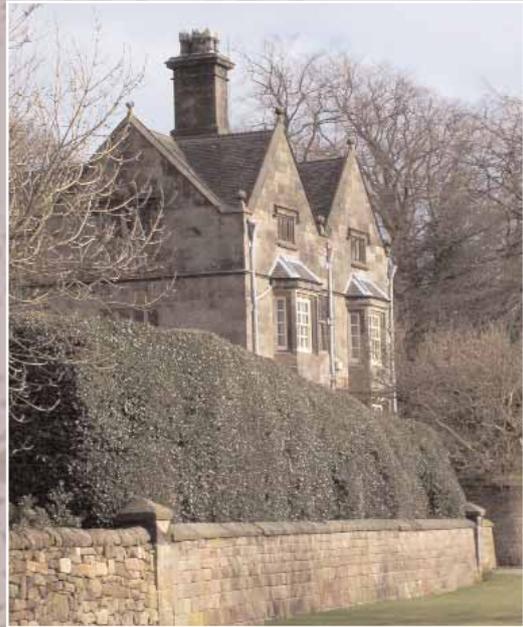


Horton Conservation Area Appraisal



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SOURCES

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- Will and inventory of Timothy Edge, probate date 1683.
- Map and schedule of the manor of Horton (1816), D(W)1909/E/9/1 and D(W) 1535/1.

The Horton Conservation Area Appraisal was adopted by Staffordshire Moorlands District Council on 11th September 2007, following public consultation.

Horton *Conservation Area*

Introduction

Horton Conservation Area was established in 1970

Its boundary has been drawn to include the whole of the ancient settlement, bounded at each end by Townsend and Horton Head farms, and centred on the Church of St Michael and Horton Hall. It includes the road through the village, the road, track and pathway that formed the 'back lane' of the medieval settlement, and the fields that lie between them.

Horton is set in a Special Landscape Area where all green space is significant.



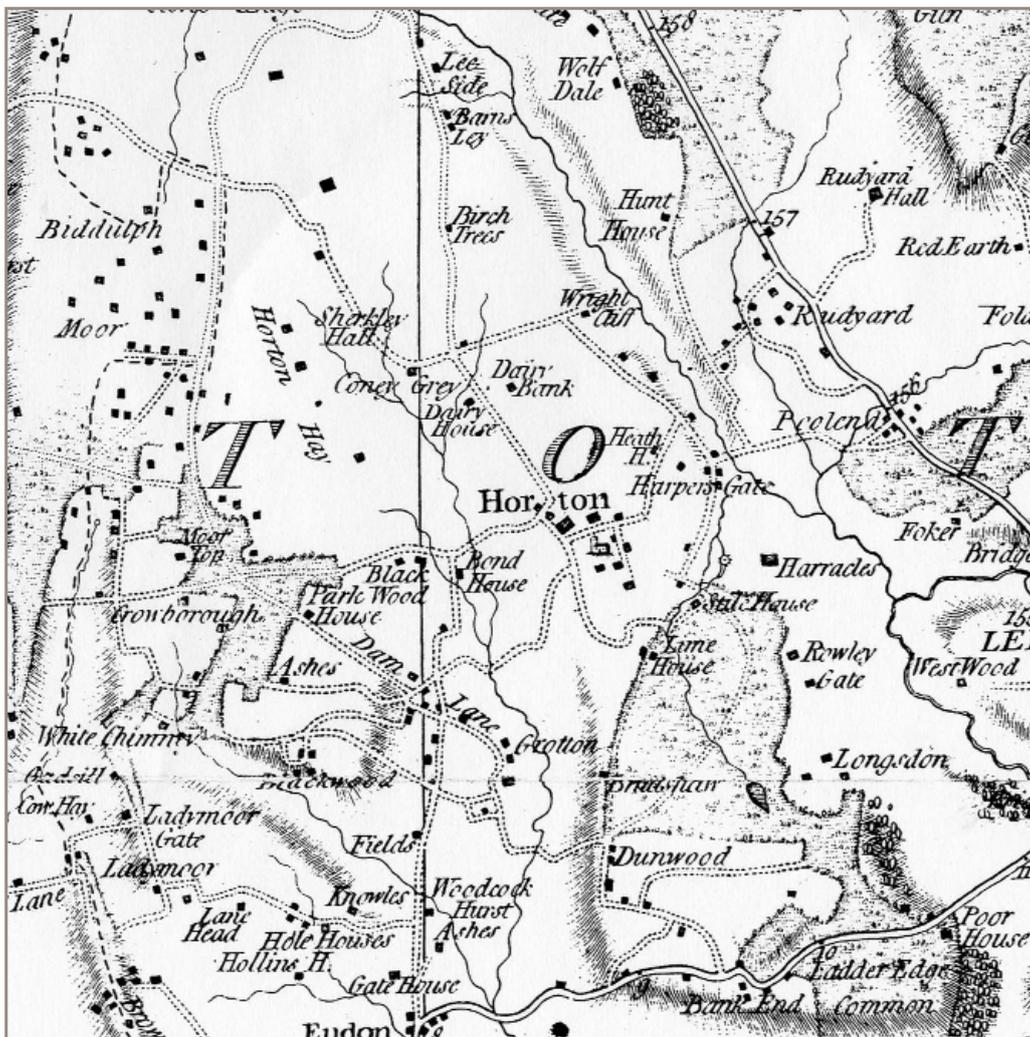
ACKNOWLEDGEMENTS

Line drawings of building details are after R.W. Brunskill and R. Harris
Extracts from Yates' Map of Staffordshire are reproduced by permission of Staffordshire Record Society.

Horton Conservation Area

1.0 Location

- 1.1 The village of Horton lies at 200 metres above sea level on a gritstone ridge that ends just south of the settlement. To the east the land falls abruptly, while to the west its slopes gently down to Horton Brook.
- 1.2 The ridge forms one of a series of north/south trending ridges on the southern fringes of the Pennines. Here the underlying rocks belong to the Millstone Grit Series, but may be covered by substantial areas of boulder clay.
- 1.3 The settlement is a remote one, lying on a minor road two and half miles west of the market town of Leek.
- 1.4 The Conservation Area contains the whole of the medieval settlement which centres on St. Michael's Church and Horton Hall. Its boundaries lie along the main road through the village, and the former 'back lane', between which are the surviving houses and a series of fields.



1.1 Horton as mapped by Yates in 1775. Moorland shown stippled.

2.0 Origins, development, settlement form and population

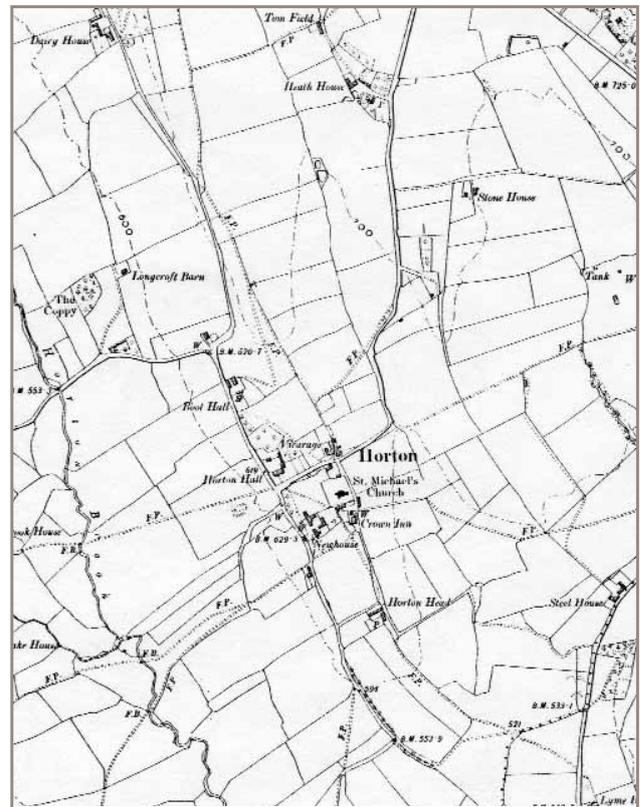
2.1 The name Horton is Anglo-Saxon and means 'settlement on muddy land'. This suggests the hamlet began life elsewhere in the township where the underlying geology is boulder clay.

2.2 Horton is a 'planned settlement', a miniature of those which developed in the more densely populated areas of England between 900 and 1200, and originated as a single row of houses fronted by a lane, beyond which lay the main arable fields. Parallel to the lane was the 'back lane', now part footpath, and part road and trackway. Yates' map of 1775 shows each of the historic farmhouses, and part of the back lane leading out to Horton Head (1.1).

2.3 The use of the names Horton Head and Townend for the northern and southernmost farms helps to confirm this interpretation, as these are names frequently associated with the outermost farms of planned settlements.

2.4 Four of the historic farms flank the main street, while Horton Head is at the southern end of the 'back lane' as shown by Yates in 1775 and still shown on Ordnance Survey maps in 1900 (1.1 and 2.1). Between the road and the back lane, and forming the core of the settlement, is a cluster of buildings including the church, the vicarage, and the former Crown Inn. To the east the Conservation Area boundary has been drawn to include an extension to the graveyard.

2.5 In 1239 Horton formed part of the parish of Leek. Its chapel (now the parish church) was still 'annexed to Leek' parish in 1604. Despite the relative wealth of the township and its patrons, it was not until the late 16th century that it became a separate parish.



2.1 Horton in 1900 (from the 6" Ordnance Survey map). The back lane can be seen continuing to the north and south of the hamlet to the rear of Horton Head. To the south west, long narrow fields with curving field boundaries indicate the position of the former arable land.

2.6 In 1563 the population of Horton was around 280, much of it scattered in farms and hamlets across a township of 4,975 acres. By 1666 it had reached 550. The Census returns of 1801 indicates 752 inhabitants, rising steadily in the following century to reach 1,295 in 1901. The present population of the ward of Horton is 1,784.

2.7 Such increases bear little relationship to the density of settlement in the Conservation Area, where the surviving houses are the major ones, and where open spaces between the major farmhouses suggest the settlement shrank as the larger farms took over small ones.

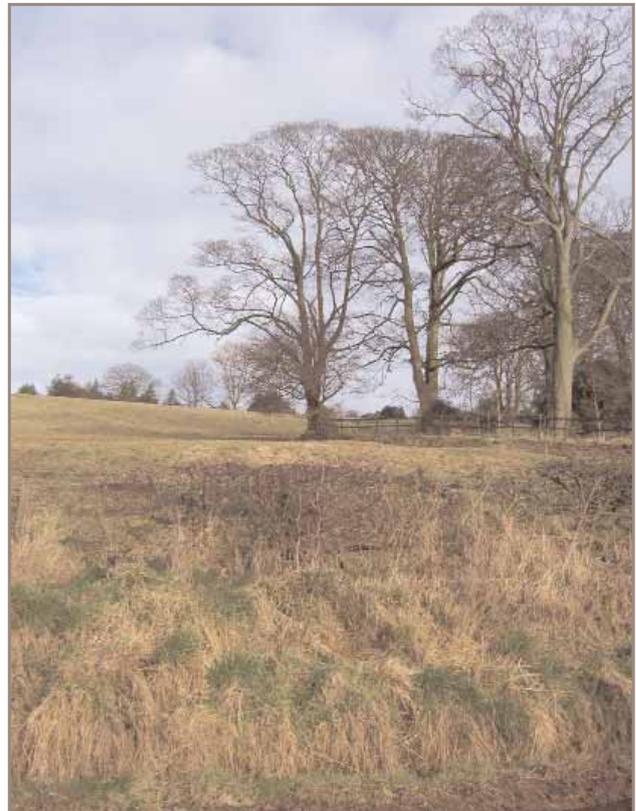
3.0 Employment, land use, ownership and building types

- 3.1 In the 12th century the manor¹ was held by Robert of Stafford. His family remained overlords until 1408, although control passed to the Audleys as early as 1200. The Audleys continued to hold the manor, first as tenants and then as owners until 1535 when two-thirds was sold to the Crown, the remaining third descending to the earls of Bath. In its final form the manor consisted of Horton, Bagnall, Endon, Longsdon, Rushton James, and Stanley.
- 3.2 In 1554 the Crown's share was sold to Thomas Egerton (later of Wall Grange) and his son-in-law John Wedgewood (later of Harracles). In 1711 the manor was reunited under another John Wedgewood.
- 3.3 With absentee lords holding properties elsewhere, a manor house became superfluous. Fields near the Dairyhouse (Fig. 1) on the eastern edge of Horton Hay carry 'hall' names and may represent the site of an early manor house.
- 3.4 The Pennine foothills were an unrewarding area for the arable farming that was an essential to subsistence in the medieval period. Settlements remained small, and pastoral farming was the main occupation. Horton's arable land lay mainly on the south western slopes below the settlement, where both ridge and furrow, and the sinuous boundaries of enclosure by agreement can be found. In the valley to the west of the hamlet was one of three corn mills that served Horton in the early 17th century. A footpath leads to the dam that contained the mill pond.
- 3.5 The surviving farm houses and farm buildings belong to the 17th century or later, when pastoral farming was predominant, and grain production was largely confined to oats. This is reflected in the outbuildings, where the 'barns' are mainly cattle byres, although the threshing barn at Newhouse reminds us that grain continued to be grown for much of the 19th century.
- 3.6 Although Horton Hall appears more gentry house than farm, it had 472 acres of farm land until 1885, when the estate was broken up. The remaining farm houses, Townsend, Boot Hall, New House and Horton Head still functioned as such well into the 20th century. Only Horton Head remains as a working farm.
- 3.7 The remaining properties, with rare exceptions like the former Crown Inn (known in 1818 as the Court House) and the Vicarage, housed either farm labourers, or those employees of the Hall.

¹ A manor was a medieval estate where the lord had private lands (the demesne) and a series of tenant properties paying rent or services to the lord. The major lords held their land directly from the King, and frequently sublet them to others while still gaining some income as overlord.

4.0 Archaeology

- 4.1 The village of Horton is a planned settlement of medieval origin. The spacing of the farms suggests it has shrunk, and that there may be potential for archaeological investigation of house platforms should development take place (4.1).
- 4.2 No Scheduled Ancient Monuments exist within the Conservation Area.
- 4.3 Unscheduled features lying outside the Conservation Area include:
- the boundary and earthworks of Horton Hay
 - a clapper bridge over Horton Brook (4.2) (Listed II; SJ938569)
 - a major dam at SJ935573.
 - bloomery sites at Cinderfield (SJ922582), Coneygreave (SJ932585), and Halfway House (SJ923596)
 - ridge and furrow in fields to the west of Horton Hall
 - the 'Hall' field names adjacent to the Dairyhouse which may imply the site of a manor house.



4.1 *House platform to the north-west of Horton Hall*



4.2 *The clapper bridge*

5.0 Key Buildings: listed and unlisted (listed buildings are underlined)

- 5.1 A high proportion of the buildings in the Conservation Area are Listed, and few fail to impact on the setting of a Listed Building. Together with their curtilage buildings they represent a small but fine collection of minor gentry/yeoman² farmer houses of 17th century date, in close proximity to a medieval parish church and its appendages.
- 5.2 The earlier buildings are of local stone from the Millstone Grit Series, and vary in quality between coursed rubble for the lesser buildings, to ashlar for the more important ones.

Horton Hall and the farmhouses

- 5.3 Horton Hall is among the most impressive of the yeoman farmhouses in North Staffordshire, and the most dominant building in the Conservation Area (5.1). Built for Timothy Edge or his father Richard, its south face gives the impression of belonging to a typical H-shaped 17th century house, with a central hall flanked by parlour and service wings, albeit on a larger than average scale. Looks are deceptive. Above average in both size and craftsmanship, the hall roof has a catslide covering a double pile, allowing the staircase and service rooms to fill the space between parlour and service wings.

Of two floors, it has a generous attic, and is built across the slope, allowing the parlour wing to be under-built with a large two-room cellar, one acting as bake house, and the other as servants' hall or eating space for outside workers.³

² *Yeoman was the term used for any well-established farmer in 17th century Staffordshire.*

³ *Internally the building has been fully described by a previous owner, see references.*

Subsequent owners modified the building: 17th century windows survive only at attic level, on the rear, and on the side of the service wing. The south front was remodelled in the 18th century to provide a central entrance, and the main rooms were given sash windows. Bay windows were added to the western face of the parlour wing in the 19th century, giving fine views across the adjacent valley (5.2). To the rear a mid-18th century window with an arched head marks the position of the main staircase.

It has been argued from the quality of the stonework that the service wing is earlier than the hall and parlour wing. But the use of better quality work for the high status parts of a building is not unusual, while savings were often made on the servants quarters.

- 5.4 Attached outbuildings at right angles to the Hall (5.3) were added in the early 18th century as additional kitchen-quarters, and form one side of the rear courtyard. On its northern side the outbuilding (5.4), formerly a stable with hayloft above, is now holiday accommodation. The boundary walls, with a gateway inscribed TE 1666 (5.5), were built for Timothy Edge, whose inventory shows he was one of the wealthiest men in the Moorlands (Appendix 2).



5.1 Horton Hall: the main façade



5.3 Horton Hall: the attached outbuildings



5.2 Horton Hall: the bay windows on the western face.



5.4 Horton Hall: with its stable block



5.5 Horton Hall: boundary wall with dated gateway

5.5 The farmhouses either side of Horton Hall are both of 17th century date. Boot Hall is a T-shaped building with a hall and single crosswing, and an added service room behind the hall (5.6). The projecting stack and the proportions of the front windows (which once contained mullions and transoms)⁴ indicate that it too was a 'gentry' house. It is probably named after William Boot, resident in the parish in 1726.

5.6 Newhouse (5.7) was re-fronted in the first half of the 18th century. It is a single pile farmhouse,⁵ and there is a sharp contrast between the small, early windows at the rear, and the larger more regular windows of the front, although both have chamfered mullions. The farmhouse retains early leaded windows with metal casements, and has seen little if any alteration in the 20th century.

5.7 Both Boot Hall and Newhouse have a series of curtilage buildings, some of which are listed in their own right. The best preserved of the Newhouse barns (5.8) is a combination barn with a cowhouse at one end and a threshing barn with full-height doors at the other. A series of original internal features includes cattle stalls. The main barn at Boot Hall (5.9) lies at the roadside adjacent to the house. It is principally a cowhouse with a hayloft over. Its roof pitch and coping suggest it too is of 17th century date.

5.8 The remaining farmhouses, Horton Head and Townhead, both appear to be later. Horton Head has the simple flush mullions characteristic of the 18th century. Townhead has a brick façade unlikely to date much before 1800, but is reputed to contain a cruck frame.

⁴ Mullions are vertical divisions and transoms horizontal divisions. These were expensive to build.



5.6 *Boot Hall: the crosswing from the south*



5.7 *Newhouse: the main façade*



5.8 *Newhouse: barn*

⁵ Single pile buildings are one room deep: the norm for local farmhouse in the 17th and 18th centuries.



5.9 Boot Hall: barn

The remaining houses

- 5.9 The remaining domestic buildings all date from the 18th century or later. Church Stile Cottage (5.10), to the south of the churchyard, is a late 18th century stone building with 19th century alterations. It has a blocked 3-transom stair window to the rear, and has seen considerable alteration in the 20th century.
- 5.10 To the north of the churchyard, Church Cottage makes a pleasant group with the Lych Gate (5.11).
- 5.11 The former Crown Inn (5.12) conceals a cruck frame, the oldest structure to survive in Horton. The building was used for the manor court in the 19th century.
- 5.12 The road through the village is known as Tollgate Road, and a small stone house on the outskirts as Tollgate Cottage (5.13). However, its back is to the road and it has none of the obvious characteristics of a toll house.
- 5.13 Buildings to the east of the Hall include an attractive group of 19th century estate cottages (5.14) with projecting eaves and decorative barge boards.

- 5.14 Next door is the 19th century Vicarage (5.15) a dignified building with a symmetrical front of brick with stone detailing. Two-light flush-mullion windows survive on the upper floor, flanking a round arch window with a pronounced keystone. The lower windows have lost their mullions. All have simple stone surrounds. A central doorway with a moulded surround, frieze and cornice, stone quoins, and a plain stone string course complete the main façade. The remaining walls are of stone, the stacks of brick, and the roof of stone slates.



5.10 Chuch Stile Cottage



5.11 The Lych gate with Church Cottage



5.12 The former Crown Inn



5.15 The Vicarage



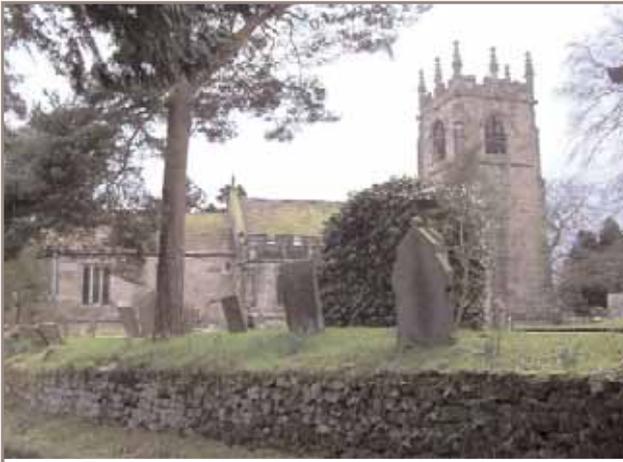
5.13 Tollgate Cottage



5.14 Estate cottages behind Horton Hall

The church and associated structures

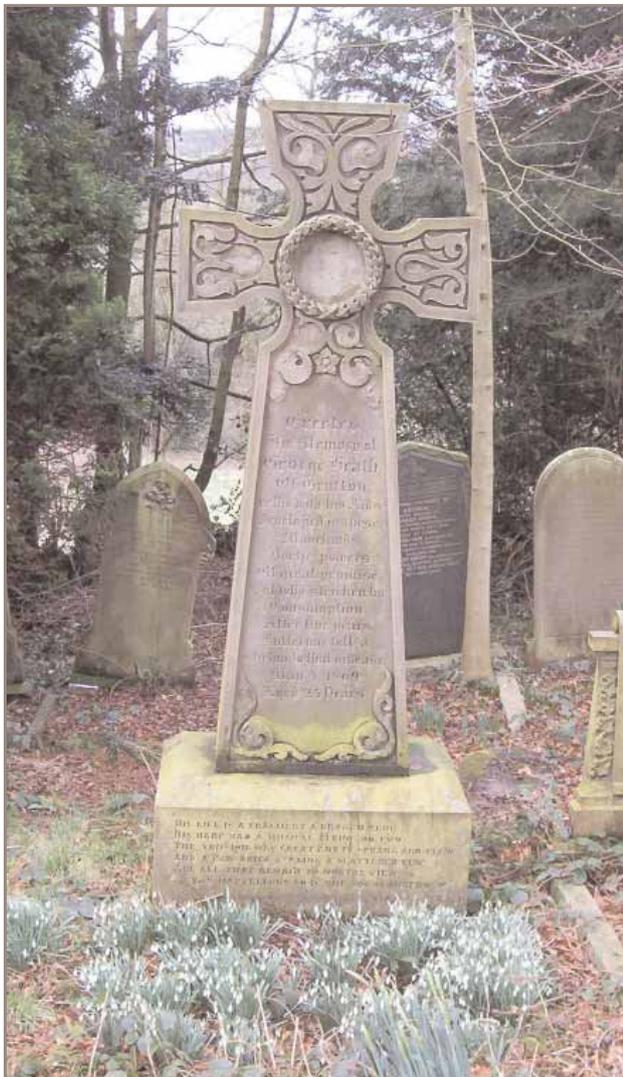
- 5.15 The Church of St. Michael (5.16) lies away from the main street and is accessed from the former 'back lane' or a footpath through the field by Newhouse. It is mainly of 15th century date with alterations in the 17th and 19th centuries, the latter largely internal and carried out by William Sugden. The building consists of a west tower, nave, north and south aisles, south porch and chancel, all built of local sandstone. With its churchyard, the building forms a fine core to the settlement, reached from the countryside by a series of lanes or footpaths, and bearing the marks of past patronage in the memorials to the Wedgwood family dating from the 1590s onwards.
- 5.16 Two railed enclosures (5.17), dating to circa 1860, lie 25 metres north of the church, and contain family graves. Other memorials include the cross erected in memory of George Heath, known as the Moorland Poet (5.18).
- 5.17 To the north east of the church is an extension to the churchyard. It is bounded by a substantial 'crenellated' wall and provides a dignified and well planted setting for the war memorial (5.19).



5.16 The Church of St Michael



5.17 The railed enclosures



5.18 George Heath's memorial cross



5.19 The War Memorial cross

6.0 Green spaces, trees and boundaries

- 6.1 Horton Conservation Area is full of contrasts. The separation of the farms by pasture allows each one to be read as an entity. In its later years Newhouse Farm belonged with Horton Hall. The pasture between the two is crossed by an aged avenue of limes,⁶ originally providing a vista for the Hall, and now adding to the privacy given by tall holly hedges and trees.
- 6.2 Stone walls predominate around the Hall and the Church. Simple dry stone walling revets the eastern boundary of the churchyard (5.16), while the southern boundary consists of vertical slabs (6.1).
- 6.3 To the north of the church, stone features include a raised walkway (5.15) opposite which the crenellated wall of the graveyard and evergreen planting forms a backdrop for the war memorial (5.18) and more recent graves.
- 6.4 The boundaries to the Hall are equally varied. To the south is a pillared entrance flanked by cast iron spearhead railings and neat hedging (5.1). The western wall nearest the house was built for Timothy Edge with a garden gateway marked TE 1668 (5.3), next comes neatly coursed 19th century walling between capped pillars, and finally dry stone walling as the property approaches open countryside (5.4).



6.1 Massive vertical boundary stones

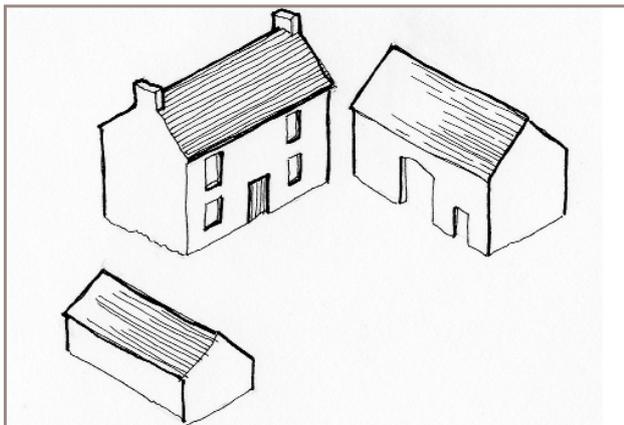
- 6.5 Away from the centre, stone walls may be used as revetment and topped by hedges, some neatly trimmed, others less rigidly controlled and fast reaching their full height.
- 6.6 Apart from the avenue there are no formal stands of trees but a scatter of fine mature deciduous trees add interest and height to most views. Evergreens make a major contribution to the lower churchyard, while a stray monkey puzzle tree gives an unexpected touch to Townsend farm (5.6).

⁶ Specifically referred to in the listing of Horton Hall as part of its 'magnificent setting'.

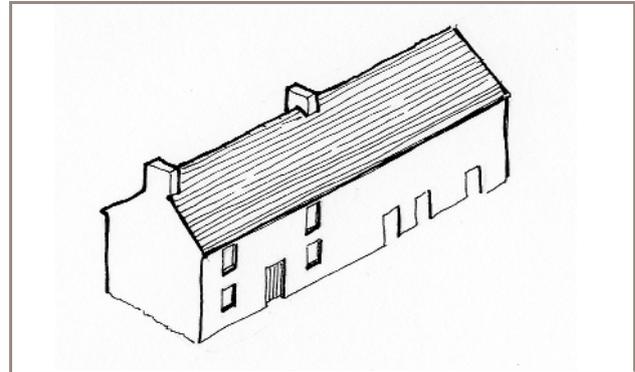
7.0 Local details

Form and siting

- 7.1 Traditional farmsteads in North Staffordshire consist of a detached house, and one or more detached outbuildings serving a variety of functions (7.1). There is no set pattern to their arrangement, which is designed to fit the lie of the land. On steep slopes large buildings follow the contours, on gentler ground they may be arranged round a courtyard. The farms in Horton show a variety of arrangements, but in the majority of cases both the farm house and its main farm buildings are aligned south-east / north-west, reflecting the contours of the ridge behind them. The exception is Horton Hall, where the house is built across the contours to allow the parlour wing to be built with a substantial semi-basement containing service rooms.
- 7.2 Farmsteads with farmhouse and barn under one roof were cheaper to construct, and are found mainly in areas of late enclosure (7.2). They are rare in village centres or on the older farmsteads. There are none in this Conservation Area.

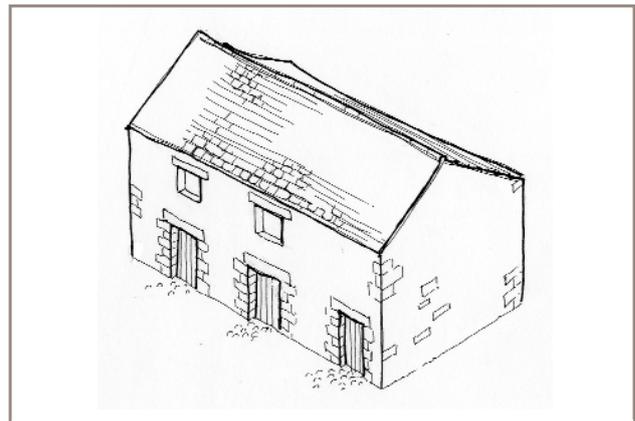


7.1 Farmhouse with detached farm buildings

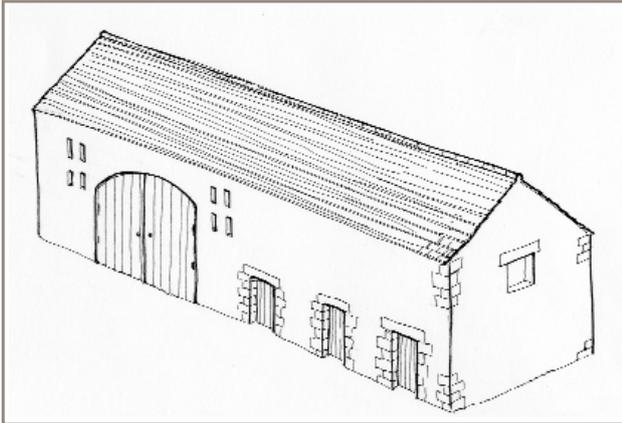


7.2 Farmhouse and farm buildings under one ridge line

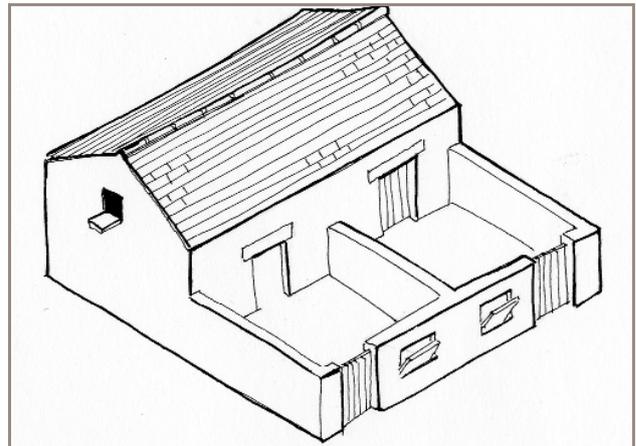
- 7.3 Large outbuildings may be called barns, irrespective of function. They may be cattle sheds with three or five smaller entrances and have haylofts with pitching holes (7.3), or threshing barns with a cart arch and threshing floor flanked by full-height storage space for grain crops and have narrow ventilation slits, or a combination of the two (7.4). Some have a granary on an upper floor accessed by an external staircase.



7.3 A three-door cattle shed with hayloft over

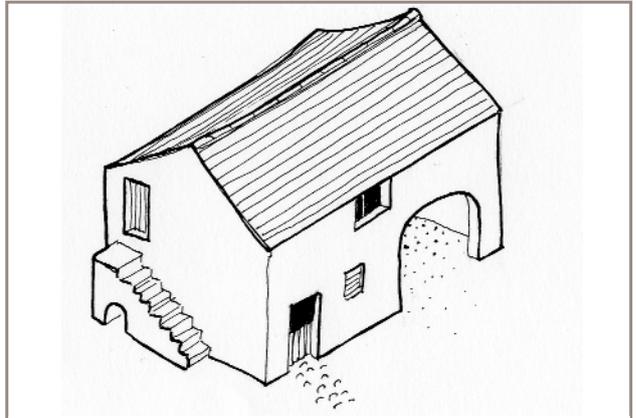


7.4 A threshing barn and cowhouse combined

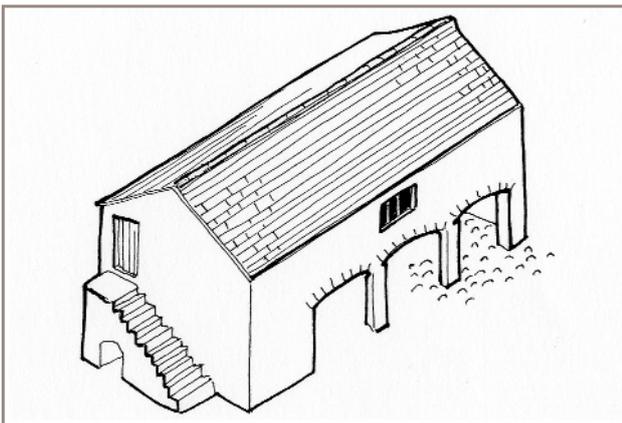


7.6 Pigsties with hen house over

7.4 Smaller outbuildings may include a granary over a cart shed (7.5), a stable, a shelter shed, or a pig-sty with a hen house above (7.6). The stable will generally be near the house, have a larger door than the cowhouse, and have a window adjacent to the door (7.7). The best groups in Horton are at Newhouse and Boot Hall. Both have composite barns and a full range of small to medium ancillary buildings. Horton Hall's curtilage buildings are atypical, reflecting its status as a gentry house.



7.7 Hackney stable with granary over

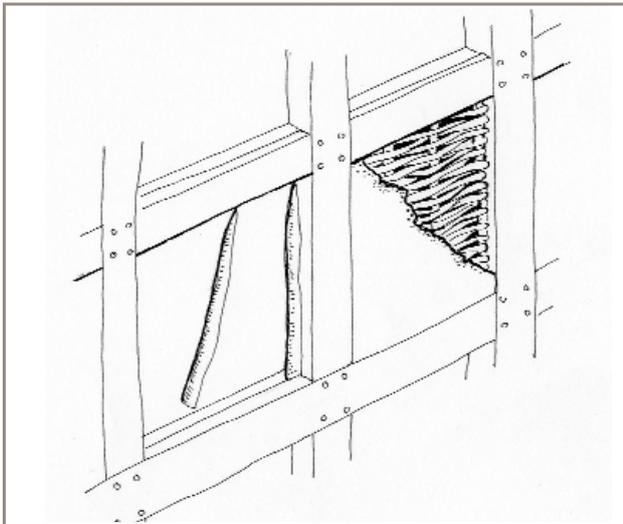


7.5 A shelter shed with granary over

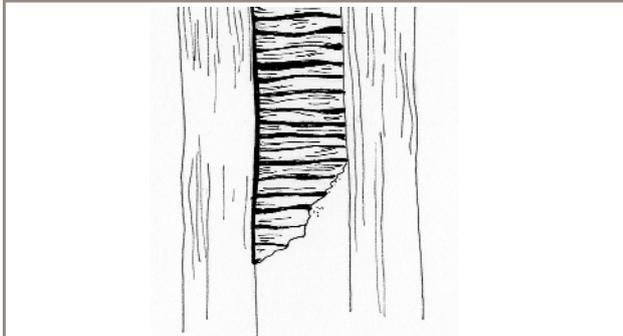
Building materials

Timber

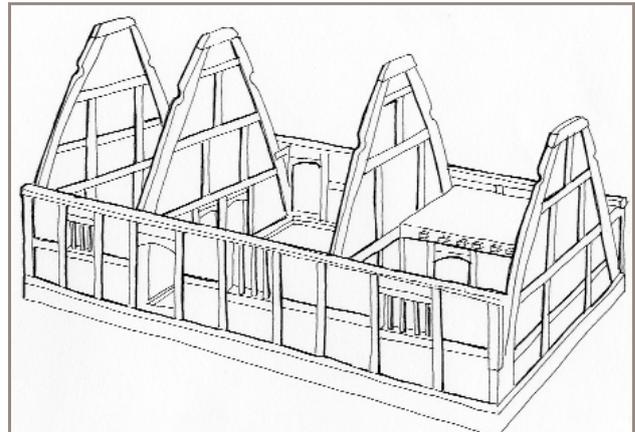
- 7.5 Oak, was the main building material in the Middle Ages, except for high status buildings. Where good building stone was absent timber remained in use until the 17th century.
- 7.6 Walling consisted of either square framed panels with wattle and daub, or close-studding with split laths and daub. Interior walling was still built in this way well into the 18th century (7.8) and is a feature of the earlier houses in Horton.



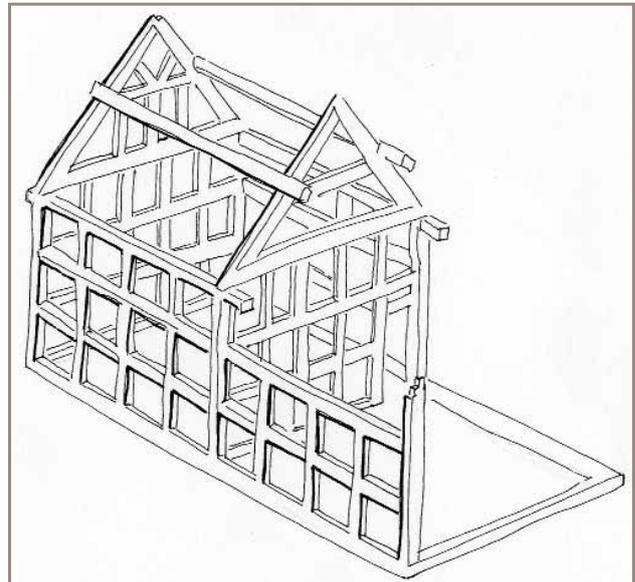
7.8 Square framing with wattle and daub



7.8 Close studding with split laths and plaster



7.9 Cruck construction



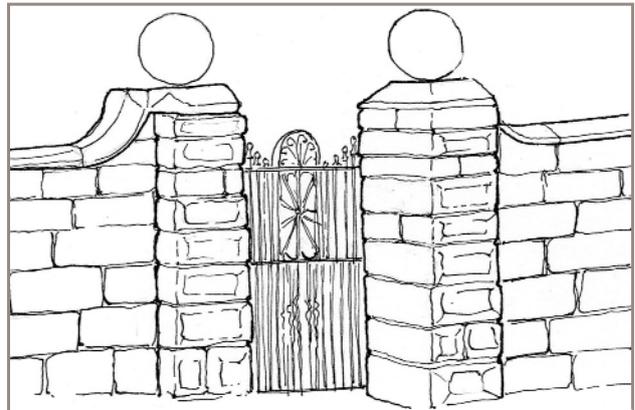
7.10 Box-framing

7.7 Small buildings might be cruck framed with little or no headroom in the upper storey (7.9). Cruck frames survive in the rear of the former Crown Inn, and at Newhouse indicating a 16th century origin.

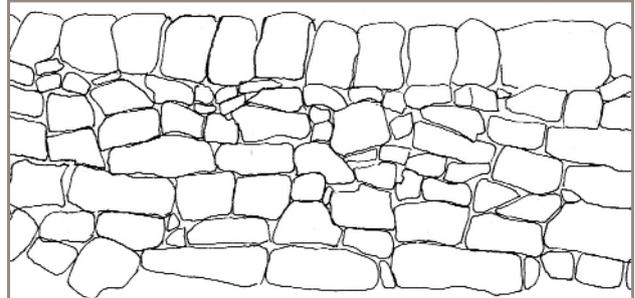
7.8 Larger houses were box-framed and had greater headroom (7.10). There are none in Horton Conservation Area, reflecting the durable quality of the local building stone.

Stone

- 7.9 Horton lies on the Millstone Grit Series which provides a range of good building stones. Red sandstone, was brought from a quarry in Horton to build a new porch for the parish church at Leek in the 17th century, reflecting the local view of its quality.
- 7.10 Stone came into general use by around 1600 and remained the main building material for farms and farm buildings well into the 19th century, and is the dominant building material in Horton.
- 7.11 Ashlar (smoothly dressed stone) was expensive and the preserve of the gentry. At Horton Hall it is used for the 'polite' parts of the house, the main façade and the parlour wing, but not for the service wing and the rear of the house, the preserve of the servants.
- 7.12 Stone came from the nearest source: a small local quarry, or stone cut out to form a house-platform or cellar. Ashlar and dressed stone for detailing might come from further afield, so that mullions, quoins, eaves and copings may provide a contrast with the body of the house.
- 7.13 The status of a house and its owner were mirrored in the garden walls. Mortared walling with well-tooled capping stones and decorative gateposts were provided for gentry houses (7.11), and dry stone walls with simple capping stones for farmhouses and cottages (7.12). These contrasts are an essential part of the character of Horton, reflecting the high status of Horton Hall and the lesser status of other buildings.



7.11 High status walling and gateposts



7.12 Drystone walling with the traditional half-round of coping stones

Brick

- 7.14 By the early 18th century gentry were using brick as a fashionable facing material. By the mid-18th century it was in regular use in urban areas, and became widely used in the 19th century.
- 7.15 The 19th century Vicarage represents a local compromise, stone for the side and rear walls, stone quoins and detailing with a mellow brick for the façade (5.15). Cottages behind the Hall are of warm red brick, contrasting well with their deep eaves and decorative barge boards.
- 7.16 Bricks vary in both shape and texture from hand made bricks of variable colour and texture, to bland machine made bricks of even texture and colour that may have a harsh appearance. Good quality hand made bricks are used for both the above. As brick was bought from a variety of sources there is a wide variety which needs careful matching if repairs or extensions are intended.

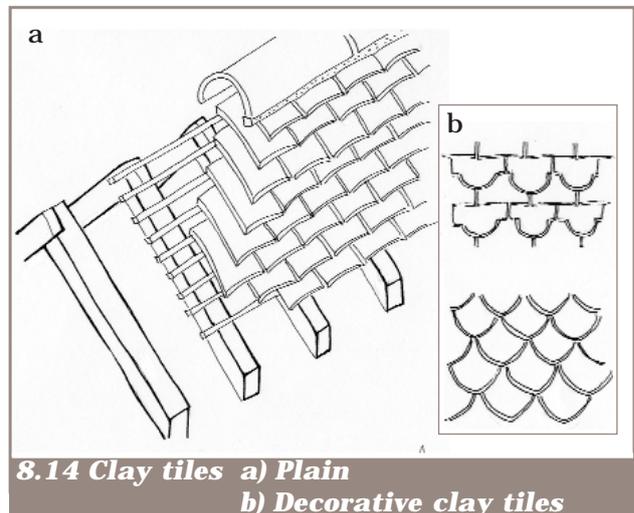
Roofs, roofing materials and dormer windows

- 7.17 Until the 19th century many roofs in both town and country were of thatch. This was thick and on stone houses contained within copings on each gable.
- 7.18 Coping stones were either hog-backed (17th century) or flat (18th and 19th centuries), the latter shaped to throw water onto the roof and towards the guttering system. Hog-backed coping supported by distinctive 17th century style kneelers (7.13) gave way to plainer examples in the 18th century. If a roof was extended the copings would be moved and replaced on the new gable. Horton Hall has fine quality 17th century copings, and they survive on both house and barns at Boot Hall. Flat copings are visible on a number of the 18th and 19th century buildings in Horton.
- 7.19 The characteristic roof pitch was around 40° and a mixture of straw and rushes was used. When thatch was abandoned side-walls might be raised by three or four courses to give greater headroom, while gables remained unaltered.



7.13 Coping stones and kneelers

- 7.20 Stone slates were used on better quality housing, as at the Vicarage. Now relatively rare, they may survive as a few courses at eaves level with tiles or welsh slate above. Where the long walls are unaltered, and there is no great depth below the coping, stone slates are likely to have been the original roofing material.
- 7.21 The 19th century saw the expansion of the Potteries coupled to new and better forms of transport. With these came the mass production and distribution of the clay roofing tiles now regarded as the typical local roofing material (7.14). Most were the plain rectangular tiles found throughout Horton, but good quality 19th century roofs may have alternate bands of plain and fish-scale or acorn tiles. All were hand made and have an irregularity that cannot be matched by modern machine made tiles.



8.14 Clay tiles a) Plain b) Decorative clay tiles

- 7.22 Slate is less common although, with improved transport, Welsh slate also became available, and is particularly in evidence in 19th century town houses.

7.23 Dormers are not a regular feature of local vernacular buildings. By 1700 they are present on a small number of relatively high status houses. These were either set well inside the wall line to light the centre of the attic, or on the wall line which was continued upwards to a small stone gable.

7.24 Later, architect designed buildings, particularly estate cottages, may include dormers as an important part of the original design, as in the cottages behind Horton Hall (5.14), but they are rarely found on traditional farmhouses.

Windows, window surrounds and finish

7.25 A window consists of three major elements: the window surround whose structural elements form the opening; the frame that is inserted into that opening; and the glass.

7.26 Early windows tend to be small, but over time alternative means of construction were developed and the openings changed shape, acquiring a vertical rather than a horizontal emphasis and greater size.

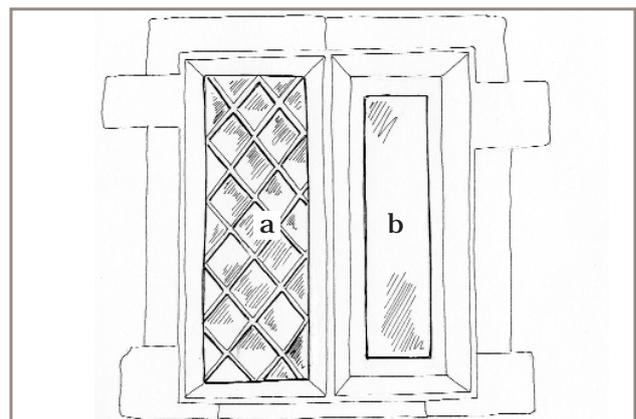
7.27 With the exception of high status buildings dating to the 1720s or earlier, wooden windows were painted.

Mullioned windows

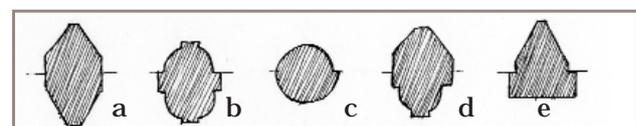
7.28 In the earliest houses glazing was applied straight into the structural surround, without recourse to a wooden window frame. As a result, modern window-frames sit uneasily in 17th or early 18th century window openings, blocking the light and appearing clumsy, an effect compounded by the addition of double-glazing (7.15).

7.29 The structural surround was of stone chamfered to match the mullions, which carry split lintels and divide the windows into separate lights. Early mullions were chamfered both inside and outside to a variety of designs. By 1650 diamond shaped mullions were being mass produced at the quarries and become standard for smaller houses like Newhouse (5.7). The non-standard mullions at Boot Hall suggest it pre-dates 1650.

7.30 By 1750 a simpler version had appeared, with straight-cut masonry on the exterior and including 'block' mullions with a flat outer face, (7.16) as at Horton Head and the Vicarage (5.15).



7.15 Mullioned windows: traditional and non-traditional methods of glazing
a) leading with diamond panes
b) wooden frame with single pane



7.16 Mullions: changing styles
a) chamfered *d) chamfered and ovolo*
b) ovolo *e) block mullion*
c) rounded

7.31 The Victorians revived the earlier versions but on a grander scale and with single blocks for lintels and sills (see 5.15), technically difficult in an earlier age. In all cases the window surrounds were keyed into the surrounding

masonry, a far cry from the mass-produced square or rectangle used in the cruder forms of 'restoration' work.

- 7.32 All were glazed with leaded lights. Diamond shaped panes gave way to rectangular panes in the early 18th century. Both used simple, clear, hand-made glass, stained glass being reserved for churches and high status gentry houses. By contrast, the Victorians loved elaboration, using complicated leading patterns and stained glass with a cheerful abandon, of which the modern applied leading and coloured glass provides no more than a pale pastiche.
- 7.33 It is rare for 17th century glass to survive, and rarer still for it to be in its original leadwork. Most mullioned windows contain replacements, either a single sheet of glass set straight into the stonework, set in a metal surround, or set in a wooden surround, with or without a casement. Diamond panes have been retained in the attic windows of the 17th century [Horton Hall \(5.1\)](#), and rectangular panes in the [attached outbuildings \(5.3\)](#) which are later.

Casements and sashes

- 7.34 As glass became cheaper windows became larger, and stone surrounds gave way to plain or decorative lintels and projecting sills for windows with a vertical emphasis. These were designed to take wooden frames with side-hung casements or vertical sliding sashes. Early 18th century casements might still contain leaded lights set in metal frames, but later examples had separate panes of glass divided by wooden glazing bars ([7.17](#)).
- 7.35 The bars are slender and incapable of supporting double glazing, making double glazed windows inappropriate in a historic building because of the clumsy

7.17 Casement windows



a) 18th century metal casement



b) 19th century wooden casement

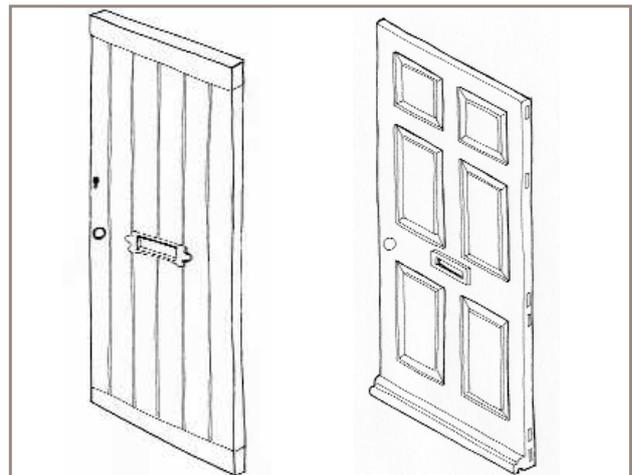
nature of the glazing bars needed to support it.

- 7.36 Side-hung casements were used sparingly in early window openings, and were of metal. By the 18th century they were increasingly used in larger windows openings and were commonly of wood, though good quality metal casements remain a feature of 18th century houses with flush mullions. Side-hung metal casements can be seen on the [attached outbuildings](#) at Horton Hall, and at [Newhouse \(5.7\)](#).

- 7.37 Top-hung casements are not a feature in traditional building, and the bulky 'storm-proof' top- and side-hung casements are a creation of the 20th century.
- 7.38 Vertical sliding sashes come in many forms. The earliest were set on the outer edge of the wall with their sash boxes visible. Later sashes occupied purpose built window openings with brick or stonework designed to mask the sashes (7.18).
- 7.39 As a rule of thumb, the earlier the sash the more panes of glass were used. Thus 6 over 6, or 8 over 8 panes were usual in the 18th century. In the 19th century glass manufacturers could produce large sheets of glass at a reasonable cost, 2 over 2 panes, or even 1 over 1 became possible. At Horton Hall 6 over 6 paned sashes were introduced when the main front was remodelled, and there are similar sashes in the bay windows (5.1 and 5.2).
- 7.40 Horizontal sliding sashes known often 'Yorkshire' sliding sashes are less common, and generally have a series of 4 or 6 panes.

Doors

- 7.41 The simpler buildings in both town and country generally had vertically boarded doors, as did farm buildings (5.6). The latter might include stable doors with an upper section could be fixed open while the lower section remained closed. Good examples of both doors and shutters to pitching holes survive among the farm buildings at both Newhouse (5.8) and Boot Hall (5.9). Panelled exterior doors are common as exterior doors for higher status houses, and are often used for the front door of a farmhouse in contrast to plank doors at the rear (7.19).



7.19 Doors



7.18 Vertical sliding sashes

a) 18th century, exposed sash boxes, 6 over 6 panes

b) 19th century, concealed sash boxes, 8 over 8 panes

c) 19th century, concealed sash boxes, 2 over 2 panes

Chimneys and porches

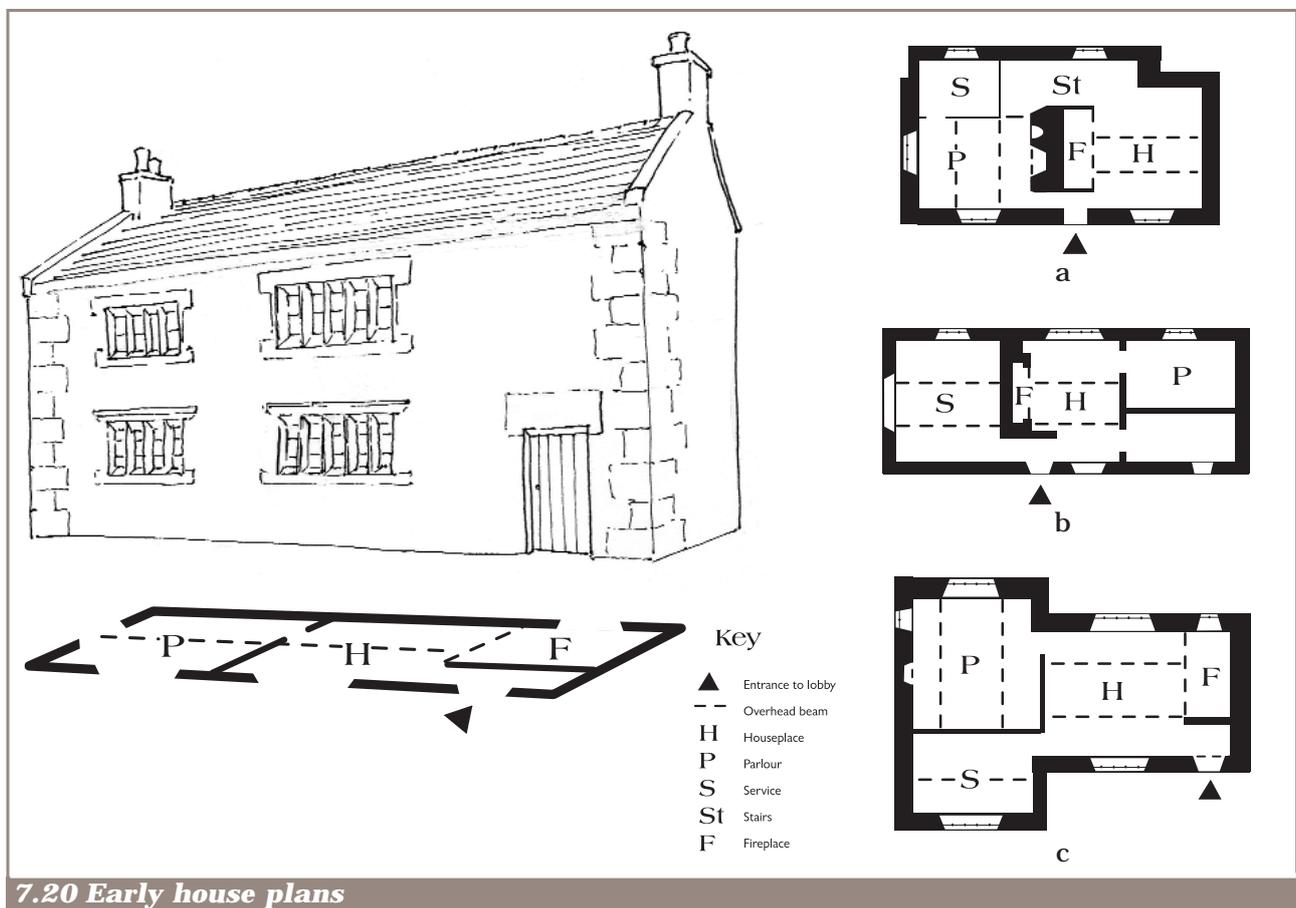
- 7.42 Chimneys were rare in medieval houses, but became general from the 17th century onwards. The number and position of the chimneys is an essential feature in historic housing, reflecting the interior design, and the relative wealth of the owner. Three quarters of all 17th century houses in the Staffordshire Moorlands had only one hearth, burning wood or turf, and only one chimney. This includes many of the yeoman farmhouses, where additional chimneys and chimney breasts are an important part of their development. Projecting stacks were a feature of the major farmhouses in the 17th century, and may indicate the site of the main cooking hearth as at Boot Hall (5.6). Larger houses like Horton Hall might have prominent chimneys serving stacks set inside building and serving a series of hearths on each floor.
- 7.43 By the mid-18th century wood was becoming scarce and coal more accessible. Smaller houses began to have more heated rooms, each with a chimney breast for a coal fire, and served by gable end chimneys as at the Vicarage (5.15).
- 7.44 Porches were a status symbol for the wealthy in the 17th and 18th centuries. Farmhouses and cottages might have internal lobbies instead (see below 7.48) Forward additions of any kind have a major impact, as do porches, and may well be inappropriate on a vernacular building, although often included in later architect designed houses.

Plans

- 7.45 Just as exterior details changed over time so did house plans. The earlier buildings are single pile buildings, one room deep, to which one or more cross wings might be added to form a larger house (7.20 c). The 17th century houses in Horton show the full range, Newhouse has a single pile (5.7), Boot Hall a single pile with one crosswing (5.6), and Horton Hall has two crosswings (5.1).
- 7.46 Double pile houses, two rooms deep, under separate roofs with a valley between, or under a single roof span were rare in the 17th century, but became increasingly used for the more substantial houses as the 18th century progressed. The Vicarage is a good example.
- 7.47 Each had a characteristic arrangement of rooms and windows. In the earlier houses you can read exactly how the house worked from the placing of the doors and windows. In later houses a polite façade masks the internal working of the house. Each is characteristic of a period and part of the essential character of the house.
- 7.48 In the early 17th century houses were still being built to the cross-passage plan characteristic of medieval houses. The medieval version consisted of main room (the hall) open to the roof and with a central fire, entered via a passage stretching from back to front of the house with an external door at each end.

7.49 By 1600 new plans were becoming fashionable which included a lobby entrance between the doorway and the fireplace. This was usually the only entrance, and acted as an internal porch to reduce draughts. On the opposite side of the building a small fire window was introduced to light what estate agents know as the 'ingle nook'. Other windows were kept to a minimum, one to a room, so that the internal arrangements are clear from the outside of the building.

7.50 By the mid-18th century symmetrical facades were in fashion with a central doorway flanked by one or more windows, to a two or three storey house, which in the larger examples would be a double pile house. Mid-18th and 19th century examples in brick were the fashionable houses of their day, represented in Horton by the *Vicarage* (5.15).



8.0 The setting of the conservation area

- 8.1 The village lies in open countryside on one of the many long ridges that characterize the Staffordshire Moorlands. As a result long-range views both into and out of the settlement are a major feature.
- 8.2 For example, Horton Head and its farmland are prominent from the south east (8.1), the church and the adjacent cluster of houses can be seen from the southern approach road (8.2), and the centre of the hamlet form is clearly visible from footpaths from the west (8.3).
- 8.3 From the church and its surroundings there are sweeping views to the south east over Harracles Hall to the hills beyond (8.4), from the main road there are views of Gratton and its former arable fields to the south west (8.5), and of Horton Hay to the north west (8.6).



8.3 *View from the southwest with ridge and furrow in the foreground*



8.4 *View out towards Harracles Hall and Morridge*



8.1 *View in towards Horton Head*



8.5 *View out towards Gratton*



8.2 *View in from the southern approach road*



8.6 *View out towards Long Edge and Horton Hay*

9.0 The extent of loss, intrusion or damage, i.e. negative factors

- 9.1 Only one building has seen major alterations and extensions in the 20th century (9.1), and the majority have been successfully protected from unsympathetic alterations by their status as Listed Buildings.
- 9.2 Stone walling is an important element that has seen damage from indiscriminate 'improvements'. The distinction between the mellow simplicity of the traditional drystone walling round the smaller houses, and the finer walling surrounding Horton Hall is a key element in the character of the Conservation Area. Attempts to blur distinction are both misplaced and damaging.
- 9.3 Some buildings, both listed and unlisted have been given unsympathetic windows in terms of design and materials. An effort needs to be made to encourage owners to revert to well-designed traditional windows through grant aid, increasing planning control, and enforcement action where appropriate.
- 9.4 Other features which detract include satellite dishes, poles and wires for telephone and electricity.
- 9.5 An area where improvement might be considered is the car park near the Church.
- 9.6 The biggest threat to the character of the Conservation Area is the use of poorly designed catalogue windows and doors and of inappropriate materials. No traditional building is 'enhanced or preserved' by the use of UPVC, with or without applied leading and clumsy subdivision of window panes. Storm proofing and double glazing are also damaging.



9.1 A large 20th century extension in the Conservation Area

10.0 The existence of neutral areas

10.1 No neutral areas have been identified.

11.0 For future consideration

11.1 A future Management Plan should seek to address the negative points outlined in section 9 and ensure that the character and appearance of the Conservation Area is preserved and enhanced. In particular it should consider the need to restrict domestic Permitted Development rights in order to preserve the historic character of the Conservation Area.

APPENDIX ONE

LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST COMPILED UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The entire building is Listed, including all internal and external features irrespective of whether they are mentioned in the List description. The listing includes curtilage buildings that formed part of the property up to 1948. The descriptions were designed to identify the building, and provide the Secretary of State with sufficient detail to justify the recommendation by English Heritage that the building should be Listed. They do not provide a definitive description of all the historic features.

Church of St. Michael

*Listed II**

Parish church. C15 with C17 alterations and largely internal circa 1864 restoration by Sugden. Coursed sandstone; red tile roof to nave and chancel, with verge parapets. Flat elsewhere. Has the appearance of a homogenous perpendicular unit. West tower, nave, north and south aisles, south porch and chancel. Tower: C15 of 4 stages with diagonal buttresses of 4 stages, raised and moulded string at plinth, bell chamber and parapet levels with central and angle gargoyles to the latter, under crenellated parapet with crocketed angle pinnacles; labelled 3-light perpendicular-pointed, panel tracery windows to bell chamber and west end, flat-headed labelled 2-light window to south; Tudor-arched west door. Aisles: C15 north and south aisles; similar, of 3 bays divided by 2-stage buttresses, and crenellated parapet on a raised string returned into eaves line of nave; flat-headed windows of 3 lights with trefoil heads to all bays (including east and west ends), excepting west bays on both sides; Tudor-arch door and mid-C19 gables porch to south with stone slate roof, verge parapet and pointed entry. Chancel: 2-bay, divided by buttresses and on roll-moulded plinth; C17, 3-light round-arched windows with flat heads; east window C19 in perpendicular style by Sugden, 4 lights with panel tracery. Interior: nave of 3 bays on octagonal columns with moulded capitals. The south nave of 3 bays on octagonal columns with moulded capitals. The south arcade in imitation of the C15 north; C19 pointed chancel arch in C19 style and trussed nave roof on brattished wall plate of cambered ties; diagonal queen posts and collar; moulded double purlins; C19 single hammer beam trusses to chancel roof; pent aisles of moulded ties; C19 octagonal stone pulpit, with moulded panels; C19 octagonal stone font of drum shape with covered rim. Tower screen: of 1610 in timber and flat balustraded in the manner of a contemporary staircase. Monuments: all in chancel except brass of 1885 to Arthur Chorley behind lectern. Johis Wedgewood 1589 brass with figures depicted, in moulded stone surround. Captain Johannis Wedgewood 1729; aedicular plaque (as are remainder); marble segmental pediment broken by armorial cartouche on Ionic pilasters supported by gadrooned cobels on apron, finished by scallop. John Wedgewood 1757: marble obelisk over pediment flanked by flaming urns and with semi-circular apron. John Fowler 1827 by W. Spence; marble; tripartite with smaller flanking grounds all pointed-headed and with central range of low-relief motifs from top; open bible over swathed urn on sarcophagus set on plinth flanked by flaming urns and finished by frieze bearing arms.

*Two railed enclosures
approximately 25m north-west of Church of St Michael*

Listed II

Pair of railed enclosures. Circa 1860s. Cast iron. Approximately square enclosures, railings approximately 1.2.m high. Item to north with spearhead railings and extended to south (3 sides only); railings with decorative quatrefoil pattern in middle of each rail and further decoration at heads. Standards at angles.

Boot Hall

Listed II

Farmhouse. C17 with later C19 alterations and additions. Sandstone ashlar; stone slate roof; verge parapets; end stack to left, massive side stack set back to right. 2 storeys and attic. 3-window front in 2 parts: C17 projecting gables to right with central range of windows blind 3-light chamfer mullion to attic and C20 casements to ground and first floor openings; largely rebuilt lower C17 wing to left; 2-light mullioned windows to left (ovolo mullioned to ground floor and possibly once a 4-light); small window against return angle and door below. Further 3-light chamfer mullion window to ground floor behind side stack projection of right-hand gable.

*Barn
Approximately 20m north-west of Boot Hall*

Listed II

Barn. C17 stonework substantially rebuilt and altered in Mid-C19. Coursed and dressed rubble, ashlar quoins and lintels; tiled roof; verge parapets (south coping missing). Ground floor and loft, long (approximately 20m) front of 2 outer windows flanking 3 doors, 2 to left with heavy lintels. Included for group value.

Horton Hall

*Listed II**

House. Mid-C17 with earlier core, altered mid-C18 and late C19. Ashlar built with tiled roofs; lead rainwater pipes throughout. Shallow 'H'-plan facing south-east with hearths at lower end of hall and between the rooms of the 20bay upper cross-wing; symmetrical composition to 3 fronts, extended by service ranges to north-east. 2 storeys and attic under parapetted gables with ball-finials; cellar under cross-gabled solar cross-wing (probably represents an earlier core). South-east front: 2:3:2 bays, glazing bar sashes to ground floor and first floor under continuous label strings returned on all sides as floor strings; 3-light mullion windows in attics with labels, central gable has outer 2-light mullion windows (no labels); central mid-C18 door with raised and fielded panels; decorated lintel with 3 sunk arches: this possibly replaced the inscribed lintel now in the garden wall (q.v.) when the door was enlarged; small light to right. North-west front: centre filled by 2-storey lean-to and gabled stair tower adjacent to solar cross-wing gable; 3- and 4-light mullion windows on ground floor and first floor, set well below the floor strings; the stair tower has an elegant mid-C18 arched glazing bar sash window. A large buttress supports lower (north-east cross wing and it abutts the central lean-to; back door to left-hand of this wing has 2 windows on each floor, below the solar cross-wing various blocked-in windows in a cellar/undercroft indicate adaptation of earlier feature. Return of solar cross-wing has 2 gables and 2-storey hipped angled bays added mid-C19. Interior: large entrance hall with deep corbels over fireplace to right; round-arch to back of hall, with flanking doorcases and panelled doors, framing excellent late C17 staircase with splat balusters, carved pendants and finials to newels and wide moulded handrail. Cellar below solar. Secondary C17 stair with carved flat balusters rising in north-east angle. Magnificent setting over the valley of Horton C.P., including avenue of lime to south-east. An inventory of Timothy Edge, dated 1683, strongly suggest that it was he who substantially rebuilt the house. The datestone/lintel now in the garden wall (q.v) presumably related to this.

Boundary wall and railings, gates and gatepiers to front of Horton Hall

Listed II

Screen wall and railings, gates and gatepiers. C17 and C19. Coursed stone; cast and wrought iron; coursed stone with pitched coping, approximately 2m high to south-west and north-west sides with stepped coping over entrance lintel on north-west side; inscribed "TE 1663", possibly re-used. Mid-C19 entrance screen approximately 40m long to south-east of intended symmetry with low wall to left of centre and ramped plinth to right, taken up incline; square stone piers with moulded capping, at angles and to central gateway, where they are monolithic, battered, panelled, Greek revival cappings with antae at angles. Cast, spearhead railings between piers and wrought decorative central gate. T.E. refers to Timothy Edge, the man responsible for much of the work at Horton Hall (q.v).

Outbuilding attached to north of Horton Hall

Listed II

Outbuilding, possibly downhouse. C17. Coursed stone; tiled roof; verge parapets, ridge stack to left of centre. 2 storeys. 2-window front; 3-light chamfer mullioned windows; formerly in 2 ranges, replaced to ground floor left by garage door; string at first floor level; central six-panel door. Lower addition to left, also with garage doors.

Outbuildings approximately 20m to north of Horton Hall

Listed II

Outbuildings, possibly stables. Early C19. Coursed and dressed rubble stone; blue machine tile roof; verge parapets. Stables and hay loft over. Short frontage with central gable, central entrance flanked by 2-light block mullioned windows; hay loft door off-centre to right to first floor under gable; lean-to added to right.

Church Stile Cottage

Listed II

30m south of Church of St. Michael

House. Late C18 with late C19 alterations. Coursed stone; corrugated asbestos roof with verge parapets; brick end and central ridge stacks. 2 storeys and attic. 3-window front of 2- and 3-light block mullioned casement, with 3-light range widely spaced to left; boarded door under centre window. Blocked, former 3-transom, stair window to centre of rear elevation.

The Vicarage

Listed II

Vicarage. Early C19. Brick fronted with stone quoins and strings; coursed stone to sides and rear; stone slate roof with verge and front parapets; brick end stacks. 2-room deep-rectangular plan. 2 storeys and gable-lit attic. 5-window symmetrical front with block surrounds to 2-light block mullioned casements to first floor and cross-form casements to ground; round-arched window to centre of first floor over 4-panel door with moulded surround, frieze and cornice.

Tollgate Road, Newhouse Farmhouse

Listed II

Farmhouse. Late C17 or early C18, with mid-C19 additions. Cut, squared and dressed rubble of ashlar quality; tiled roof; brick end stack to left and ridge stack to right of centre. Lobby-entry plan. 2 storey. 4-window front. Mullion windows of 2 and 3 lights, arranged regularly (3;2:3:2), raised string at first floor level and small projecting gabled porch to right of centre; lean-to attached to right. Interior: heck screen and firehood to house place visible from exterior, but stack which must have served it has now gone.

Tollgate Road, barn 15m north-east of Newhouse Farmhouse *Listed II*

Barn. C17, substantially rebuilt mid-C19. Coursed stone; tiled roof. Approximately 20m long front, of 2 levels, with byre door to left, with round-head casement window adjacent to right; threshing floor entrance to right of centre with full-height boarded doors; gabled single-storey addition to right end. Elliptically-arched threshing floor entrance to rear. Included for group value.

THE LISTS WERE ACCURATE AT THE DATE OF PRINTING, BUT ADDITIONS OR DELETIONS MAY HAVE BEEN MADE AT A SUBSEQUENT DATE.

APPENDIX TWO

Horton Hall in a schedule drawn up by Timothy Edge

1666 Hearth tax Tim. Edge - 8 hearths

1668 Datestone on garden wall

1682/3 Probate documents for Tim. Edge

A particular of the good(es) contained in this Schedull standing / in or about the mansion house in the will mentioned to be and / remain as Heireloom(es)

Item In my **Study** One wooden chair one cushion one table and my bookes

Item In the **little parlour** seven turned chaires one foulding table one side table and one stand

Item In the Hall two joynd stooles two tables and one seiled bench

Item In the **Buttery** six more joynd stooles one table fower shelves one bench and two wooden frames for drying cloathes

Item In the **Brewhouse** twoo iron backstones one iron furnace and two shelves

Item In the **Kitchen** one table twoo formes three dressers one bench one other forme fower turned chaires one litle table one iron furnace and twoo shelves

Item In the **larder** six shelves fower dressers one safe twoo stooles and twoo hacking boards

Item In the twoo little **larders** one dresser one table one shelfe one stoole one safe and one cesterne

Item In the **Kitchen chamber** one pair of bedsteads and one trundle bed

Item In the **Kitchen chamber closet** six shelves

Item In the **Buttery chamber** one bedstead and one trundle bed which was at Mr. Mekins

Item In the **Maydes chamber** twoo paire of bedstead(es)

Item In my **owne chamber** one Canopy bedstead

Item In the **little parlour chamber** one bedstead

Item In the **closet chamber** one halfe headed bedstead

Item In the **Hall chamber** one joynd stoole one stand and two pictures

Item In the **Hall chamber** closet twelve shelves

Item In the great parlour chamber garret one seiled bedstead one table and one foulding truckle bed

Item In the stone chamber eight plankes one cheese cratch and twoo joynd stooles

Item In the clock chamber one clock set upp and weights and bell

Item In the mens chamber one paire of bedstockes

Item In the garret over the Maydes chamber one paire of bedstockes and one chaire frame

Item In the garret over the Buttery chamber one seiled bedstead and one chair frame

Item In the Stable chamber one paire of bedstead(es) and all my Ladder(es) Arkes and wiches to be Heire loomes

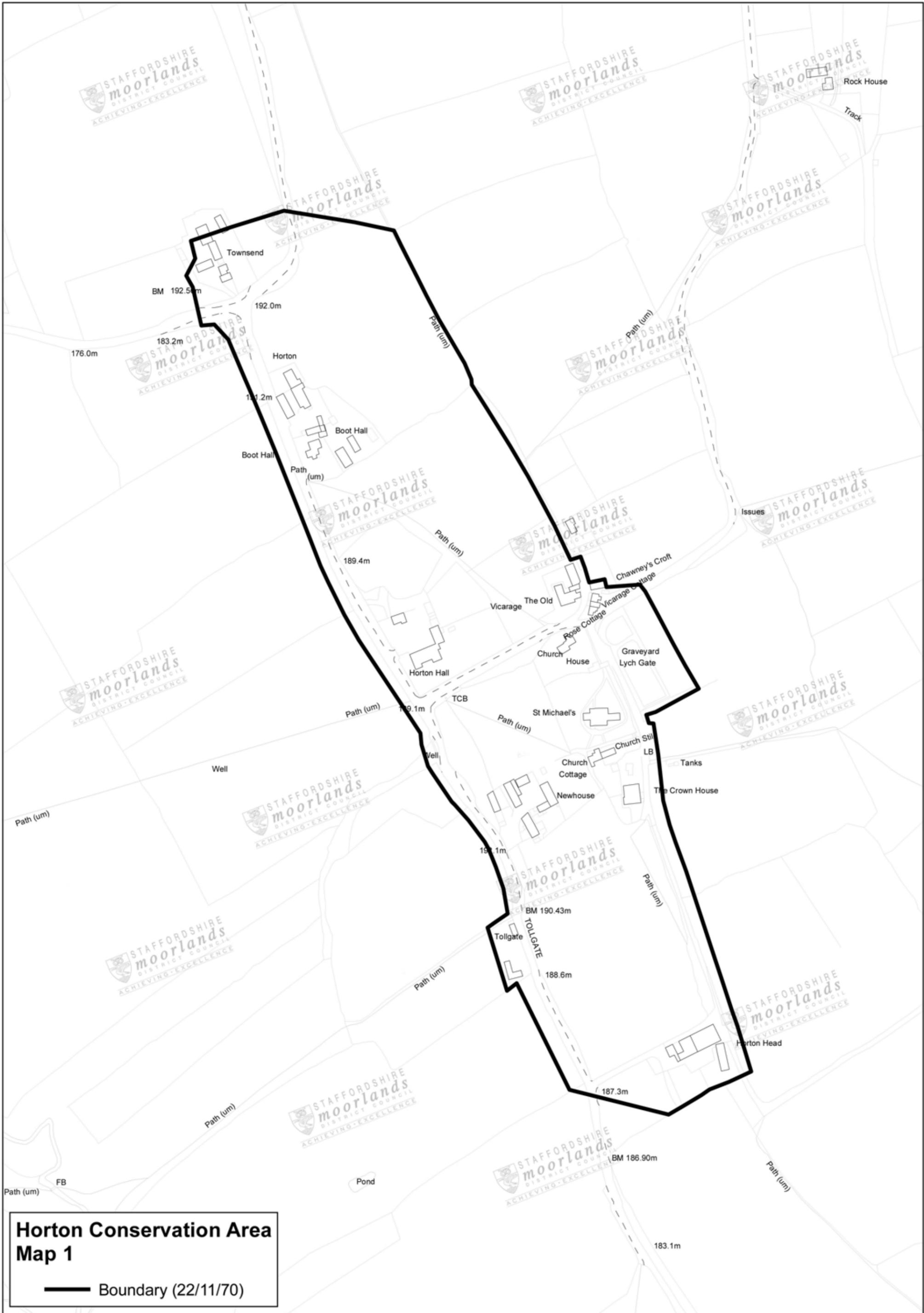
On the reverse

Tim Edge

Sealed signed and delivered in the presence off

Joshua Brindley John Lockett [Jeffery Steele]

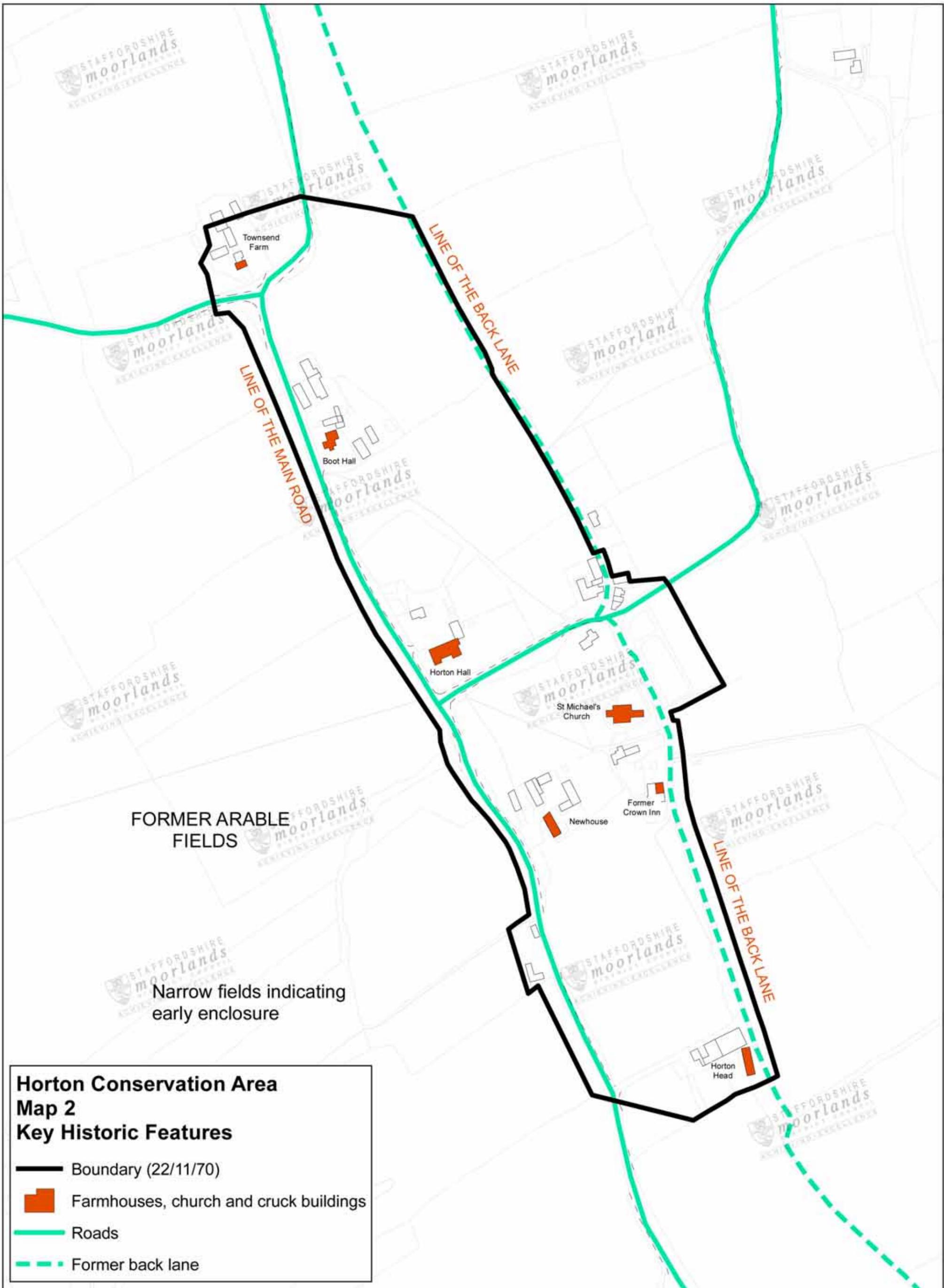
William Hulme Timothy Lockett Elizabeth Bateman

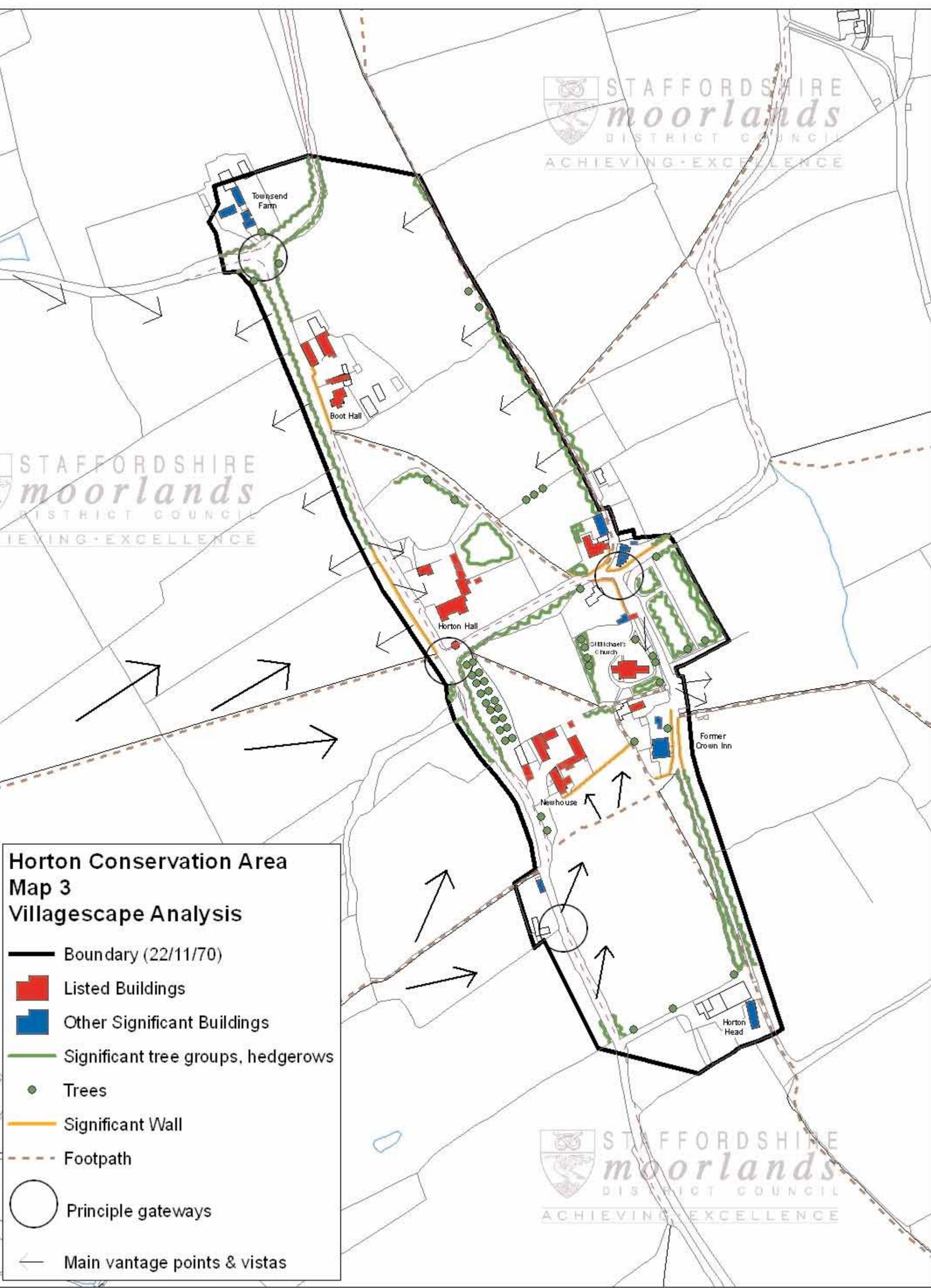


Horton Conservation Area Map 1

— Boundary (22/11/70)





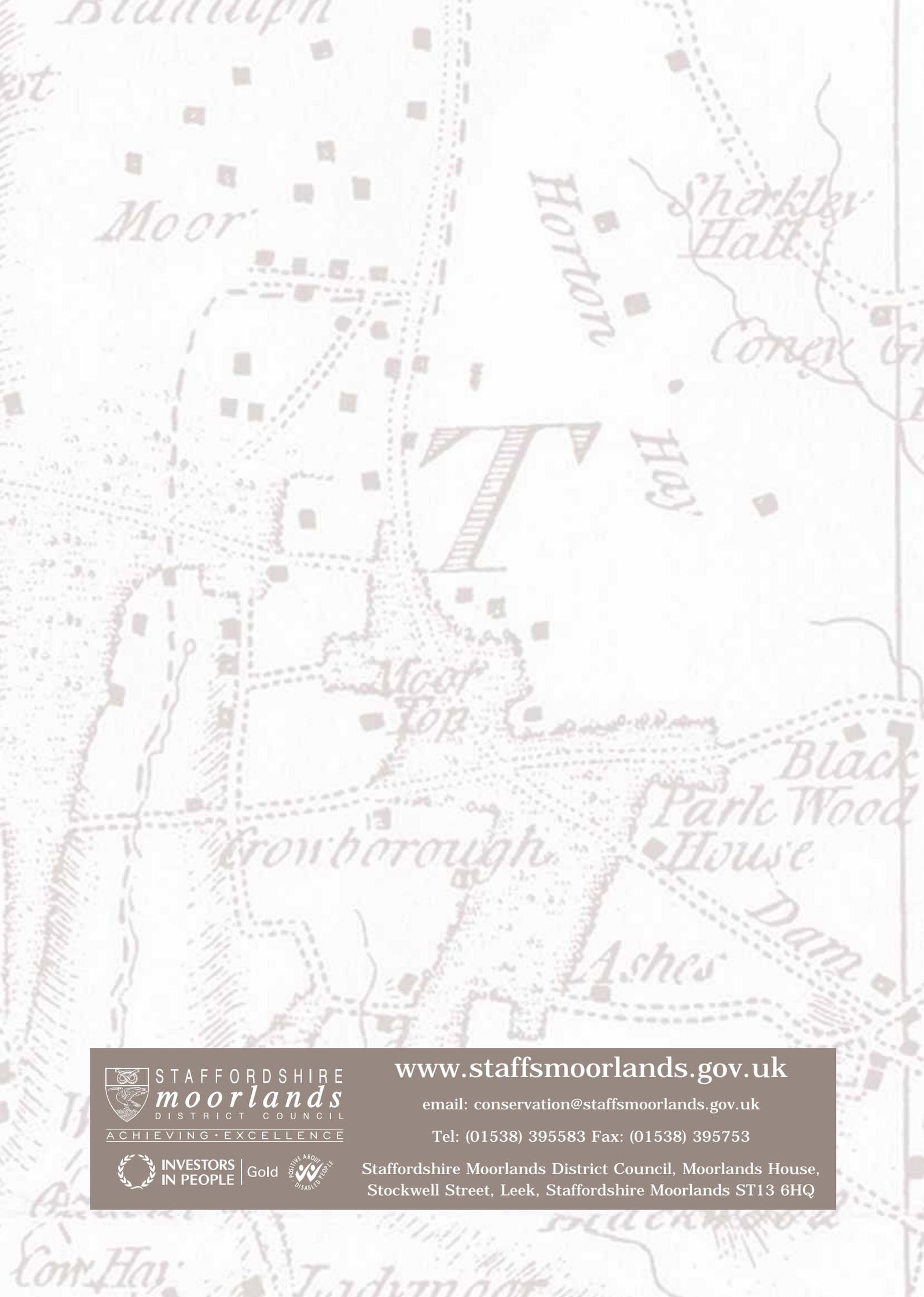


**Horton Conservation Area
Map 3
Villagescape Analysis**

- Boundary (22/11/70)
- Listed Buildings
- Other Significant Buildings
- Significant tree groups, hedgerows
- Trees
- Significant Wall
- Footpath
- Principle gateways
- Main vantage points & vistas



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