



Penkhull Village Conservation Area Appraisal

March 2008



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1. Appraisal Context

- 1.1 This Character Appraisal has been prepared for Penkhull Village Conservation Area, whose original boundaries were designated in October 1972 and which was extended in February 1989 and July 2003.
- 1.2 Conservation Areas are designated by Local Authorities under fulfilment of duties imposed by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

Special interest may originate from a variety of sources, while character is defined in a holistic sense rather than deriving from the merits of any single building.

- 1.3 Production of Character Appraisals is required under the Office of the Deputy Prime Minister’s *Best Value* initiative (BVPI 219), though best practice has long required their preparation. The objective of an Appraisal is to analyse and define in depth the special interest and traits which make up the *character* of a Conservation Area, to identify the pressures and challenges facing its survival and to recommend courses of action which will aid in achieving sensitive management, preservation and enhancement (the latter points fulfilling duties imposed by Section 71 of the 1990 Act).
- 1.4 Conservation Area status is a material consideration in the evaluation of planning applications. Here Section 72 of the 1990 Act requires Local Planning Authorities to pay special attention to the desirability of achieving preservation or enhancement through their decision making. Appraisals represent an important resource in fulfilling such duties while Planning Policy Guidance 15, *Planning and the Historic Environment*, provides a principal point of guidance. Where new development is planned Appraisals may provide a useful design resource to those proposing it.
- 1.5 Conservation Area status curtails certain ‘permitted’ householder development rights requiring planning permission to be sought in these areas (outlined in the General Permitted Development Order 1995). Local Authorities have further powers to restrict permitted developments to the elevations of properties that front the highway, open space or waterway through the introduction of Article 4(2) designations, while approval of the Secretary of State is required for more wide ranging 4(1) designations. An Article 4 (1) designation restricting the alteration of roofs, installation of satellite dishes, painting, rendering or cladding of exteriors, demolition; alteration or erection of porches, fences and walls was introduced for Penkhull Village in 2003.
- 1.6 English Heritage recommends production of distinct Management Strategy documents for each Conservation Area. The basis of these documents is the analysis contained within and recommendations arising from each Appraisal. These documents will provide a boost in efficiency while helping ensure fulfilment of statutory duties. In the context of the new Local Development Framework (LDF) these Management Strategy documents may eventually be adopted as Supplementary Planning Documents.

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- 1.7 Work on the new LDF is currently proceeding. In the interim, policies included within the City Plan 2001 continue in force unless superseded by those arising from the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 or Regional Planning Guidance. The City Plan reiterates the Authority's commitment to fulfilling statutory duties regarding Conservation Areas and listed buildings, sets design and development standards, while introducing two non-statutory 'lists' of relevance to this Appraisal: a *Local List* (Buildings of Special Local Interest) and *Areas of Archaeological Importance*.
- 1.8 When reading or using an Appraisal it is important to note that while every effort is made to provide detailed analysis the document can never be comprehensive. Failure to mention a particular element or detail *must not* be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in consideration of planning applications.
- 1.9 This Appraisal has been produced by the Directorate of Regeneration (Urban Design and Conservation), Stoke-on-Trent City Council. Enquiries regarding this Appraisal should be addressed to:

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2. The Study Area

- 2.1 Penkhull is a suburb of Stoke, sitting high up on a ridge above the town. Originally a small settlement within the Manor of Newcastle, the village of Penkhull grew from an early settlement to a village in the 16th century; it now merges with the late nineteenth-early twentieth century suburban sprawl of Stoke-upon-Trent which has grown up between Stoke and the suburbs of Newcastle-under-Lyme.
- 2.2 The Conservation Area retains its rural, village like character by retaining a village type square with a central green space and some of the original narrower roads which maintain their rural feel.
- 2.3 Historically the surrounding area has been used for residential properties housing workers for the local industries of tile making, mining and pottery production. That is not the case with this Conservation Area as the standard of housing is more suited to shopkeepers and traders.
- 2.4 Penkhull was primarily an agricultural community, and remained this way until after the Second World War. The Conservation Area today houses mostly a mixture of residents who have lived in the area for many years and is resolutely middle class.
- 2.5 The area currently has a very strong population and a buoyant housing market.
- 2.6 Currently there are proposals being put forward relating to both Donald Bates house and Penkhull Farm in Garden Street.

3. History and Archaeology

- 3.1 Penkhull may well be the first inhabited settlement within Stoke-on-Trent as it has held a settlement for over four thousand years. It was ideally situated due to its wooded hunting grounds, clear views over the surrounding areas to east and west, and its locality to two streams at Lyme Valley and Trent Valley. It is likely that the village began as a hill-fort.
- 3.2 At the time of the Domesday book Penkhull consisted of over 1,000 acres of land stretching into what is now Newcastle-under-Lyme, Hanley, Shelton, Stoke and Boothon. At this time the main centre of population in Stoke-upon-Trent was round Penkhull village; Stoke itself had little more than the parish church. The decline of Penkhull began soon after with the construction of a New Castle nearby and the inevitable introduction of a market town (becoming Newcastle-under-Lyme) in the late 12th century, and furthermore with the development of Stoke town in the 19th century.
- 3.3 From the late 16th century, the Manor of Newcastle-under-Lyme's courts were held at Penkhull. Soon after the courthouse formed a part of what is now the Greyhound Inn, built in 1612. From 1635 to 1817 all the manorial courts were held at Penkhull.
- 3.4 By the 17th century the Penkhull-Boothon area was grouped for purposes of parish government with Clayton and Seabridge to form one of the four quarters of the ancient parish of Stoke-upon-Trent. Manorially the area was part of the Newcastle Manor.
- 3.5 Penkhull had a windmill dating from approximately 1780 which stood on the present Kirkland Lane, formerly known as Mill Street. It was constructed to serve local farmers who needed somewhere for milling. Penkhull also began producing ware in the mid to late seventeenth century with some of the first potteries in the district.
- 3.6 In the late 18th and early 19th centuries Penkhull village was transformed largely as a result of the growth of the adjacent town of Stoke. During that period the centre of the village was built up with new terraced houses which largely replaced the medieval cottages. A leading role in this development was played by Josiah Spode II who was responsible for the construction of a new road from the village to Stoke (what is now Penkhull New Road). Spode learnt his trade in London, but returned to Stoke in 1797 after the death of his father to take over the running of the pottery business. He built cottages for workers which survived until the mid 1960's. Perhaps his most famous development was the building of Penkhull Square on the south side of the village, containing 20 houses and built in about 1802-3. Spode also bought 17 acres of land north of the village of Penkhull, occupied by an old farmhouse which was then demolished, and built a new mansion house called "The Mount" c. 1803-4. It was the biggest mansion ever built in Stoke; prior to this most factory owners resided in a house on the factory site.
- 3.7 In 1842 St Thomas' Church was built to replace a religious school on the open space in the centre of the village known as Penkhull Green. The Church was designed in a distinctive Early English style situated in an oval shaped churchyard containing many mature trees. Like Hartshill church, it was designed by George Gilbert Scott. However, due to a shortage of money it was a much plainer structure built with poorer quality stone.

- 3.8 With the construction of the church, a new school was built on a plot of land adjacent to it on the Village Green. Yet this was found to be poorly situated with regards to the church, and as such was removed. The Sunday school was also struggling to accommodate its growing attendance. In 1845 a new school was built a short distance away, designed by George Lynam and partly funded by Rev T Minton, he the son of the founder of Minton Pottery. The school remains as the hall today at the top of Trent Valley Road.
- 3.9 Adjacent to the Conservation Area is Penkhull Garden Village. Its origins are from ideas put forward in the late 19th century by Ebenezer Howard, when he proposed the building of new cities on previously undeveloped agricultural land. The main objective was the provision of healthy surroundings for industrial workers by physically separating the workers' housing from their place of work and as such raising the standard of health and comfort for all workers by combining town and country life. Working conditions in the pottery industry were arduous. Stoke-on-Trent Tenants Limited purchased 38 acres of land in 1910, and the Penkhull scheme was intended to be the first of four Garden Villages for Stoke-on-Trent. The architects of the estate sought to create a rustic setting in stark contrast to the rest of the city. The 250 houses were constructed in separate clusters, with a limit of 10 houses per acre (as opposed to the usual 40 per acre associated with terraced housing). The estate was formed and built between 1910 and 1914. During the construction there were some interesting archaeological finds, including a small incense cup belonging to the Middle Bronze Age, circa 1800 B.C. It is likely that the Romans would have placed an outpost at Penkhull due to the extensive views from the hill.
- 3.10 The street pattern in Penkhull village has remained almost totally unchanged for the past 100 years. However, many of the streets surrounding the church have changed name.

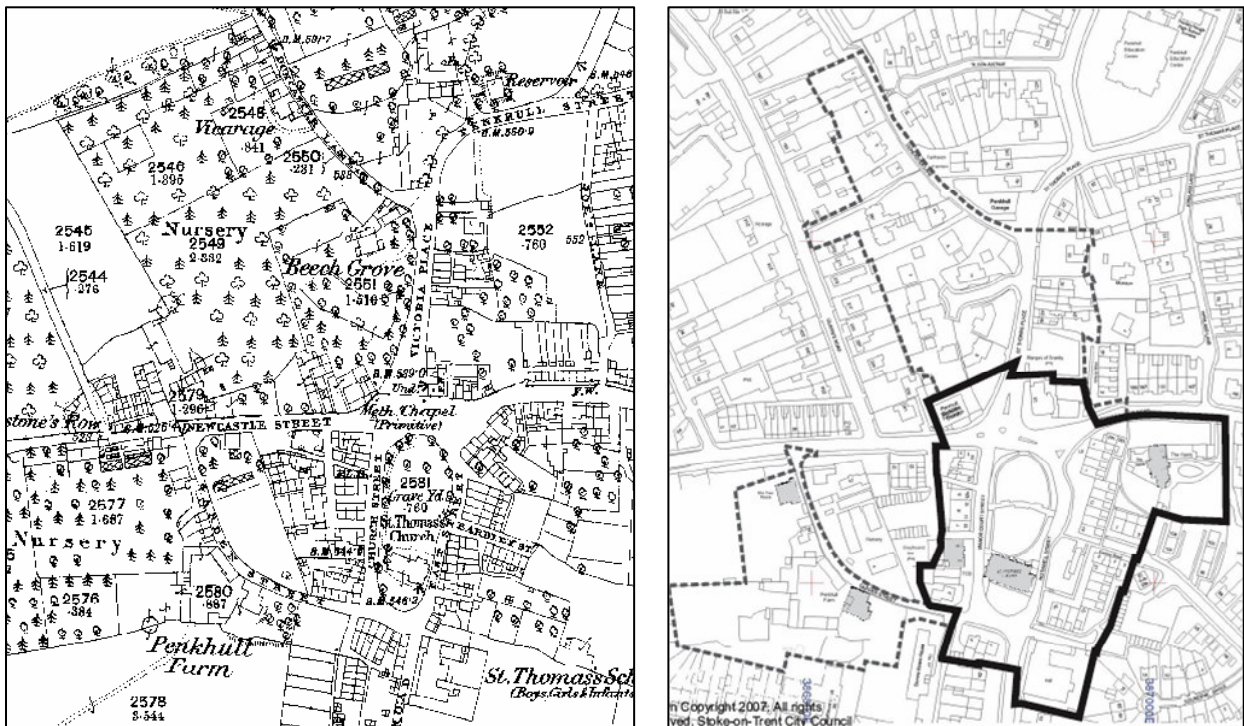


FIGURE 1: Map of 1880 on the left and a current map on the right showing how the area has retained its form

4. Spatial Analysis and Appraisal of Views

4.1 Form

- 4.11 The Conservation Area encloses the central and oldest part of the village of Penkhull at the top of the hill dividing Newcastle-under-Lyme and Stoke-on-Trent. The surrounding area, once fields, now forms part of the township of Stoke.
- 4.12 The Conservation Area includes the church of St Thomas the Apostle, its former graveyard, now grassed over, and the surrounding area. This part of the Conservation Area is the Core, with the Conservation Area extending down St Thomas Place towards the former Mount estate.



FIGURE 2: *The houses demolished in the 1970's in Rothwell Street taken from the church*

4.13 The Conservation Area is drawn together at this core area through the meeting of four distinct paths (here termed 'Approaches'). The following definitions are used thus:



FIGURE 3: *Ariel map of the Conservation Area*

- **Approach 1:** Penkhull New Road
- **Approach 2:** St Thomas Place
- **Approach 3:** Newcastle Lane
- **Approach 4:** Trent Valley Road
- **Core:** The area around the Church of the St Thomas, the former graveyard, shops and the two local pubs.

4.2 Views

4.21 Few significant internal views, alignments and relationships can be identified:

- The church is an important element of the Conservation Area as it is highly visible towering over the treetops creating an important core area. There are no other tall buildings in the area.
- The narrower lanes of Doncaster Lane and Garden Street create a rural village feel and bring an element of surprise to the Conservation Area.



FIGURE 4: *The Core area showing the importance of the church*



FIGURE 5: *The curved narrow lanes lending a secretive element and an element of surprise to the Conservation Area*

4.22 Views of quality out of the Conservation Area are limited.

- Long views of both the city of Stoke-on-Trent and the town of Newcastle-under-Lyme are visible from this hilltop location.



FIGURE 6: *The view towards the East with Fenton Church in the centre*

4.3 Open Spaces

4.31 The Conservation Area has few green spaces.

- The former graveyard and now greenspace in front of the church is the only public green space within the Conservation Area.



FIGURE 7: *Central greenspace creating a village feel in the Conservation Area*

- The area adjacent to Penkhull Farm and Elm Tree House remains as fields without public access.
- The main public greenspace near to the Conservation Area is that adjacent to the high school along the boundary of the Garden Village estate.

5. Built Form

5.1 The Influence of Use Patterns and Patronage

- 5.12 The historical development of the area is still clearly in evidence in the street form.
- 5.13 Josiah Spode II played a role in the development of the area by funding a road to connect the village with the town of Stoke and by building his home, the Mount, which is adjacent to the Conservation Area.
- 5.14 Penkhull developed differently to the other areas of the city by not having an individual benefactor to fund public facilities as many other parts of the city did.
- 5.15 Penkhull retains its village feel despite being within the city of Stoke-on-Trent. This is partially due to the lack of community architecture and the vernacular development of the area.



FIGURE 8: *Greenery also creates the village and rural feel to the area*

- 5.16 The Church of the St Thomas the Apostle is a landmark within the Conservation Area and can be seen for miles around on the hilltop.

5.2 Architectural Character, Materials, Colours and Textures

5.21 Style

The Conservation Area is has an eclectic mix of styles which reflect the village's long history. These range from the larger older traditional detached houses to 1970's terraced housing. Larger gentlemen's dwellings reside alongside workers cottages. The Core of the Conservation Area is dominated by the church and by the 1970's staggered terrace housing on the East side and also by mature trees and stone or brick walls.

5.22 Plan, Form and Massing

There is a wide variety of structures within the Conservation Area, from the staggered terraced housing to the larger semi and detached houses along Doncaster lane. Typically all the housing has both front and rear gardens with the larger properties set within their own land.

The properties along the Manor Court Street are of mixed plan but are generally grouped together to form distinct masses.

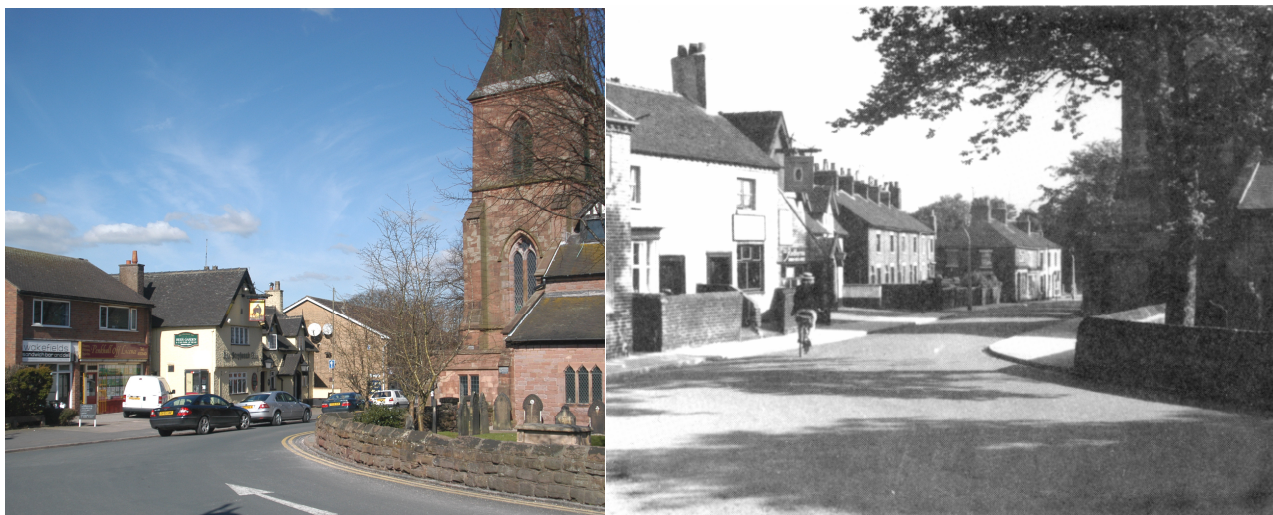


FIGURE 9: *Scales and massing: the simple character of the shops contrasting with the complicated design of the Greyhound Inn and the church*

5.23 External Walls and Façade Finishes

Brickwork - Tiles

Red facing brick laid in Running or Flemish bond is the common façade material across the Conservation Area and particularly so within the Core area. Some brick walls are visible throughout the Conservation Area; most brick walls are not dwarf and incorporate large gateposts. Brickwork is characteristically plain in detailing within the area with the exception of the Marquis of Granby and Elm Tree House. The Marquis of Granby has terracotta embossed tiles over the ground floor windows and Elm Tree House has two bands of projecting brick and tile 'skirts' wrapping round the building and red brick diaperwork crosses contrasting with the Staffordshire blue brick.



FIGURE 10: *The Conservation Area is characterised by plain buildings with simple details*

The 1970's housing in Rothwell Street has buff facing brick and this brick also appears on the detailing of the new houses in Thomas Ward Place.

Stonework

The use of stone within the Conservation Area is mostly restricted to detailing on buildings, with the exception of the Church of St Thomas the Apostle. The coursed and squared local Red Hollington sandstone church is surrounded by a dwarf stone wall. Local red Hollington stonework is also in evidence in walls, such as those in Garden Street, and on window surrounds throughout the Conservation Area.

Façade Treatments

Generally the buildings in the Conservation Area are split between brick facades and rendered facades. Tile hanging is also common throughout the area.



FIGURE 11: *The 1970's housing today, showing a common uniformity*

Concrete

Nowhere used extensively.

5.24 Roofs

- Material

Virtually all of the older properties carry local dark blue-purple roof tiles. Roofs in the area carry simple roof and ridge tiles with no decoration or detailing. Therefore the Greyhound Inn is distinctive in the use of round tiles and simple square finials. Plain designed deep eaves are a feature of the Conservation Area and many chimneys have been retained.



FIGURE 12: *The simple decorative detailing on the Greyhound Inn contrasting with the plainness of the other roofs within the Conservation Area*

- Pitch and Type

The majority of the houses within the Conservation Area carry gabled pitched roofs. The 1970's housing in Rothwell Street is distinctive by its use of dual pitched roofs which span from party wall to party wall and give the impression of being monopitched.

Dutch gables are a feature of the Conservation Area and are visible on the Marquis of Granby and the Vicarage in Doncaster Lane. The Greyhound Inn has full dormer windows on a gable roof facing towards the church, topped with finials. The Church of St Thomas has an unusual row of mid sloped dormers on both sides of the nave. No 2 Thomas Ward Place is unique within the Conservation Area by used of a hipped roof, as is The Views with a double span gable roof.



FIGURE 13: *The houses on Rothwell Street when first built including the water feature which has since been removed*

5.25 Windows

- Type and Fenestration

Few original windows have been retained in the Conservation Area. Most of the buildings within the Conservation Area now carry uPVC windows.



FIGURE 14: *An example of some of the surviving traditional windows: The Vicarage, The Christian Fellowship Church, Elm Tree House and The Greyhound Inn*

The Greyhound Inn and Elm Tree House are unusual in that they are the only houses in the Conservation Area to have leaded metal casement windows.

5.26 Porches

Porches are not a prominent feature of the Conservation Area. The large traditional buildings such as the Vicarage, The Views and the Greyhound retain small purpose built porches which are enclosed. There are small projecting porches in evidence in the later buildings in the area.

5.27 Doors

Few original or traditional front doors survive although some can be see on some of the listed buildings such as The Views and on 33 Manor Court Street.

5.28 Enclosure

The Core area does not feature enclosures, with the exception of the dwarf stone wall surrounding the former churchyard. Garden Street and Doncaster lane differ from the rest of the Conservation Area as they have large stone, brick walls or hedges inclosing the narrow lanes and large gardens to the buildings in these lanes. St Thomas Place also has stone or brick walls enclosing the streetscene, but at a smaller scale to the narrow lanes.



FIGURE 15: *Enclosure in Garden Street*

5.210 Details and Features

- Several constructional details are worthy of note including the chimney pots in the Conservation Area, and the subsidiary buildings such as the barns at the farm and the coach house at 33 St Thomas Place.

- Also of interest are the two dwellings between Doncaster Lane and Queens Road which are hidden from view but have some decorative detail such as finials, terracotta plaques and curved bay windows.

5.211 Groundscape and Public Realm

- Original street, pavement and kerbing materials have been almost entirely replaced with tarmac or concrete slabs across the Conservation Area.
- The area around the small roundabout at the centre of the Conservation Area is extremely cluttered with street furniture creating a very busy streetscene.
- Although the street pattern has changed relatively little over the past 100 years the highways themselves have, over time, been upgraded and widened with the addition of pavements and street lighting. Garden Street and to some extent Doncaster Lane have escaped these alterations and retain their original character. The area retains the street pattern of the last 100 years including the narrow lanes of Doncaster Lane and Garden Street although the names of the roads around the church were changed in the 1950's.

Renaming of Streets in the early 1950's

Old Name	New Name	
Church Street	Manor Court Street	
Davenport Street	Lynam Street	Renumbered
East Street	Rothwell Street	
Newcastle Street	Newcastle Lane	Renumbered
Penkhull Street	St. Thomas Place	Renumbered
Trentham Road	Trent Valley Road	
Victoria Place	St. Thomas Place	Renumbered



FIGURE 16: *Cluttered streetscene*

5.3 Listed and Unlisted Buildings of Importance

5.41 Buildings on the Statutory List

- **1 & 2 The Views** (off Penkhull New Road): *Grade II*
Pair of large private dwellings built in the early 19th century retaining many original features. Famous inhabitants include Sir Oliver Lodge the physicist and more recently Sir Stanley Mathews the footballer.



FIGURE 17: 1 The Views – Hidden from public view

- **Elm Tree House** (Garden Street Penkhull): *Grade II*
Almost hidden brick house forming the entrance to the lower end of Garden Street. The house has a date stamp of 1694 but has been extensively modified in the 18th and 19th century.
- **Greyhound Inn** (Manor Court Street): *Grade II*
This pub compliments the village feel created by the church and green area as well as adding a distinct character and history to the area. This inn dates from the late 16th century with later alterations and additions. It has been put forward (by R Talbot in his book “Penkhull Remembered Again” 1980) that this building was the ‘Old Court House’ or ‘Old Penkhull Hall’.
- **Church of St Thomas the Apostle** (Manor Court Street): *Grade II*
This church is perhaps the most visually and architecturally significant building in the Conservation Area. Built in 1842 in an Early English Style with the aisles (and possibly dormer windows) added later in 1892. Originally designed by George Gilbert Scott.
- **Penkhull Farmhouse** (Garden Street): *Grade II*
The only remaining farm in the area with barns intact. Currently derelict this Georgian farmhouse is in a bad state of repair. The current building most likely dates from around 1780 when Josiah Spode II leased the farm.

List descriptions are attached in the appendices. These provide the essential first step in identifying what it is that is protected by law and what it is that makes the building of special

architectural or historic interest. They are not comprehensive inventories of everything that is significant about a building and nothing should be dismissed as unimportant simply because it is not described in the list description.

5.42 Buildings of Special Local Interest Listed in The Local Plan

- There are no Buildings of Special Local Interest within the Conservation Area.

5.43 Unlisted Structures of Note

Most buildings within the Area pre-dating 1950 make a positive contribution to the character of the Area, though alterations have reduced this in a number of cases. The following selection of notable unlisted buildings is by no means comprehensive:

- ***The Marquis of Granby***: Rebuilt in the 1890's on a previously existing public house this building is a prominent feature within the Conservation Area providing a visual anchor at the core of the area.
- ***2 Thomas Ward Place (Beech Grove)***: Large house built in the late 1700's for John Harrison. In 2002 planning permission was given to convert the former nursing home into a dwelling house and build 7 new dwellings on the site.
- ***33 St Thomas Place***: A large detached dwelling with associated outbuildings in an early vernacular style with later Georgian modifications.
- ***3 Doncaster Lane (The Old Vicarage)***: A large detached built around the 1880's to replace a smaller building. Believed to have been designed by local architect Charles Lynam, this large brick building has Dutch gables and retains many original features.



FIGURE 18: *The Marquis of Granby*



FIGURE 19: *3 Doncaster Lane (the old vicarage)*

5.4 Trees, Green Spaces, Edges and Ecology

- 5.41 The Conservation Area benefits from many mature large trees but few public open spaces.
- 5.42 Out of the former graveyard of the church of St Thomas the Apostle has been created a small landscaped public space with paths and seating.
- 5.43 The area adjacent to 'The Views' on Penkhull New Road is mowed grass which gives a natural and green feel to the area as you enter the village.
- 5.44 The fields around and relating to Penkhull Farm are currently unused green space.
- 5.45 The gardens of 'The Mount', (Willows school) the former home of Josiah Spode back on to Doncaster Lane creating a strong green setting to the end of the lane.
- 5.46 The Conservation Area stands on the top of a hill and is not overlooked by any buildings, indeed buildings within and surrounding the area are consistently two or three storey only.

5.5 Detractors, Neutral Areas and Gap Sites – Enhancement and Development Opportunities

5.51 Features which detract from the character and appearance of the Conservation Area include:

- The shops on Manor Court Street are not well maintained and not in keeping with the character of the Conservation Area.
- The fields around and relating to Penkhull Farm are currently unused green space which could be utilised to enable development of the farm.



FIGURE 20: *Boarded up shopfronts and buildings which have not been well maintained create an unloved look to the Conservation Area*

5.52 Neutral Areas – those neither contributing to nor detracting from the character or appearance of the Conservation Area:

- The 1970's housing on Rothwell Street does not give a positive or negative character to the Conservation Area. It creates a sense of space and place by virtue of its layout and design but is not in keeping with the general character of the area.

5.53 There are no gap sites within the Conservation Area.

6. Pressures and Threats

- 6.1 The area to the South West of the Conservation Area includes several derelict buildings. These may be redeveloped at a future date but currently the buildings, particularly the listed Penkhull Farm, are in need of urgent repair.
- 6.2 There is a small strip of grass and trees between 'The Views' and Penkhull New Road which may be proposed for development in the future. This area forms an important barrier for the listed buildings adjacent and creates an important green entrance into the village.
- 6.3 There are some garages to the rear of Manor Court Street behind the Greyhound Inn which may come under pressure of development in the future. Any proposals should respect the character and scale of the Conservation Area and the listed building.
- 6.4 There are many buildings which were built in the 1970's within the Conservation Area and in the future these may be redeveloped.

7. Summary of Special Interest

Architecture

The Conservation Area has a wide variety of buildings as suits the vernacular development of the area. A few traditional buildings remain and these form a core part of the character of the area. The Conservation Area is characterised by plain buildings without intricate detailing.

History

The village has a long history which can be dated back to the Domesday Book. It has not evolved in the same way as a majority of the other parts of the city and has been allowed to develop naturally. There have been some changes in the 1970's but the original form of the village has remained the same.

Character and Appearance

The Conservation Area has retained its rural and village feel despite being in the middle of the conurbation of Stoke-on-Trent. This is partly due to the central village 'green' and the local resident's strong identification with the village and its history.

8. Recommendations and Proposals

8.1 Boundaries:

Boundaries in each case are suggested by natural breaks in townscape character or historical developmental patterns and relationships. Current boundaries are appropriate and therefore no boundary revisions are proposed.

8.2 The current Article 4 designation covers the whole of the original Conservation Area (the Core area) and relates to all elevations of the dwellings. This could be extended to cover the whole of the area. There are currently no restrictions over doors or windows but there are no proposals to put an article 4 Direction relating to this in place as a majority of these elements of the buildings in the Conservation Area have been altered.

8.3 Some of the notable unlisted buildings included in section 5.43 might be considered for inclusion in the Local List at its next review.

Sources

Books/Pamphlets/web pages

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Maps

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Aerial Photograph – Stoke-on-Trent City Council

OS various scales: 1880, 1900, 1937,

Photographs

Original pictures (Penkhull Village Conservation Area Appraisal) 2002.

Original pictures.

Staffordshire Past-track.

Policy documents to which reference made

DoE, 1995: *PPG15: Planning and the Historic Environment*.

General Permitted Development Order 1995.

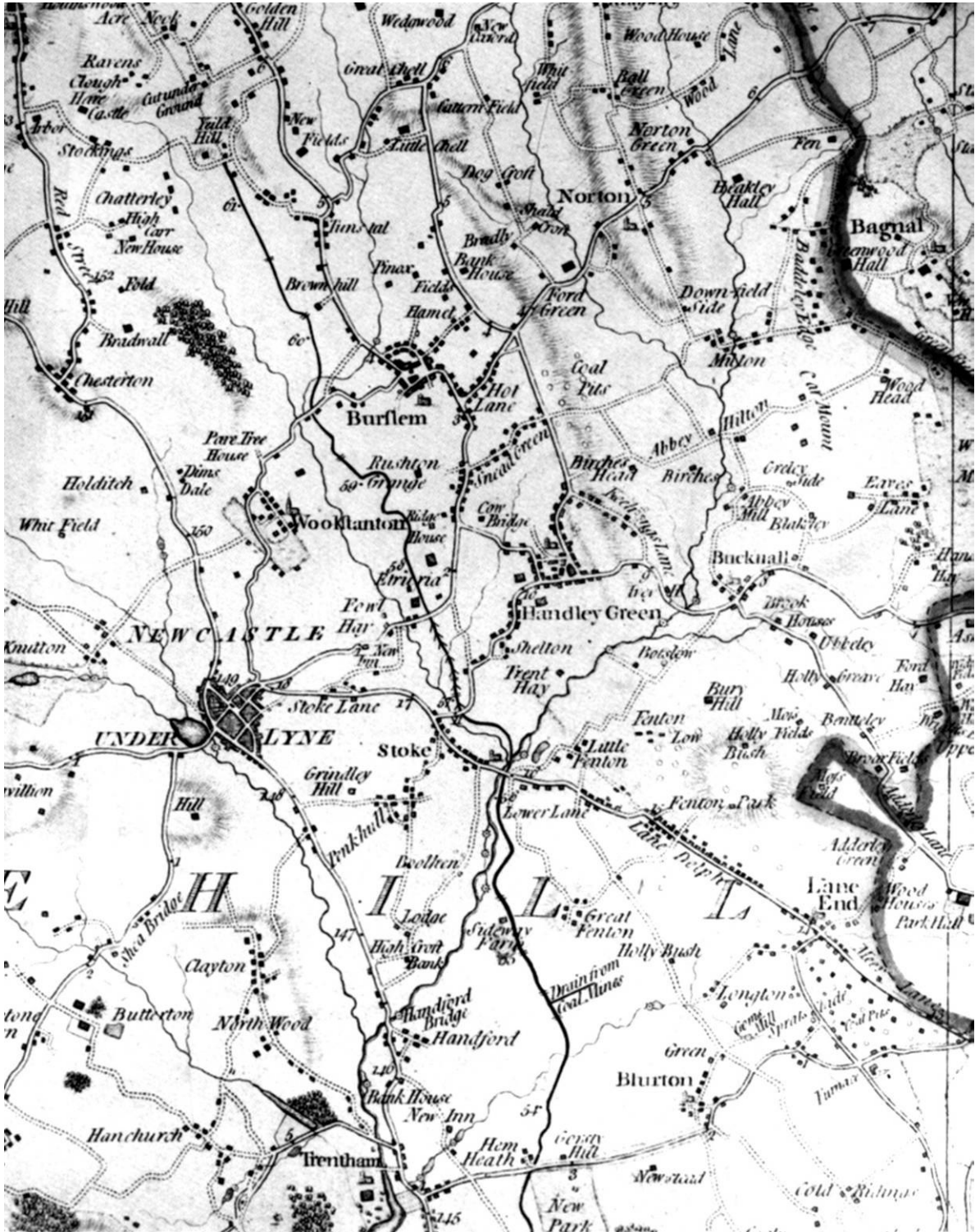
Government Office for the West Midlands: *RPG 11 Regional Planning Guidance for the West Midlands*.

Planning (Listed Buildings and Conservation Areas) Act 1990.

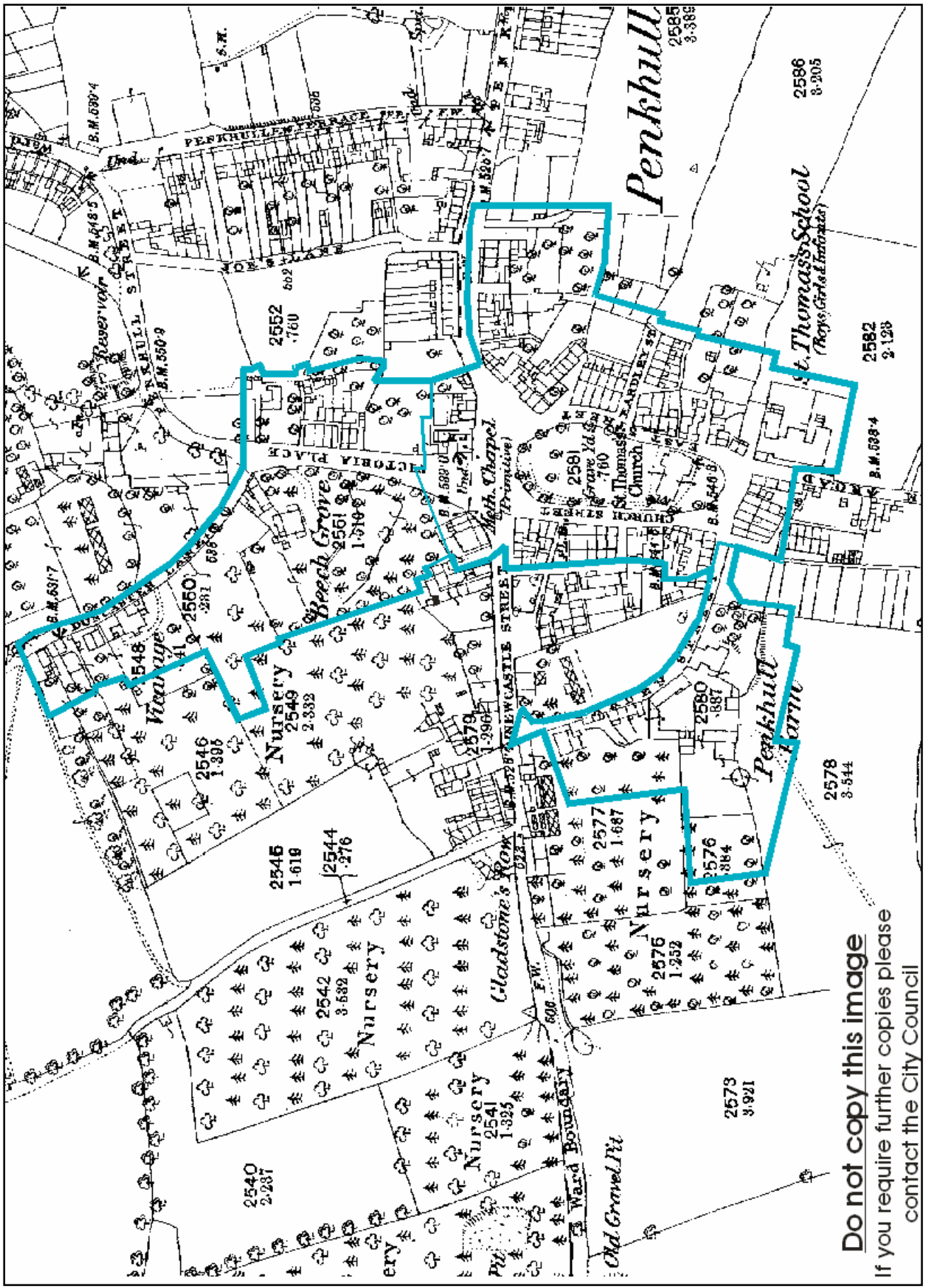
Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.

Stoke-on-Trent City Council: *Local Plan 2001*.

Appendices

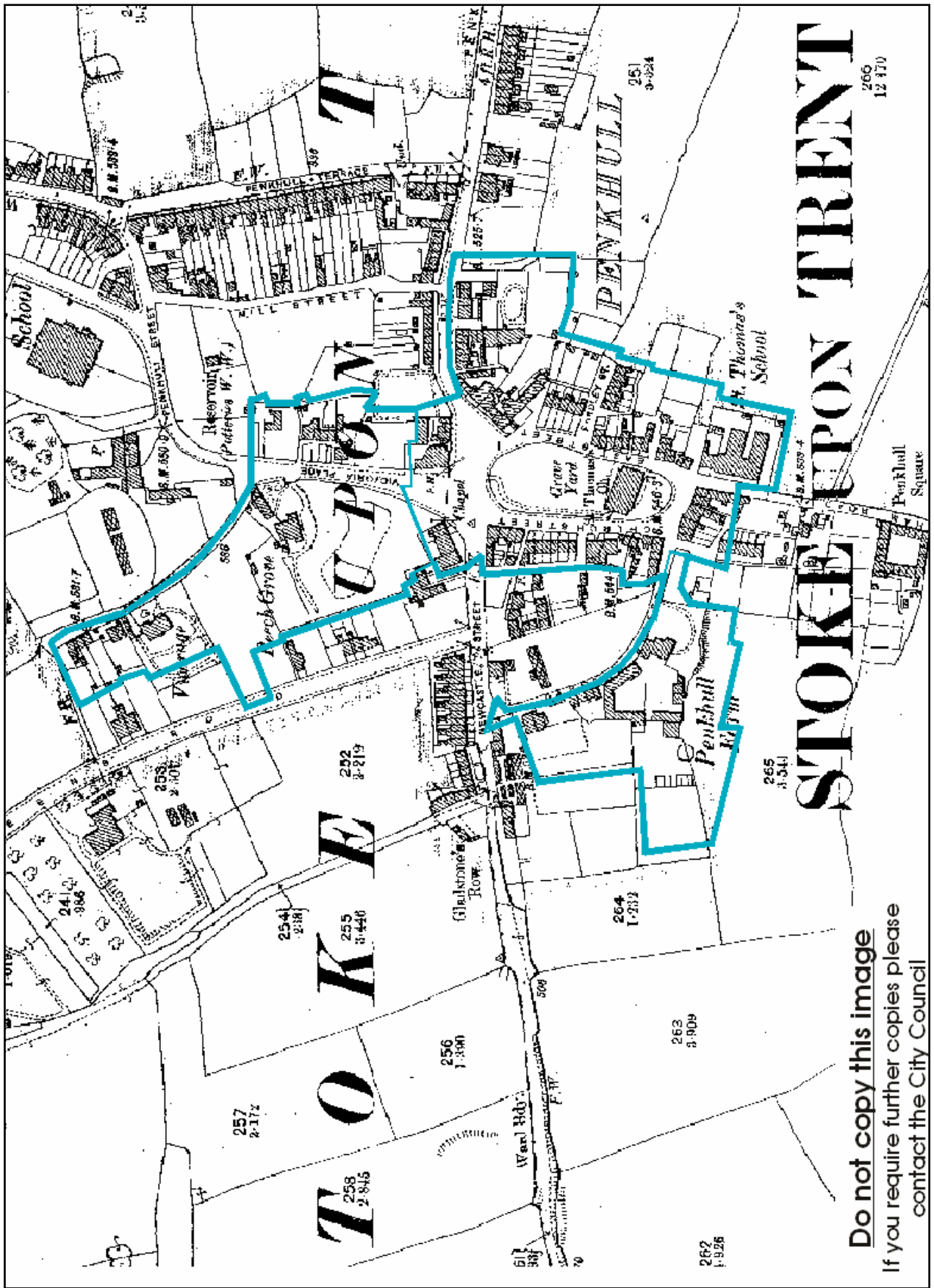


Yates map of 1775 from *Staffordshire Archaeological Studies* – Museum Archaeological Society Report, New Series No.4 1987

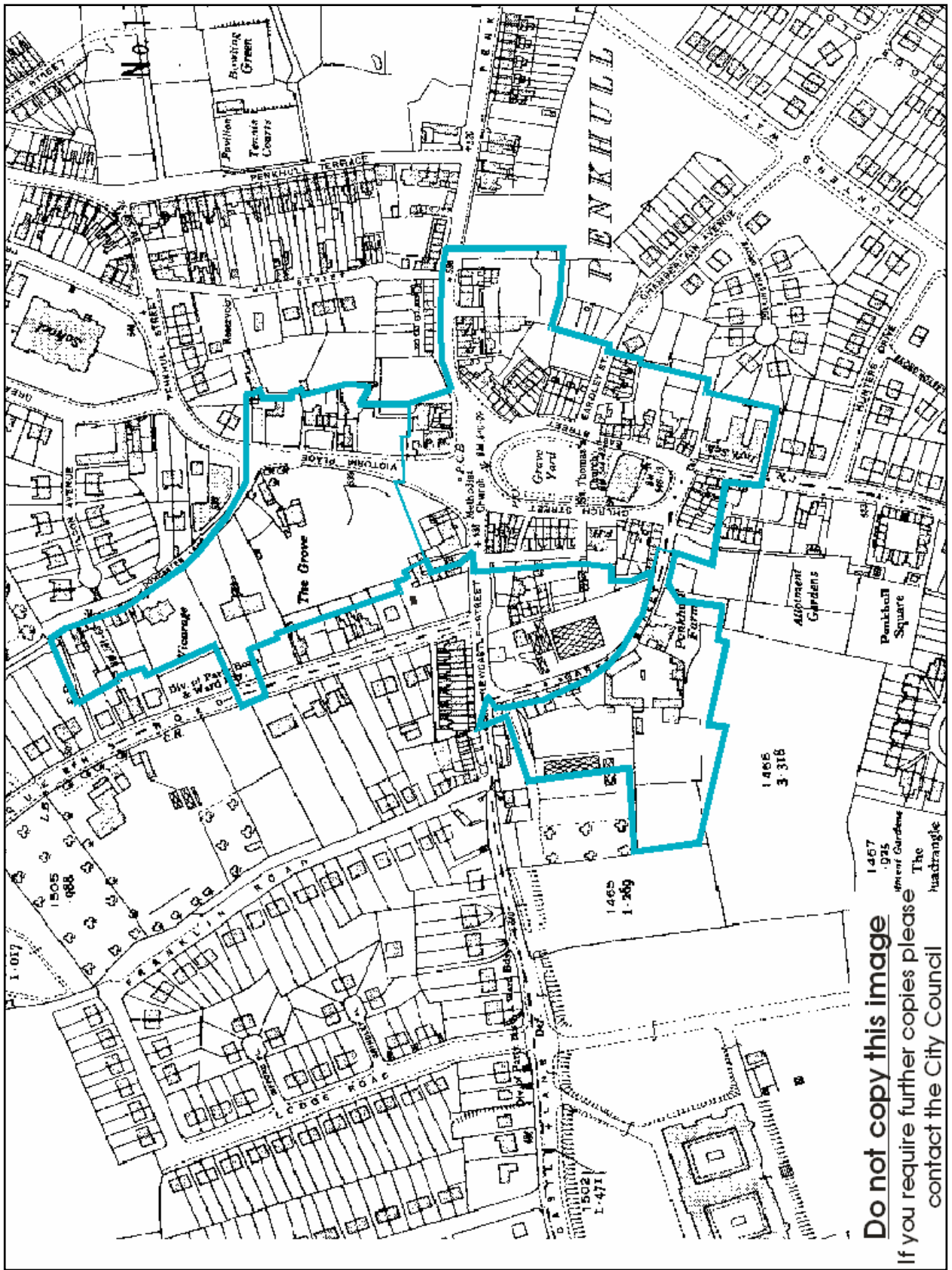


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Ordnance Survey Map Penkhull from 1880



Ordinance Survey Map Penkhull from 1900



Ordinance Survey Map Penkhull from 1937

Buildings on the Statutory List

THE VIEWS & HOUSE ADJOINING THE VIEWS

**1 & 2 The Views,
Off Penkhull New Road,
Penkhull.
ST4 5DG**

GRADE II

SoTCC List No: 113 A & B

GRID REF: 387005E
344866N

HARTSHILL AND PENKHULL WARD

DATE LISTED: 19th April 1972

PENKHULL VILLAGE CONSERVATION AREA

LAST
AMENDED: 15th March 1993

LIST DESCRIPTION

Pair of houses. Early 19th Century. Painted brick with plain tiled roof. 2-storeyed, of one and two unit plan. The larger house has central doorway in flat roofed porch with round arched entrance, flanked by wide 16-pane sash windows with flat arched rendered heads on each floor, and an additional window over the doorway. Central rear wing, and lower added or raised bay to the left with squared bay window. The smaller house has a doorway to the left beneath a wood canopy carried on moulded console brackets, and a canted bay window with slate roof and small upper panes to sashes. 16-pane sashes above. Side wall stacks in both dwellings. Modillion eaves cornice across the whole facade.

ELM TREE HOUSE

**Garden Street,
Penkhull.
ST4 5DY**

GRADE II

SoTCC List No: 110

GRID REF: 386786E
344853

HARTSHILL AND PENKHULL WARD

DATE LISTED: 19 April 1989

PENKHULL VILLAGE CONSERVATION AREA

LAST
AMENDED: N/A

LIST DESCRIPTION

House. Dated 1694 but extensively modified in the 18th and 19th Century. Red and blue brick with plain tiled roof. 2-storeyed, main range of 2 units with doorway at left of elevation in flat roofed added porch. Early 20th Century 4-light casement window with leaded upper lights to left, earlier windows with segmentally arched heads to right and first floor. Small triangular oriel window in centre of elevation, probably replacing former fire-place window. Moulded sill band, date on a tile with initials O.D.I.C. Tier of windows in gable end, a tripartite sash window to ground floor casements above and to attic, all renewed in early openings with deep cambered heads. Inserted doorway to right of gable. Lower rear wing with canted bay window. Axial stack.

GREYHOUND INN

**Manor Court Street,
Penkull
ST4 5DW**

GRADE II

SoTCC List No: 112
GRID REF: 386883E
344818N
DATE LISTED: 19th April 1972
LAST
AMENDED: 15th March 1993

HARTSHILL AND PENKHULL WARD

PENKHULL VILLAGE CONSERVATION AREA

LIST DESCRIPTION

Public House, originally dwelling. Plan and main structure largely of the late 16th Century, but with later alterations, especially a partial rebuild in 1936. Roughcast over partial timber frame, and brick, with plain tiled roof. 2-storeyed, hall and cross wing in plan. Gable cross wing to left, with 4-light mullioned windows on each floor with flat hood-moulds with label stops. Door in added lean-to porch in the angle of hall and cross wing, backing on to stack, and probably the original doorway. Further gabled porch in centre of main range, probably inserted in later alterations making the facade symmetrical. It is flanked by 3-light casement windows, and 2 gabled dormers above, with ornate bargeboards. Gable and axial stacks.

(The Victoria History of the Counties of England: R.B.Pugh: Staffordshire: Oxford: 1963-).

CHURCH OF THOMAS THE APOSTLE

**Manor Court Street,
Penkull.
ST4 5DW**

GRADE II

SoTCC List No: 111
GRID REF: 386916E
344805N
DATE LISTED: 19th April 1972
LAST
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

PENKHULL VILLAGE CONSERVATION AREA

LIST DESCRIPTION

Parish Church. 1842, by George Gilbert Scott, but with later alterations. Coursed and squared sandstone rubble with plain tiled roofs. West tower and spire, nave with added lean-to aisles and transepts, chancel. 3-stage tower with broach spire with lucarnes. Aisles added in 1892, with windows grouped as 3 ogival arches. Dormers lighting nave presumably added at the same time. Paired lancet lights to transepts. 3-light decorated

PENKHULL FARMHOUSE

**Garden Street (South side),
Penkull.
ST4 5DY**

GRADE II

SoTCC List No: 10044
GRID REF: 386824E
344785N
DATE LISTED: 21st August
2002
LAST
AMENDED: N/A

HARTSHILL AND PENKHULL WARD

PENKHULL VILLAGE CONSERVATION AREA

LIST DESCRIPTION

Farmhouse. Late C18, some mid C19 alteration and extension. Brick, cement rendered (lined out as ashlar block) to front and rear wing; gabled plain tile roofs, with rendered end stacks to front

and brick stack at junction of rear wings. T-shaped plan with rear wing having lean-to to its E and mid C19 block extending at right angles to W. 2-storeys. 4-window S front with lintels over half-glazed mid C19 panelled door and horned glazing bar sashes (3/6 to first floor, 6/6 below); similar sashes to mid C19 canted bay window on right. Late C19 and C20 timber casements to rear, except E elevation which has 3/6-pane sash and, to gable end of rear cross wing, stepped lintel over small-paned timber casement.

Interior: the interior has been little altered since the C19. Features include late C18 moulded corncicing and joinery, including panelled doors and shutters in moulded architraves with original fitments. Simple classical fireplaces with late C18 and mid C19 cast iron grates, that to parlour having mid C19 overmantle mirror. Panelled earth closet. Stairhall with elliptical arch on moulded brackets: fine staircase with moulded balusters to open-string and wreathed handrail.

History: the house probably dates from soon after 1780, when Josiah Spode II leased the farm. It changed ownership in 1830 with the sale of farm stock to John Smith, and was bought by John Pilkington in 1855.