

**CRADLEY  
CONSERVATION AREA**

**APPRAISAL**

**DRAFT**

March 2007

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## **CRADLEY CONSERVATION AREA APPRAISAL**

***No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.***

### **Introduction**

Cradley Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has recently been carried out to review the special qualities of Cradley Conservation Area, particularly in view of changes within the conservation area since the original designation. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Cradley Conservation Area will be taken at a later stage in association with consideration of management proposals.

### **Planning Policy Context**

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP), adopted 23<sup>rd</sup> March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area.

Cradley is identified in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within the defined settlement boundary (Policy H4). Cradley consists of two settlement areas. Much of the eastern settlement falls within the conservation area; only a small part of the settlement on the north-east side (a modern housing development) and a very small part on the west side (Ael-y-Bryn) lie outside the conservation area. The western settlement area lies outside the conservation area.

Within the conservation area, the following areas are protected under the provisions of the UDP:

- The south-eastern part of the conservation area is designated as an Area of Outstanding Natural Beauty, Policy LA1: Priority will be given to the protection and enhancement of the natural beauty and amenity of the area in the national interest and in accordance with the relevant management plans.
- Areas of landscape outside the settlement boundary are designated as of Landscape Character and Area Least Resilient to Change, Policy LA2: Proposals for new development that would adversely affect either the overall character of the landscape, or its key attributes or features, will generally be resisted.
- An area of landscape in the eastern part of the conservation area is designated as a Special Wildlife Site, Policy NC4: Development that could directly or indirectly affect a Special Wildlife Site will not be permitted unless the reasons for the development clearly outweigh the need to safeguard the nature conservation value of the site.
- Low-lying land on the east side of the Cradley Brook is recognised as of Flood Risk, Policy DR7: Proposals for development in flood risk areas will need to be accompanied by a flood risk assessment.

### **Summary of Special Interest**

Cradley Conservation Area is located in eastern Herefordshire on the boundary of Herefordshire's Central Lowland and the Malvern Foothills, an area of high visual and landscape quality. The conservation area includes the old village of Cradley (the eastern settlement) and areas of open landscape on the north-west and east sides of the settlement.

The Domesday Book (1086) records that Cradley was a manor of the Bishops of Hereford. A resident population of approximately twenty-five households included a priest, a reeve, a miller, a horseman and two soldiers. The parish church of St James is the oldest surviving building in the conservation area, dating from the late 12<sup>th</sup> Century. A carved stone set into the church tower has been interpreted as of Anglo-Saxon date. The medieval settlement is likely to have been located at Rectory Lane, with the Bishops' manor house enclosure on the north side of the lane and individual residential (burgage) plots on the south side. The village was surrounded by three large open fields divided into narrow arable strips, and common meadowland.

The oldest surviving secular building is a timber-framed structure dating from the early 16<sup>th</sup> Century and now used as the parish hall. A number of timber-framed houses, dating from the 17<sup>th</sup> and early 18<sup>th</sup> Century, continue to be used as residences but all have been altered or extended in some way. Several houses in the village were formerly farmhouses.

A small number of brick buildings with slate roofs, including The Old Rectory, are of 18<sup>th</sup> or early 19<sup>th</sup> Century date and of Georgian architectural design. Several buildings were constructed of local stone during the 19<sup>th</sup> Century with characteristic

Victorian gables or gabled dormer windows. A village school was also built in stone at this time. The brick-built 19<sup>th</sup> Century village post office was rebuilt in the early 20<sup>th</sup> Century following an explosion and fire.

During the middle and later twentieth century residential development of a suburban character, using modern construction methods and materials, was undertaken on former open land and orchards in the western part of the conservation area. Several large residences were constructed on infill sites on or near the main village street.

Sunken roads and old stone lanes, substantial boundary walls of sandstone rubble, and mature trees and hedges contribute significantly to the character of the conservation area. They also generate a sense of enclosure with limited views of the landscape setting beyond the village.

Heritage assets within the conservation area include one Grade B listed church, two Grade II\* listed buildings and twenty-two Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within the conservation area. In addition, eight buildings of local interest have been identified during this appraisal.

### **Location and Setting**

Cradley Conservation Area is located in eastern Herefordshire approximately fifteen miles (24km) north-east of Hereford City. The conservation area and the village of Cradley lie to the south of the A4103 (Hereford to Worcester) road. Cradley comprises two settlements. The older village (and the conservation area) lies on the east side of the Cradley Brook. The newer settlement, including Stony Cross and Westfields, lies to the west of the brook separated from the older settlement by an area of meadowland.

The conservation area is set in an agricultural landscape at the physiographic boundary of Herefordshire's Central Lowland and the Malvern Foothills, an area of high visual and landscape qualities. The topography is characterised by a series of ridges trending north to south; the conservation area is located on an undulating west-facing slope. On the west side of the conservation area is the small valley of the Cradley Brook, a north-flowing tributary of the Teme, at an elevation of approximately 70m above Ordnance Datum (OD). The land rises to 90m OD in the eastern part of the conservation area. A small, fast-flowing and deeply cut stream flows westwards through the conservation area as a tributary of the Cradley Brook. Overlooking the conservation area from the east, the wooded slopes of Lumbridge Hill rise to 136m OD.

The bedrock underlying the western part of the conservation area is the Devonian sandstone of the St Maugham Formation; the eastern part of the conservation area is underlain by siltstone and sandstone of the Raglan Mudstone Formation. On the west side, in the valley of the Cradley Brook, the bedrock is overlain by recent alluvial deposits. In the southern part of the conservation area, underlying the site of the parish church and rectory, and the area known as Churchfield, is a lens of Early Quaternary deposits, the Mathon Sand and Gravels. A number of old quarries and gravel pits in the vicinity of the conservation area attest to the importance of sandstone and gravel as a local building resource. (A short distance to the east of the conservation area, the Silurian limestone bedrock was extensively quarried for construction and agricultural purposes.)

The local bedrock gives rise to typical argillic brown earths, with well-drained reddish fine silty soils over siltstone and well-drained coarse loamy soils over sandstone. These soils support cereals, some fruit, potatoes, hops, short-term grassland with stock raising and deciduous woodland on steep slopes.

### **Historical Development and Archaeology**

The place name, Cradley, is thought to be derived from *Creoda's* (an Old English personal name) clearing (OE: *lēah*). It may be associated with the clearing of woodland for agriculture during the period of Anglo-Saxon settlement.

The Domesday Book (1086) records that the manor of Cradley (*Credelai*) was in the lordship of the Bishops of Hereford, and had been since before the Norman Conquest. The population of the manor included twenty-three villagers, three smallholders, six *huri* (freedmen, possibly former slaves), together with their families and five slaves. The manor also supported a priest, a reeve (overseer), two men-at-arms and a riding man (of higher status). Twelve hides of agricultural land were recorded (one of which was in waste), as well as seven acres of meadowland, and an area of woodland. Three ploughs were held in lordship and the Bishop's tenants held twenty-eight ploughs. Also included were a mill and a hedged enclosure (*haia*).

The Domesday record implies that there was a settlement at Cradley by at least 1086 overseen by the Bishop's reeve. The settlement included a church and a mill. The hedged enclosure may have been a deer park or pound. There is no evidence of a castle or other fortified site. The earliest dated structure in the village is the parish church dating from the late 12<sup>th</sup> Century. A carved stone frieze set into the tower may be of pre-Conquest date and an incomplete stone cross in the churchyard is probably medieval. The earliest known rector by name at Cradley was William de la Gaye, appointed in AD 1295.

The medieval settlement of Cradley is likely to have been located in the vicinity of Rectory Lane. The Bishops' manor house enclosure was probably on the north side of Rectory Lane on the site of the present churchyard and The Old Rectory. A river terrace on the north side of St James's church would have provided a natural boundary to the enclosure. Burgage plots (long narrow residential plots, rented from the lord of the manor by villagers, with a house, outbuildings, garden and, possibly, a paddock or orchard) may have been located on the south side of Rectory Lane (by analogy with the settlement pattern at Bosbury, the site of a contemporary Bishops' manor). The rear (southern) boundary of the burgage plots would have coincided with a field boundary at the rear of the present rectory. (This field boundary is also recorded on the Cradley Tithe Map of 1839.)

A market was established at Cradley by charter in AD1275. It is likely to have been held in Rectory Lane, and the front bay of houses facing onto Rectory Lane would have been used as stalls (*selda*) or workshops.

Contemporary field boundaries in the southern part of the conservation area (approximately 60% of the total area) are characteristic of the post-medieval enclosure of an earlier medieval open field system (Herefordshire Historic Landscape Characterisation). Vestiges of the medieval field system are recorded on the Cradley Tithe Map. Three former large open fields were located on the east (Bury Field), west (Westfield) and south (Churchfield) sides of the conservation area. Medieval open fields were divided into long narrow arable strips, or furlongs, farmed by the lord of the manor's tenants. Many of the strips are recorded on the Tithe Map; at the time

of the Tithe Apportionment (1838) some were in individual ownership while others were part of larger private holdings. A group of medieval fishponds in the southern part of Churchfield would have also been an important source of food.

Access to the former open fields from the village is also discernable on the Tithe Map. Westfield was approached by a trackway (now Brookside/Chapel Lane) and a ford on the Cradley Brook; Churchfield was approached by the Churchfield lane and a trackway near the east end of Rectory Lane; access to Bury Field was by trackways from the north and west that survive as public footpaths. The three large open fields were separated by meadowland, low-lying land liable to flood, held in common by the villagers and used to produce hay and to raise livestock. It is likely that flooding on the water meadows was controlled by the use of sluice gates and ditches.

During the 16<sup>th</sup> Century, the lordship of Cradley was conveyed to Elizabeth I. The church retained much of Churchfield as glebe land. The Tithe Apportionment recorded that, in 1838, the church continued to be the major landholder in the Churchfield area, much of which comprised the rectory farm. (A tithe barn that stood near the church was taken down in 1877.)

The oldest secular building in the village is the Parish Hall (also known as the Old Boys' School), dating to the early 16<sup>th</sup> Century and extended in the 17<sup>th</sup> Century. A felling date of AD1530-1 for trees used in the construction of the hall has been assessed using the tree-ring dating method. The building is timber-framed with rendered and painted brick infill on a sandstone rubble plinth. Located on the east side of the churchyard, it is probable that the building was originally a church house. In the 17<sup>th</sup> Century it became a free school for boys, and continued as a boys' public elementary school until 1909. Today, it is used as the parish hall.

A significant number of 17<sup>th</sup> Century timber-framed houses are located in the conservation area. Most (ten) are sited north of the parish church on the main village street and mark a shift in the orientation of the settlement pattern. Others are located south of the parish church in Churchfield (four) and in the western part of the conservation area near the site of the ford (now a footbridge) on the Cradley Brook (two). One early 18<sup>th</sup> Century timber-framed cottage is also located on the main village street. A timber-framed barn is located in Churchfield at the east end of Rectory Lane. It, too, may date to the 18<sup>th</sup> Century.

There is limited evidence of house building during the 18<sup>th</sup> Century. The most significant building of this period is The Old Rectory, a large three-storey brick-built Georgian house on the west side of the parish church. A long, brick stable range, apparently of the same date, is attached to the house. Exposed timber framing on the south side of the stables may indicate that part of this building is of earlier (possibly 17<sup>th</sup> Century) date. A pond in the garden on the north side of the rectory was fed by a leat, traces of which can be seen in Jubilee Field (formerly Bason Croft) on the east side of the conservation area. (The leat may have earlier been associated with a mill belonging to the church that once stood on Bason Croft.)

Other buildings on the rectory estate are likely to have been built during the 18<sup>th</sup> Century, including a plain brick building with a central double door (now used by the local scout group) located at the north end of the Churchfield lane adjacent to the (former) kitchen garden of The Old Rectory. Architectural details are similar to those of outbuildings associated with The Old Rectory. At the opposite (north) end of the village is a modest two-storey house of plain Georgian design, and also of 18<sup>th</sup> Century date.



Several buildings were constructed during the 19<sup>th</sup> Century, some of which incorporated (or were built on the site of) earlier buildings. A stone house was built by a quarry owner on the site of an earlier timber-framed building. The house occupies a prominent position on the main village street. A large Victorian stone-built house with curved gables is located at the north end of the village. The former village primary school is also constructed of stone. The school and the schoolhouse were built on glebe land in the Churchfield area in 1855 as the Cradley National Girls' School. (At the time of the survey on 13.02.07, the school was being converted to housing.)

Located at the south end of the Churchfield lane is a large pebble-dashed 19<sup>th</sup> Century house with a range of painted-brick buildings. The house is set in mature, heavily treed grounds (formerly meadowland with fishponds and a gravel pit). A brick house at the north end of the Churchfield lane bears the date 1903. There has been a house on the site since at least the early 19<sup>th</sup> Century; during the mid-19<sup>th</sup> Century the house served as a post office. The present house was rebuilt following an explosion and fire in December 1902.

On the north side of Churchfield, in Rectory Lane, are three brick houses. Adjacent to the parish hall is a 19<sup>th</sup> Century house that may have been re-fronted more recently. A painted brick house conceals a timber-framed building probably dating to the 17<sup>th</sup> Century, and an adjacent bungalow is likely to have been an agricultural building.

Two brick cottages of 18<sup>th</sup> or early 19<sup>th</sup> Century date are located on the west side of the footbridge over the Cradley Brook (formerly the site of a ford). A large brick house of Georgian architectural design and early 19<sup>th</sup> Century date is located in the north-west part of the conservation area. The Tithe Map records a leat that supplied water from the Cradley Brook to a mill adjacent to the house. Several other watermills were located in the Cradley area, including the mill recorded in the Domesday Book.

Field names of the early 19<sup>th</sup> Century (recorded on the Cradley Tithe Map of 1839) indicate that at least ten orchards were located in the conservation area. For the parish as a whole, 250 were recorded, many of which would have been cherry orchards, indicating the importance of fruit in the local economy during the 19<sup>th</sup> Century. Field name elements in the Cradley area are indicative of contemporary (or earlier) agricultural activities and livestock, including pasture, meadow, fold, hopyard, croft, ox, cow, kine, horse, pig. Local industrial activities are also represented in field name elements, e.g., quarry, gravel pit, limekiln, hop kiln, mill and coppice (woodland management). A field name, Mill Meadow, is recorded on the north side of the stream flowing westwards through the centre of the conservation area. It is likely that one of Cradley's earlier mills was located nearby.

Significant residential development took place in Cradley during the second half of the 20<sup>th</sup> Century after the installation of mains water and drainage (a stone step beside the stream near the Post Office indicates a place where, previously, water was drawn for domestic purposes). This was accompanied by an increase in population. In the conservation area, much of this development occurred in the western part: cul-de-sac development was undertaken at Brookside and at Kings Orchard. Elsewhere, infill development has taken place at various locations, including in on the west side of the main village street, at the north end of the main street, and in Churchfields. Residential development, known as Buryfields, was also undertaken in the north-eastern part of the settlement, now immediately adjacent to

the conservation area boundary. In some cases (Kings Orchard; infill at the north end of the main street), residential development was undertaken after the designation of the conservation area in 1976. A new rectory, on the site of the former kitchen garden in Rectory Lane, has also been constructed since 1976.

## **Spatial Analysis**

### **Character and Interrelationship of Spaces**

Cradley has probably retained its essential character for several hundred years, with uncrowded timber-framed cottages lining the narrow sinuous village street, overlooked by the parish church, and surrounded by orchards and meadows. The village street, deeply cut as a holloway where it climbs out of the narrow valley running through the centre of the village, and many of the timber-framed cottages have survived to the present day. Additionally, 18<sup>th</sup> and 19<sup>th</sup> Century brick and stone buildings, rubble boundary walls, hedges and mature trees contribute to the character of the village and the conservation area.

Most pre-20<sup>th</sup> Century buildings are set close to the street, or stand behind a small front garden bordered by hedges or local sandstone rubble walls. The narrow village street, which has no footway, is lined by banks, hedges and sandstone walls. These features together contribute to a sense of enclosure.

The north-western and eastern parts of the conservation area are predominantly rural in character. Here the landscape is more open and given over to grazing. These areas can, in places, be accessed by public footpaths.

In contrast, several areas of 20<sup>th</sup> Century residential development are located in the eastern part of the conservation area. These residential estates are characterised by large modern houses and bungalows in landscaped settings.

There are several open spaces within the conservation area that contribute to its historical or rural character:

- St James's churchyard: on the south side, an intimate open space with ancient elm trees, entered through a timber-framed lych gate, bounded by stone walls and overlooked by timber-framed buildings, provides a peaceful setting for the parish church; on the north side, the graveyard and its ancient elm trees are on two levels (river terraces), with views across the small valley towards a south-facing paddock (Barratts Orchard) and a timber-framed thatched cottage (Barratts Cottage).
- Barratts Orchard: a former historic orchard on the east side of the village street, the setting for views to the north from the parish churchyard, also facilitates views of the parish church from the northern part of the conservation area.
- The Elms Orchard: an historic orchard on the south side of Rectory Lane that contributes to the setting of the Parish Hall and The Elms Barn.
- Churchfields Orchard: a 'new' orchard that contributes to the character of the conservation area and the setting of Churchfield House.

- Churchfield and Lower Orchard: two fields in the south-east part of the conservation area that form part of the historic landscape of Cradley, i.e., one of three open fields that formed part of the medieval manor of Cradley and retains the medieval field boundary; and an historic orchard.
- A small open area at the junction of the main village street with Rectory Lane and the Churchfield lane, the site of the Maclean Memorial, enclosed on three sides by high stone walls, hedges and mature trees.
- A landscaped area on the east side of the main village street (opposite the village post office and shop) at the junction with Brookside.

Mature trees (native hardwood and coniferous) are a significant feature of the conservation area. They are prominent throughout the conservation area and many are protected by a Tree Preservation Order (TPO 22). Areas where trees are particularly prominent include:

- The parish churchyard (particularly ancient elm trees).
- The grounds of The Old Vicarage.
- The grounds of Churchfield House and the area of medieval fishponds in the south-western part of the conservation area
- A landscaped area on the Brookside residential estate.
- Hedgerow trees bordering the main village street along much of its length.
- Trees bordering the banks of the stream flowing westwards through the centre of the conservation area for most of its length.
- Hedgerow trees marking field boundaries and solitary oak trees marking former field boundaries in areas of open landscape in the north-western and eastern parts of the conservation area.

### Key Views and Vistas

There are a number of key views into and within the conservation area:

- From the north-east entrance of the conservation area near Buryfield Cottage looking south-west: a view of the parish church standing high above the small valley.
- From the parish churchyard looking north: a view across the small valley towards a south-facing paddock and a timber-framed thatched cottage.
- From the western entrance of the conservation area at Pound Bridge, looking east along a narrow footpath: on the left are overhanging trees giving way to a low sandstone boundary wall behind which is a timber-framed cottage; on the right, protected by a guardrail, is a lively stream in a stone-lined channel flowing over a cascade, on the far side is a timber-framed cottage.
- A sequential view from the north-east entrance of the conservation area looking west along the main village street:

- ⇒ On the right is a 'black and white' 17<sup>th</sup> Century timber-framed cottage and on the left, in contrast, a 19<sup>th</sup> century stone-built multi-gabled Victorian house with eye-catching curved gables and bargeboards.
  - ⇒ On both sides of the street low embankments topped by mature hedges begin to create a sense of enclosure; on the left is a timber-framed cottage with a thatched roof (and ground-floor dormers on modern lean-to extensions); on the right is a simple Georgian house in painted brick with an interesting redbrick outbuilding.
  - ⇒ The street now curves to the right, becomes narrower and steeper, dropping down into a small valley; the embankments are higher, the hedges are thicker, trees and shrubs are more numerous, the sense of enclosure is more intense; on the right is a sequence of timber-framed cottages and sandstone retaining walls; in the distance a timber-framed cottage on a green lawn punctuates the view.
  - ⇒ On the valley floor the view opens out; on the left is a group of timber-framed buildings, including the village shop and post office with a 19<sup>th</sup> Century shopfront, a red telephone call box and a red post office pillar box; on the right is landscaped area with trees, shrubs and a fast-flowing stream, in the foreground is a timber-framed cottage, beyond are large modern bungalows.
  - ⇒ The street now climbs out of the small valley, becoming narrower again, with an embankment and high hedges on the right; on the left is a timber-framed cottage behind a low stone retaining wall.
  - ⇒ Ahead, on the left, a 19<sup>th</sup> Century stone-built house with stone boundary walls (and with brick at the minor elevations) punctuates the view and deflects the street, still climbing, to the right; on the right are several large modern houses behind hedges; on the right is a large Georgian rectory and stable block, all in redbrick, behind impressive sandstone boundary walls topped by mature trees and shrubs.
  - ⇒ At the top of the hill a simple granite cross, the Maclean Memorial, stands at a crossroads
- A sequential view from the Maclean Memorial looking east along Rectory Lane, an old stone lane:
    - ⇒ The lane narrows, on both sides are high sandstone walls topped by trees and shrubs creating a sense of enclosure; the view is focussed on a 16<sup>th</sup> or 17<sup>th</sup> Century timber-framed lych gate ahead that punctuates the view and deflects the lane to right.
    - ⇒ On the left is a churchyard with ancient elms and a low sandstone boundary wall; on the right is a painted brick house and a timber-framed house behind low sandstone boundary walls.
    - ⇒ Ahead, on the left is the timber-framed parish hall with oversailing upper storey that projects over the lane; on the right a weather-boarded barn punctuates the view.

- ⇒ In the distance are the wooded slopes of Lumbridge Hill beyond the conservation area.
- A sequential view from the Maclean Memorial looking south along the Churchfield lane, an old stone lane:
  - ⇒ On the left is a high sandstone wall topped by climbing plants and overhanging trees adjoining a small redbrick former agricultural building; on the right the white-painted wing of a redbrick Edwardian house crowds onto the verge creating a sense of enclosure; in the distance the lane curves to the right out of site.
  - ⇒ The view then opens out; on the left is an unfenced orchard; on the right is a large white pebble-dashed house behind a low screen of shrubs, with white-painted outbuildings extending further down the lane, and with a background of mature deciduous and coniferous trees.

The following panoramic vistas offer views into or beyond the conservation area disclosing its wider landscape setting:

- From the highest point on a public footpath in the north-west part of the conservation area, looking south-east across the valley to the tower of St James's church and The Old Rectory, and beyond the conservation area to the wooded slopes of Lumbridge Hill.
- From a public footpath in Churchfield near the south-west edge of the conservation area, looking south-west across the Cradley Brook meadows (the strategic space between Cradley village and Westfield) to Heath Mill and the undulating rural landscape beyond.

### **Character Analysis**

The medieval parish church of St James (Grade B) is a landmark building on a high point near the centre of the conservation area. An old river terrace on the south side of the church enhances its prominent position overlooking the village. The building dates from the late 12<sup>th</sup> and early 13<sup>th</sup> Century, and the upper stage of the tower from the late 14<sup>th</sup> or early 15<sup>th</sup> Century. The church was largely rebuilt (by Sir George Gilbert Scott) and restored in the 19<sup>th</sup> Century. The walls are built of local sandstone and the roofs are tiled. Architectural forms include Norman (Romanesque), Early English, Decorated and Victorian Gothic. Set in the north wall of the tower is a carved stone frieze of interlocking crockets; it is thought to be of pre-Conquest date.

In the churchyard are the remains of a stone (tufa) cross (Grade II) comprising a square base and part of an octagonal shaft; it is probably of medieval origin. The shaft has been fitted with a sundial and the base has a copper plate inscribed THIS/ SUNDIAL/ WAS RESTORED/ IN COMMEMORATION/ OF THE JUBILEE OF/ VICTORIA/QUEEN OF THIS REALM/ JUNE 21 1887. It is unlikely that the remains of the cross are in their original position. At the south-west entrance to the churchyard is a timber-framed lych gate (Grade II\*) of 16<sup>th</sup> or 17<sup>th</sup> Century date with some modern material. On the south side of the churchyard is a sandstone rubble boundary wall with vertical 'cock and hen' coping.

The Parish Hall, or Old Boys' School (Grade II\*), dates to the early 16<sup>th</sup> Century (based on tree-ring analysis). It is a focus for community activities. The building is timber-framed (box-framed) with rendered and painted brick infill on a sandstone rubble plinth under a plain tile roof with diagonally set stacks. On the south and west sides, the oversailing upper storey has moulded bressumers. The north wing was added in the late 17<sup>th</sup> Century. Restored features include wood mullion and transom windows, and a moulded stringcourse. A 19<sup>th</sup> Century porch, formerly at the south-east door, has been removed.

At least sixteen timber-framed houses are located in the conservation area; most date to the 17<sup>th</sup> Century. Common characteristics include box framing with plaster infill panels on a stone rubble plinth. Most are of one storey with an attic (a number are of two stories); most have an external chimneystack (commonly of stone rubble, otherwise of brick), replacement plain tile roofs (rarely slate or machine tiles; one house retains thatch), and a small number also have painted brick (nogging) infill panels. Most of these buildings have been altered or extended, and most have been painted black and white. Several 18<sup>th</sup> or 19<sup>th</sup> Century brick or stone buildings also incorporate older timber-framed structures.

The majority of timber-framed buildings are located on the main village street north of The Old Rectory. Buryfield Cottage (Grade II) has one gabled dormer, a lean-to extension and a modern porch. Barratts Cottage (Grade II) has a thatched roof with eyebrow dormer, end chimneystack with exterior oven, and two modern lean-to extensions with flat-roofed dormers at the front elevation. Hawkhurst Cottage (Grade II) originally consisted of two tenements. The building has a rubble stack with original square brick chimney shafts with diagonal ribs, large gabled dormers in a tile roof and extensions at each gable end. Penny Cottage (Grade II) has three gabled dormers in a tile roof, a porch and a modern lean-to stone extension. Rose Cottage (Grade II) dates to the early 18<sup>th</sup> Century. The two-storey house has a slate roof and a modern stone and weather-boarded extension. Bullshead, now Bulls Head, Cottage (Grade II) has a rubble chimneystack and gable end, one gabled dormer in a tile roof and extensions at front and rear elevations. Stores Cottage (Grade II) has a rubble chimneystack, one dormer window in a tile roof and small extension. Hyethermes, now Aythen's Cottage, (Grade II) is of two stories with brick chimneystacks at the gable ends and several stone-built extensions. The house has been extensively renovated. Clematis Cottage (Grade II) is a small house with a steep pitched slate roof and a small extension.

The Post Office (Grade II), a T-plan building with several extensions, is a former farmhouse with outbuildings at the rear. The house is of two stories on a rubble base with one cat slide dormer in a tile roof, and with diagonally set brick chimneys. An extension on the west side of the building, with a lean-to roof and an elegant 19<sup>th</sup> Century shopfront, houses a post office and shop. Outside, there is a red cast-iron telephone call box (Grade II) and a red post office pillarbox. A tar macadam pad in front of the building provides temporary off-street parking for customers. These facilities provide an important service to local residents and the site is a focus of attention.

Several timber-framed buildings are located on Rectory Lane. The most significant, the Parish Hall, has been described above. Church Cottage (Grade II) has three dormer windows in a pitched tile roof; there is evidence that the roof has been raised. Church House (unlisted) has been refaced in painted brick. The building conceals an earlier timber-frame with wattle and daub infill panels. During the 19<sup>th</sup> Century this building was a farmhouse. At the east end of Rectory Lane is The Elms Barn (unlisted). The building is timber-framed with weatherboarding, much of which is

elm cladding. The structure has a corrugated iron roof and stone rubble plinth. It may date to the 18<sup>th</sup> Century. Three timber-framed buildings are located in the south-western part of Churchfield. Timbers (Grade II), formerly Churchfield Nursery Cottage, has been altered significantly with the replacement of the thatched roof by tiles, and the fitting of gabled dormers and a porch. Kemps Cottage (Grade II), formerly Upper Churchfields Cottage, is fitted with replacement windows and a glazed porch. Lower Churchfields Cottage (Grade II) has some redbrick infill and several brick extensions.

Two timber-framed houses are located in the western part of the conservation area near the footbridge over the Cradley Brook. Pound Brook Cottage, now Pound Bridge, (Grade II) has two gabled dormers in a tiled roof and two small extensions at the gable ends. Brookside (unlisted) is of two stories under a slate roof with a large rubble chimneystack and a modern glazed porch. The house has been extended.

The use of local stone as a building material can be seen throughout the conservation area. In timber-framed dwellings it was used primarily in the construction of plinths, chimneystacks and some gable ends. It was also used in the construction of several prominent buildings and boundary walls. The most prominent stone building is the medieval parish church (described above); three other large stone buildings date to the 19<sup>th</sup> Century.

Stoney Villa (unlisted) is a large L-plan two-storey detached house built of regular coursed limestone rubble with ashlar dressings at the major elevations, and of brick at the minor elevations under pitched tile roofs. The house has sash windows, two gabled dormers, one bay window at the first storey and a glazed porch. It was built on the site of an earlier timber-framed house. On the east side of the present building is a one-storey timber-framed structure with plaster infill panels under a tile roof, which may be constructed of material reclaimed from the earlier building. Stoney Villa occupies a prominent position on the main village street north of The Old Rectory. Queenswood (unlisted) is a large Victorian house at the north end of the village. The two-storey multi-gabled house is of random rubble built to courses with ashlar dressings under pitched slate roofs. A striking feature of the house is the curved gables on the south wing with finials and plain bargeboards. The house has gabled dormers, diagonally set brick chimneystacks, label moulding over several windows, bay windows on the ground floor, a porch at the main elevation, and a conservatory. The former primary school (unlisted) is located at the south end of the village. The single-storey building is constructed of limestone rubble under a pitched slate roof with metal window frames. The adjoining stone schoolhouse is of two stories. The school building is undergoing redevelopment for housing.

There are a number of brick buildings in the conservation area dating to the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> Century. The most prominent is The Old Rectory (Grade II), a landmark building on a large plot adjacent to the parish church. The three-storey Georgian house was built in the late 18<sup>th</sup> Century of brick (Flemish bond) under a hipped slate roof. Architectural details include a central doorcase with fanlight, broken pediment and three-quarter Doric columns, sash windows with flat brick arches and central keystone, and three-light windows on the ground floor. An adjoining two-storey brick building in Flemish bond has a hipped slate roof over dentilled eaves and windows with segmental arched heads. An attached stable block (Grade II), built of brick in English garden wall bond under a pitched tile roof, is also of 18<sup>th</sup> Century date. Features include dentilled eaves and coped gable ends. There are exposed timbers at the north elevation. The building has been converted to housing. A high sandstone rubble wall with brick coping (Grade II), probably of 18<sup>th</sup> Century date, delineates the east and south sides (part) of the rectory garden. The

wall continues, with vertical 'cock and hen' coping and decreasing in height, on the south and west sides of the property. (This section of the wall probably dates to the late 19<sup>th</sup> Century, following the demolition of the rectory Tithe Barn.)

The scout hall, a small brick building (unlisted) in Flemish bond on the Churchfield lane has a hipped slate roof over dentilled eaves, off-centre double door and casement windows with segmental arched heads. The Cider Barn (unlisted) is a much-altered single-storey brick residence in Rectory Lane constructed in Flemish garden wall bond with a segmental brick arch over a window. It is likely to have been constructed as an agricultural building on the rectory farm estate.

At the north end of the Churchfield lane is Esk Bank House (unlisted), a two-storey brick house (Flemish bond) under a pitched tile roof; it was rebuilt in 1903 (part of the earlier house survives as a painted-brick wing). Architectural details include a central doorcase with fanlight under a standard pediment, sash windows with segmental arched heads and two canted bay windows on the ground floor. The Elms (unlisted) is a 19<sup>th</sup> Century two-storey brick house located at the east end of Rectory Lane. The building has been re-fronted in brick (Flemish bond) under a pitched tile roof. Architectural details include a central doorcase with fanlight under a gabled canopy supported by columns, sash windows with painted stone sills and lintels, and a canted bay window on the ground floor. The external brick chimneystack at the east gable end is an original feature.

Wold Mill House (Grade II), or The Mill House, is located in the north-western part of the conservation area. This is a large two-storey early 19<sup>th</sup> Century Georgian house. It is built of brick under a double-hipped slate roof with painted brick dentilled eaves, central door with porch on Tuscan columns and sash windows. Two brick cottages (18<sup>th</sup> or early 19<sup>th</sup> Century), Cartref and Greco (both unlisted), are located on the west side of the Cradley Brook near Pound Bridge (footbridge). They are of two stories, constructed in Flemish bond under a continuous pitched slate roof with external brick chimneystacks at the gable ends, one off-centre door at the front elevation and casement windows under segmental arched heads. (There is evidence that a second, or earlier, front door has been replaced by a window.)

Several painted brick houses are located in the conservation area. Hawkhurst House (Grade II), located on the main street at the north end of the village, is a late 18<sup>th</sup> Century two-storey house with pitched tile roof. Architectural details include dentilled eaves, a central door with cast iron latticework porch, and sash windows with stone sills and (on the ground floor) flat and segmental brick arches. At the front of the house is a small garden and a low sandstone rubble boundary wall with vertical 'cock and hen' coping. On the east side of the house is a small one-storey, two-celled outbuilding of brick (Flemish bond) under pitched tile roofs. Details include wooden doors and cast iron window frames with segmental brick arches, and a triangular-shaped ventilation panel with decorative black bricks in the south gable. Church House (unlisted) on Rectory Lane is a two-storey painted brick house with hipped tile roof, external brick chimneystacks and an internal timber frame (see above). Architectural details include dentilled eaves, off-centre door with standard pediment, replacement casement windows and a segmental brick arch embedded in the front elevation indicating the location of an earlier window. It is likely that the building was altered significantly during the late 18<sup>th</sup> or early 19<sup>th</sup> Century. The architectural details suggest that the house was part of the rectory farm estate.

Churchfield House (unlisted) is a large, pebble-dashed 19<sup>th</sup> Century house located at the south end of the Churchfield lane. The two-storey house has a hipped slate roof and, at the east elevation, a gable end on the central bay, casement windows with



segmental brick arches and a bay window. The building has been extended. To the south is a range of painted brick buildings under pitched slate roofs with similar window details. On the north side is a gateway with short curved sections of uncoursed random rubble boundary wall of recent construction. To the west of the house is an area of mature trees. To the east of the house, on the east side of the Churchfield lane, is an unfenced orchard that adds considerably to the setting of the house.

Later 20<sup>th</sup> Century residential development is generally in the form of detached houses and bungalows, many of which are set back from the road on large plots. At Brookside, a number of bungalows, each with a flat-roofed garage at the north elevation, are set in an open landscaped area with shrubs and trees (protected by a Tree Protection Order). Elsewhere, e.g., on the west side of the main village street and at Kings Orchard, large modern houses are approached by gravel or brick-paved drives and screened by hedges. In contrast, Buryfield (outside the conservation area on the north-east side) is characterised by high density residential developed consisting of semi-detached houses, flats and sheltered accommodation. The (new) Rectory is located in Rectory Lane opposite The Old Rectory. It is a large, plain two-storey brick building under pitched roofs with clay tiles set behind a high brick wall.

Much of the recent residential development in the conservation area is uniform in character, using modern construction methods and materials, and differs little from suburban development elsewhere in the country. The buildings contrast significantly with most pre-20<sup>th</sup> Century buildings in the conservation area in terms of scale, design and materials.

A number of different architectural forms and periods are represented in the conservation area. These include the medieval Norman and Gothic details of the parish church; timber-framed (box framed) domestic buildings of the 16<sup>th</sup> and 17<sup>th</sup> Century; a weatherboarded agricultural building; brick buildings of the late 18<sup>th</sup> and early 19<sup>th</sup> Century showing evidence of Georgian Classical influence; stone buildings of the 19<sup>th</sup> Century that illustrate the importance of local resources. A variable skyline is evident within the conservation area as a result of local topography and of different architectural styles, materials and functions, and individual histories of alteration, adaptation and rebuilding. By contrast, in the areas of 20<sup>th</sup> Century residential development (particularly Brookside and Kings Orchard) there is far greater uniformity.

There is a feeling of enclosure within the village, particularly on the main street. A number of factors contribute to this: the street is narrow without footways; in places the roadway is sunken (a holloway) and embanked on one or both sides; it is lined by mature hedges and trees, and robust stone boundary walls frequently overgrown by vegetation; most pre-20<sup>th</sup> Century buildings are sited quite close to the street. In contrast, 20<sup>th</sup> Century residential developments at Brookside and Kings Orchard are more open.

The most common form of boundary treatment found in the conservation area, particularly in the vicinity of The Old Rectory and the parish church, and on the main village street, is the sandstone rubble boundary wall, often with vertical 'cock and hen' coping. Mature hedges with trees are also common throughout the conservation area, often in association with rubble walls. In areas of open landscape on the north-west and east sides of the conservation area, wooden fences and hedges with trees delineate boundaries.

#### Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- Church House: the core is timber-framed with wattle and daub infill panels dating probably to the 17<sup>th</sup> Century; altered significantly during the 18<sup>th</sup> or early 19<sup>th</sup> Century, now a two-storey house of painted brick with hipped tile roof, dentilled eaves, off-centre entrance with standard pediment, casement windows.
- Brookside: a two-storey house, timber-framed (box frame) with plaster infill panels, sandstone rubble plinth, pitched slate roof, large rubble chimneystack at east gable, extended to the west with rubble and timber frame (upper storey), central entrance with modern glazed porch; probably 17<sup>th</sup> Century.
- Churchfield House: a large T-plan two-storey house, pebble-dash under a hipped slate roof; at the east elevation: a gable end on the central bay, casement windows with segmental brick arches and a bay window; the building has been extended at the west elevation; to the south of the house is a range of painted brick buildings under pitched slate roofs with similar window details; 19<sup>th</sup> Century. The setting of the house is enhanced by: to the north, a gateway with short curved sections of uncoursed random rubble boundary wall on both sides; to the west, an area of mature trees; to the east (on the east side of the Churchfield lane), an unfenced orchard.
- Queenswood: a large two-storey multi-gabled house of random rubble built to courses with ashlar dressings under pitched slate roofs with gabled dormers, diagonally set brick chimney stacks, casement windows, bay windows on the ground floor, a porch at the main elevation; the south wing has curved end and dormer gables and label moulding over several windows; 19<sup>th</sup> Century.
- Stoney Villa: a large L-plan two-storey house of regular coursed limestone rubble with ashlar dressings at the major elevations, brick at the minor elevations under pitched tile roofs with gabled dormers, sash windows, one bay window at the first storey and a glazed porch; 19<sup>th</sup> Century. On the east side is a one-storey timber-framed structure with plaster infill panels under a tile roof that may be constructed of material reclaimed from an earlier timber-framed structure on this site.
- Esk Bank House: a two-storey brick house with attic built in Flemish bond under a pitched tile roof, sash windows with segmental arched heads and two canted bay windows on the ground floor, a central entrance with fanlight under a standard pediment, a plaque at the east elevation with date of rebuilding, 1903; originally early 19<sup>th</sup> Century.
- The Scout Hall: a small two-storey brick building in Flemish bond under a hipped slate roof with dentilled eaves, off-centre double-door entrance and four casement windows with segmental arched heads; late 18<sup>th</sup> or early 19<sup>th</sup> Century. Probably constructed as an agricultural building on the rectory farm estate.

- The Elms Barn: timber-framed with weatherboarding, including elm cladding, on a sandstone rubble plinth under a corrugated iron roof; possibly 18<sup>th</sup> Century with 19<sup>th</sup> or 20<sup>th</sup> Century replacement roof.

### Features in the Public Realm

The following features in the public realm also contribute to the local character of the conservation area:

- Telephone call box (Grade II) outside the Post Office: K6 design in cast-iron, painted 'post office' red. Also at this location is a red post office pillarbox.
- Maclean Memorial at the west end of Rectory Lane: a granite cross on a sandstone base and stepped plinth, in memory of local men and others who were killed in World War I.
- Rectory Lane (public footpath), an old stone lane with cobbled roadbed.
- The Churchfield lane (public footpath), an old stone lane with cobbled roadbed.
- A stone step beside the stream near the Post Office where water was drawn before the installation of mains water.

### Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local stone and timber. The walls of the parish church (12<sup>th</sup> to 13<sup>th</sup> Century) are constructed of uncoursed sandstone random rubble, the upper stage of the tower (14<sup>th</sup> or 15<sup>th</sup> Century) is of squared limestone rubble built to courses, and the roof timbers are of oak (replaced in the mid-19<sup>th</sup> Century) with clay plain tiles.

Characteristic of buildings dated between the 16<sup>th</sup> and 17<sup>th</sup> Century is a timber box-frame on a sandstone rubble plinth with, in some cases, a sandstone rubble chimneystack at the gable end. Most of these buildings have plaster infill panels; some are infilled (or partially infilled) with painted brick (nogging). The majority are of one storey with an attic, frequently fitted with dormer windows. In some cases the roof has been raised to accommodate a second storey. All of these buildings have undergone alteration which may include the replacement of thatch by clay plain tiles (occasionally by slate or machine tiles), the replacement of eyebrow dormers by cat slide or gabled dormers, the addition of porches and other extensions, and, in some cases, re-fronting or re-facing in brick. Most of the timber-framed buildings have a painted black and white finish.

A timber-framed agriculture building (probably 18<sup>th</sup> Century) is fitted with elm cladding, some of which has been replaced with more recent weather-boarding. The building is also set on a sandstone rubble base under a replacement corrugated iron roof.

Characteristic residential buildings of the late 18<sup>th</sup> or early 19<sup>th</sup> Century display evidence of Georgian Classical architectural influence. They are of two or three stories, constructed of brick in Flemish bond under a hipped or pitched slate roof with a central doorcase and pediment, sash windows with flat or segmental arches, and

with dentilled eaves in some cases. On the site of the rectory farm estate in Churchfields, former agricultural buildings are characterised by dentilled eaves and segmental brick arches over windows and doors.

Several 19<sup>th</sup> Century buildings are constructed of local limestone with ashlar dressings under pitched roofs with slate, although clay plain tiles are also used. Residential stone buildings of this date are of two stories; the former primary school is of one storey.

A number of pre-20<sup>th</sup> Century buildings have individual details, including:

- Oversailing upper storey with moulded bressemer (Parish Hall, timber-framed).
- Thatched roof with eyebrow dormer; exterior oven (Barratts Cottage, timber-framed).
- 19<sup>th</sup> Century shopfront (Post Office, timber-framed).
- Central doorcase with fanlight, broken pediment and three-quarter Doric columns (The Old Rectory, brick-built).
- Central door with cast iron latticework porch (Hawkhurst House, painted brick).
- Triangular-shaped brick ventilation panel with decorative black bricks (brick outbuilding, Hawkhurst House).
- Curved gables with finials and plain bargeboards; label moulding over windows (Queenswood, stone-built).

Twentieth century residential developments include detached two-storey houses and bungalows built of brick in stretcher bond under pitched roofs with machine tiles. Most 20<sup>th</sup> Century residences have attached garages. In some cases, driveways are brick-paved.

### Positive Areas and Features

The following elements contribute significantly to the character of the conservation area:

- The main village street with its historic buildings, sandstone rubble boundary walls, mature trees and hedges, and sequential views.
- Rectory Lane, an old stone lane with its historic buildings including the medieval Gothic church, Tudor timber-framed hall, elm-clad barn, Georgian redbrick rectory, sandstone boundary walls, granite war memorial, mature trees, and sequential views.
- The Churchfield lane, an old stone lane with its historic buildings, orchard and mature trees, and sequential views.

### Neutral and Intrusive Elements

The following intrusive elements do not contribute to the character of the conservation area:

- 20<sup>th</sup> Century residential infill on or near the main village street.
- 20<sup>th</sup> Century residential development at Brookside.
- 20<sup>th</sup> Century residential development at Kings Orchard.
- 20<sup>th</sup> Century residential infill east of the Mathon road.

### **Pressures, Capacity and General Condition**

Twentieth-century residential development in the Cradley Conservation Area has been undertaken mainly in the western part. This has included cul-de-sac development at Brookside and Kings Orchard, and infill development at various sites, including on or near the main village street, in Churchfield and on the Mathon road. Several buildings have also undergone (or, are in the process of undergoing) change of use to residential, including the stables of The Old Rectory and the former primary school.

Outside the conservation area boundary, residential development has also taken place at Buryfields and The Leys. Most recently, a new primary school has been constructed at Buryfields. Development pressures have been greatest in the western settlement of Westfield and Stoney Cross where a number of housing estates have been built. In addition, the Herefordshire Housing Capacity Study (UDP) has identified several sites in this area with potential for development. These sites include Birch Farm Works adjacent to the B4220 road in Stoney Cross, and vacant land adjacent to Spring Cottage in Lower Westfields.

Much of the 20<sup>th</sup> Century development that has taken place within, or on the boundary of, the conservation area is on the west side of the main village street and outside the designated Area of Outstanding Natural Beauty. However, developments at Kings Orchard and on the Mathon road are within AONB. It is likely that pressure for development will continue within the parish of Cradley.

Most buildings in the conservation area appear to be occupied, or in use, and in a good state of repair. However, several issues are discussed below.

### **Issues**

#### **Buildings at Risk**

Several unlisted structures are potentially at risk of deterioration:

- Sandstone rubble boundary wall on the west and south sides of The Old Rectory: there are a number of large cracks in the fabric, including one that appears to be the result of tree root disturbance. The wall is a (probably 19<sup>th</sup> Century) continuation of the 18<sup>th</sup> Century garden wall (Grade II) of the rectory.
- The Elms Barn, Rectory Lane (Building of Local Interest): several boards are missing and others are in poor condition.

### Proposed Boundary Changes (Plan 3)

It is suggested that consideration should be given to a number of boundary changes that would involve exclusions from the conservation area. General considerations underlying these proposals are:

1. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
2. To exclude areas of the landscape that do not form an integral part of the historic built environment.
3. To align the conservation area boundary with recognisable features such as field boundaries, property lines, roads or lanes.

#### *Neutral or Intrusive Areas:*

- A site of 20<sup>th</sup> Century residential development at Brookside.
- A site of 20<sup>th</sup> Century residential infill on the west side of the main village street between the Brookside development and the Mathon road.
- A site of 20<sup>th</sup> Century residential development at Kings Orchard.
- A site of 20<sup>th</sup> Century residential infill east of the Mathon road and south of Kings Orchard.
- A site of 20<sup>th</sup> Century residential infill north of the main village street and east of Hawkhurst House.

#### *Landscape:*

- An area north of Brookside extending to the present conservation area boundary.
- An area north of Hawkhurst House extending to the present conservation area boundary.
- An area east of Barratts Orchard, south of Queenswood and north of the stream extending to the present conservation area boundary.
- An area south of the stream extending to the churchyard.
- Jubilee Field.
- An area west of Churchfield House extending to the conservation area boundary.

#### *Proposed Boundary:*

The following boundary is proposed, based on the above exclusions:

- ⇒ From the north-east entrance of the conservation area, extending south along the eastern boundary of Queenswood; continuing south along the eastern boundary of Barratts Orchard to the stream; crossing the stream at the weir and continuing south along field boundaries to the churchyard;
- ⇒ Extending east along the southern boundary of the churchyard; continuing east and south along the boundary of The Elms to the eastern end of Rectory Lane;
- ⇒ Extending south then west along the eastern boundary of The Elms Orchard; continuing south then west along the public footpath on the east side of Churchfield;
- ⇒ Extending west along the field boundary on the south side of the medieval fishponds; continuing east and north along field boundaries to the stile on the public footpath at the south-west end of the conservation area;
- ⇒ Crossing the stile and extending north along the public footpath to Timbers; extending west then north along the western boundary of Timbers and Kemps Cottage to the public footpath on the Churchfield lane;
- ⇒ Continuing north along the public footpath to Esk Bank House; extending west along the southern boundary of Esk Bank House to the Mathon road at the south-west entrance to the conservation area;
- ⇒ Crossing the road and extending east along the north side; continuing north along the west side of the main village street to Bulls Head Cottage; extending west then north to the north-west corner of the boundary of Bulls Head Cottage; extending north to the south-west corner of the boundary of Rose Cottage to include a small landscaped area at the east end of Brookside;
- ⇒ Continuing north along the western boundary of Rose Cottage, Penny Cottage and Hawkhurst Cottage; extending east along a public footpath to Hawkhurst House;
- ⇒ Extending north then east then south along the boundary of Hawkhurst House; extending east along the north side of the village street to Buryfields Cottage; extending north then east then south along the boundary of Buryfields Cottage; returning to the north-east entrance of the conservation area.

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## **Appendix I: List of Heritage Assets**

### Listed Buildings

Grade B: Churches.

- Church of St James

Grade II\*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Lych Gate of St James's Church
- Parish Hall (Old Boys' School)

Grade II: Buildings of special interest.

- Churchyard Cross south of tower of St James's Church
- Church Cottage
- Rectory (now known as The Old Rectory)
- Garden wall at Rectory to south and west of house
- Stables immediately west of Rectory
- Clematis Cottage
- Hyethermes (now Aythen's Cottage)
- Bullshead Cottage (now Bulls Head Cottage)
- Post Office
- K6 Telephone Kiosk outside the Post Office
- Stores Cottage
- Rose Cottage
- Penny Cottage
- Hawkhurst Cottage
- Hawkhurst House
- Barratts Cottage
- Buryfield Cottage
- Upper Churchfields Cottage (now Kemps Cottage)
- Churchfield Nursery Cottage (now Timbers)
- Lower Churchfields Cottage
- Wold Mill House (or The Mill House)
- Pound Brook Cottage

## Herefordshire Sites and Monuments Record

- Church of St James
- Churchyard Cross fragments embedded in church wall
- Headstone in church porch
- Cradley Old School (Parish Hall)
- Fishponds in Churchfield
- Churchyard Cross base and part of shaft in churchyard
- Lych Gate and church furniture
- The Old Rectory
- Wold Mill
- Cradley Village (Domesday Book record)
- Cradley Medieval Settlement (site)
- Aythens Cottage
- Clematis Cottage
- Bullshead Cottage
- Post Office/Telephone Box
- Stores Cottage
- Rose Cottage
- Penny Cottage
- Hawkhurst Cottage
- Hawkhurst House
- Barratts Cottage
- Buryfield Cottage
- Upper Churchfields Cottage
- Timbers
- Lower Churchfields Cottage
- Pound at Pound Bridge (site)

## Appendix II: Buildings of Local Interest

- Church House: the core is timber-framed with wattle and daub infill panels dating probably to the 17<sup>th</sup> Century; altered significantly during the 18<sup>th</sup> or early 19<sup>th</sup> Century, now a two-storey house of painted brick with hipped tile roof, dentilled eaves, off-centre entrance with standard pediment, casement windows.
  
- Brookside: a two-storey house, timber-framed (box frame) with plaster infill panels, sandstone rubble plinth, pitched slate roof, large rubble chimneystack at east gable, extended to the west with rubble and timber frame (upper storey), central doorway with modern glazed porch; probably 17<sup>th</sup> Century.

- Churchfield House: a large T-plan two-storey house, pebble-dash under a hipped slate roof; at the east elevation: a gable end on the central bay, casement windows with segmental brick arches and a bay window; the building has been extended at the west elevation; to the south of the house is a range of painted brick buildings under pitched slate roofs with similar window details; 19<sup>th</sup> Century. The setting of the house is enhanced by: to the north, a gateway with short curved sections of uncoursed random rubble boundary wall on both sides; to the west, an area of mature trees; to the east (on the east side of the Churchfield lane), an unfenced orchard.
- Queenswood: a large two-storey multi-gabled house of random rubble built to courses with ashlar dressings under pitched slate roofs with gabled dormers, diagonally set brick chimney stacks, casement windows, bay windows on the ground floor, a porch at the main elevation; the south wing has curved end and dormer gables and label moulding over several windows; 19<sup>th</sup> Century.
- Stoney Villa: a large L-plan two-storey house of regular coursed limestone rubble with ashlar dressings at the major elevations, brick at the minor elevations under pitched tile roofs with gabled dormers, sash windows, one bay window at the first storey and a glazed porch; 19<sup>th</sup> Century. On the east side, a one-storey timber-framed structure with plaster infill panels under a tile roof may be constructed of material reclaimed from an earlier timber-framed structure on this site.
- k Bank House: a two-storey brick house with attic built in Flemish bond under a pitched tile roof, sash windows with segmental arched heads and two canted bay windows on the ground floor, a central doorcase with fanlight under a standard pediment, plaque at east elevation with date of rebuilding, 1903; 19<sup>th</sup> Century (original).

- The Scout Hall: a small two-storey brick building in Flemish bond under a hipped slate roof with dentilled eaves, off-centre double-door and four casement windows with segmental arched heads; late 18<sup>th</sup> or early 19<sup>th</sup> Century. Probably constructed as an agricultural building on the rectory farm.
  
- The Elms Barn: timber-framed with weatherboard, including elm cladding, on a sandstone rubble plinth under a corrugated iron roof; possibly 18<sup>th</sup> Century with 19<sup>th</sup> or 20<sup>th</sup> Century replacement roof.