

**SUTTON
CONSERVATION AREA**

APPRAISAL

DRAFT

December 2006

TABLE OF CONTENTS

Introduction

Planning Policy Context

Summary of Special Interest

Location and Setting

Historic Development and Archaeology

Spatial Analysis

- Character and Interrelationship of Spaces
- Key Views

Character Analysis

- Buildings of Local Interest
- Prevalent Building Materials and Local Details
- Positive Areas and Features
- Neutral and Intrusive Elements

Pressures, Capacity and General Condition

Issues

- Buildings at Risk
- Proposed Boundary Changes
- Other Issues

Sources

Appendix I: List of Heritage Assets

Appendix II: Buildings of Local Interest

LIST OF ILLUSTRATIONS

Plan 1: Sutton Conservation Area

Plan 2: Buildings of Local Interest and Other Features

Plan 3: Proposed Boundary Changes

SUTTON 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

Sutton Conservation Area was designated in 1978 by the former South Herefordshire District Council. 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 now been carried out to review the special qualities of Sutton 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 Sutton 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) relating to 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) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the village of Sutton.

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 area. 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 criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Sutton St Nicholas is described in the UDP as a 'Main Village'. Residential development will be permitted on allocated and windfall sites within the defined settlement boundary where proposals are in accordance with the housing design and other policies of the UDP (Policy H4). The southern part of the settlement

(approximately 40% of the total settlement area) falls within the Sutton Conservation Area.

Two locations within the settlement (and within the conservation area) have been identified as potential sites for housing development (Herefordshire Housing Capacity Study, UDP). These sites are described as buildings and land at Court House Farm and at Stone House Farm. An area of land in the northern part of the settlement (outside the boundaries of the conservation area) has been allocated for housing (Policy H5), community facilities (Policy CF5) and the provision of new school premises (Policy CF8).

Sutton Court (house, walled garden and landscape park), in the southern part of the conservation area, is protected as an historic park and garden of local importance (Policy LA4). The park itself is outside the settlement boundary. A small area of open land north of the conservation area (within the settlement) is safeguarded as recreational open space (Policy RST4), and an area west of the conservation area is protected as an open area or green space that contributes to the distinctive spatial character of the settlement (Policy HBA9). To the south of the conservation area, on the flood plain of the River Lugg, an extensive area is recognised as a landscape least resistant to change (Policy LA2) and liable to flood (Policy DR7). The River Lugg is protected as a site of international, national and local importance in terms of its biodiversity (Policies NC2, NC3 and NC4).

Summary of Special interest

Sutton Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of the floodplain of the River Lugg. The conservation area includes the southern part of the village of Sutton, a number of farms within, and to the south of, the settlement, and the house, gardens and landscape park of Sutton Court. Since designation of the conservation area in 1978, several residential developments have been undertaken within its boundaries.

Sutton Walls hillfort is evidence of the human occupation of the Sutton area since the Iron Age. In early medieval times, Sutton was a royal estate of the Mercian kings; after the Norman Conquest, estates were redistributed to Norman tenants. Archaeological and documentary evidence records that there has been settlement at Sutton since Domesday, and the area has been continuously occupied until the present time.

The oldest surviving building within the conservation area is the 12th Century parish church of St. Nicholas. The earliest residential buildings are timber-framed, dating to between the 14th Century and the 17th Century. Farm buildings, both timber-framed and stone-built, date to between the 18th and 19th Century. A number of buildings (some of which were rebuilt or refaced) display evidence of changing architectural and function forms, including Gothic, Tudor, Georgian, Victorian and contemporary residential developments.

The essential character of the conservation area is rural and agricultural. The significant number of farm buildings within the conservation area contributes to this. However, 20th Century residential development has tended to detract from the character, and has introduced a suburban element.

Location and Setting

Sutton Conservation Area is located in the civil parish of Sutton, in central Herefordshire, approximately 5km north of Hereford City. The conservation area is set in an agricultural landscape in Herefordshire's Central Lowland at an elevation of between 50m and 60m above Ordnance Datum. Immediately to the west is the floodplain of the River Lugg.

The underlying bedrock of the area is red-brown mudstone of the Raglan Mudstone Formation. The bedrock gives rise to fine silty soils (typical argillic brown earths) that support cereals and short-term grassland with stock rearing, and some hops. The floodplain is covered by alluvial deposits that produce fine silty and clayey soils (typical alluvial gley soils) that support stock rearing on permanent pasture. On the edge of the floodplain, overlying the mudstone bedrock, are localised beds of glacial deposits associated with the second terrace of the River Lugg. These deposits give rise to well-drained coarse and fine loamy soils (typical brown earths) that support cereals and some fruit.

Historical Development and Archaeology

The name Sutton (OE: *Sutune*) refers to the southern part of the district of Maund (Domesday Book, AD 1086: *Mage*). This area has a long history of human occupation, attested to by the Iron Age hillfort at Sutton Walls and the prehistoric ring ditch at Sutton St Michael. Both sites are less than 1km from Sutton Conservation Area. The district was a royal estate in early medieval times; documentary sources record a 'palace' (or hall) of the Mercian kings located at Sutton. The Domesday Book records that before the Norman Conquest, the residents of Hereford performed three days service (reaping) on the royal estate in August of every year.

The Domesday Book also records that in 1086, Sutton (*Sutune*) was held jointly by Nigel the Doctor (three hides) and Hugh Donkey (two hides). Nigel's holdings consisted of arable and meadowland, and two mills (one of which was held by Hugh as a tenant of Nigel). The population of Nigel's land at Sutton included five smallholders, two cottagers, one 'Frenchman', two ploughman and four slaves, together with their families. Before the Conquest, this land was held by Leofled (two hides) and Spirites, a priest (one hide). Hugh Donkey's holdings at Sutton in 1086 consisted of two hides held before the Conquest by Leofled. (Immediately after the Conquest, Hugh had been granted all four hides of Leofled's estate at Sutton by King William I.) The population of Hugh's land at Domesday included one villager, six smallholders, one 'Frenchman', and their families.

Archaeological and documentary evidence indicates that the Sutton area was continuously occupied during the medieval period. The evidence includes the site of a deserted medieval village at Sutton St Michael, the site of a medieval moated manor house at Freens Court and the site of medieval residential plots at Bodenham Road, Sutton St. Nicholas.

Contemporary and 19th Century field boundaries within, and in the vicinity of, the conservation area, in the form of narrow closes, are indicative of the post-medieval enclosure of large, open medieval fields (Herefordshire Historic Landscape Characterisation). Medieval open fields were divided into narrow arable strips or furlongs. Subsequently, some furlongs were enclosed to form tofts (individual plots with a house, outbuildings, garden and, possibly, an orchard). These plots (such as that at Bodenham Road, noted above) are indicative of the development of the medieval village at Sutton.

The oldest standing building in the conservation area is the parish church of St Nicholas. It is built of sandstone with a slate and concrete tiled roof. The nave dates to the 12th Century, the tower and chancel date to the 13th Century, and the south transept to the 14th Century. In the churchyard there is the sandstone base of a cross, dating to the 14th or 15th Century. The oldest secular building is Pantall's Cottage (formerly Ivy Cottage). A timber-framed hall with cross-wing, this building may date to the 14th Century.

There are a number of 16th and 17th Century buildings located in the conservation area. All are timber-framed. They include up to nine farmhouses (or former farmhouses), a granary and two cottages. The farmhouses are well spaced, and each has a group of agricultural outbuildings. Residential buildings dating to the 18th Century include two houses, one of rendered brick and one of coursed sandstone, and a brick farmhouse. A number of agricultural buildings date to the same century. They are mostly barns, but include hop kilns, stables, a cider house and a granary. Most of these agricultural buildings are timber-framed with weatherboarding (or brick infill), are set on a sandstone rubble plinth, and are roofed with a variety of materials including slate, corrugated iron, concrete tiles and plain tiles. These buildings indicate the importance of grain, hops and apples in the local agricultural economy at that time. Buildings of the 19th Century include The Old Rectory and the Congregational Chapel. The rectory, a stuccoed house of symmetrical proportions, was built in 1843 on the site of an earlier parsonage. The chapel is of redbrick with a hipped roof, and has since been converted into a dwelling.

Field names of the early 19th Century indicate that the village was surrounded by orchards. The field names also contain elements that are indicative of contemporary (or earlier) agricultural activities, e.g., meadow, hopyard, ox pasture, lamb, fold, fish pool, croft, and local industrial activities, including mill and tanhouse.

Considerable residential development took place in the village of Sutton St Nicholas during the second half of the 20th Century in the form of 'cul-de-sacs', particularly on land used in the 19th Century for orchards. Much of this development has been in the northern part of the settlement outside the boundaries of the conservation area. Within the conservation area, 20th Century residential development has been undertaken at Woodville Grove, The Craft and Willow Rise.

Spatial Analysis

Character and Interrelationship of Spaces

The plan-form of Sutton Conservation Area at the time of designation (1978) comprised a group of farms, separated by fields and orchards, on or near Ridgeway Road in the vicinity of the junction with the Hereford to Bodenham road. The parish church of St Nicholas, the rectory and several cottages were also located within the boundaries. The essential character of the conservation area was rural with a long history of agricultural activity. Architectural forms of church, rectory, farmhouses and cottages (which include Gothic, Tudor, Georgian and Victorian) attest to the settlement history of the area. Since designation, residential development of suburban character on former open land has intruded upon, and detracted from, the rural and agricultural character of the conservation area.

There are several significant open spaces within the conservation area:

- Sutton Court landscape park: divided by a long straight drive lined with mature trees, the upper park comprises a long-established orchard, the lower park is more open with several mature oak trees;
- On the west side of the conservation area: a small area of rural landscape comprising several fields with mature hedges and trees beside a deeply-cut lane (holloway) adjacent to Lane Farm (discussed below);
- On the north side of the conservation area: several small paddocks with mature hedges and trees adjacent to Upper House Farm;
- St Nicholas's churchyard: a quiet space containing three important monuments (two of which are listed), bordered by mature trees to the west and south and sandstone rubble walls to the north and east, overlooking historic farms to the north and east.

Mature trees (native hardwood, coniferous and fruit trees) are a significant feature of the conservation area. They are particularly prominent at the following locations:

- In the vicinity of the parish church and The Old Rectory;
- Sutton Court landscape park;
- In the western part of the conservation area in the vicinity of Seabourne House and The White House.

Key Views

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

- A sequential view looking west along Ridgeway Road from the eastern entrance to the conservation area: a sequence of historic buildings, including Pantall's Cottage (timber-framed, perhaps 14th Century), the parish church (originally 12th Century) and war memorial, Upper House Farm and ancillary buildings (stone-built, probably 18th Century), The Old Rectory (stucco, AD 1843); sandstone boundary walls; mature trees and hedges; the view is terminated by Brook House, a prominent white-painted house (painted brick, 19th Century);
- A sequential view looking north-west along the narrow road at the south-eastern entrance to the conservation area: on the south-west side, an open rural landscape beyond the boundaries of the conservation area; on the north-east side, The Talbot's, a timber-framed, brick and rendered farmhouse (17th and 18th Century) with adjacent weatherboarded agricultural buildings, two brick cottages (rebuilt and altered), timber-framed and brick outbuildings and brick hop kilns adjacent to Pantall's Farmhouse; the view is terminated by the high brick walls of Sutton Court and the tower of the parish church;
- Looking east along Ridgeway Road from the western entrance to the conservation area: a rural view along a country road with mature hedges, trees and verges; the view is terminated by Green Bank, a prominent brick-built house (19th Century) with central doorcase and canopy behind mature hedges and a sandstone rubble boundary wall with decorative railings;

- Looking north along the sunken lane in the western part of the conservation area: narrow verges, mature trees and hedges, the view is deflected to the east by the high sandstone rubble wall and bush-covered outbuildings of Bank House;
- Looking south along the sunken lane in the western part of the conservation area: mature hedges, growing over sandstone rubble and brick boundary walls, lead the eye to the stone and weatherboarded agricultural buildings of Lane Farm.

Character Analysis

The oldest surviving building, located in the eastern part of the conservation area, is the parish church of St Nicholas (Grade II*). The nave dates to the 12th Century, the chancel and tower to the 13th, the south transept to the 14th, and the north porch to the 14th or 15th Century. The building was restored in 19th Century. The church is constructed of sandstone with a slate roof to the nave and concrete tiles to the chancel. The churchyard is terraced on two sides with a boundary wall of sandstone rubble with vertical half-round coping. The church is a landmark building and occupies a prominent position, against a background of trees, when approached from the east (Ridgeway Road).

Within the churchyard is the base of a churchyard cross (Grade II) of 14th or 15th Century date. The monument is carved from one piece of sandstone. It is octagonal with a niche on one side and a socket on the top. It is eroded. The cross base is not in its original position; it presently rests on a carved slab (probably a grave stone). Also in the churchyard is a chest tomb (Grade II) of carved sandstone ashlar with a panel inscribed "William Spencer" and dated AD 1780. It is surmounted by a 19th Century hipped slab. The monument is eroded.

The oldest secular building in the conservation area is Pantall's Cottage (or Ivy Cottages, Grade II). It is located near the eastern boundary of the conservation area and was earlier known as the Church Inn. The building may date to the 14th Century with 18th or 19th Century extensions and later alterations. A former hall range with cross-wing (T-plan), the building is of timber-frame (box frame) construction with rendered infill on a sandstone rubble plinth. The cross-wing is jettied at the first floor and has an external sandstone rubble chimneystack with brick shafts. The windows are 19th or 20th Century replacements; the pitched roof is now covered with slates.

There are a number of buildings (mainly farmhouses, or former farmhouses, and several cottages) of similar construction, i.e., timber-framed (box frame) with rendered (or brick) infill on a sandstone rubble plinth with an external rubble chimneystack. Most are dated to the 17th Century. Several brick-faced buildings also show evidence of original timber-frame construction.

The Ford (Grade II) is a solitary cottage on the south-western edge of the conservation area, possibly of 16th Century date. It is timber-framed with rendered infill, jettied at the first floor, with a stone and brick chimneystack. The cottage has a pitched roof with pantiles, and replacement windows. At the time of the survey (15.01.07) there was scaffolding at the north-east elevation with a wood panelled shed-like structure at the first floor.

Lane Farmhouse (Grade II), in the south-western part of the conservation area, probably dates to the 17th Century with 19th Century alterations. The building is of

two storeys with attics. It is timber-framed with plaster and brick infill, and with an external stone chimneystack. The house has a pitched roof with plain tiles, and replacement windows. The property has boundary walls of sandstone rubble. A number of agricultural buildings are associated with the farmhouse. They include a granary (Grade II, late 17th to early 18th Century) of timber-framed construction with brick and woven infill on a sandstone plinth, and a barn (Grade II, probably 18th Century) of timber-framed construction with weatherboards under a pantiled roof, and a full-height central entrance.

Nos. 1 & 2 Lane Cottages (Grade II) is a former farmhouse, probably of late 17th to early 18th Century date with later alterations. The L-plan building has one range of two stories and one range of one storey with an attic. It is constructed of regular coursed sandstone and timber-frame with rendered infill under pitched slate roofs. There is an external sandstone chimneystack at the east gable. Lane Cottages are surrounded by a group of agricultural (or former agricultural) buildings, including a barn (Grade II, probably 18th Century) of timber-framed construction with weatherboards under a pantiled roof, and a full-height central entrance. This building appears to be in a poor condition with a number of boards and pantiles missing. There is also a timber-framed building (unlisted) with brick infill under a plain tile roof; a regular coursed sandstone building (unlisted) under a corrugated asbestos roof; and a regular coursed sandstone building (unlisted) that has been converted to residential use with timber-framing infilled with render on the second floor at the west elevation, and inserted windows under a pitched plain tile roof.

The White House (Grade II), in the north-western part of the conservation area, is a former farmhouse, probably of late 17th Century date with 19th and 20th Century alterations. It is of two stories, timber-framed with painted brick infill on a sandstone rubble plinth with a rubble-walled cellar and an external stone stack. The building has replacement windows and a pitched stone slate roof. Adjacent is a former cider house and granary (Grade II, probably 18th Century) of two stories, timber-framed with painted brick infill and weatherboards at the gable ends, with sandstone rubble stairs to the first floor, and a pitched slate roof. The Cresswells (Grade II), on the north-western boundary of the conservation area, is a cottage, probably of 17th Century date with 19th and 20th Century alterations. The L-plan building is of one storey with an attic, and is timber-framed with plaster infill on a sandstone rubble plinth under a thatched roof. It also has replacement windows, a 19th Century external brick chimneystack and a recently constructed front porch.

The Talbot's (unlisted), near the south-eastern boundary of the conservation area, is a farmhouse, probably of 17th Century date with 18th Century alterations. It is of two stories, timber-framed with brick and rendered infill and an external sandstone rubble chimneystack at the south end. The building has been altered considerably, including refronting in brick (Flemish bond) and render with an off-centre doorcase at the south-east elevation and a hipped slate roof. It is sited on a terrace faced in sandstone rubble, with a wooden fence on three sides. On the east side is a yard with a barn and an adjoining range of agricultural buildings. The barn (unlisted, probably late 18th or early 19th Century) is timber-framed with weatherboarding, full-height doors, on a rubble plinth under a pitched pantile roof. It is in poor condition with boards and tiles missing.

Pantall's Farmhouse (Grade II), adjacent to the parish church, probably dates to the 17th Century but it was enlarged and remodelled in the early 19th Century. The L-plan building has a two-storey front range, brick-built in Flemish bond with dentilled eaves under a pitched slate roof, sash windows and an off-centre doorcase with bracketed hood. The rear range is timber-framed, of one storey with an attic. At the front of the

building there is a stone and brick boundary wall. To the south of house are two hop kilns and attached buildings (Grade II, 18th and 19th Century). The hop kilns are of brick (Flemish garden wall bond) on a rubble plinth under replaced hipped slate roofs; the adjoining buildings are timber-framed with brick infill (Flemish garden wall bond and stretcher bond) on a rubble plinth under pitched slate and plain tile roofs. These buildings were converted to residential use in recent years.

Court House Farmhouse (Grade II) dates possibly to the late 17th Century and has some timber-framed panels at the rear. The house is predominantly of late 18th or 19th Century Georgian architectural style. It is of three stories, brick-built in Flemish bond under a hipped slate roof, and of symmetrical appearance. The centre bay is advanced at the main (north-east) elevation and the central doorcase has a flat hood and transom lights. The house has sash windows and a coursed sandstone chimneystack. It is set back behind a lawned garden with a brick boundary wall in Flemish garden wall bond with brick-on-edge coping, brick piers with stone pads and iron gates.

On the north-west side of the house is the farmyard with several agricultural buildings of brick, and timber-framed with weatherboards. The group includes a timber-framed barn (Grade II, probably late 18th Century, altered in the early 19th Century) with a high regular coursed sandstone rubble plinth rising to eaves height at the south end, regular coursed rubble gables, some weatherboarding, and full-height doors at the central bay. The farmhouse and, especially, the barn occupy a prominent position on the north-west side of the crossroads of the Hereford road and Ridgeway Road.

A number of buildings in the conservation area date to the 18th or early 19th Century. Generally, they are of Georgian architectural style, i.e., symmetrical at the main elevation; central doorcase with hood or porch; sash windows; brick-built in Flemish bond or constructed of regular coursed sandstone rubble; hipped or pitched slate (or tile) roof. Several have undergone later alteration.

Seabourne House (Grade II), in the western part of the conservation area, is a two-storey 18th Century house built of brick (Flemish garden bond at minor elevations) and rendered at the main (north-east) elevation under a pitched slate roof. Above the central doorcase is a hood supported by brackets. The house has sash windows, and lunette windows in attics at the gables. A small extension to the house is used as the village post-office. To the front of the house is a lawned garden; to west there are brick outbuildings set on stone plinths under tile and corrugated iron roofs.

Bank House (unlisted, late 18th or early 19th Century), in the north-western part of the conservation area, is brick-built in Flemish bond with coursed sandstone at minor elevations and a stone chimneystack at the north-west end under a hipped plain tile roof. At the main (south-east) elevation there are dentilled eaves, sash windows and a central doorcase with a canopy and decorative trellis porch. Replacement windows have been fitted at minor elevations. To the front of the house is a garden behind a prominent sandstone rubble boundary wall with vertical coping, and hedges. On the west side of the house is an outbuilding of sandstone random rubble with a wooden mullioned window and a brick ventilation slit. The building is overgrown by vegetation.

Sutton Court (Grade II), with gardens, landscape park, and (former) agricultural ranges, occupies a large site in the southern part of the conservation area. The house is probably of 18th Century date, altered during the 19th Century. It is of two storeys with attics and cellar, brick-built in Flemish bond with stone dressings under a pitched slate roof with sash windows and fanlight over the door at the main (south-

west) elevation. There is a garden to the north-east with a high brick wall in Flemish garden wall bond with double cant blue brick coping, and a landscape park to the west and south-west.

On the east side of the house are several former agricultural buildings that have been converted to residential use, including two barns, one with attached stables. One barn (Grade II, probably 18th or early 19th Century) is timber-framed with weatherboards and some woven infill on a coursed sandstone rubble plinth with stone gable. The other barn and stables (Grade II) are probably of 18th Century date. The barn is timber-framed with brick infill and weatherboards on sandstone rubble plinth with regular coursed rubble gable. The stables are part brick and part timber-framed with brick infill in stretcher bond. Sutton Court is screened from view by the brick walls, trees and the converted agricultural buildings. High wooden fences screen the converted farm buildings.

The Golden Cross Inn (unlisted) is a public house of 18th Century or 19th Century date. The building is of two stories and is brick-built with central door case and external brick chimneystacks at the gable ends under a pitched roof with concrete tiles. It has been altered and extended, and fitted with replacement windows. The building occupies a prominent position at the crossroads of the Hereford road and Ridgeway Road.

The use of local sandstone as a building material can be seen throughout the conservation area. In the case of timber-framed dwellings (dating to the 17th Century or earlier), it was used primarily in the construction of plinths and chimneystacks. Sandstone was used in the construction of many agricultural buildings (with timber framing and weatherboarding) and boundary walls into the 18th and 19th Century. Sandstone was also used as the major component of several 18th Century dwellings (generally farmhouses).

Stone House (Grade II, 18th Century), on the northern edge of the conservation area, is of three stories and is built of regular coursed sandstone rubble under a pitched, concrete tile roof with a central doorcase and porch at the main (south-east) elevation, and sash windows. At the rear there is a one-storey timber framed wing, and a timber framed out-building with brick infill. In a yard south of Stone House is a large agricultural building (unlisted, probably of 18th or 19th Century date) occupying a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road. The building is timber-framed with weatherboards on a sandstone rubble plinth with squared rubble gable ends under a corrugated iron roof. The yard has a sandstone random rubble boundary wall with vertical 'cock and hen' coping.

Upper House Farmhouse (unlisted, probably 18th Century), adjacent to the parish church, is a two-storey house of regular coursed sandstone, with a sandstone external chimneystack at the gable end, under a pitched slate roof. The building has a central doorcase with gabled porch and brackets, and casement windows. A 19th Century extension on the west side is brick-built in Flemish bond, with sash windows, under pitched and hipped slate roofs. At the front of the property there is a sandstone rubble boundary wall with stone gate piers and ornamental railings. To the east of the farmhouse is a barn and cowhouse (Grade II), probably of 18th Century date. The barn is timber-framed with weatherboards and full-height doors on a sandstone rubble plinth with squared rubble gables under pitched slate roof. The cow shelter, at right angles to the barn, is built of squared rubble under a pitched slate roof and incorporates the rubble boundary wall of the yard.

Located near the north-eastern edge of the conservation area is Churchway House (unlisted, probably late 18th or early 19th Century). The two-storey building is constructed of coursed sandstone rubble at the main (south) elevation, and is brick-built in Flemish bond at the minor elevations, with external stone and brick chimneystacks at both ends, under a hipped slate roof. The house has a central doorcase with a hipped canopy, and replacement windows.

There are a number of 19th Century residential buildings, and a former chapel, in the conservation area. Generally, they are of two stories, brick-built (Flemish bond) with a pitched slate roof, but most have individual details.

Rose Bank (unlisted), in the northern part of the conservation area, has stone dressings and quoins, sash windows and a verandah at the main (south-east) elevation. The rear part of the house is rendered, and may predate the front of the building. Among several brick outbuildings around a yard at the rear of the house is a timber-framed barn with weatherboarding and brick infill on a rubble plinth under a pitched plain tile roof. At the front of the house is a large garden with mature trees and a brick boundary wall with double cant brick coping. The Lodge (unlisted), on the southern edge of the conservation area, is of T-plan and one storey with stone dressings and decorative ridge tiles. At the main (east) elevation, there is an off-centre porch and a prominent canted bay window in a gable. A hedge borders the very small front garden. This was formerly the lodge of Woodville, a house dating to at least the early 19th Century but demolished since the designation of the conservation area. Part of the boundary wall of Woodville, in sandstone rubble and brick (English garden wall bond), survives on the north-west side of the property.

Green Bank (unlisted), in the north-western part of the conservation area, has dentilled eaves, central doorcase with gabled slate canopy, and is built in part of coursed sandstone rubble (at the minor elevations). The small, well-kept front garden has a sandstone rubble boundary wall with decorative railings. Brook House (unlisted), in the centre of the conservation area, is of painted brick under a hipped slate roof with string course, sash windows and a central doorcase. The house has a very small front garden and a low, brick boundary wall

A former Congregational Chapel (unlisted), on the northern boundary of the conservation area, has been converted to use as a dwelling and altered considerably. The two-centred arch windows give an indication of the original use. The Old Rectory (unlisted), a former parsonage, was rebuilt in AD 1843. The stuccoed building is of two stories and an attic under pitched slate roofs with two gables at the main (east) elevation, stone dressings and quoins, and a central doorcase and porch with a two-centred arch entrance. The house is adjacent to the parish church on a generous plot behind mature trees and a sandstone random rubble boundary wall.

There are three areas of 20th Century high-density residential 'cul-de-sac' development in the conservation area occupying former agricultural land or orchards. Willow Rise comprises two-storey detached houses, brick-built in stretcher bond under pitched concrete tile roofs with garage and parking pad. Generally, there are no boundary walls and few hedges between adjacent plots or between plot and public footway, and front gardens are of similar design with lawns and shrubs. The Craft is a mixture of detached houses and bungalows, generally of pale-coloured brick (stretcher bond) under pitched roofs with concrete tiles. Gardens are frequently bordered by hedges, and vegetation is generally more mature than at Willow Rise. Woodville Grove is an area of social and residential homes (sheltered housing, mainly one-bedroom flats). A large residential home is set behind a car park; smaller

units are set in a landscaped area with a shared car park. The above residential areas are generally uniform in character and differ little from suburban development elsewhere in the country where modern construction methods and materials have been used. Moreover, the buildings contrast significantly with most pre-20th Century buildings in the conservation area in terms of scale, design and materials.

A number of different architectural styles and periods are represented in the conservations area. These include the medieval Gothic style of the parish church; timber-framed (box framed) domestic buildings dating from the 14th to the 17th Century; stone built dwellings, and stone and timber agricultural buildings of the 18th and 19th Century; brick buildings of the late 18th and early 19th Century showing evidence of Georgian Classical (symmetrical) influence, and brick buildings of the middle and late 19th Century with a variety of decorative features. High-density social and private sector housing of the 20th Century, including flats, bungalows and two-storey detached houses, utilizes modern materials and building methods and contemporary urban design.

The most common form of boundary treatment found in the conservation area generally is the hedge. Prominent sandstone rubble boundary walls (most with vertical coping) can be seen throughout the conservation area, particularly in the vicinity of the parish church, The Old Rectory and most farmyards. There are also several prominent brick walls (with double cant or brick-on-edge coping) generally associated with brick-built farmhouses. At several locations, modern wooden fences have been erected to protect privacy.

Mature hedges, shrubs and trees, and robust boundary walls frequently overgrown by vegetation generate a sense of enclosure within the conservation area. In the southern part of the conservation area, a lane and a narrow country road, bordered by mature hedges and narrow verges, and down-cut as a result of long and heavy use, contribute to this sense of enclosure.

Within the conservation area, there are eight groups of agricultural buildings, including farmhouses (or former farmhouses) and a range of agricultural buildings including barns, hop kilns, cowhouses, a granary and a cider house. A variety of architectural styles and forms can be seen as a result of the construction, rebuilding or extension of farmhouses in the favoured architectural style of the day, e.g., Tudor (16th/17th Century), Georgian (18th/early 19th Century), Victorian (mid-late 19th Century), and the construction of agricultural buildings in a form appropriate to their function. These farms contribute significantly to the essential rural character of the conservation area, despite the conversion of a number of agricultural buildings to residential use. However, 20th Century residential developments are suburban in character and detract from the rural character and appearance of the conservation area.

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

- Mile Stone, on the south-east side of the crossroads of the Hereford road and Ridgeway Road: probably early 19th Century, sandstone with segmental head and a cast iron plaque with raised centred lettering, "TO/ HEREFORD/ 4/ MILES";
- War Memorial (First World War), in a prominent position near the north-east gateway of St Nicholas's churchyard: a free-standing granite Celtic wheel-headed cross with incised "Celtic" decorative elements on a granite base set on a sandstone plinth of two stages.

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:

- The Talbot's: probably 17th Century with 18th Century alterations, a two-storey farmhouse; timber-framed with brick and rendered infill and an external coursed sandstone rubble chimneystack at the south end; refronted in brick (Flemish bond) and render with an off-centre doorcase at the south-east elevation under a hipped slate roof; sited on a terrace faced in sandstone rubble. (On the east side is a farmyard with a range of redundant agricultural buildings, timber-framed with weatherboarding on rubble plinths under pitched pantile roofs);
- Upper House Farmhouse: probably 18th Century extended in the 19th Century, a two-storey farmhouse; regular coursed sandstone under a pitched slate roof; central doorcase with gabled canopy and brackets, casement windows; at the east gable end a regular coursed sandstone external chimneystack; on the west side a brick extension in Flemish bond with sash windows under pitched and hipped slate roofs; sandstone random rubble boundary wall with stone gate piers and ornamental railings. (On the east side a barn and cowhouse (Grade II), timber-framed with weatherboards and squared sandstone rubble on rubble plinths under pitched slate roofs);
- Bank House: late 18th or early 19th Century, a two-storey house; brick-built in Flemish bond with coursed sandstone rubble at minor elevations under a hipped plain tile roof; at the main (south-east) elevation dentilled eaves, sash windows, and central doorcase with canopy and decorative trellis porch; at the north-west end a coursed sandstone rubble chimneystack; sandstone rubble boundary wall with vertical coping;
- The Golden Cross Inn: 18th Century or 19th Century, a two-storey public house; brick-built in Flemish bond under a pitched roof with concrete tiles; central door case and external brick chimneystacks at the gable ends; altered and extended, and fitted with replacement windows. (The building occupies a prominent position on the south-west side of the crossroads of the Hereford road and Ridgeway Road);
- Agricultural building: probably of 18th or 19th Century, a large building (probably built as a barn); timber-framed with weatherboards on a sandstone rubble plinth with squared sandstone rubble gable ends under a corrugated iron roof; sandstone random rubble boundary wall with vertical coping. (The building occupies a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road);
- The Old Rectory: AD 1843 (rebuilt): parsonage, two stories with attic, stuccoed with stone dressings and quoins, two gables at the main (east) elevation, pitched slate roofs, central doorcase and porch with a two-centred arch entrance. (The house is adjacent to the parish church on a generous plot behind mature trees and a sandstone random rubble boundary wall);

- Green Bank: 19th Century, a two-storey house; brick-built in Flemish bond under a pitched slate roof, coursed sandstone rubble at minor elevations; at the main (south-west) elevation dentilled eaves and central doorcase with gabled slate canopy; at the south-east gable end an external coursed sandstone rubble chimneystack; sandstone random rubble boundary wall with decorative railings. (The building occupies a prominent position near the north-west entrance to the conservation area);
- Brook House: 19th Century, a two-storey house; painted brick (Flemish bond) under a hipped slate roof; at the main (north-east) elevation a string course, sash windows and a central doorcase. (The building occupies a prominent position in the centre of the conservation area);
- The Lodge: 19th Century, a T-plan one storey house; brick-built in Flemish bond with stone dressings under a pitched slate roof with decorative ridge tiles; at the main (east) elevation an off-centre porch and a prominent canted bay window in a gable.

Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local sandstone and timber. The parish church is constructed of coursed and squared sandstone rubble under roofs of slate and concrete tiles.

Characteristic of residential buildings (farmhouses and cottages) dating from the 14th to the 17th Century is timber-framing (box-frame) infilled with render or brick on a sandstone rubble plinth with an external coursed rubble chimneystack. Most of these buildings have undergone alteration, including the replacement of thatch by slate, plain tiles or pantiles, the replacement of original windows, the addition of porches and other extensions, and refronting or refacing in brick or render. In one case, the thatched roof has been preserved. All of the timber-framed residential buildings now have a painted black and white finish.

A number of residential buildings date to the 18th of early 19th Century. Generally, they are of Georgian architectural style, characteristics include: two or three stories; symmetrical at the main elevation; central doorcase with hood or porch; sash windows; brick-built in Flemish bond; hipped or pitched slate (or tile) roof. Variations include rendering at the main elevation and coursed sandstone construction at minor elevations. Several 18th Century farmhouses are built entirely of regular coursed sandstone rubble. Probably most of these buildings have undergone later alteration or extension.

Brick is the dominant building material in the later 19th Century. Most houses are of two stories with a pitched slate roof. A greater variety of architectural and decorative features can be seen, including the use of stone dressings, bay window, off-centre door case, porch, dentilled eaves, string course and decorative ridge tiles.

Residential developments of the 20th Century are more uniform in design and construction. Houses and bungalows are brick-built (stretcher bond) under pitched concrete tile roofs utilizing mass-produced materials and fittings; estates are of high density, laid out in the form of cul-de-sacs.

Positive Areas and Features

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

- An area in the centre of the village at the crossroads of the Hereford road and Ridgeway Road: a group of prominent buildings and farmyards, including Church House Farmhouse and barn; Stone House, agriculture building and sandstone boundary walls; The Golden Cross public house;
- An area around the parish church in the eastern part of the conservation area: a group of prominent buildings and farmyards, including St Nicholas's church, churchyard and monuments; The Old Rectory; Sutton Court; Pantall's Farm and Pantall's Cottage; Upper House Farm; sandstone boundary walls;
- An area in the western part of the conservation area: buildings and farmyards in a rural setting, including Lane Farmhouse and associated farm buildings; nos. 1 and 2 Lane Cottages and associated farm buildings; Seaborne House and associated outbuildings; sandstone boundary walls; a sunken lane (holloway) with mature hedges and narrow verges.

Neutral and Intrusive Features

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

- Twentieth century residential developments on Willow Rise, The Craft and Woodville Grove.

Pressures, Capacity and General Condition

A significant amount of residential development has taken place within the conservation area since its designation. Much of this has been in the form of 'cul-de-sac' development at Willow Rise in the eastern part of the conservation area, at The Craft in the central part, and at Woodville Grove in the south-western part. Two residences have been built on Ridgeway Road north of Pantall's Cottage, and one on the Marden road west of The White House. In addition, redundant farm buildings have been converted to residential use at Sutton Court, Pantall's Farm, Lane Farm and The White House farm.

Two locations within the conservation area have been identified as potential sites for housing development (Herefordshire Housing Capacity Study, UDP). These sites comprise farm buildings and land at Court House Farm and at Stone House Farm in the centre of the conservation area. Several other agricultural buildings, at The Talbot's and at Lane Farm, may have potential for conversion to other uses.

Most of the occupied buildings and open spaces in the conservation area appear to be well kept and in good condition. There are, however, a number of agricultural buildings in poor condition (discussed below).

Issues

Buildings at Risk

The following listed buildings are deemed to be at risk:

- Churchyard cross (Grade II), 14th or 15th Century: base of cross only consisting of one piece of carved sandstone, not in original position, not set on a plinth. The monument is at risk of theft. It is recommended that it should be kept in the church which is locked when not in use;
- Chest tomb (Grade II), AD 1780: the inscription and decorative elements are eroded;
- Barn (Grade II), probably 18th Century: a number of weatherboards and pantiles are missing, building exposed to rain damage.

The following Building of Local Interest may be at risk:

- The Talbot's (probably 17th Century) several slates are missing or dislodged, one panel is infilled with a piece of wood, building exposed to rain damage.

Proposed Boundary Changes

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 realign the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads or lanes, at locations where the boundary does not follow recognisable features, e.g., where former field boundaries have been removed;
2. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.

At several locations, the conservation area boundary does not follow recognisable features. It is proposed that at these locations the boundary should be realigned to follow recognisable property boundaries without causing any significant change to the conservation area. These locations are:

- On the north side of The White House, the adjacent former cider house and granary, and Holly Bank;
- On the north side of Stone House Farm;
- Between The Ford and the sewage works.

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area:

- Willow Rise;
- The Craft;

- Woodville Grove.

Other Issues

Farmhouses, barns and other agricultural buildings make a significant contribution to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration.

Sources

Planning Documents and Guidance

Department of the Environment and Department of National Heritage (1994) *Planning Policy Guidance: Planning and the Historic Environment*.
English Heritage (2006) *Guidance on conservation area appraisals*.
English Heritage (1997) *Conservation area appraisals*.
English Heritage (1995) *Conservation Area Practice*.
Herefordshire Council (2004) *Herefordshire Unitary Development Plan: Revised Deposit Draft, May 2004*.

Historical and Archaeological Sources

Coplestone-Crow, B. (1989) *Herefordshire Place Names*. B. A. R British Series 214. B. A. R.
Herefordshire Federation of Women's Institutes (1999) *The Herefordshire Village Book*. Countryside Books.
Pevsner, N. (1963) *The Buildings of England, Herefordshire*. Penguin.
Ray, K. and P. White (2003) *Herefordshire's Historic Landscape: A Characterisation*. Herefordshire Studies in Archaeology, Vol. 1. Herefordshire Council.
Speak, M. (2001) *Parsonage Houses in Herefordshire*.
The Royal Commission on Historic Monuments (England) (1932) *Herefordshire, Vol. II—East*. RCHM(E).
Thorn, F. and C. (1983) *Domesday Book, Herefordshire*. Phillimore.
Whitehead, D. (2001) *Historic Parks and Gardens in Herefordshire*. Hereford and Worcester Gardens Trust.

Maps

British Geological Survey (1989) *Hereford, England and Wales Sheet 198. Solid and Drift Geology. 1:50 000*. Ordnance Survey.
Ordnance Survey (1998) *Explorer 202, Leominster and Bromyard, Hereford North*. Ordnance Survey.
Ordnance Survey (1886) *1st Edition, Sheet 34NW*. Ordnance Survey.
Ordnance Survey (1889) *1st Edition, Sheet 27SW*. Ordnance Survey.
Ordnance Survey (1890) *1st Edition, Sheet 26SE*. Ordnance Survey.
Soil Survey of England and Wales (1987) *Soils of England and Wales. Sheet 3, Midland and Western England*. Ordnance Survey.
Sutton St Michael Parish Tithe Map of 1843.
Sutton St Nicholas Parish Tithe Map of 1844.

Appendix I: List of Heritage Assets

Listed Buildings

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

- Church of St Nicholas

Grade II: Buildings of special interest.

- Base of churchyard cross
- Spencer monument (tomb)
- Court House Farmhouse
- Barn about 30 yards north of Court House Farmhouse
- The Creswells (cottage)
- The Ford (cottage)
- Nos. 1 and 2 Lane Cottages
- Barn about 20 yards north of nos. 1 and 2 Lane Cottages
- Lane Farmhouse
- Barn about 30 yards south of Lane Farmhouse
- Granary about 10 yards west of Lane Farmhouse
- Mile stone in front of Sutton Mission Hall
- Pantall's Cottage (formerly listed as Ivy Cottage)
- Pantall's Farmhouse
- Hop kilns and attached buildings 20 yards south of Pantall's Farmhouse
- Seabourne House
- Stone House
- Sutton Court
- Barn about 40 yards east of Sutton Court
- Barn and attached stables about 30 yards south-east of Sutton Court
- Barn and cow house about 20 yards east-south-east of Upper House Farmhouse
- The White House
- Cider house and granary about 25 yards east of The White House

Herefordshire Sites and Monuments Record

- Romano-British coin, Sutton Court (find)
- Ivy Cottage (medieval dwelling)
- Churchyard cross (medieval)
- Fishpond (undated)
- Mills (undated)
- Haulage yard, Bodenham Road (medieval occupation)
- Cottages north-east of Upper House (site, medieval dwelling)
- Congregational Chapel (post-medieval)
- Sutton medieval settlement
- The Old Rectory (post-medieval)
- Sutton Court Landscape Park (post-medieval)

Appendix II: Buildings of Local Interest

- The Talbot's: probably 17th Century with 18th Century alterations, a two-storey farmhouse; timber-framed with brick and rendered infill and an external coursed sandstone rubble chimneystack at the south end; refronted in brick (Flemish bond) and render with an off-centre doorcase at the south-east elevation under a hipped slate roof; sited on a terrace faced in sandstone rubble. (On the east side is a farmyard with a range of redundant agricultural buildings, timber-framed with weatherboarding on rubble plinths under pitched pantile roofs);
- Upper House Farmhouse: probably 18th Century extended in the 19th Century, a two-storey farmhouse; regular coursed sandstone under a pitched slate roof; central doorcase with gabled canopy and brackets, casement windows; at the east gable end a regular coursed sandstone external chimneystack; on the west side a brick extension in Flemish bond with sash windows under pitched and hipped slate roofs; sandstone random rubble boundary wall with stone gate piers and ornamental railings. (On the east side a barn and cowhouse (Grade II), timber-framed with weatherboards and squared sandstone rubble on rubble plinths under pitched slate roofs);
- Bank House: late 18th or early 19th Century, a two-storey house; brick-built in Flemish bond with coursed sandstone rubble at minor elevations under a hipped plain tile roof; at the main (south-east) elevation dentilled eaves, sash windows, and central doorcase with canopy and decorative trellis porch; at the north-west end a coursed sandstone rubble chimneystack; sandstone rubble boundary wall with vertical coping;
- The Golden Cross Inn: 18th Century or 19th Century, a two-storey public house; brick-built in Flemish bond under a pitched roof with concrete tiles; central door case and external brick chimneystacks at the gable ends; altered and extended, and fitted with replacement windows. (The building occupies a prominent position on the south-west side of the crossroads of the Hereford road and Ridgeway Road);
- Agricultural building: probably of 18th or 19th Century, a large building (probably built as a barn); timber-framed with weatherboards on a sandstone rubble plinth with squared sandstone rubble gable ends under a corrugated iron roof; sandstone random rubble boundary wall with vertical coping. (The building occupies a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road);
- The Old Rectory: AD 1843 (rebuilt): parsonage, two stories with attic, stuccoed with stone dressings and quoins, two gables at the main (east) elevation, pitched slate roofs, central doorcase and porch with a two-centred arch entrance. (The house is adjacent to the parish church on a generous plot behind mature trees and a sandstone random rubble boundary wall);

- Green Bank: 19th Century, a two-storey house; brick-built in Flemish bond under a pitched slate roof, coursed sandstone rubble at minor elevations; at the main (south-west) elevation dentilled eaves and central doorcase with gabled slate canopy; at the south-east gable end an external coursed sandstone rubble chimneystack; sandstone random rubble boundary wall with decorative railings. (The building occupies a prominent position near the north-west entrance to the conservation area);
- Brook House: 19th Century, a two-storey house; painted brick (Flemish bond) under a hipped slate roof; at the main (north-east) elevation a string course, sash windows and a central doorcase. (The building occupies a prominent position in the centre of the conservation area);
- The Lodge: 19th Century, a T-plan one storey house; brick-built in Flemish bond with stone dressings under a pitched slate roof with decorative ridge tiles; at the main (east) elevation an off-centre porch and a prominent canted bay window in a gable. (The building occupies a prominent position at the southern entrance to the conservation area.)