be managed sensitively.

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

### 3.11 Statutory & local list

3.11.1 While some of Trysull & Seisdon's historic buildings are included on the statutory list, there are at least twelve further currently unlisted buildings in the Conservation Area that appear to be meriting consideration in this respect. At the very least, it is suggested that the following properties should be assessed (or reassessed) for listing purposes: -

- Manor Farm, Seisdon Road
- Trysull House, Seisdon Road
- Honeysuckle, Brookside, Boddinnick and Porthilly cottages, Trysull Holloway
- The Thatchers, Trysull Holloway
- Fourways, School Road
- Rose Cottage, School Road
- The Croft, School Road
- The Old Schoolhouse, School Road
- Hunter's Green, Woodford Lane

3.11.2 There are also other buildings that do not fit the statutory criteria for listing but are important in the locally. Consideration should therefore be given to developing a local list of buildings that are of importance to the safeguarding of the character of the Trysull & Seisdon Conservation Area.

3.11.3 **ACTION:** *The Council will compile a list of buildings and structures of local architectural or historic interest (i.e. a 'local list') and develop policies promoting their retention and improvement.*

### 3.12 Highways/traffic/pedestrians

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

3.12.2 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.

3.12.3 Motor traffic can cause problems for pedestrians in Trysull & Seisdon. This is not only due to the narrowness or absence of the pavements but also to the historic layout of the roads and some poor sightlines.

3.12.4 In order to preserve or enhance the character of the Conservation Area the Council will from time to time review existing traffic management schemes. All new road signage should reflect the sensitive historic location and should be sited and designed appropriately.

3.12.5 **ACTION:** *The Council will work in partnership with the County Council over new schemes that will improve the control of traffic flow and pedestrian access across the different streets of Trysull & Seisdon. It will seek to ensure that new and existing road signage will preserve the special character of the Trysull & Seisdon Conservation Area.*

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

### 3.13 Grants – assessment of existing and potential for new schemes

3.13.1 There are currently no local or national grant schemes available to promote new projects in Trysull & Seisdon that could preserve or enhance the character of the Trysull & Seisdon Conservation Area.

3.13.2 One potential new scheme could be modest landscaping and renewal of the furniture on the village green.

3.13.3 **ACTION:** *The Council will consider starting new grant schemes and working with local and national bodies to create new these.*

### 3.14 Buildings at Risk/Urgent Works Notices

3.14.1 South Staffordshire Council has completed a survey of listed buildings and will publish a report on their condition. None of the five Buildings at Risk on the English Heritage Register in South Staffordshire are within the Conservation Area.

3.14.2 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 Work Notices to be served in the short or medium term.

3.14.3 **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.*

### 3.15 Article 4 Directions

3.15.1 The Council is able, through the imposition of an Article 4 Direction, to make restrictions on the permitted development rights of owners of unlisted single-family dwelling houses in the conservation area. Article 4 Directions are generally designated in order to protect particular building details such as windows, doors and chimneystacks in the interests of preserving the special character of a conservation area.

3.15.2 An Article 4 Direction is therefore useful in strengthening controls over the unsympathetic alteration of unlisted buildings, which would cumulatively have an adverse affect on the character of the conservation area. It is worth noting that strict controls already exist over listed buildings and unlisted buildings in a variety of other uses (such as flats or shops) where Listed Building Consent or Planning Permission is already required for a variety of minor alterations.

3.15.3 The conclusions of the character appraisal (see Appendix 1) regarding current threats to the Conservation Area is that the use of an Article 4 Direction to bring certain permitted development rights within the control of the Council is not felt to be warranted for the moment. However, this situation should be kept under review. If, as just one example, PVCu window replacements, or other forms of permitted development begin to compromise the character of individual buildings and the area as a whole, the introduction of an Article 4 Direction may become justified.

3.15.4 The evidence of the character appraisal (see Appendix 1) does not make a good case for the consideration of designating an Article 4 Direction in Trysull & Seisdon, but the matter will be kept under control.

3.15.5 **ACTION:** *The Council will keep under review consideration of designating an Article 4 Direction in order to protect the building details of unlisted dwelling houses in Trysull & Seisdon.*

## 4. Monitoring

### 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 proposals.

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

## Trysull & Seisdon Conservation Area appraisal

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# 1. Summary

## 1.1 This Character Appraisal of the Trysull & Seisdon Conservation Area concludes that its key characteristics are:

- a remarkable diversity of architectural styles present in vernacular buildings that, conversely, utilise a relatively restricted range of traditional materials and regional architectural detailing;
- a strong cohesiveness of traditional material usage on buildings
- the special nature and quality of each approach to the village;
- twisting roads and the changing depth and focus of vistas on the approaches to and in passing through the village;
- the strong linearity of views within the northern half of the area;
- the relatively minor impact of 20th century new housing development on the historic core of the village;
- the impact and contribution to views of mature trees, hedgerows and banks, stone and brick walling, and historic iron fencing;
- the location of the village around the Smestow Brook and within an enclosed landscape setting created by low ridges on most sides;
- the specific contribution of individual buildings of quality and character, of particular features (such as the commemorative stones) and various closed and long distance vistas.



## 2. Introduction

### 2.1 The Trysull & Seisdon Conservation Area

2.1.1 The Trysull Conservation Area was last appraised formally when it was designated by Staffordshire County Council in December 1969.

2.1.2 Trysull is a small, cohesive village 6 miles southwest of Wolverhampton city centre, but only around 2 miles from the city's suburban edge. Its built form is of a strongly clustered settlement set around a staggered crossroads towards the northern end of the village. There are relatively few outlying properties beyond the village perimeter. The northern, more historic core of Trysull lies on essentially level ground, raised slightly above the water meadows beside the Smestow Brook. It is strongly framed to the north by a continuous ridge of high ground that runs on the far side of the brook. The southern part of the village lies at a slightly higher level than the historic core to the north and is also, to a significant degree, framed by ridges and raised ground to its east and southwest.

2.1.3 Trysull has largely avoided the considerable growth and redevelopment that has occurred in nearly all other surrounding settlements from 1970 onwards. Where damage has been caused to the character of individual buildings and/or the Conservation Area, it has tended to be because of the design and detailing of individual new buildings or the mediocre standard of conversion rather than as a result of the extension and adaptation of existing dwelling houses. More stealthy damage to the character of individual buildings and the Conservation Area has been caused by inappropriate adoption of modern elements and features. Overall, it must be concluded that the Trysull Conservation Area has fared reasonably well over the past 38 years (since its designation), although certainly it has sustained some lasting and regrettable damage to its 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 and 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 these 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 Trysull 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 Trysull Conservation Area and identify the issues which threaten the special qualities of the conservation area (in the form of the 'Character Appraisal');

2.2.5 TFT Cultural Heritage carried out survey work for these documents in December 2003, when a full photographic record was also taken of the area and its buildings. Site work for the appraisal of the Trysull Conservation Area was undertaken on 15th and 16th December 2003 with a follow up visit being made on 7th January 2004. A preliminary draft of this appraisal report was submitted to the Council on 12th January 2004. The appraisal was conducted through

means of a detailed site-based evaluation backed up by research of appropriate secondary sources, including volumes of the Victoria County History, historic maps, trade directories, and web sites.

2.2.6 The archaeological potential of the Conservation Area was examined in two ways. Firstly, national and county archaeological archives were consulted as part of a desk-based appraisal. English Heritage's National Monuments Record Centre was visited during early December 2003, with particular attention being paid to photographs, maps, archaeological archives and published sources held there. Subsequently information was gathered from the county Historic Environment Record (HER) during January-February 2004. Secondly the whole site was the subject of a rapid visual inspection and investigation during the first day's site visit on 15th December 2003, when a number of areas of potential archaeological interest were noted.

## 2.3 The planning policy context

2.3.1 This document therefore provides a firm basis on which applications for future development within the Trysull & Seisdon 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 Plans 37 and 30 confirm that the following policies apply to the Trysull & Seisdon Conservation Area or to the land that surrounds it:

- Conservation Area Policies: BE7, 9, 12;
- Built Environment Policies: BE14-19;
- Control of Development Policies: C1-4, C8, C13
- Green Belt Policy GB1

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](mailto:developmentplans@sstaffs.gov.uk).



## 3. Location & landscape setting

### 3.1 Location & activities

3.1.1 Trysull (NGR: SO 850950) is a small, cohesive village located 6 miles south west of the centre of Wolverhampton, although being only around 2 miles from the city's suburban edge. The towns of Stourbridge and Dudley lie 8 miles to the southeast and 7½ miles to the east, respectively. The village lies close to the county boundary with Shropshire, in a predominantly rural parish that includes the neighbouring settlement of Seisdon.

3.1.2 All Saint's Church lies at the heart of the village, immediately beside the crossroads. The Trysull Conservation Area is centred on the church and incorporates the greater part of the clustered settlement that represents the old village. It has a southern spur that takes in the village green.

3.1.3 Activity within the Conservation Area is mainly related to residential use. In 2004 Trysull had, in addition to All Saints' Church, a primary school, 2 public houses (the Bell Inn and The Plough Inn), and a village hall. Historically, it could boast of far more facilities: in 1940, for instance, it also supported a post office and two further shops, as well as the Trysull Institute. These were all lost in the second half of the 20th century.

3.1.4 At the time of the 2001 census, the population of the conjoined parish of Trysull and Seisdon was 1,187. According to statistics held by South Staffordshire Council, there are currently 192 households within Trysull itself, indicating (on the basis of the South Staffordshire average of 2.4 persons per household) that the total population of the village in 2004 is in the region of 460 persons. Of these, 272 are registered electors.

3.1.5 The conjoined parish has shown continuous slow growth in the past 100 years. Comparable census estimates for the total population are: 1901 – 568; 1911 – 574; 1931 – 604; 1951 – 748; 1971 – 945; 2001 – 1,187. By far the greater part of this growth has been accommodated in Seisdon.

### 3.2 Topography & geology

3.2.1 Geologically, the subsoil consists of sandstone bedrock, interrupted by occasional



#### Images from Top to Bottom

- Land off School Road, Trysull
- The Church of All Saints, Trysull, and its churchyard
- Characteristic 'Arts & Crafts' influenced cottages in Trysull Holloway

beds of clay and overlain by a sandy loam. The surrounding ridges are of sand, pebble and gravel.

3.2.2 Trysull's built form is that of a strongly clustered settlement set around a staggered crossroads towards the northern end of the village. There are relatively few outlying properties located beyond the perimeter of the village.

3.2.3 Trysull's northern, more historic, core lies on essentially level ground, raised slightly above the water meadows beside the Smestow Brook. It is strongly framed to the north by a continuous ridge of high ground that runs on the far side of the brook. The medieval Holloway from Wolverhampton and the north cuts through this ridge.

3.2.4 The southern part of the village, which lies at a slightly higher level than the historic core to the north, is also, to a significant degree, framed by ridges and raised ground to its east and south west.



**Images from Top to Bottom**

- Cast iron road bridge in Trysull Holloway
- The County Council bridge plate on the above bridge



## 4. Historic development & archaeology

### 4.1 Historic development

4.1.1 The first documented evidence of settlement at Trysull comes from the Domesday Book, which identifies three hamlets in existence in the locality by 1086 – Trysull, Seisdon and Cocortone. The latter survives today only in the name of the approach road into the southern end of Trysull from Seisdon (Crockington Lane). The recorded population of Trysull in 1086 was 10.

4.1.2 The histories of the settlements of Trysull and Seisdon have been intimately linked throughout the documented period. They still share the one church as well as being a conjoined civil parish.

4.1.3 It is assumed that the original settlement at Trysull grew up around the church and the crossroads. According to the Victoria County History for Staffordshire, by 1318 there was a separate settlement south of the main village at what is now known as The Green. This was referred to in the 14th century as Bent or Ben Green.

4.1.4 All Saints' Church is of 12th century origin, although its oldest coherent sections date from the 13th century. There is also some 14th century glass, and the tower was rebuilt in the 15th century. The church was enlarged in 1843-4, to designs by Robert Ebbels, and it was further restored in 1889, and again in 1897, when the tower was restored, new bells hung, and a new south entrance and porch created, all to designs by F.L.W. Simon of Edinburgh.

4.1.5 Despite the antiquity of Trysull, for reasons unknown, few of the houses in existence today were built much before the 17th century. By that time, the population seems to have exceeded 100. It is evident that a growing population in the latter part of the 17th century and throughout the 18th century necessitated the construction of new dwellings, but it is not clear why so few earlier houses survived this period.

4.1.6 The site of the medieval manor house at Trysull is unknown. One of two significant oddities in the layout of the village today is that the Church and Manor House are geographically distant and separated by a number of other historic structures. The existing Manor House (known as that since 1860



#### Images from Top Right to Bottom Left

- Trysull & Seisdon as shown on Yates' map of Staffordshire, 1775
- An sketch of the Church of All Saints, Trysull, in 1846 before F L W Simon's alterations
- F L W Simon
- Trysull Manor House prior to alteration

or before) is probably no earlier than the late 16th or early 17th centuries. There is no documentary evidence that the medieval manor house occupied the same site and, given its detachment from the Church, this must be regarded as being doubtful. One alternative is that the first Manor House stood on the site of what is now Trysull Farm House, immediately across the crossroads from All Saints' Church.

4.1.7 The second oddity is the staggered form of the main crossroads as they are seen today. There are no obvious logical or topographical reasons in the built grain of the village why the north and south roads should not have met head on.

4.1.8 Agriculture and related industries have dominated the economic history of Trysull (and its neighbour, Seisdon). Arable, pasture and market gardening in varying proportions have all been important to its survival and growth since 1086. In particular, the milling process, with a millpond, and race, has shaped the landscape of the Smestow Valley. The conversion of Trysull Mill (dated 1854 and Grade II listed) to residential use in the late 20th century has safeguarded the future of the last of possibly several generations of mill buildings on the same site beside the Smestow Brook. Sand and gravel extraction has also been a significant factor in shaping Trysull's landscape, and it continues to be important in its economic history.

4.1.9 Trysull had a schoolmaster teaching its boys by the late 1680s. In 1707 an endowment of land to the school by Thomas Ridge of Westminster provided for the education of 18 children of either sex. A schoolroom was built west of the Church in the early 18th century, but this had fallen into disrepair within 50 years. In 1843, a new schoolhouse was built on the site of a small poorhouse on the eastern side of The Green – this building survives today. The schoolmaster's house was built alongside in the mid 1860s. This school building remained in use until it was damaged in a storm during 1895. The present building was constructed and opened the following year using a bequest of nearly £3,000 from Eliza Baker of Bromsgrove (formerly of Seisdon).

4.1.10 The poorhouse on The Green, mentioned above, was built sometime before 1773, at which



### Images from Top to Bottom

- Trysull Farm House, situated on the staggered crossroads by the Church of All Saints, in 1930
- Trysull Mill
- The old schoolhouse, Trysull, seen in an 1836 painting

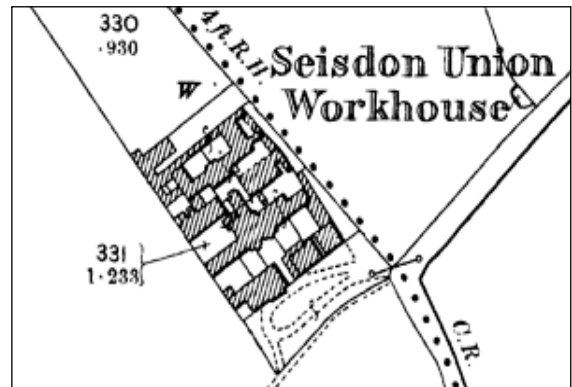


time it was termed an 'almshouse' and was occupied by two families. However, documentary evidence shows that it was funded by the parish and not through an endowment (as, strictly speaking, would generally be the case with an almshouse). It fell out of use at some time between 1835 and 1843 – perhaps, after Trysull became part of the Seisdon poor law Union in 1836. Initially the Union workhouse was located at Tettenhall, but, in 1860, a new workhouse was opened in Trysull off Bell Road east of the village. It continued in use for the poor of the parishes until 1930, and was also used as the meeting place for the Seisdon Rural District Council. During World War II it was used as an egg packing station, but, thereafter, stood empty until its partial demolition following a fire in the early-1960s. In 1993, this tradition of welfare was continued by the erection of new almshouses in Post Office Road by Trysull & Seisdon Charities.

4.1.11 The Seisdon Union also opened a children's home in Vine Cottage on the south side of The Green in 1918. Today, this is the residential nursing home Woodford House.

4.1.12 One aspect of the history of Trysull remains to be considered in this brief résumé. The architectural character of the northern core of the village was significantly influenced in the late 19th and early 20th centuries by the activities and benefaction of Benjamin Howard Mander, who bought the Manor House in 1894 and lived there until his death in 1912. His widow continued to reside in Trysull until her own death in the 1940s.

4.1.13 The considerable wealth of the Mander family began to grow following the migration of Thomas Mander from the family's farmland on the Warwickshire/Worcestershire border to the market town of Wolverhampton in the mid-1700s. By 1845, the Mander brothers had become a formidable industrial force in the area with a range of chemical and industrial businesses. The success of their paint and varnish business in the second half of the 19th century earned them a national reputation. The family were noted non-conformists, major philanthropists and local benefactors, and were regarded by their contemporaries as being progressive and public-spirited.



#### Images from Top to Bottom

- The Seisdon Union Workhouse as shown on the 1901 edition of the 25 inch OS Map
- Trysull Manor House after remodelling by F L W Simon
- 'Arts & Crafts' style cottages in Trysull Holloway

4.1.14 The Mander family, including Howard, were strongly influenced by the Arts & Crafts movement. They were responsible for building two great Arts & Crafts houses in the area – Wightwick Manor of 1889-93 on the western edge of Wolverhampton for Theodore Mander and The Mount at Tettenhall Wood from 1909. Immediately after his purchase of Trysull Manor House in 1894, Howard Mander commenced its remodelling, transforming it into an exemplar for the Arts & Crafts movement. By 1900, or soon after, he had endowed the village with an institute (The Thatchers) on the northeast side of the central crossroads, neighbouring housing along Trysull Holloway (seen below), and the fine Manor Farm immediately east of the Manor House on Seisdon Road. It is also suggested that he influenced the design of the new school building in 1896, although he was not its principal benefactor.

## 4.2 Archaeology

4.2.1 Staffordshire County Council's Historic Environment Record (HER) is the principal source of information for archaeological remains in the county. It has been searched for references both within the Conservation Area and in its surroundings. The results are presented in the following table, and a brief commentary is provided here. Many thanks are offered to Suzy Blake of Staffordshire County Council for her help in providing this information.

4.2.2 Remarkably little of archaeological interest in Trysull is recorded on the HER. Indeed the vast majority of records within the Conservation Area are of buildings or place names. The church of All Saints (09304) and its cemetery (50598) are obvious and significant archaeological features, and all the other buildings are worthy of archaeological recording. This is true not only of their visible fabric above ground, but also for possible remains buried below ground (for instance, earlier walls, floors and hearths). No archaeological work of any sort appears to have been carried out within the village so far (even a negative result from fieldwork would be noted on the HER), and very little in the wider landscape. Wessex Archaeology carried out a watching brief during pipeline construction between the villages of Seisdon and Trysull in 1985 (Smith & Cox 1985), when two undated pits were found (03804/5). An Iron Age or Roman



### Images from Top to Bottom

- The Thatchers, Trysull Holloway
- The Church of All Saints seen from Trysull Holloway
- Looking towards the Church of All Saints, Trysull, from along Seisdon Road



quern fragment is recorded from Smestow Barn or its environs (01934), but that is the sole artefact recorded on the HER. The Birmingham University Field Archaeology Unit has also noted features on aerial photographs and historic sources during a desk-based appraisal of possible road routes in 1995 (05376, 05383). Therefore, the area seems to be somewhat unpromising archaeologically, although the medieval monastic farming centre at Woodford Grange and the possible deserted medieval settlement of Crockington are notable exceptions.

4.2.3 The field marked 393 on the 1920s Ordnance Survey map has pronounced banks under the hedgerows along its north and east sides. The hedgerows contain some mature trees and shrubs. These may be enclosure features of the 18th or 19th centuries, but equally they may predate this and reflect an earlier pattern of land division. These boundaries are particularly interesting in relation to the fragment of low stonewall with brick capping on the north side of the lane at the north end of the field. This track turns southeastwards immediately after it leaves the east edge of the field, and it is notable that the wall itself terminates just beyond the field edge. Thus the wall, track, field and earthworks appear to be broadly contemporary. This may be significant given that the stonewalls are such a characteristic feature of the village centre.

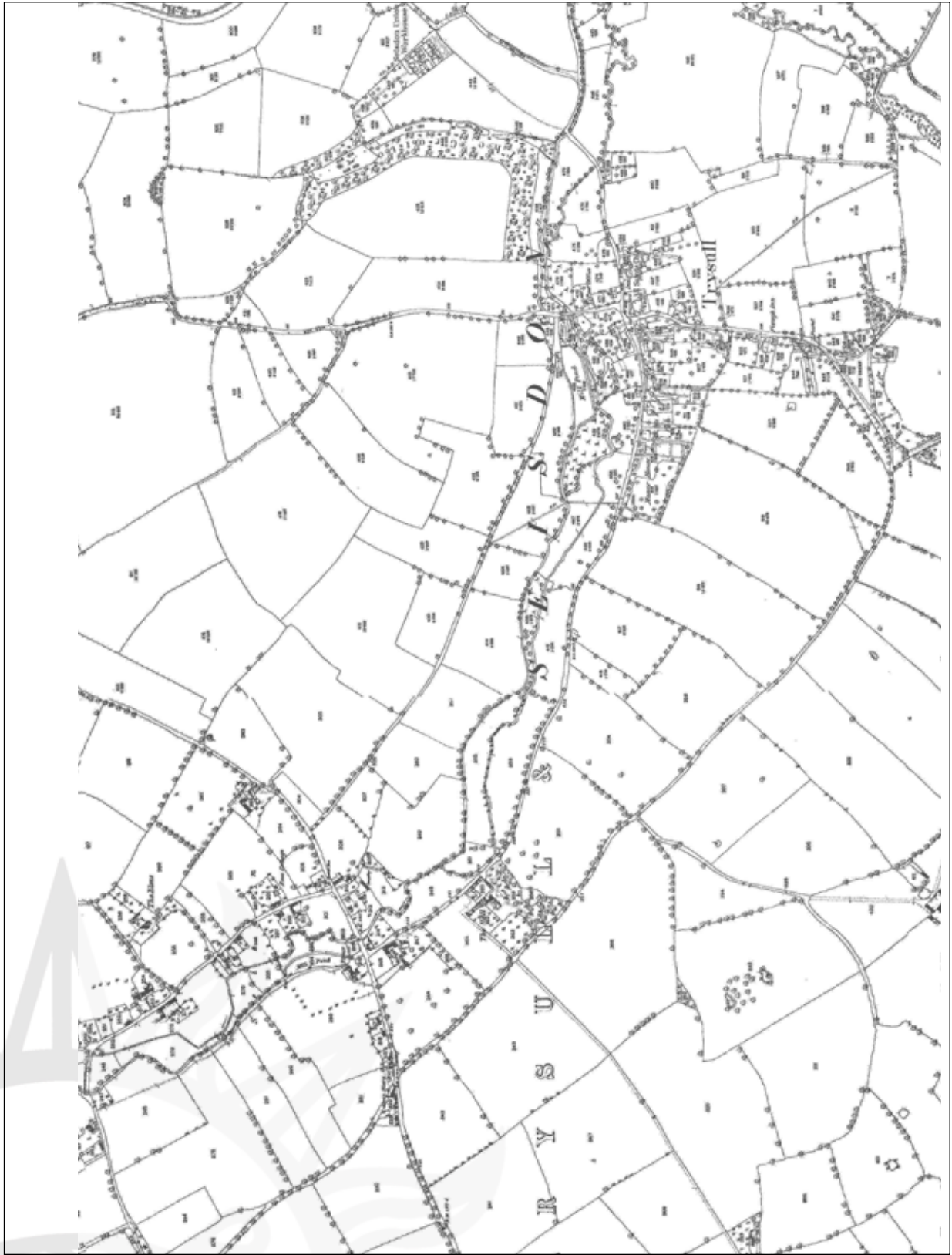
4.2.4 The field marked 389 on the map also has pronounced earthwork banks along its east and west sides, again under hedgerows containing some mature trees and shrubs. Slight traces of possible earthworks were also seen within this field, and the adjacent one to the east (field 391, behind Croft Cottage). Once more these remains may be of significance given that the cottage itself is recorded as a 17th century building (13769). Possible traces of ridge and furrow fields were noted immediately to the southeast of the Conservation Area, in the field just beyond (south) of the recreation ground.

4.2.5 The only other earthwork noted during the site visit was a ridge or bank running east-west through the eastern half of field 345, immediately to the south of the Smestow Brook. This bank does not relate to any of the current field boundaries here, and therefore may predate them. The



### Images from Top to Bottom

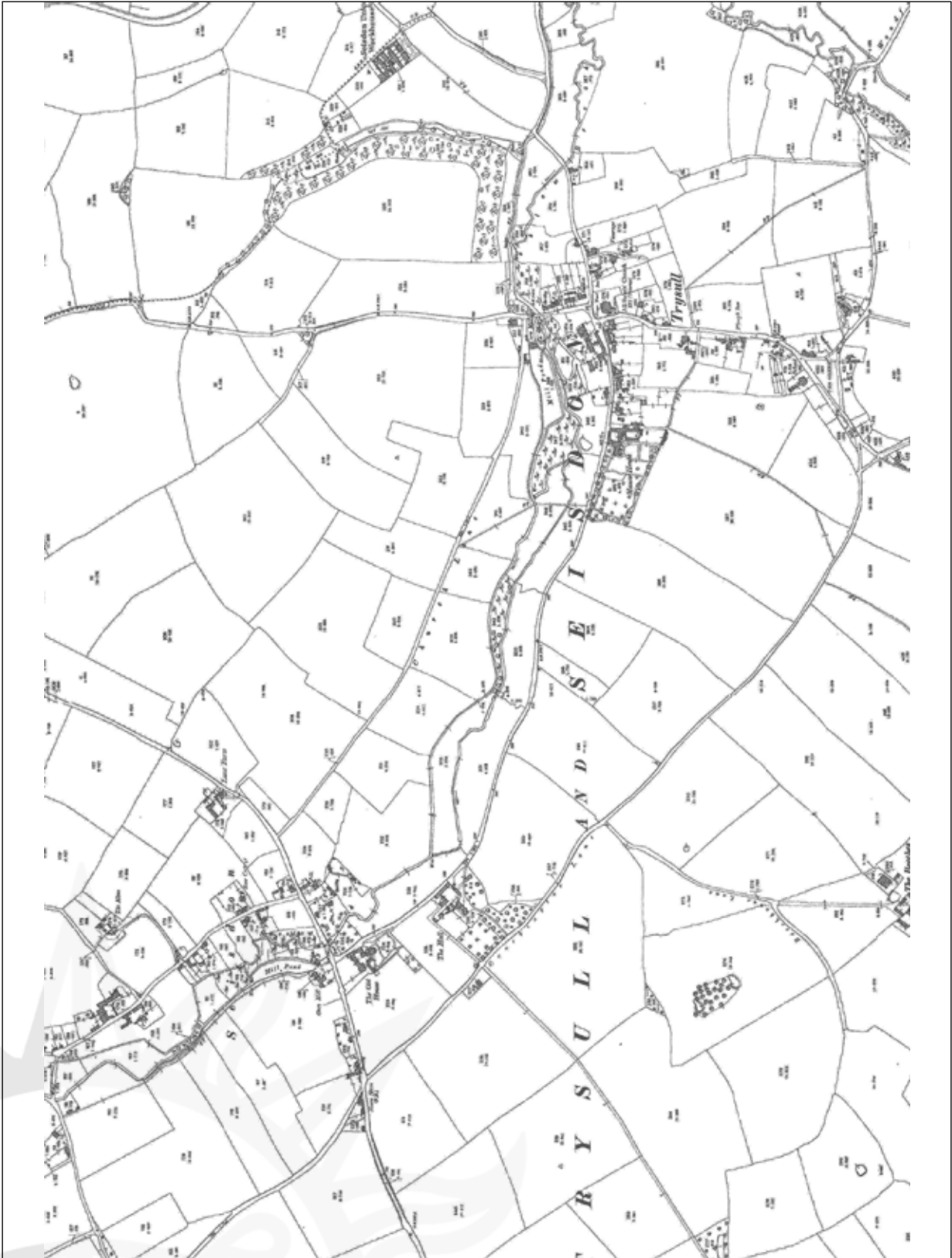
- Looking across the Smestow Brook towards Trysull Manor House in the 1880s
- The Smestow Brook in between Trysull and Seisdon in the 1880s
- Looking down Trysull Holloway in the early 1900s



**Image**

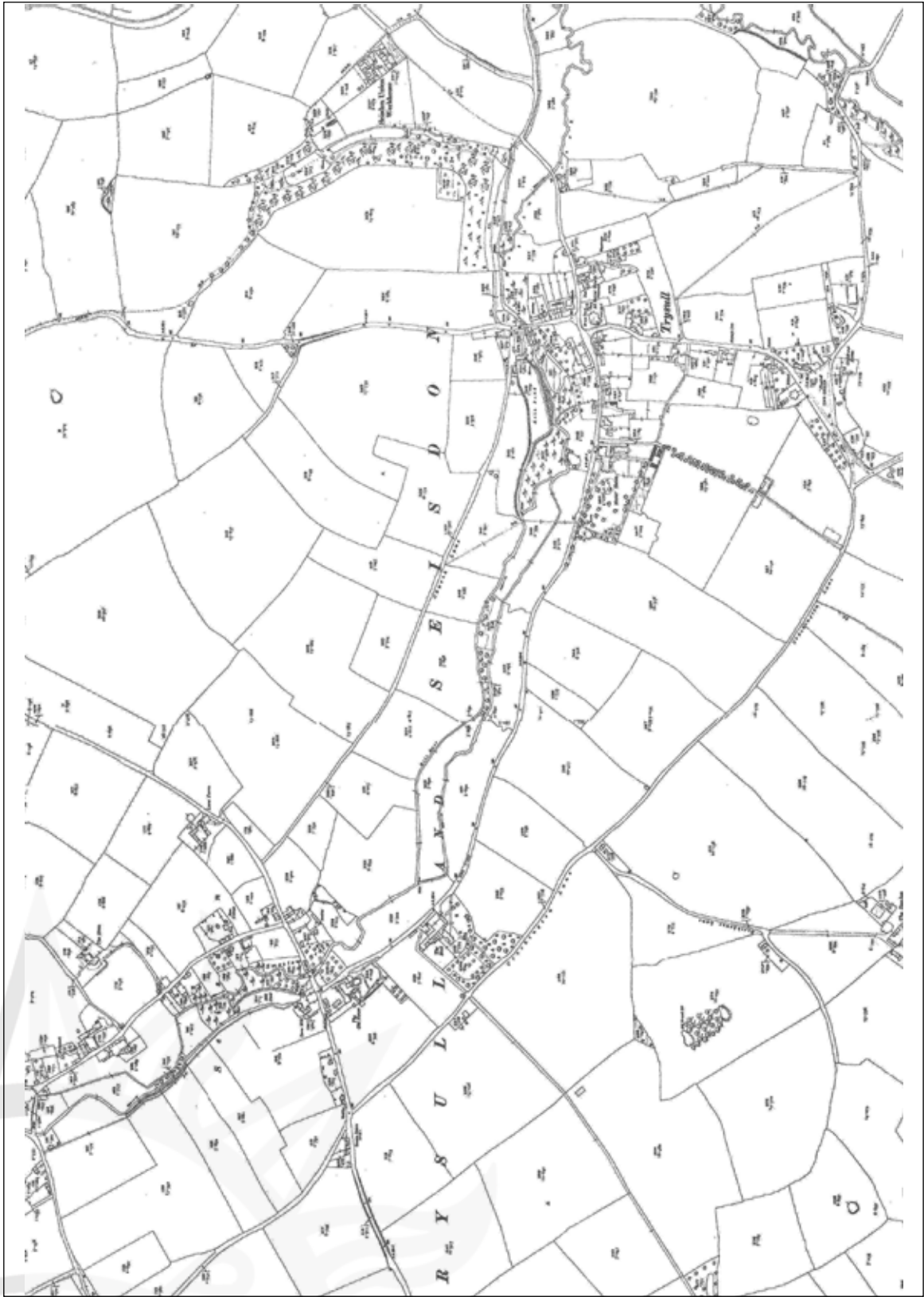
- Trysull & Seisdon - Ordnance Survey Map 1880





**Image**

- Trysull & Seisdon - Ordnance Survey Map 1901



**Image**

- Trysull & Seisdon - Ordnance Survey Map 1917

earthwork is parallel to the main road, and could relate to an earlier route to and from Trysull Farm.

4.2.6 In contrast to the above features, it was interesting to note that no obvious earthworks were visible in any of the fields and paddocks to the south of the Church of All Saints. This is at the very heart of the village, and therefore might be expected to contain remnants of former building plots. Physical remains of buildings or other features may still survive buried below ground, of course, but it was surprising that nothing was visible on the surface.

4.2.7 A few other relatively minor features are worth mentioning. Firstly, there is an old (presumably redundant) iron sewer vent in the bank on the south side of the main road running eastwards out of the village from the church. Secondly, there is a single old lamp standard on the east side of School Road just to the south of the Green. Finally, the boundary wall on the north side of The Plough Inn's car park contains a large blocked arch presumably relating to a former building that once stood here. This can be seen on the 1920s Ordnance Survey map, but no further information about its function has been located during this study.

4.2.8 Finally, it is worth noting that the large field to the east of 393 had been ploughed at some time before the site visit, and its surface was inspected briefly from the northern margin. Shards of post-medieval and Victorian pottery were noted, along with fragments of roof tile and a few pieces of probable building stone.

### 4.3 Discussion: Known & potential archaeological interest, & possible areas of research

4.3.1 It is worth restating the archaeological significance of the core features of the medieval village: the church and the Hollow Way. In this context there are important inter-relationships between these two features and the mill, millpond, a second hollow way (Church Lane), Trysull Farm and the staggered crossroads at the centre of the village. The latter seems unusual unless an existing constraint precluded a simple cross-junction during



#### Images from Top to Bottom

- Cast iron sewer vent pipe, Bell Road
- View from School Road towards Bell Road in the 1880s - 1
- View from School Road towards Bell Road in the 1880s - 2 (adjoins the above on the right)
- View from School Road towards Bell Road in the 1880s - 3 (adjoins the above on the right)

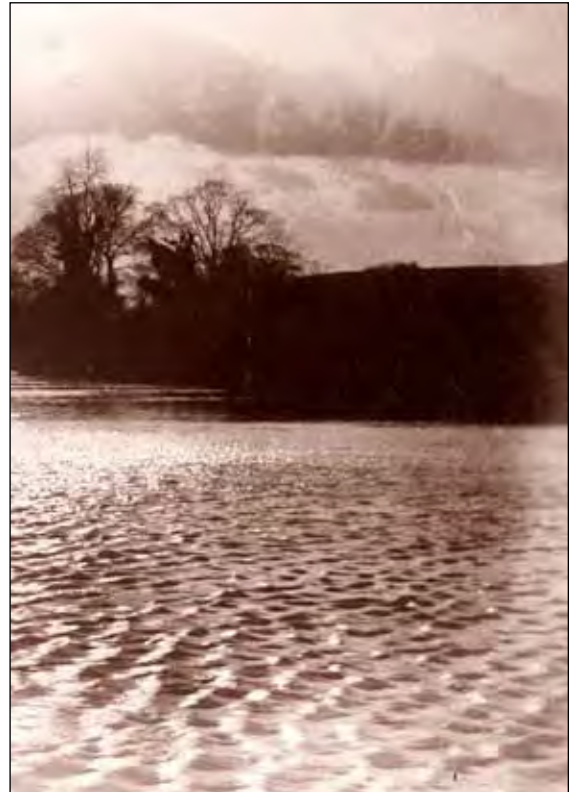


the medieval period. This may be taken as a strong argument for a medieval or earlier origin for Trysull Mill, its pond and millrace. If these were in existence when (or even before) the village was being laid out (and the Domesday mention seems to support this), it would have been difficult if not impossible to bring the Hollow Way into the village any further to the west of its present course. Equally, Church Lane could not run straight across the hill slope towards the church because of the millpond, thus enforcing the longer route via its junction with the Hollow Way.

4.3.2 As noted above, it is surprising that so little can be seen by way of obvious earthworks given that Trysull is clearly a village of medieval origin. There are quite large areas of open ground at the core of the settlement, but only a few linear banks were noted during our inspection. These areas do not appear to have had any post-medieval agricultural use (for example, they do not seem to have been ploughed), although some fields may have been levelled for gardening purposes or to make even paddocks for horses. On balance the entire centre of the village as far south as Croft Cottage and possibly The Plough Inn has strong potential for surviving medieval archaeology. It would seem reasonable for the local planning authority to expect any infill development here to be preceded by archaeological appraisal and evaluation. There would probably be less justification for any such requirement in the southern half of the Conservation Area, for example, around The Green, though even here historic features such as the old Smithy might repay further attention.

4.3.3 By contrast the large field to the east of the village is arable land. Artefacts were observed on the field surface during the site visit for this project. This did not amount to anything more than a very informal observation on the day, but more systematic archaeological surface collection of artefacts (field walking) in the arable area surrounding the village may be valuable in the future.

4.3.4 Finally the relationship of the village to the possible deserted medieval settlements at Crockington and Woodford Grange needs to be considered. The former, if it was a settlement at all, can scarcely have been more than a small collection



### Images from Top to Bottom

- The mill pond, Trysull, in the 1880s
- Mill weir, Trysull, in the 1880s



of cottages. The Domesday reference does not even mention these, however, and therefore there must be real doubt over the former existence of a settlement here. Woodford Grange is much more significant, having been a farm centre for the Cluniac priory at Dudley (in a medieval context the grange place name normally denotes a monastic farm). It may be assumed that Woodford Grange was central to an estate owned by the priory, and therefore some of the fields around Trysull would quite probably have been part of that estate as well. The links between Trysull and Woodford Grange in the medieval period and after the Dissolution of the Monasteries would repay further research. This would be a matter of considerable academic interest, but it could also be important in the context of development control should there be any development affecting either the grange itself or the margins of the Conservation Area.



#### Image

- The Plough Inn, School Road, Trysull

## 5. The essential characteristics of the Trysull Conservation Area

### i) The approaches

It is a truism that first impressions are often the most enduring. For this reason, the experience of approaching and entering a conservation area is of some significance. This is particularly the case at Trysull, for its approaches are regarded as being especially distinctive and important to the spirit of the place. There are six approaches to the village of Trysull and its Conservation Area, whose character is described below.

#### 5.1 Along Feishill Road

5.1.1 The approach to the Trysull Conservation Area from the settlements of Swindon and Feishill is along Feishill Road. Immediately before the boundary of the Conservation Area, the road passes out from the ribbon development of Feishill and turns slightly to the left, dropping down a shallow slope between the properties known as Little Thatch (originally the Trysull bakery) and, on the left, the modern house, The Nursery. Crossing into the Trysull Conservation Area, there is an open view over the village sports field to the right and an old and moderately sized property, The Little Green, on the left. Immediately thereafter Feishill Road terminates as the main road bends sharply to the right to form School Road, with the old Crockington Lane spurring off to the left towards the village of Seisdon. A small and characterful triangular green with a large oak tree is formed at the junction between these roads. School Road runs into the heart of the village and the Conservation Area, with the Village Hall to the right and its new car park to the left, and thence to a larger triangular green at the junctions between School Road and, historic Woodford Lane, to Woodford Grange and Wombourne.

5.1.2 The built structures along this approach to the Conservation Area are scattered and of rather undistinguished quality. The two triangular greens add significant landscaped character to the area as do mature trees and a variety of old fences and walls. These aspects will be discussed more fully elsewhere in this appraisal. The character of this approach is defined especially by the twisting nature of the road, which engenders rapidly changing short and long distance vistas of both



#### Images from Top to Bottom

- View southwards to the edge of the Conservation Area along Feishill Road
- The house to the right was formerly Trysull Tea Gardens, seen here in 1910
- The same house today, now known as The Little Green

the southern edge of the Conservation Area and its wider setting, and the sudden drop on the final bend as the village is entered.

## 5.2 Along Woodford Lane

5.2.1 In close proximity to, and intimately linked with, the Feiashill Road approach, Woodford Lane enters the Conservation Area close to the south-eastern apex of the larger triangular green (The Green), beside the School. Woodford Lane forms the approach to Trysull and its Conservation Area from Wombourne. Immediately before reaching the Conservation Area boundary, the lane climbs a short slope, bending to the right to give a sudden view into The Green opposite the School. On the right lies the sizeable and attractive Victorian house, Hunters Green; to the left, after a public bridleway, is the other eastern end of the village sports field.

5.2.2 As it crosses the Conservation Area boundary, Woodford Lane is enclosed within low banks and mature hedging – an important element. As with most approaches to Trysull, a fundamental part of its character is bound up with the winding nature of the route and the brief ascent that occurs as the village is reached. These provide a distinct and positive locus to the settlement and offer a sudden 'surprise' vista of houses and village street/landscape. It is unfortunate that this important view is significantly compromised today by the unattractive environs of Woodford House and by car parking immediately in front of All Saints School.

## 5.3 Along Crockington Lane

5.3.1 The location of the Crockington Lane approach has already been described under 5.1.1. This old lane from Seisdon drops down a shallow slope, bending first to the left, then the right, as it approaches the small triangular green. The Village Hall is the only structure that is partly visible as the Conservation Area boundary is reached. Unfortunately, this merely emphasises the unsatisfactory nature of the modern and artificial roof covering to the hall. The fenced field boundary to the right is of considerable character and potential visual importance, although the traditional metal 'park' fencing here



### Images from Top to Bottom

- View into the Conservation Area along Woodford Lane
- The Crockington Lane approach, with the small triangular green and the Village Hall



is currently in very poor decorative order and is corroding badly. Inappropriate modern street furniture and signage significantly detracts from the appreciation of the small triangular green in the foreground.

#### 5.4 Along Bell Road

5.4.1 The road into the village from the east rises into the Conservation Area up a shallow slope, turning slightly to the left as its boundary is reached to give a view of the church and its tower. Importantly, this view is framed by two painted rendered buildings in the foreground, one on either side of the road. Whilst neither building is architecturally distinguished, both make a contribution to the character of the Conservation Area by framing this view. Passing The Bell public house on the left and four modern infill houses on the right, the road narrows and bends first to the right and then the left as it approaches and passes the church and the crossroads at the centre of the village. As elsewhere, hedging, walls and trees make a significant contribution to the character of the area.



#### 5.5 Along Trysull Holloway

5.5.1 The approach into the village and Conservation Area from Merry Hill and Wolverhampton to the north is down the historic Holloway. The road turns from the top of the ridge down a marked incline and twists again slightly to the right as it enters the village and the Conservation Area immediately before the Smestow Brook by Mill House. Tall hedges and banks, being cut into the incline slightly, enclose the approach road. Immediately beside Mill House, Church Lane, the historic trackway to Seisdon, cuts off to the right. Trysull Holloway crosses the architecturally important small cast-iron bridge with its March 1905 County Surveyor's notice and runs up to the crossroads in the centre of the village.

5.5.2 To the right, the land is open: firstly, on the northern side of the brook with the gardens of the converted mill building and then on the southern side, after crossing the bridge, with an open plot beside Trysull House running from close to the brook up to the crossroads. Interestingly,



#### Images from Top to Bottom Left

- The Bell Road approach to the Conservation Area
- All Saints' Church from the Bell Road boundary of the Conservation Area

the side elevation of Trysull House and the front elevation of the Mill form a reasonably strong implied building line set back the depth of this open plot from Trysull Holloway. Again, on the left (eastern) side of Trysull Holloway, there is a strong and characterful architectural line formed by the diverse buildings running from the Old Smithy and White Cottage close to the brook to The Thatchers (formerly called The Thatchers Country Club) beside the crossroads.

## 5.6 Along Seisdon Road

5.6.1 The western approach to the village from Seisdon differs from the others in that it is along a straight and level section of road rather than climbing or descending and passing around a corner to present a surprise vista of the village and the Conservation Area. However, on this approach alone, the boundary of the Conservation Area is set some way beyond the built edge of Trysull, taking in the enclosed garden of the Manor House to the south. Thus, the Conservation Area itself is entered immediately after negotiating a sharp left-hand corner, suddenly presenting the traveller with an immensely attractive vista along the straight road and valley bottom to the fringe of the village. Consequently – despite markedly different topography – bends, hedging, walls, and a ‘surprise’ vista, do play a very important part in the character of the Seisdon Road approach as well.

5.6.2 Given the importance of the intimate historic link between Seisdon and Trysull, the openness of this one particular village approach is in itself interesting and characterful (albeit that the difference may be entirely coincidental). Seisdon Road enters the Conservation Area at flood plain level, running parallel to Smestow Brook and Church Lane (which lies on top of the ridge to the north). It is from this approach more than any other that one recognises that Trysull sits within a hollow formed by low ridges on most sides. The importance of the water meadows running down to Smestow Brook to the left of the approach can be clearly appreciated. Any development or damage to these water meadows would severely compromise the character of this part of the village. Equally, the iron railings running from the entrance to the Manor House



### Images from Top to Bottom

- Approaching the boundary of the Conservation Area along Trysull Holloway
- The village edge and water meadows from the Seisdon Road boundary of the Conservation Area
- View north across the water meadows to the Church Lane ridge



to the edge of the village on the northern side of Seisdon Road are of crucial importance. These are in extremely poor condition at the present time and must be regarded as being highly vulnerable to loss.

## ii) Within the Conservation Area

This description looks at the essence of the Trysull Conservation Area, and at the features that make positive and negative contributions to its character.

### 5.7 Generally

5.7.1 To all intents and purposes, the Trysull Conservation Area incorporates all of the built form that makes up the cohesive architectural core of the village. Thus, to describe the character of the Conservation Area is to define the essence of Trysull itself.

5.7.2 There are two overriding characteristics that impress upon the visitor soon after arrival. Firstly, the village (and its Conservation Area) seem to fall into two quite distinct sections. The enclosed section of School Road running from The Croft northwards towards the centre of the village and the open fields immediately to the south opposite Croft Cottage and Plough Cottage seem in some indefinable way to separate off the southern end of the village from the remainder. Although the southern half of School Road and The Green contain a handful of buildings that are of historic interest or have some style or quality (for example, the listed Plough Inn and Croft Cottage, and the unlisted Old School House and Hunters Green), as well as incorporating open spaces of some significance (especially The Green and the smaller triangular green at the junction between School Road, Crockington Lane and Feashill Road), overall this section of the Conservation Area is far less cohesive and the architecture markedly less distinguished than in the more historic core of the village.

5.7.3 The second quality that is readily appreciable is that there is a remarkable diversity of architectural styles, with (Mander's Arts & Crafts influences apart) almost no two buildings bearing any great stylistic similarity.



#### Images from Top to Bottom

- The Croft, School Road
- The Old School House, School Road
- Hunter's Green, Woodford Lane
- A view across The Green, Trysull, towards Woodford House



That nonetheless, there is a consistency to the character of the core of Trysull which was aptly described in the Conservation Area appraisal written upon designation in December 1969 and which remains true in 2003/04. Throughout the Conservation Area, there is a strong preponderance of mellow red brick or white painted rendered elevations under plain dark or red clay roof tiling. A number of the houses have dentilled brick coursing immediately beneath the eaves and there is a loose tradition of incorporating shallow rounded heads for the window openings. Such detailing can be seen in contemporary vernacular architecture in many villages in the West Midlands and, therefore, is part of a wider regional tradition rather than being of specifically local interest to Trysull.

5.7.4 As will be discussed elsewhere in this appraisal, trees, hedging and other vegetation, as well as stone and brick walling and historic iron fencing, contribute significantly to the character of the village. Equally, the gentle meandering bends at the northern end of School Road and along Seisdon Road and Bell Road close off and then open up sudden views of the village streetscapes in a similar way to the bends in the roads on each approach to the Conservation Area.

5.7.5 There are two additional aspects of the nature of housing within the Conservation Area that need to be highlighted. In contrast with most neighbouring settlements, Trysull has not suffered markedly from large blocks of 20th century development. Although the location, design and impact of the School Close development off The Green are unfortunate and have a negative impact upon the Conservation Area locally, both this housing and the somewhat more neutral White Row are reasonably self-contained and inoffensive in terms of medium to long distance views. Otherwise, late 20th century new developments have been of smaller scale and are scattered around the Conservation Area rather than imposing themselves as a harsh cluster on the character of the settlement, as happens almost ubiquitously in neighbouring villages (regrettably, Seisdon is a good example of the latter).



#### Images from Top to Bottom

- The Arts & Crafts inspired Manor Farm, Seisdon Road - since it was extended to the right
- The walling in Trysull, such as this in School Road, adds greatly to its character
- White Row, off Seisdon Road

5.7.6 Lastly, Trysull can be distinguished from its neighbours in that there is a slightly unusual imbalance in the population of older housing. There are relatively few small pre-20th century dwellings in the core of the village, with only one small run of terraced properties. There is a strong dominance of medium sized detached houses set in large gardens in all parts of the village. Once again, this must be regarded as being an essential characteristic of the Trysull Conservation Area, which marks it out from others.

### 5.8 School Road (Crockington Lane to The Croft), The Green and Woodford Lane

5.8.1 It has already been noted that this section of the Conservation Area is somewhat less cohesive, architecturally distinguished, and hence characterful than the remainder. This is not to deny its interest or necessarily to imply that it is not worthy of designation as part of the Conservation Area.

5.8.2 The alternation of closed and open vistas out of this part of the Conservation Area has also been mentioned elsewhere. This is a fundamental part of its character. At present, those vistas are largely unspoilt. In contrast, it is the views along and through the southern half of the Conservation Area that often disappoint, lacking the strong linearity, clarity and processional linkage of those in the more historic core to the north.

5.8.3 Having said this, the small triangular green at the junction between Feiashill Road, School Road and Crockington Lane is an important open space. It provides a landmark and focal point at the approach to the Conservation Area and the village from Feiashill and along Crockington Lane. Its location at a corner in the main road emphasises this quality. The mature oak tree at its centre increases interest in the space, as does an inscription stone recording the planting of this tree to commemorate the coronation of King Edward VII, which is dated 9th August 1902, Coronation Day. Unfortunately, conversely, the quality of the open space is compromised by



#### Images from Top to Bottom

- A 19th c cottage in Trysull Holloway
- The triangular green
- Good and bad cheek-by-jowl on the triangular green. Note also the contribution of the old field boundary and the enclosed rural view framed by the ridge to the south



an unsightly litter bin set into the heart of the green space and standard road signs of mediocre visual quality at two of its three angles. Given the presence of another litterbin nearby in the Village Hall car park, it is questionable whether that on the small green is really necessary. Such details can diminish the attractiveness and character of an important space so readily.

5.8.4 As a traditional 20th century form, the Village Hall (built in 1935) would have neutral impact on the Conservation Area were it not for its somewhat starkly green sheeted roof covering that replaced the fibrous cement tiles used in its original construction. As a result, today the building has a slightly negative impact upon the Conservation Area and, as has already been noted, it marginally degrades the quality of the approach to the tip of the Conservation Area along Crockington Lane.

5.8.5 Regrettably, as presently landscaped, the Village Hall car park is more aggressively negative on its surroundings. Clearly, the facility is important, serving both the Village Hall and the School, but its immature and limited landscaping and planting and the bleak and utilitarian lighting seriously impair both short- and long-term views. This is especially regrettable given the high visibility of the car park entering the village from Feiashill Road. It is to be hoped that in years to come maturing vegetation will soften the impact both from the adjacent road and in views across the fields from the north and west. Despite these comments, it should be emphasised that the Village Hall car park is a valuable asset and the local community should be complimented on continuing the apparent village tradition of providing inscriptions on commemorative stones – in this case recording the creation of the car park in 1999, to mark the millennium, along with the names of contributors and sponsors.

5.8.6 Although it is an important space, The Green is slightly disappointing in terms of its overall character and impact. This is partly due to a lack of cohesion and relationship between the architecture and built form on its three sides, but also to the impact of mediocre street furniture and the significant visual blight caused by a rank of parked cars in front of the

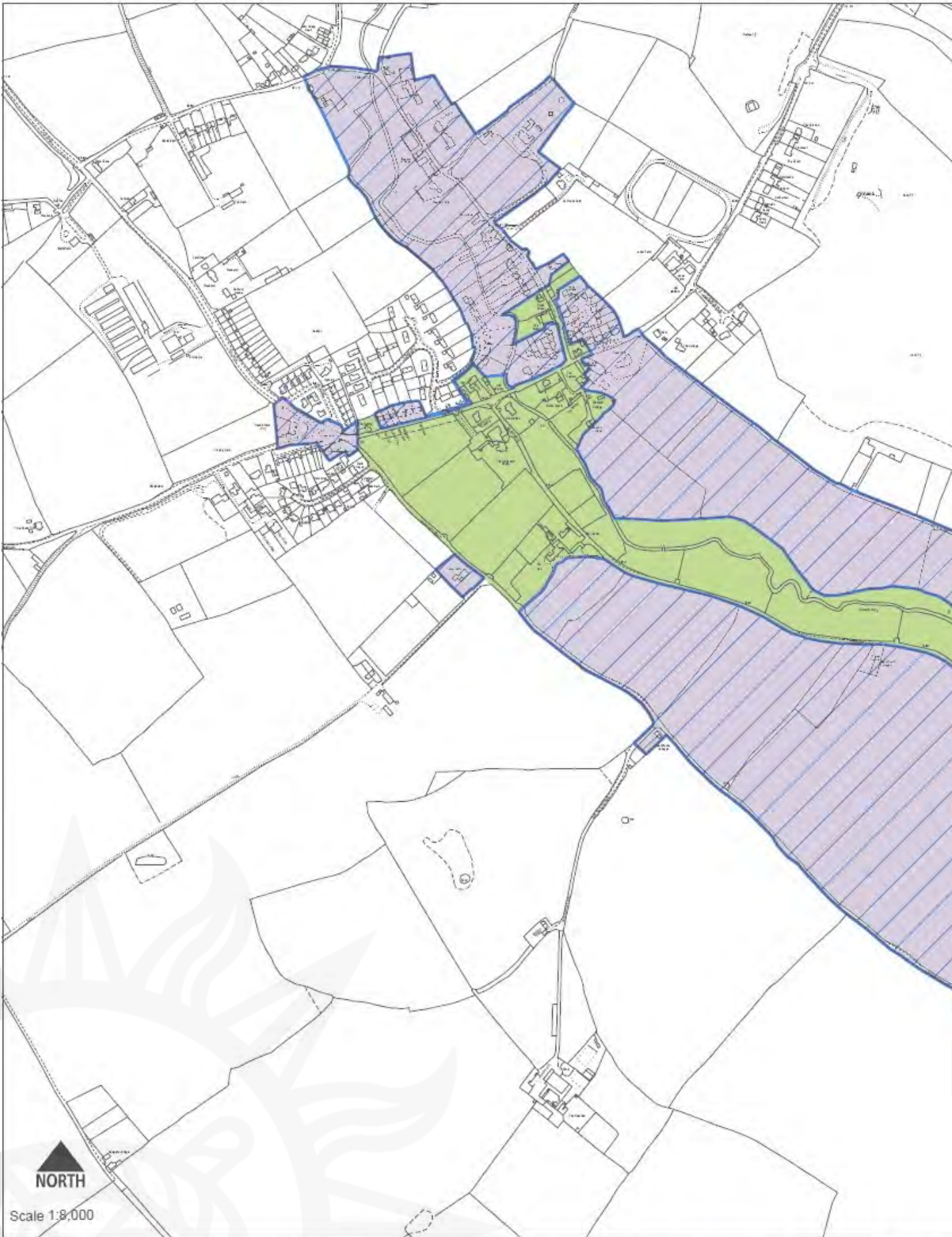


#### Images from Top to Bottom

- The Village Hall
- The Village Hall car park with School Close and the School beyond



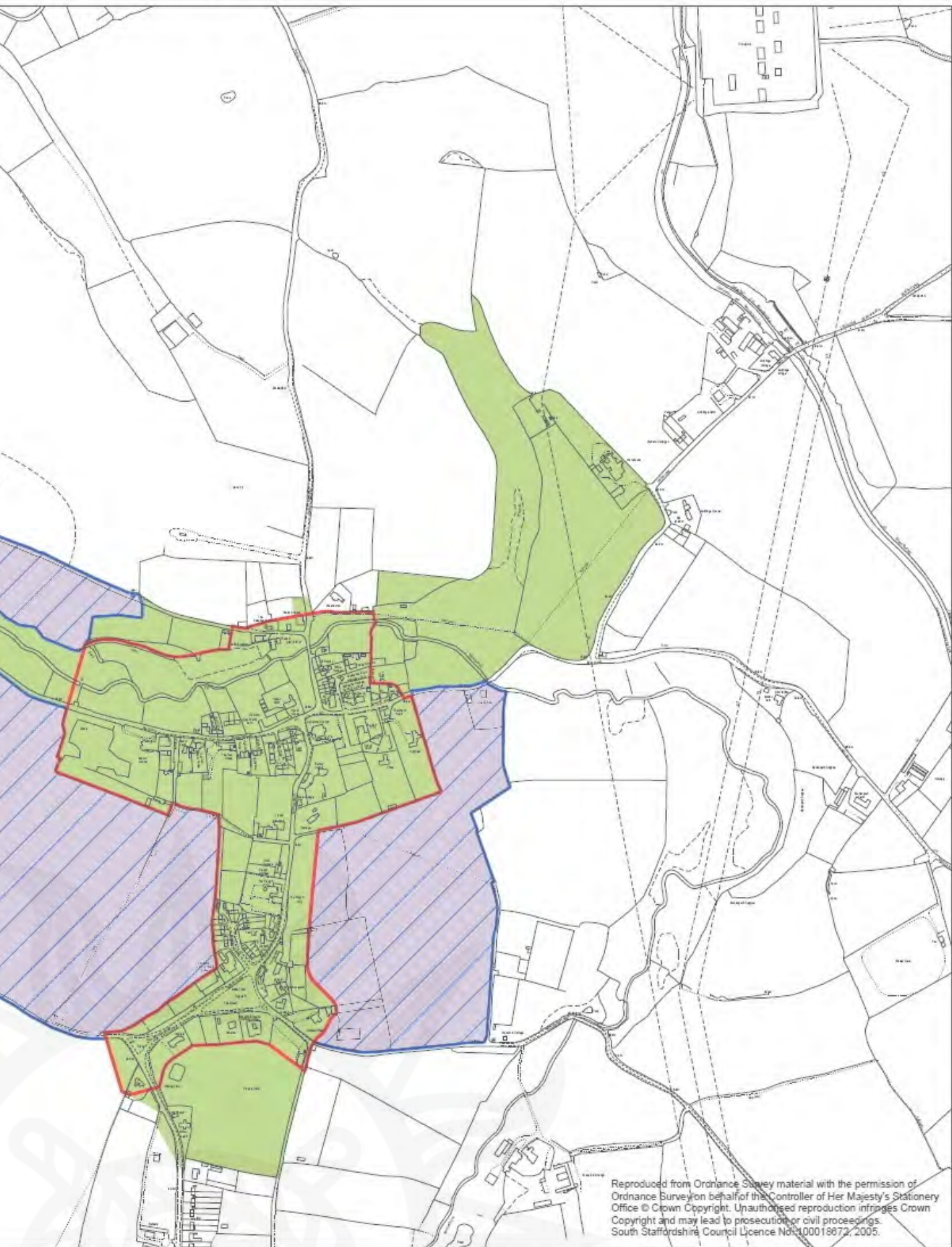
# Trysull and Seisdon



**KEY**  Former Conservation Area  New Conservation Area



# Conservation Area



Conservation Area



New Buffer Zone

School. The paucity of modern street lighting can be readily demonstrated by comparing the contribution to the character of the area made by fittings throughout the village to that of the one remaining old lamp standard close to the southwest corner of The Green.

5.8.7 The School itself is of pleasing design, although the most recent extension facing onto School Road is slightly less successful than earlier work. The quality of the northern corner of The Green is undoubtedly damaged by the open view into School Close, immediately to the north of the School buildings. This rather weakens the visual and architectural relationship between the School and its attractive predecessor, the Old School House, which was built in the 1860s.

5.8.8 Architecturally, the eastern side of The Green is a rather curious and eclectic mix, with the Old School House and the neighbouring 1843 School building (arguably, historically more interesting, yet visually somewhat subservient and diminished), and then two neutral, though visually surprising dwellings to the south, before a view is gained of the imposing (but unlisted) Hunters Green on Woodford Lane from across its grounds.

5.8.9 The southern (Woodford Lane) side of The Green is the least satisfactory; the atmosphere and spirit of the place leak out badly from here. This stretch is dominated by two large structures. The more established Woodford House to the east has a strongly negative impact on the character of The Green, lacking a satisfactory boundary to its front, being surrounded on two sides by areas of harsh hard standing, and with the main elevation being considerably impaired by mediocre detailing, poor quality fenestration, and patently false half timbering. To its west, a large structure, Beckbury House, had been newly completed at the time of this appraisal. No doubt, the passing years will soften the harsh effect of its landscaping, but, despite some careful attention to the detailing of dormers and the like, the colour of the brickwork and the dominance of the design of the central upper elevation will always jar aesthetically in this important location.



**Images from Top to Bottom**

- Panorama across The Green looking east - left
- Panorama across The Green looking east - right
- The 1896 School building and its most recent extension. Note the detrimental impact of both parking and intrusive modern street furniture



5.8.10 Perversely, despite containing two of Trysull's eight listed structures, plus with a handful of other pleasing dwellings and the historically important village pound, the remainder of School Road down to The Croft is rather disjointed and neutral in character. The mid-19th century Pound (which received loving restorative care in the Silver Jubilee year of 1977) has recently been repaired to ensure its continued preservation.

5.8.11 This section of School Road demonstrates a recent fashion that, if proliferated, will damage the character of the Trysull Conservation Area. This is the laying of homogenous concrete drives and hard standings to imitate the use of Staffordshire Blue blocks. Given its material properties, these surfaces tend not to soften visually with age; as a finish, it is more successful when laid flat and in straight lines than when used on rising land and around curves (where it tends to look alien and out of place). This is typical of certain permitted development rights (that is, changes to buildings and sites that do not require prior planning permission and hence ordinarily are outside of the local authority's power to control) that can gradually compromise the character and special interest of a Conservation Area.

5.8.12 One final negative contribution to this part of the Conservation Area must be recorded. The late 20th century rebuilding of the side elevation of Plough Cottage has left harshly unsympathetic and inappropriately coloured brickwork exposed to view across the wide entrance to the car park of The Plough Inn. This is particularly unfortunate given that the buildings on either side (The Plough Inn and Croft Cottage) are listed.

5.8.13 With the marginal exceptions of the 1843 School House and Hunter's Green, there are no obvious structures meriting further examination for potential listing in this part of the Conservation Area.

## 5.9 School Road (The Croft to All Saints Church)

5.9.1 This section of School Road is an immensely important element within the Trysull Conservation Area. With the exception of The



### Images from Top to Bottom

- The Old School House and the 1843 School to its side
- Woodford House (left) and Beckbury House on the southern side of The Green
- Trysull Pound, School Road

Vicarage at its southern end, this stretch of road has a strong and attractive architectural and visual coherence, enhanced by characterful boundary walling and the visually invaluable curves in School Road. At the present time, only the church and the historically complex Ketley House are listed (at Grades II\* and II, respectively).

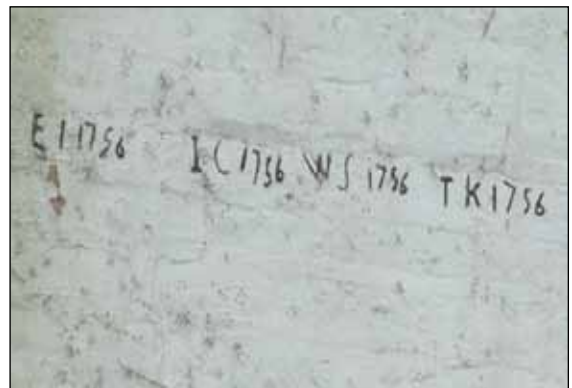
5.9.2 It is extraordinarily difficult to understand why The Croft, Rose Cottage and Fourways are not similarly protected, given their substantial contribution to this overall composition. In some ways, Rose Cottage is especially interesting for the initials and dates ('EI 1756, IC 1756, WS 1756, TK 1756') inscribed on its upper front elevation. These buildings should be considered for listing.

5.9.3 Sadly, The Vicarage (from the 1960s) remains as bleak as the day it was completed – perhaps more so with its new PVCu windows – and its relationship to its own plot and the road are visually disturbing. This, along with the village-wide appearance of modern street furniture is the only negative contribution to this aesthetically pleasing section of the Conservation Area.

## 5.10 Seisdon Road/Bell Road

5.10.1 The architectural form of this main artery through the village is remarkably mixed. At least part of this variety is due to Howard Mander's Arts & Crafts influence on the village at the turn of the 19th/20th centuries. Surprisingly, despite some modest and mediocre buildings and occasional individual negative contributions, overall it is a reasonably happy and satisfactory mix.

5.10.2 Architecturally, the highlights along this road are the Church, Fourways, Trysull House, the splendid Red House and the adjoining Little Manor House and Manor Farm, as well as the Manor House and Coach House complex. Other sizeable buildings and sites, such as the Bell Inn and the large white house immediately to its rear make an important, but lesser positive contribution to the urban grain. The particular low points in this part of the Conservation



### Images from Top to Bottom

- School Road looking north with Rose Cottage in the middle ground
- The northern end of School Road with the Church of All Saints' and Fourways
- View southwards along School Road showing the positive contribution made by the curving road, walling, trees and vegetation, and the damage caused by modern street furniture
- Painted initials on the upper front elevation of Rose Cottage, School Road



Area are the poor elevational handling of the conversion of a former two-storey barn of Trysull Farm (The Byre) and visually intrusive modern fencing immediately to its west.

5.10.3 On the northern side of Bell Road, four modern infill dwellings (Lappan House, Ravenscroft, The Wendy House and Abacus Lodge) provide urban grain and a reasonable built line to one side of the road, but are either too much historical pastiche, or so resolutely indifferent to local architectural detailing and the use of materials, to sit comfortably within the overall streetscape. Therefore, as a group, they have a marginally negative impact upon this part of the Conservation Area. This is particularly unfortunate, given their prominence close to the heart of the village.

5.10.3 Apart from the architecture, the highlights of this area are the twisting road form immediately beside the church (which as elsewhere opens and closes vistas), the surprise of open land at the head of Trysull Holloway beside Trysull House, and the positive contribution of a number of mature trees and the stone boundary walling to the churchyard. Conversely, as is the case throughout the village, street furniture and signage is woefully mediocre and lacking in character, and small details (such as the concrete post and chain low fencing to the front of White Row) tend to have a localised negative and degrading effect upon the generally high quality of the Conservation Area.

5.10.4 A number of key buildings in this section of the Conservation Area that are also of architectural and/or historic interest might be considered for listing, including Trysull House and perhaps even the Mander's Manor Farm towards the western village fringe.

## 5.11 Trysull Holloway

5.11.1 Without exception, houses along Trysull Holloway (which exhibit a wonderfully attractive diversity) all make a strong and positive contribution to the character of the Conservation Area. This is equally true of the fine Smestow Brook Bridge, which warrants its Grade II listing.



### Images from Top to Bottom

- The Bell and the Church of All Saints, Bell Road
- Fourways and Trysull House, from School Road
- The Red House, Seisdon Road
- The Wendy House and Abacus Lodge (foreground) and Lappan House and Ravenscroft (red brick in distance)



At the time of this appraisal, full appreciation of its structure was hampered by heavy vegetation growth over one of the four brick piers – it would be beneficial if this were to be removed and thereafter kept in check.

5.11.2 The complex of buildings surrounding Trysull Mill along the unmade Church Lane have all been variously converted and adapted with reasonable success since designation of the Conservation Area and, again, all make a positive contribution to its character. The plethora of TV aerials on the chimneystack of the listed mill does have a detrimental impact on its appreciation of the building, but, sadly, this is the case throughout Trysull, where such fittings seem overly to dominate parts of the skyline.

5.11.3 The value of both the bridge and the open land on the west side of Trysull Holloway between the brook and the crossroads has been mentioned elsewhere in this appraisal. It is extremely regrettable that an electricity transformer and a sewage pumping station have blighted the south bank of Smestow Brook on either side of the bridge.

5.11.4 Consideration should be given to the potential for listing of Mander's former village institute (The Thatchers) and perhaps more marginally his neighbouring almshouse style housing. Other currently unlisted buildings in this part of the Conservation Area, whilst making a substantive positive contribution, are probably too altered or unremarkable to warrant such attention. Nonetheless, they should be considered for local listing.

## 5.12 Byways & backlands

5.12.1 There are a number of footpaths and old byways crossing the Conservation Area. The most important of these are Church Lane (the old track way running along the ridge to the north of the village towards Seisdon) and the 'green lane' and footpath running south off Seisdon Road between The Manor House and Manor Farm and then turning east to meet School Road south of The Croft (thus forming part of the boundary of both the settlement and a short section of the Conservation Area).



### Images from Top to Bottom

- East side of Trysull Holloway looking south
- Bridge over the Smestow, with negative impact from overgrown pier and modern street furniture
- The Thatchers and Boddinnick and Porthilly Cottages
- Looking eastwards down Church Lane

5.12.2 Historically, Church Lane would have formed an approach to Trysull; today, it is no more than a bridle path and footpath. Only a short section of the lane lies within the Conservation Area. Whilst it has become heavily pitted and slightly unkempt with the passage of heavy machinery and lorries to the extraction site on the ridge, it is in part pleasantly enclosed and offers a strongly framed view eastwards towards Trysull Holloway. Overall, therefore, it makes a positive contribution to the Conservation Area as well as being historically important to the village.

5.12.3 There are several factors that make the green lane/footpath between Manor Farm and The Croft particularly interesting. The green lane runs north/south off Seisdon Lane alongside The Manor House and its farm buildings, past enclosed land, to one edge of the settlement and the first open fields surrounding it. On its western edge, this lane is enclosed first by farm buildings belonging to The Manor House complex and then by a tall brick boundary wall. The outbuildings are now redundant and they are in poor (partly dilapidated) condition. Yet their retention is of considerable importance to the character of this historically interesting part of the Conservation Area; their ruination and loss would be most detrimental. The brick boundary wall to the south is important for the enclosure that it provides to the lane and also to the indication that it gives of the definition of historic land boundaries. Unfortunately, the wall has been rebuilt in harsh and unsuitable bricks at some time in the latter part of the 20th century – nonetheless, retention of the wall is important for the reasons already given.

5.12.4 The eastern boundary of the lane is of equal importance, though for different reasons. Immediately opposite the redundant farm buildings, there is an open sided timber-framed cart shed, which itself lends considerable character to the lane (although being less imposing than the buildings on the opposite side). However, to either side, there lie the remnants of a fascinating and historic (perhaps medieval) system of stone walling, traces of which can be seen across many parts of the northern half of the Conservation Area. The location and arrangement of the surviving remnants of this



#### Images from Top to Bottom

- Church Lane approaching Trysull
- The green lane looking south
- The green lane looking north



wall system suggest that it may have denoted the division of land ownership around medieval or early post medieval Trysull. When and where complete, the tall stonewall, which is constructed in a mixture of stones with occasional tile inserts, was originally capped in semicircular coping stones. Even from the public vantage point of footpaths and the village streets, it can be seen that these walls once extended across a considerable part of Trysull, and that there is fairly widespread survival of sections of this boundary system today.

5.12.5 Whilst a full survey was not undertaken as part of this appraisal process, it is interesting that the green lane/footpath appears to define the westward and southward extent of this system of boundary walling in this part of the village, since no indication of such structures could be found to the south of the footpath and track or on land to the west. A further factor that makes this historic byway of particular significance is that, along with the stonewalling, it encloses back land that is of considerable interest as an historic field system. The importance of careful retention of the green lane and its character, of the historic field system within the back lands, and of all surviving remnants of the stonewall system cannot be over-emphasised. Strenuous efforts should be made to ensure their conservation, proper understanding and appreciation. It should be stressed that the structures and spaces are as vulnerable to inappropriate or ill-planned future repair as they are to general neglect. It is strongly recommended that a detailed survey and evaluation of these structures be made at an early date.



#### Images from Top to Bottom

- The eastern flank of the green lane with an example of historic stone boundary walling
- Similar boundary walling to the above around back lands off the green lane



## 6. An assessment of change in the Trysull Conservation Area since its original designation

6.1 The foregoing analysis has established the value and character of Trysull Conservation Area

6.2 Before examining how this essential character may be vulnerable to negative change in the future, it is worth reviewing the impact of changes that have occurred since the designation of the Trysull Conservation Area in December 1969 and the first Conservation Area appraisal that was carried out at that time.

6.3 For the purposes of this appraisal, it is unfortunate that the information provided on the designation of the Trysull Conservation Area in December 1969 is extremely limited and, particularly, that it does not contain any contemporary photographs or other satisfactory illustrative materials, although later coverage is held by South Staffordshire Council.

6.4 Consequently, the development of an understanding of the changes that have occurred since that time, which have affected the Conservation Area (positively or negatively), has largely depended upon visual analysis alone, although a limited number of roughly contemporaneous photographs are available in the National Monuments Record archives at Swindon.

6.5 As a starting point, it is interesting to compare the description of Trysull in December 1969 with that developed already in this appraisal. At that time, the Conservation Area was described as follows: *'The pattern of building out from the crossroads is a broken succession of low cottages, of domestic scale and simple fenestration, interspersed with larger, more prominent houses, resulting in an interesting contrast. In Trysull, the Staffordshire vernacular of mellow red brick walls capped by black plain roof tiles is contrasted strongly with white rendered or black and white timber framed cottages, often with red roof tiles. There is a marked impression of red, white and black in the overall effect.'*

The village's character also lies in part in its trees, varying from willow groups to large mature trees, which give a sense of unity and form continuity between individual building groups.



### Images from Top to Bottom

- The cover of the original Trysull Conservation Area designation document from December 1969
- Page 2 of the original Trysull Conservation Area designation document
- The visual analysis diagram from the original Trysull Conservation Area designation document

6.6 Clearly, in overall terms, the same characteristics mark out the Trysull Conservation Area today. Indeed, as has already been implied, it is interesting and important that Trysull has largely avoided the considerable growth and redevelopment that has occurred in nearly all other surrounding settlements from 1970 onwards. There is a striking facet to late 20th century changes in Trysull. Unlike most comparable villages (both in the West Midlands and beyond), by and large, erosion of character has not occurred either through large estate development or through the uncontrollable alteration of existing buildings with flat roofed extensions, loft conversions, conservatories and so forth. As has been noted already, where post-1970 housing development has occurred, it has tended to be small scale or piecemeal new build, utilising infill plots for one or two new houses, or the conversion of ranges of buildings, such as the mill and the farm buildings of Trysull House.

6.7 To summarise, where damage has been caused to the character of individual buildings and/or the Conservation Area, it has tended to be because of new building or the mediocre standard of conversion rather than as a result of the extension and adaptation of existing dwelling houses.

6.8 Areas of particular concern were raised in Section 4. To recap, these were that: -

- despite the fact that the small triangular green at the junction between Feishill Road, School Road and Crockington Lane is an important open space, the quality of the open space is compromised by an unsightly litter bin set into the heart of the green space and standard road signs of mediocre visual quality at two of its three angles. Given the presence of another litterbin nearby in the Village Hall car park, it is questionable whether that on the small green is really necessary.
- the Village Hall (built in 1935) would have neutral impact on the Conservation Area were it not for its somewhat starkly green sheeted roof covering that replaced the fibrous cement tiles used in its original construction. As a result, today the building has a slightly negative impact upon the Conservation Area and, as has already been noted, it marginally degrades



### Images from Top to Bottom

- A view of The Green at Trysull
- The litter bin on The Green
- The cement tiles on the roof of the Village Hall



the quality of the approach to the tip of the Conservation Area along Crockington Lane.

- the Village Hall car park is more aggressively negative on its surroundings. Clearly, the facility is important, serving both the Village Hall and the School, but its immature and limited landscaping and planting and the bleak and utilitarian lighting seriously impair both short- and long-term views. This is especially regrettable given the high visibility of the car park entering the village from Feiashill Road. It is to be hoped that in years to come maturing vegetation will soften the impact both from the adjacent road and in views across the fields from the north and west.
- throughout the village, street furniture and signage is woefully mediocre and lacking in character, and small details (such as the concrete post and chain low fencing to the front of White Row) tend to have a localised negative and degrading effect upon the generally high quality of the Conservation Area.
- whilst the complex of buildings surrounding Trysull Mill along the unmade Church Lane have all been variously converted and adapted with reasonable success since designation of the Conservation Area and all make a positive contribution to its character; the plethora of TV aerials on the chimneystack of the listed mill does have a detrimental impact on the appreciation of the building, but, sadly, this is the case throughout Trysull, where parts of the skyline seem to be overly dominated by such fittings.

6.9 As elsewhere in the country, more stealthy damage to the character of individual buildings and the Conservation Area has been caused by inappropriate adoption of modern elements and features (i.e. the PVCu fenestration to Trysull House and the erection of satellite dishes). Fortunately, instances of this are relatively restricted in Trysull Conservation Area. The basic standard of modern street furniture, including lighting, undoubtedly degrades the Conservation Area policies retained in The South Staffordshire Local Plan.



#### Images from Top to Bottom

- The Village Hall/School car park off School Road
- Low chain fence to the front of White Row off Seisdon Road
- The old bakehouse, Church Lane, one of the converted buildings from Trysull Mill



6.10 Clearly, some of the foregoing might have been controllable through town planning processes, but other actions have been lawfully undertaken without the need for prior permission from authorities and, therefore, could only have been controlled through education and understanding.

6.11 Overall, it must be concluded that the Trysull Conservation Area has fared reasonably well over the past 37 years, although certainly it has sustained some lasting and regrettable damage to its character. The question for the future is how the Conservation Area will prove to be vulnerable to deleterious change and what can be done to restrict or protect entirely against this vulnerability?



#### Image

- K6 phone kiosk, wall mounted postbox and village noticeboard at the corner of School and Seisdon roads

## 7. Looking to the future

### 7. Looking to the future

7.1 As in many rural villages, the overriding foreseeable risk to Trysull Conservation Area's character would be a large housing development in a prominent position. This would compromise the '*broken succession of low cottages of domestic scale and simple fenestration interspersed with larger more prominent houses*' noted in the December 1969 designation document and described here.

7.2 Whilst there are at least five sites around Trysull where such a large-scale development would be possible, four of these lie within the Green Belt. They are: -

- the orchard and open land between the Village Hall and the new Beckbury House on The Green
- open land off School Road opposite The Plough
- open land on the west side of Trysull Holloway
- backland belonging to Trysull House to the north of recently converted farm buildings.

7.3 However, the large garden of The Croft in School Road is a potential development site not currently protected by Green Belt legislation. Again, it is very hard to understand why The Croft is not listed, and this status would strengthen retention of its large garden greatly.

7.4 At present, these sites lie within the Green Belt and are afforded a degree of protection. However, the focus of the planning legislation may change, leaving them exposed to future development. The findings of this appraisal reinforce the need for maintenance of strong policies to protect such open land and spaces, as well as those sites identified as making a positive contribution to Trysull Conservation Area's character.

7.5 Pressure for further limited development could occur in Trysull, but any such proposals will be determined in accordance with the development plan. As has already been noted (in paragraph 1.2.4), at that time, South Staffordshire Council is required by statute to consider the likely impact of any such proposed development on the preservation and enhancement of the character or appearance of the area. This Conservation Area appraisal will help to establish the parameters for that evaluation.



#### Images from Top to Bottom

- Blythe Cottage, Seisdon Road, a '*broken succession of low cottages of domestic scale*'
- The open land opposite The Plough in School Road, Trysull
- Land west of Trysull Holloway

7.6 There are other potential conflicts to be noted. One means (indeed, perhaps the only viable way) of retaining the visually important farm buildings to the Manor House overlooking the green lane would be to permit their careful conversion as a small number of residential units. Hopefully, this could be achieved without loss of character to the green lane itself (which should be retained as an unmade track), although this is outside of the control of South Staffordshire Council being a County Council responsibility. However, such development may bring with it pressure to permit larger scale new housing development on the important back lands that lie between the open fields and the rear boundaries of The Little Manor House and Manor Farm. This would not only destroy the evidence of important medieval or post-medieval field systems in the area (as previously described), but also would necessitate the development of the green lane into an estate road. Consequently, it must be emphasised that control of future residential development in terms of extent, design, material usage and location will be crucial to the retention of the character of the Conservation Area at Trysull.

7.7 By implication, loss or further damage to historic stone and brick walling, to hedged banks and mature trees will also significantly erode the quality of the Conservation Area. In a different way, careful control also needs to be exercised upon its wider setting. It has been noted already that the views (whether closed or long distance) out of the Conservation Area are critical to its character. Whilst the working of the extraction site on the ridge to the north is relatively restrained in terms of its impact at the present time, the siting of a communications mast on for instance the bluff to the east of The Green behind the Old School House and The Paddock would have a seriously detrimental effect upon local views and the character of the Conservation Area.

7.8 Elsewhere, the importance of old iron fencing along Crockington Lane and opposite The Manor House on Seisdon Road has been noted and there are a significant number of features of equal importance around the Conservation Area that need to be carefully protected for the future.



**Images from Top to Bottom**

- The hilltop to the east of The Green, Trysull
- Boundary fencing on Crockington Lane
- Historic fencing on the north side of Seisdon Road



## 8. Issues & recommendations

### 8 Issues & recommendations

#### 8.1 Listed buildings

8.1.1 Conservation Area designation does not bring particularly strong additional protective powers of itself. To date, the protection of individual structures and sites of historic or architectural interest in Trysull by the process of listing is surprisingly restricted. At present, only eight structures have been recognised as being worthy of such protection.

8.1.2 This is not a genuine reflection of the architectural and historic interest of individual properties around the Trysull. One worthy building, The Croft, is identified as listed in the December 1969 appraisal, and it is shown thus on the accompanying maps. This was former Grade III listed building that was de-listed when the new listing grades were introduced in 1970.

8.1.2 Although this appraisal process in 2004 did not include an architectural survey of a depth necessary fully to establish the worthiness of individual buildings for listing, it is fair to say that it is believed that there are at least twelve further currently unlisted buildings in the Conservation Area that appear to be meriting consideration in this respect. These are listed in Section 3.11.1 of the Management Plan.

#### 8.2 Local list

8.2.1 Given the development pressures that undoubtedly exist, this seems to be an important issue which should be given some priority. Consideration should also be given to developing a local list of buildings that are of importance to safeguarding the character of the Trysull Conservation Area. See Section 3.11.2 of the Management Plan.

#### 8.3 Article 4 Directions

8.3.1 The use of an Article 4 Direction to bring certain permitted development rights within the control of the Council is not felt to be warranted in Trysull & Seisdon for the moment. See Section 3.15 of the Management Plan.



#### Images from Top to Bottom

- Window detail from The Croft, School Road, Trysull
- Gates to the former Workhouse in Union Lane, Trysull - recommended for the Local List
- Former Seisdon Rural District Council gully trap on School Road, Trysull - for the Local List

## 8.4 Appropriateness of the Trysull Conservation Area for designation

8.4.1 This appraisal concluded that it is appropriate that there should be a Trysull Conservation Area. See Section 3.1.1 of the Management Plan.

## 8.5 Boundaries of the Conservation Area

8.5.1 Four minor amendments and one major extension are recommended to the Trysull Conservation Area boundary. See Section 3.1 of the Management Plan.

8.5.2 It is also recommended that the boundaries of the Conservation Area be extended to include a portion of the historic core of Seisdon and that this also include land linking this to the amended Trysull Conservation Area. See Sections 3.1.5 to 3.1.8 in the Management Plan.

## 8.6 Buffer zone

8.6.1 It is further recommended that a Buffer Zone be created around part of the amended Conservation Area boundary. This is described in Section 3.2 of the Management Plan.



### Images from Top to Bottom

- The Elms, Post Office Road, Seisdon
- Post Office, village shop and garage, Tinker's Castle Road, Seisdon



## 9. Summary of findings

### 9 Summary of findings

9.1 This re-evaluation of the Trysull Conservation Area was prepared following fieldwork undertaken on 15th and 16th December 2003 with a follow up visit being made on 7th January 2004.

9.2 Trysull's predominant walling material is brick, with or without painted renders. There are a few timber-framed properties. Traditionally, brick facing has been of a pleasant warm and mellow reddish hue. Roofing is mainly of dark or red clay tiling, although Welsh slate, thatch and modern artificial tiled and sheeted materials are seen.

9.3 The histories of the settlements of Trysull and neighbouring Seisdon to the west have been intimately linked throughout the documented period. They still share the one church as well as being a conjoined civil parish.

9.4 To all intents and purposes, the Trysull Conservation Area incorporates all of the built form that makes up the cohesive architectural core of the village. Thus, to describe the character of the Conservation Area is to define the essence of Trysull itself.

9.5 Unless carefully planned and designed, a large new housing development in a prominent position in the Conservation Area will almost certainly compromise its character and special interest. There are a number of potential development sites scattered around the village that will prove attractive to potential developers in the future. Any such proposals will be determined in accordance with the development plan. South Staffordshire Council is required by statute to consider the likely impact of any such proposed development on the preservation and enhancement of the character or appearance of the area. This Conservation Area appraisal should be used to establish the parameters for that evaluation.

9.6 To date, the protection of individual structures and sites of historic or architectural interest in Trysull by the process of listing is surprisingly restricted. It is recommended that, as a priority, consideration should be given to the potential for listing of at least a further ten structures.



#### Images from Top to Bottom

- Agricultural buildings on green lane displaying the building materials commonly seen in Trysull
- End of the north aisle, the Church of All Saints, Trysull
- Public footpaths delineate the village edge of Trysull
- Trysull is ringed by open countryside



9.7 On the basis of this appraisal, there is no doubt that the greater part of the village of Trysull is of special architectural or historic interest and, therefore, it is appropriate that there should be a Trysull Conservation Area.

9.8 Consideration should be given to amendment of the Conservation Area boundaries to take account of certain characteristics. Five small-scale adjustments and one more radical amendment to the boundaries are put forward for consideration.

9.9 Consideration should be given to the creation of a Seisdon Conservation Area, and to joining this to the amended Trysull one by an umbilical of land closely following Seisdon Road and its water meadows.

9.10 Consideration should be given to establishing an informal buffer zone around all or part of the Trysull Conservation Area to help protect both closed and open views into and out of the Area.



**Images from Top to Bottom**

- Grazing land to the rear of Seisdon Manor
- The Smestow Brook from Post Office Road, Seisdon

# 10. A new Seisdon Conservation Area

## 10.1 Creation of a new Seisdon Conservation Area

10.1.1 After suggesting minor amendments to the boundaries of the Trysull Conservation Area, TfT Cultural Heritage went on state that: *'It is a matter of some surprise that the historic core of Seisdon to the west has not been designated as a Conservation Area in its own right.'*

10.1.2 Furthermore, they went on to state that: *'there are strong arguments to be made for the incorporation of the historic core of Seisdon and the land between Seisdon Road and Church Lane within a single Conservation Area with the historic core of Trysull', adding that: 'the absence of a designated Conservation Area providing protection to the historic core of Seisdon is regarded as being an anomaly and of some serious concern.'*

10.1.3 This comment struck a chord within the Conservation Section, and it was decided to investigate the possibility of defining just such a historic core in Seisdon, and an umbilical to link this to the existing Trysull Conservation Area.

## 10.2 A brief history of Seisdon

10.2.1 Seisdon (grid reference SO 384295) is a small village located 5 miles south west of the centre of Wolverhampton, although being only around 2 miles from the city's suburban edge. The towns of Stourbridge and Dudley lie 7½ miles to the southeast and 7 miles to the east, respectively. The village lies close to the county boundary with Shropshire, in a predominantly rural parish that includes the neighbouring settlement of Trysull, one mile to the southeast.

10.2.2 Seisdon probably means the 'hill of the Saxons', and is recorded in Domesday, when its population was 2 (against 10 in Trysull), and its value 8s. It was the meeting place of the hundred of the same name.

10.2.3 It had 5 open fields, one of which was called Mustowe Field, where people from the hundred assembled. It also had a 'plewestowe' – a place for sports and games – evident in the field name 'Ploustowmere', recorded c.1300.



### Images from Top to Bottom

- Yew tree on the village green in Seisdon, with the Seven Stars Inn behind
- Looking north along the Smestow Brook from Post Office Road
- The Seisdon war stone
- Seisdon Almshouses, 1880



10.2.4 There may have been a chapel at Seisdon by the later 12th century, and in 1545 there was a field called Chapel Field off Church Lane. A protestant dissenters' meeting house was registered in Seisdon in 1813.

10.2.5 There was a mill at Seisdon by the early 13th century, and a millstream was formed north of the Smestow Brook, between Seisdon and Trysull, by the 14th century, creating extensive meadowland.

10.2.6 The Seven Stars Inn at the west end of Seisdon existed by 1714.

10.2.7 By the will of John Rudge, dated 1725, three almshouses were created within an existing building in Budbrook Field, Seisdon.

10.2.8 By the 1770s settlement in Seisdon was concentrated along the lane later called Post Office Road.

10.2.9 A Seisdon company of volunteers was formed in 1860 and lasted for at least 11 years.

10.2.10 According to William White's History, Gazetteer and Directory of Staffordshire (1851): *'Seisdon was both a separate manor and township until the 16th century, but was joined with Trysull to form a civil parish in the 17th century. Trysull, a small village, five miles SW of Wolverhampton, comprises within its parish 3310 acres of land, and 541 inhabitants, of whom 213 are in Seisdon hamlet. Lord Wrottesley is lord of the manor, but a greater part of the soil belongs to John Pudsey, Henry Jesson, John Perry, and D & W Banton, Esqrs, who have neat houses in the parish. Seisdon, a pleasant hamlet, gives name to Seisdon Hundred and Union, and lies near the borders of Shropshire, one mile W of Trysull, where there is a narrow bridge of several arches over the River Smestow. Upon a lofty height, which forms the boundary line between the two counties, is the ancient entrenchment of Apewood Castle. Daniel Banton, Esq, owns and occupies several farms here, and was the first agriculturalist in the county who used guano, which in these 'free trade times' may be called the farmers' sheet anchor. Upon one of his farms, Mr Benton has a mill employed in thrashing the grain, and in grinding for his livestock. His*



### Images from Top to Bottom

- Seisdon Mill depicted in 1844
- Seisdon Mill in the early 20th c
- The Seven Stars in 1914
- Seisdon Post Office, Post Office Road



*thrashing machine performs at one time the operations of thrashing, winnowing, shaking the straw, piling the barley, bagging up the grain, and weighing ready for market.'*

10.2.11 Trysull parish became part of Seisdon Union, which took its name from the hamlet of Seisdon in this parish, following the Poor Law Amendment Act of 1834. Seisdon Union comprised the 13 parishes and townships of Bobbington, Codsall-and-Oaken, Enville, Himley, Kinfare, Pattingham, Upper Penn, Lower Penn, Tettenhall, Trysull-and-Seisdon, Wombourn, Woodford Grange, and Rudge.

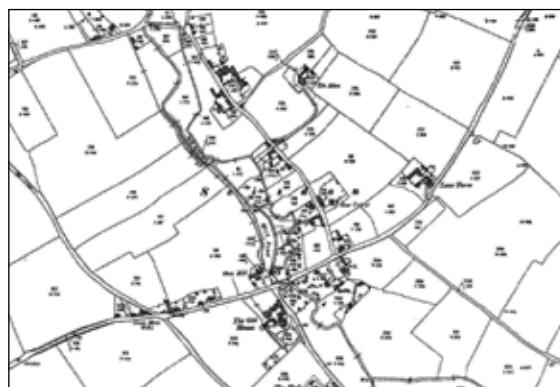
10.2.12 The Union contained about 41,000 acres, and 12,263 inhabitants in 1841. Seisdon Union Workhouse stood on the Upper Green in Tettenhall. It was an old building, which was enlarged in 1836, to house 80 paupers.

### 10.3 Defining a Seisdon Conservation Area boundary

10.3.1 The first stage in this process involved careful examination of the areas concerned using the 1901 25-inch Ordnance Survey map base. This is the clearest of all the historic map bases available on the authority's GIS System, and overlaying the current map base on this showed that very few changes had occurred to field boundaries and footpaths in the interim period.

10.3.2 These details were checked on the ground. The map and field based exercises confirmed that there is a readily identified historic core to Seisdon, together with a strong topographical link formed by the water meadows that stand on either side of the Smestow Brook between Seisdon Mill and Trysull Mill.

10.3.3 In their report, Tft Cultural Heritage note that this serves as: 'a very distinctive and critical landscape feature to *both historic settlements.*' *This is an important conclusion and given that these meadows are the physical expression of the strong cultural links between the two villages it is recommended that this umbilical link should be included in the proposed conservation area, which will now be extended to include Seisdon.'*



#### Images from Top to Bottom

- Seisdon Village Shop & garage, 1937
- The Smithy, Ebstree Road, Seisdon, in the 1930s
- Seisdon from the 1901 edition of the 25-inch Ordnance Survey Map
- The water meadows between Trysull and Seisdon

10.3.4 It will be delineated by the northern bank of the upper course of the Smestow Brook and the southern side of the Seisdon Road. Approaching Seisdon along Crockington Lane, the pairing of Seisdon Hall and Seisdon Manor, with their adjoining lands, is a strong historic one.

#### 10.4 The Seisdon Conservation Area Defined

10.4.1 It is therefore proposed that the new Seisdon Conservation Area boundary be drawn from Seisdon Road to follow the edge of the Hall land to Crockington Lane, and thence along the southwestern hedge line of the lane to its junction with Ebstree Road.

10.4.2 At the junction of Crockington Lane and Ebstree Road the only historic building that survives is the Old Smithy, which is still readable as such. It is therefore proposed that the new Seisdon Conservation Area boundary be drawn around the rear of the Old Smithy, and then that it return to follow the northern edge of Ebstree Road eastwards, to include the stone walls on either side of Ebstree Road.

10.4.3 At Seisdon Mill it then follows boundaries of the mill buildings then crosses the former sluice end of the now in filled millpond to join the western bank of the Smestow Brook. At this point it is proposed to draw the boundary of the Conservation Area so as to exclude the newer properties built between Seisdon Mill and Post Office Road. Experience elsewhere in the district, such as at Rectory Drive, Weston-under-Lizard, has shown that much time can be spent assessing Conservation Area Consent applications relating to new houses built within existing conservation areas after they were designated.

10.4.4 Northwards, the suggested boundary of the Seisdon Conservation Area extends along Ebstree Road and then along Post Office Road to include The Folds and the Old Stone House (listed Grade II) together with their gardens down to the brook. On the opposite side of the road, it includes White Cottage, Elm Cottage and Rose Cottage. The boundary then follows the road to include the line of the stone walling, which is so much a feature of this part of Seisdon and worthy of some form of



#### Images from Top to Bottom

- Seisdon Hall
- Seisdon Manor
- The Old Smithy, Ebstree Road, Seisdon
- The Folds, Post Office Road, Seisdon



protection. At the end of Post Office Road, the line of the Conservation Area boundary loops around the boundary of the listed Beech Hurst Farmhouse.

10.4.5 The boundary then crosses Ebstree Road to include the area known as The Fold. This is almost certainly the oldest part of Seisdon. Some of its buildings are timber-framed and arranged in a fashion typical of older, possibly medieval, settlements. Windrush Cottage and Meadow Cottage, have cruck-frames and are listed Grade II, adding credence to this opinion. Whilst part of The Fold is protected via the curtilage provisions relating to listed buildings, its inclusion in a new Seisdon Conservation Area would give additional powers to help to limit the slow erosion of detail that impoverishes distinctive spots such as this so much. The Laurels is apparently an 18th century building and is clearly of interest whilst The Lodge also has architectural merit. Willow Brook Cottage is altered but is an important element of the group.

10.4.6 The Conservation Area therefore follows the boundaries of The Laurels and the listed timber-framed properties in The Fold, to rejoin the northern bank of the Smestow Brook and proceed eastwards back to Trysull.

## 10.5 A Trysull & Seisdon Conservation Area buffer zone

10.5.1 As their final recommendation regarding the boundaries of the Trysull Conservation Area, Tft Cultural Heritage suggested that: *'consideration should be given to establishing an informal buffer zone around all or part of the area ... to protect both closed and open views into and out of (it).'* [Section 8.4.1, p.46] This is an important recommendation as it introduces a new concept. The Council supports this principle as it embodies advice in PPS5, (Policy HE9), which is that the special historic or architectural interest of conservation areas can be affected by development, which can be seen in views into and out of a conservation area.

10.5.2 Tft Cultural Heritage's proposed buffer zone followed various ridge lines surrounding Trysull. A detailed field walking and site survey suggests that these features are a little obscure and that the same degree of protection could be better



### Images from Top to Bottom

- Rose Cottage, Post Office Road, Seisdon
- Windrush Cottage, The Fold, Seisdon
- The Laurels from Ebstree Road
- The Seven Stars, Seisdon



afforded by delineating buffer zone boundaries along the southern hedge line of Crockington Lane (to include the older properties fronting the lane) At the junction with Ebstree Road and Fox Road the buffer zone includes the most significant buildings and spaces. The Post Office and shop and the garage are important local services for the village and surroundings, while the exterior of the Seven Stars public house (see Page 61) is remarkably unaltered. It is a fine example of a building of its era, with a strong symmetry around its central axis and some distinctive details, notably in the roof, with its steep pitch and rounded bay windows surmounted by curved semi-turrets.

10.5.3 At the other end of the village, along Post Office Road, the historic form of Seisdon is readily appreciated, and can be summarised as a collection of mainly 19th century farmsteads built hard up to the back of the highway, above the flood plain of the water meadows. This is a very noticeable built form and the serpentine nature of the road gives a constantly changing series of vistas, which are described below. The northern hedge line of Church Lane between Trysull and Seisdon is a strong and logical boundary for the buffer zone, following field boundaries east of School Road.

10.5.4 Travelling along Post Office Road, Seisdon, between Ebstree Road to the east and the bridge across the Smestow Brook to the west, several contrasting vistas are seen. Moving away from Ebstree Road, Vista one extends as far as The Folds barn on the left and White Cottage and Elm Cottage on the right, with a mix of modern and old buildings, with stone walls to the right.

10.5.5 Beyond this, Vista two extends through rural greenery, to the tall end gable of Lea Farm on the left breaking into the skyline. The modern houses here are set well back from the road, probably behind a notional 'road improvement line', and are generally screened by planting. From Lea Farm, Vista three is terminated by the brick wall around Seisdon House, at centre right, and the view is framed by some traditional cottages and the farm outbuildings to Lea Farm on the left, and a hedge line on the right. Vista four starts by Lea Cottage, which is close to the highway, and views are mostly to the north east, with views across the expansive lawns of The Elms, a long low house



### Images from Top to Bottom

- White and Elm cottages, Post Office Road. Seisdon
- Lea Farm, Post Office Road, Seisdon
- The Nurseries, Post Office Road, Seisdon

nestling into the landscape, and the high brick wall around Seisdon House.

10.5.6 Vista five starts adjacent to Seisdon House, beyond which point the gentle serpentine nature of the road is at its most obvious, framed on the left by traditional farm buildings, some of which are now converted to The Barn, and on the right by stables and other outbuildings associated with Seisdon House. Beyond here, Vista six reveals more open countryside, framed by a hedge line to the left, and stonewalls to the right, and, notably, The Nurseries, a former farm building sprung off the stonewalling and with an impressive chamfered corner.

10.5.7 On this stretch of road, the final Vista, number seven, is of a hedge line leading to the sharp left-hand bend over the Smestow Brook, opposite The Croft, whose white end gable is a focal point to the right. At the bridge, views open out around the water meadows and their sweeping curve as the stream comes in from the north. This is a very attractive, evocative rural scene with the almshouses of John Rudge Court forming a pleasant modern element in the view.

10.5.8 A noticeable feature of Post Office Road is that travelling northwest the vistas tend to be closed by views of buildings, but travelling southeast towards Ebstree Road from the bridge they tend to be of trees and hedges, as follows

10.5.9 Vista eight begins with The Croft forming a visual full-stop to the scene, before moving easily into Vista nine, just past the bridge over the Smestow Brook, with a hedge line to the left and the water meadows to the right, looking towards The Nurseries. Here Vista ten starts alongside The Nurseries, with The Barn on the right. From here, the gentle serpentine nature of the road is again emphasised, with stonewalls to the left and a hedge line to the right. Beyond this point, the views are generally closed.

10.5.10 Vista eleven begins between The Barns and the walls surrounding Seisdon House, which gives a closed-in view leading to Vista twelve which is described by the walls and hedge lines of The Elms. The next Vista, number thirteen, begins by Lea Farm and its associated barns, with the



#### Images from Top to Bottom

- The Croft, Post Office Road, Seisdon
- The Barn, Post Office Road, Seisdon
- Lea Farm, Post Office Road, Seisdon



cottages at 33-31 Post Office Road on the right and a high hedge line to the left. Vista fourteen also has a hedge line to the left, with White Cottage in the distance, and the Old Stone House and The Folds barns opposite on the right.

10.5.11 The last Vista, number fifteen, is from Beech Hurst Close to the junction with Ebstree Road. The walling around Beech Hurst Farm to the left is a notable feature and the view is closed by The Laurels a fine tall 18th century building, with modern boundary walling along Ebstree Road.

10.5.12 Stone walls are a particular feature along Post Office Road. Elsewhere in the district, most such walls are of built of either rough or coursed sandstone, but here they are mainly of rough rubble construction and formed with large pebbles (presumably from the local bunter sand and gravel quarries) which give the road a particular local distinctiveness.



**Image**

- Walls surrounding Seisdon House (right)



## Appendix 2

### Retained Local Plan policies

- BE7** Conservation Areas – Planning Applications
- BE9** Conservation Areas – Demolition Prior to Redevelopment
- BE12** Conservation Areas – Removal of Intrusive Features
- BE14** Retention of Shop Fronts
- BE15** Replacement of Shop Fronts
- BE16** Security Screens
- BE17** Internally Illuminated Signs
- BE18** New Advertisements
- BE19** Existing Signs
- BE20** Reuse and Adaptation of Rural Buildings
- BE26** New Development – Design Criteria
- BE28** Protection of Ground Water Resources
  
- C1** Reuse of Rural Buildings
- C2** Use of Agricultural Land
- C3** Development on Agricultural Land
- C4** Dwellings in the Countryside
- C8** Extensions
- C13** Expansion of Businesses
  
- GB1** Green Belt (General)
  
- H12** Local Needs Assessment Criteria
  
- OC1** Open Countryside – General





## Appendix 3

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# Appendix 4

## Monuments within & around the Trysull Conservation Area

### i) Monuments within the Trysull Conservation Area

HER No, Grid Ref, Name, Description

00146, SO85059438, Trysull Mill, Grade II listed former water mill dated 1854, converted to a house in the late 20th century. It is also possibly the site of a mill mentioned in the Domesday survey of 1086.

02585, SO85099406, Trysull/Treslei, A settlement of medieval or earlier origin, recorded in the Domesday survey of 1086 as having a mill. Buildings of 17th and 18th century date survive, and there is evidence for small-scale industrial activity in the settlement during the post-medieval period.

02737, SO85149391, The Pound, Restored post-medieval brick building; shown on 1st edition OS map of 1884.

03773, SO85099406, Trysull, Place name, perhaps pre-1086.

05375, SO85189456, Hollow Way, Medieval hollow way to the north of the village.

05382, SO85119391, Smithy, The site of a smithy of 19th century or earlier date, which appears to have been demolished by 1904. Shown on the west side of School Road on the 1st edition OS map of 1884, but not on the 1904 edition.

09304, SO85219426, Church of All Saints, Grade II\* listed parish church of 12th century origin, although its oldest coherent sections date from the 13th century. There is also some 14th century glass, and the tower was rebuilt in the 15th century. Enlarged in 1843-4, to designs by Robert Ebbels, and further restored in 1889, and again in 1897, when the tower was restored, new bells hung, and a new south entrance and porch created, all to designs by F.W. Simon of Edinburgh.

09305, SO85219419, Ketley House, Grade II listed early 17th century house, timber framed with brick infill. The house has later additions from 1707 and from the early 19th century.

09306, SO85139400, The Plough Inn, Grade II listed 17th century inn, with 18th and 19th century alterations and additions. The building is timber framed with a brick infill.

09309, SO84949422, Trysull Manor House, Grade II listed timber-framed house dated 1637 with later alterations and additions, which was remodelled circa 1900. The listing includes the coach house and stable block to the east, enclosing a rectangular courtyard.

13769, SO85149403, Croft Cottage, Grade II listed 17th century cottage of timber framed construction with a brick infill.

13770, SO85059423, The Red House, Grade II listed late 18th century red brick house with later alterations and additions.

13773, SO85189439, Bridge, Grade II listed late 18th century cast iron and brick bridge over the Smestow Bridge on the Hollow Way, with neo-Jacobean detailing.

40144, SO84869421, Garden, A formal garden of post-medieval date, surrounding the Manor House at Trysull.

50598, SO85239424, Cemetery, of possible medieval origin surrounding the 12th century and later Church of All Saints.

50599, SO85049437, Millpond, A millpond of late 19th century or earlier date associated with Trysull Mill at (01146)

## ii) Monuments in the immediate vicinity of the Conservation Area

HER No, Grid Ref, Name, Description

00268, SO85969488, Awbridge canal bridge, Scheduled and Grade II listed canal bridge, towpath and lock, associated with the Staffordshire & Worcestershire Canal, dated c.1770. Awbridge bridge and lock may represent the first attempt by engineer James Brindley at combining a lock and a bridge on a public road.

01148, SO85609354, Woodford Grange, A mid 12th century grant of land to the Cluniac Priory of Dudley. Upon dissolution the Grange was granted to Sir John Dudley. Now contains an 18th century farmhouse.

01912, SO84309430, Crockington (Crocortone), The site of a possible deserted medieval settlement, although Domesday Book refers only to land for two ploughs.

01934, SO85099300, Quernstone, A rotary quern of Iron Age or Roman date, found at or near Smestow Barn in the modern, southern part of Trysull.

02634, SO85609350, Woodford Grange, The possible site of a deserted medieval settlement at Woodford Grange (01148).

03804 & 03805, SO84409420 & SO84409430, Two pits, Two sand filled features, from which no finds were recovered and no date could be determined.

05170, SO87089968, Canal, A section of the Staffordshire & Worcestershire Canal built by engineer James Brindley, opened in 1772. This section passes through Wombourne, Lower Penn, and Brewood.

05376, SO85629401, Earthwork bank, An earthwork bank of unknown date seen in a field to the east of Trysull as a cropmark aligned east-west, with an associated smaller bank aligned north-south immediately to the south of it.

05381, SO85689468, Workhouse, The surviving Victorian buildings of the former Seisdon Union Workhouse, now used as a warehouse.

05383, SO85899470, Brick kiln, The possible site of a post-medieval brick kiln near Awbridge Farm, based on place name evidence.

40291, SO84049450, Seisdon Hall Park, A post-medieval landscape park around the hall at Seisdon, extending eastwards along the road to Trysull.



## Appendix 5

# Listing descriptions for all of the Listed Buildings in Trysull & Seisdon

### a) Within the boundaries of the new Trysull & Seisdon Conservation Area

#### i) In Trysull

##### CHURCH LANE (south side)

SO 8494-8594

12/121

Trysull Mill

10.1.73

nGV

II

Watermill now house. Dated 1854, converted late C20. Red brick (English bond) with blue brick dressings; plain tile roof; brick ridge stacks. Aligned north-south facing west. 3 storeys with eaves band (formerly 2 storeys and gable-lit loft). 6 bays defined by pilaster buttresses. C20 casements in C19 openings with segmental heads; the third bay from the left is blind and subdivided by another buttress. Door to right of centre with segmental head. Segmental arched sluice opening to the right giving access to mill wheel. Left hand gable has a boarded loft door with canopied hoist. Interior: Cast iron water wheel with iron axle and paddles by G. and R. Turton of Kidderminster, gears including spur wheel and main shaft.

##### TRYSULL HOLLOWAY

SO 8494-8594

12/140

Bridge over Smestow Brook

18.12.87

nGV

II

Bridge. Late C18.. Cast iron and engineering brick. 3 segmental arches spanning Smestow Brook; 2-keeled brick cut waters with ashlar caps. Bridge and balustrade have neo-Jacobean detailing. Notice attached to the east side of the bridge reads: 'MOTOR CAR ACT 1903 HEAVY MOTOR CAR ORDER 1904 NOTICE THIS BRIDGE IS INSUFFICIENT TO CARRY A HEAVY MOTOR CAR THE REGISTERED AXLE WEIGHT OF ANY AXLE OF WHICH EXCEEDS 4 TONS BY ORDER OF THE STAFFORDSHIRE COUNTY COUNCIL WALTER H. CHEADLE COUNTY SURVEYOR MARCH 1905.

##### SCHOOL ROAD (east side)

SO 8494-8594

12/132

Church of All Saints, Trysull

27.6.63

GV

II\*

Parish church. C12 in origin, but of this date only fragments remain; major works were carried out in the C13, C14 and C15, and in 1843-4 by Robert Ebbels; the church was restored in 1889 and in 1897 the tower was restored and a new porch built by F.W. Simon of Edinburgh. Sandstone ashlar; plain tile roofs with coped verges on shaped kneelers. West tower, 4-bay nave, north and south aisles, south porch, single-bay chancel, northwest vestry. Tower: C15, clasping buttresses, 2 off-sets, moulded parapet string and a crenellated parapet. West door of 1897, 5 roll-moulded orders, panelled spandrels and hood mould terminating in large heads. 2-light pointed belfry openings. North aisle: C13 but much restored, and extended eastwards by one bay in 1843-4. Bay divisions marked by buttresses. Lancet windows with trefoil cusping; below the westernmost window is a blocked door with round arch on corbels, possibly C12. 3-light east window, quatrefoil above. South aisle: circa 1300 but altered 1843-4. Buttresses at the bay divisions and clasping buttresses at the corners. 2-light pointed windows with Decorated tracery; east window has intersecting tracery with a quatrefoil above and in the gable a small lancet; C19 west window with cusped intersecting tracery. Gabled south porch, the north and south windows have square heads and Perpendicular tracery. Pointed outer arch flanked by shafts with moulded bases and stiff leaf capitals. Vestry: 1843-4. A canted link between tower and north aisle. Diagonal buttresses, windows like the south windows of the south aisle, crenellated parapet. Interior: C13 north arcade with cylindrical columns, squat incised capitals and pointed chamfered arches. South arcade of circa 1300; pointed arches, octagonal columns with moulded bases and squat moulded capitals. At the junction of the two western arches, towards the south aisle, is a curved face. Semi-circular single step tower arch, probably C12. All windows have pointed rere arches with roll moulded surrounds. In

the chancel is a piscina with rounded trefoil arch and a projecting basin. At the west end of the north aisle, over the vestry door is a C13 sculpture of a bishop under a pointed trefoil arch. 2 C15 roof trusses, each with 4 raking struts extending from a cambered tie beam to collar and principals. Fittings: next to the door, an iron bound chest hewn from a single oak log, probably C13. Stone font, probably C15, moulded base and pedestal, octagonal basin with quatrefoil panels. Above the tower with the royal coat of arms of 1817. Oak pulpit, early C17, blank arches and arabesque panels over. Road screen, C15 or early C16 with Flamboyant pierced panels. Monuments: Thomas Pudsey, died 1715, tablet with coat of arms and an urn; Samuel Peach, died 1801, obelisk with oval inscription plaque; Sarah Aston, died 1838, tablet capped by an urn. Stained glass: chancel east window of 1844 incorporates 2 late C14 figures, chancel north and south windows of 1857 by D. Evans of Shrewsbury depicting the 4 Evangelists. South aisle east window of 1856, south aisle west window of 1865; the south windows are early C19. B.O.E. pp.286-7; VCH p.194.

SCHOOL ROAD, TRYSULL (east side)  
SO 8494-8594

12/133

Ketley House (formerly listed under Feiashill Road)

16.6.53

GV

II

House. Early C17 with later additions, one dated 1707, the other probably early C19. Timber framed with painted brick infill partly replaced in brick; painted brick additions; brick ridge stack and external end stack. C17 range aligned north-south, C18 wing to the south, and C19 wing to the north both aligned east-west projecting east. West front: 2 storeys; C17 range to the left, with first floor timber framing of 2 square panels to eaves, gabled wing of 1707 to the right, 1:1 casements, 2 windows to ground floor of right hand wing, datestone in the gable inscribed K Left hand gable of C17 range is jettied. Interior I E not inspected. 1707

SCHOOL ROAD, TRYSULL (west side)  
SO 8494-8594

Trysull

12/135

Croft Cottage

18.12.87

nGV

II

House. C17, with repairs. Timber framed with brick infill, partly replaced with brick; slate roof; brick ridge stack. One storey and attic, right hand half has 3 square panels to eaves, left hand half is brick. 3 flat roofed dormers, 3 irregularly spaced casements with segmental heads to the left, 3 small leaded casements to the right. Mid-C20 half-glazed door to left of centre with scrolled wrought iron brackets to a flat hood. Fully framed to rear and right hand gable, queen strut roof truss. Interior not inspected.

SCHOOL ROAD, TRYSULL (west side)  
SO 89 SE

5/134 & 12/134

The Plough Inn (formerly listed under Feiashill Road)

16.6.53

nGV

II

Inn. C17 with C18 and C19 alterations and additions. Timber framed with brick infill, largely rebuilt in red brick painted white; plain tile roofs; brick ridge stacks. L-shaped C17 building; principal range aligned north-south facing east with wing to the south aligned east-west projecting west; C18 range added to the rear of the principal range on the same alignment; C19 extension to the north. 2 storeys; 2 bays, the left hand one is gabled with apex finial, the right hand one is defined by pilaster strips. C19 windows with segmental heads. South front. One storey and attic with dentilled eaves band; 3 bays, casements in gabled dormers, breaking through the eaves. The 2 right hand bays retain C17 timber framing of 3 square panels to former eaves level; the left hand bay was added and the eaves level raised in the C18.

SEISDON ROAD, TRYSULL (south side)  
SO 8494-8594  
12/136  
The Red House  
16.6.87  
nGV  
II

House. Late C18 with later alterations and additions. Red brick; hipped plain tile roof; brick stacks. 3 storeys with floor bands and moulded eaves cornice and giant corner pilasters. 1:1:1 bays, central pedimented break, glazing bar sashes with raised architraves, bracketed sills and keystones; Venetian windows to ground and first floor left and right, central windows have semi-circular heads. Central pedimented door with fanlight. Flanking pavillions of one storey and attic each with pedimented gable, blind attic lunette with bracketed sill and ground floor casement with semi-circular head; attached to main house by single-storey, single-bay links, the right hand link has had a second storey added in the late C19/early C20. The Red House has close stylistic affinities with The Old Rectory (qv) Himley C.P.

SEISDON ROAD, TRYSULL (south side)  
SO 8494-8594  
12/137  
Trysull Manor House and attached Coach house and stable block (formerly listed as Trysull Manor House)  
16.6.53  
nGV  
II

House. Dated 1637, later alterations and additions, remodelled circa 1900. Timber framed and brick, ground floor roughcast, first floor tile hung; plain tile roof; roughcast lateral stacks with star shaped shafts. L-shaped plan; principal range aligned east-west facing north, and northeast wing aligned north-south facing west. Coach house and stable block attached to the east encloses a rectangular courtyard. North front. Main range to right, northeast wing at right angles to the left. Main range. 2 storeys; a pair of projecting gabled wings flank a 2 storey gabled porch, windows in a rhythm of 2:1:1:1:2, early C19 glazing bar sashes, 3-light casement with latticed panes to first floor of porch. Central 3-centred door with chamfered

surround. Extra small gabled bay to left with small-pane cross casements. Inscription on porch: 'Stranger should this catch your eye / Do favour passing by / Bless this house ere you be gone / And it shall bless your passing on.' Northeast wing. 2 storeys; 3 windows, large gable to left, small attic gables to right and centre, lateral stack to right of centre. Coach house and stable courtyard. Exposed timber framed gable of main range of house is dated 1637 on the tie beam. It has 2 square panels from first floor bressumer to tie beam, and between tie beam and collar, St. Andrew's cross bracing. The rest of the courtyard buildings are of red brick with ashlar dressed mullioned windows to rear range and plain tile roof.

## ii) In Seisdon

SEISDON ROAD (southwest side)  
SO 8494-8594  
12/138  
Seisdon Hall  
30.1.87  
nGV  
II

Large house. Mainly circa 1840-50 incorporating some C17 work. Red brick; plain tile roof with shaped and coped gables; brick lateral and external end stacks. Jacobean style; principal alignment northeast/southwest facing southeast. 2 storeys and attic; 5 gabled bays, those to right of centre and left of centre project, mainly cross windows with segmental gauged brick arches, hood moulds, raised architraves and keystones, some with ball finials; first floor sill band. Porch to right of centre has a semi-circular arched doorway. 2 storey single-bay wing to right. Interior not inspected.

SEISDON ROAD (southwest side)  
SO 89 SW  
4/139  
The Old Manor House  
16.6.53  
nGV  
II

House. Dated 1684, remodelled and extended in the mid-C19. Red brick; fishscale tile roof with plain tile bands and coped verges; brick integral end stacks with star shaped and filleted shafts.



Principal range aligned north-south facing east extended to the south in the C19, 2 parallel rear wings aligned east-west with C19 extensions to the north and south. East front. 2 storeys and attic with toothed first floor band and dentilled eaves band. 3 windows and 2 gables with finials, blind extension bay to the left with plain parapet corner pilaster strips surmounted by ball finials; glazing bar sashes with raised and chamfered architraves, attic 2-light mullioned windows, mid-C19 ground floor canted bay window to left with hipped roof segmental headed basement window to right. Centre porch with cornice and coped parapet, 4-centred entrance arch, inside a Gothic panelled door. Mid-C19 lean-to extension to the right. Central datestone inscribed W South front. C19. Gable end of east front to the right with French H E casements. 2 storey block to left with large ground floor window of 1684 3 four-centred arches.

#### EBSTREE ROAD (north side)

SO 89 SW

4/122

Mill House and Mill Barn (formerly listed as 'The Mill House' and 'Barn to West of The Mill House') 10.6.77

GV

II

Mill house and attached barn (Mill Barn), the latter now converted to a house. Mill house dated 1749, later alterations and additions. Red brick painted white, plain tile roof; brick integral end stacks. Mill House aligned northeast/southwest facing southeast. Mill Barn attached to the southwest aligned north-west/southeast. Mill House. 2 storeys and gable-lit attic with eaves band. 3 bays, casements with segmental heads, blind window to first floor centre; central French casements, straight joint between main house and a left hand wing of one storey and attic with dentilled eaves bands; about 5 bays, casements with segmental heads, 3 attic dormers. Central C20 door with overlight and gabled brick porch. Projecting gable of Mill Barn attached to left. Metal casements to right hand return. Main part of Mill House has a central date stone inscribed. Sr. R. W. 1749

#### EBSTREE ROAD (north side)

SO 89 SW

4/123

Mill building approx. 10 yards east of Mill House 10.6.77

GV

II

Mill building. Early C19. Red brick; plain tile roof. Aligned northeast/southwest. 2-storeys and gable-lit attic; 2 window, metal glazing bar casements with segmental heads. Door to left hand (southwest gable. Included for group value.

#### EBSTREE ROAD

SO 89 SW

4/124

Bridge over Smestow Brook

18.12.87

nGV

II

Road bridge. Early C19. Red brick with ashlar dressings. 3 segmental arches with alternate raised voussoirs; 2 keeled ashlar cutwaters and plain parapet string to coped parapet. Abutments sweep forward.

#### THE FOLD (off EBSTREE ROAD)

SO 8494-8594

12/128

Meadow Croft

18.12.87

nGV

II

Cottage. Probably C16 with later alterations and additions. Timber framed of cruck construction with irregularly sized panels and brick infill, and painted brick addition; plain tile roof; brick ridge stack. L-shaped plan; C16 range aligned north-west/southeast facing southwest; formerly comprised a 2-bay open hall to the southeast and an upper bay to the north-west. The southeast bay of the hall has been demolished; early C19 wing to the southeast corner aligned northeast/ southwest. South-west front. One storey and attic; 3 bays, C20 casements, eyebrow dormers. Exposed in the right hand gable is the former open cruck truss of the hall. Interior: 2 more cruck trusses survive making 3 in all. R.A. Meeson 'Cruck-framed buildings at Seisdon and Armitage in Staffordshire.' South Staffordshire Archaeological and Historical Society Transactions 1975-6 Vol. XVII pp.75-83.

THE FOLD (off EBSTREE ROAD)

SO 8494-8594

12/129

Windrush Cottage

10.1.73

nGV

II

Cottage. C16/17 with later alterations. Painted sandstone rubble and brick and timber framing; plain tile roof; brick central stack. 2-cell cottage aligned east-west facing north. One storey and gable and rear-lit attic; close studded attic storey with tension braces, brick and stone ground storey. Mid-C20 door to right with boldly bracketed hood, casement to left. South front. 2 casements to right, one to the left within a blocked doorway. Lean-to extension to the right with glazed door. Interior. Exposed ceiling beams.

POST OFFICE ROAD (east side)

SO 8494-8594

12/130

Beech Hurst Farmhouse

27.10.82

nGV

II

House. Mid-C19. Red brick; plain tile roof; brick integral end stacks. T-shaped plan, main range aligned north-south facing west, rear wing aligned east-west. 2 storeys with dentilled eaves band; 2 windows, 16-pane glazing bar sashes, ground floor windows have bracketed hoods, first floor windows have moulded architraves. Central half-glazed door with bracketed hood.

POST OFFICE ROAD (west side)

SO 8494-8594

12/131

Old Stone House

27.6.63

nGV

II

House. Circa 1600 restored and extended in the 1970s. Dressed sandstone blocks; plain tile roof; brick lateral external stack. Single-cell house aligned east-west facing south with stack to the north; C20 extension to the north on a north-south alignment. South front. 2 storeys and gable-lit attic; 2 windows to first floor and one to ground floor right, all 2-light chamfer

mullioned windows with rebated frames and straight hood moulds, the ground floor window is C20 and replaces the original door. Similar 3-light windows to ground and first floor of each gable end, 2-light attic windows. Interior. Heavy cross beams with wide chamfers and cyma stops. 3 queen-strut roof trusses, one to each gable and one in the centre. All windows have heavy timber lintels.

**b) Outside the boundaries of the new Trysull & Seisdon Conservation Area**

**i) In Trysull**

STAFFORDSHIRE & WORCESTERSHIRE CANAL

SO 8494-8594

12/158

Bridge No.49 (Awbridge Bridge) and associated lock (formerly in Wombourne C.P.)

18.12.87

nGV

II

Canal bridge and lock. Circa 1770. Red brick with stone coped parapet. Single 3-centred arch with perforated parapet above, separated from the parapets of the abutments by pilaster strips with pyramidal caps. The towpath underneath the bridge is flanked to the left by a coped wall; to the rear a short flight of steps leads up to the lock. The Staffordshire and Worcestershire Canal was opened through Wombourne parish in 1770; the engineer was James Brindley and Awbridge bridge and lock may represent his first attempt at combining a lock and a bridge on a public road. VCH vol XX (1984).

**ii) In Seisdon**

EBSTREE Road (northwest side)

SO 89 NW

1/125

Lanes Farmhouse

9.10.80

GV

II

Farmhouse. Dated 1746 with later alterations. Red brick; plain tile roof with raised verges; brick integral end stacks. Aligned north-west/southeast facing southwest; 3-rear wings aligned northeast/ southwest. 2 storeys and

gable-lit attic with toothed eaves band. 3 bays, C20 pivoted windows with imitation glazing bars in C18 openings with wedge-shaped lintels grooved as voussoirs; C19 canted bay windows to ground floor left and right Central half-glazed door with plaster doorcase. Central datestone inscribed JOHN SMITH 1746. Rear. 3 gabled bays, the central one narrow and recessed. Windows have segmental heads.

EBSTREE ROAD (northwest side)

SO 89 NW

1/126

Former cartshed and stable immediately west of Lanes Farmhouse

9.10.80

GV

II

Stable and cartshed now garage. Mid-C18.. Red brick; plain tile roof with stepped gables. Aligned northeast/ southwest facing southeast. One storey and gable-lit loft with dentilled eaves band. 2 segmental arched cart entrances with C20 garage doors. Right hand gable has loft door reached by tallet steps. Included for group value.

EBSTREE ROAD (northwest side)

SO 89 NW

1/127

Barn approximately 30 yards northwest of Lanes Farmhouse

9.10.80

GV

II

Barn. Dated 1747. Red brick; plain tile roof with stepped verges. Aligned northeast/southwest facing southeast. One storey with toothed eaves band; 5 roof bays; segmental arched barn doors to left and right of centre, the former is blocked; 8 tiers of air vents. Central datestone inscribed JOHN SMITH 1747. Interior C19 king-post roof trusses. Included for group value.



# Appendix 6

## Local list buildings in Trysull & Seisdon

### Introduction

South Staffordshire has a wide range of historic buildings and structures. Those that are nationally important are included in the Government's statutory List of Buildings of Special Architectural or Historic Interest. These are given legal protection, but South Staffordshire also has other historic buildings that are locally important. These are included in the Council's non-statutory Local list.

### Purpose

The purpose of a non-statutory Local list is to identify buildings, structures and monuments of local architectural or historic importance, and to take action to preserve them as far as possible.

### Inclusion

To be included, a building must:

- demonstrate the district's history – including buildings important for their social history such as schools, churches, public buildings, leisure, entertainment and commercial buildings;
- have architectural interest – be designed by a well-known architect, be a good example of a particular style or period, contain good architectural features or be important for the village or rural landscape, and;
- not already be included on the Government's statutory list.

### Listing Grades

Three grades of local listing are used:

#### Grade A

This is of statutory list quality. To be the subject of notification to the Department for Culture Media and Sport and/or the serving of a Building Preservation Notice if imminently threatened.

#### Grade B

Important in the District-wide architectural or local street or rural scene context, warranting positive efforts to ensure retention.

#### Grade C

Of significance in the local historical/vernacular context and worthy of retention.

### Local List buildings identified in Trysull

#### Church Lane

- The Bakehouse (B)

#### Trysull Holloway

- The Mill House (B)
- Old Smithy (A)
- White Cottage (A)
- Cottage between White & Honeysuckle (B)
- Honeysuckle Cottage (A)
- Brookside Cottage (A)
- Bodinnick Cottage (A)
- Porthilly Cottage (A)
- The Thatchers (A)

#### Bell Road

- Sewer vent pipe (C)
- The Bell (B)
- Trysull Court (B)

#### School Road

- Fourways (A)
- Rose Cottage (A)
- The Croft (A)
- The Pound (C)
- Old School House (A)

#### Woodford Lane

- Hunter's Green (A)

#### School Road (continued)

- All Saint's Primary School (A)
- SRDC cast iron gully trap (C)

#### Feiashill Road

- No.2 (former Tea Gardens) (B)
- Little Thatch (B)
- Willow Thatch (A)

#### Seisdon Road

- Manor Farm (A)
- Iron fencing on North side of the road (C)

#### Crockington Lane

- Beechhouse Cottages (B)
- Home Farm (C)
- Post Office stores (B)
- Cast iron stump on corner with Ebtree Road (C)

## Local List buildings identified in Seisdon

### Tinker's Castle Road/Fox Road

- The Seven Stars (A)
- Village green & yew tree (C)

### Ebstree Road

- The Smithy (A)
- The Lodge (A)
- plus the stone walls along the road (C)

### Post Office Road

- The Folds (A)
- White & Elm cottages (B)
- The Elms (No.72) (A)
- Seisdon House (No.100) (A)
- Lea Farm (B)
- The Barns (B)
- V R Post Box by Seisdon House (C)
- The Croft (B)
- Bridge over the Smestow Brook (B)
- plus the stone walls along the road (C)



## Appendix 7: Contacts

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# Notes



# Notes





Trysull & Seisdon Conservation Area Management Plan  
Adopted 11 November 2010



South Staffordshire Council