

# Ipstones Conservation Area Appraisal



# Contents

1.0	Location	2
2.0	Origins, development and settlement form	3
3.0	Employment, land use, ownership and building types	6
4.0	Archaeology	7
5.0	Listed buildings	8
6.0	Key unlisted buildings	12
7.0	Green space, trees and boundaries	15
8.0	Local details	16
9.0	The setting of the conservation area	26
10.0	Negative factors	27
11.0	The existence of neutral areas	29

## APPENDICES

### *Appendix 1*

List of buildings of special architectural or historic interest	30
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### *Appendix 2*

Employment in 1851	37
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## MAPS

Map 1 The Conservation Area

Map 2 Villagescape analysis

## SOURCES

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*(at the County Record Office, Stafford or Lichfield Record Office)*

Census Returns for 1851.

Enclosure map for Ipstones. Q/RDc 41 (1780).

Tithe map for Checkley.

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

# Ipstones *Conservation Area*

## Introduction

Ipstones Conservation Area was established in 1977 and its boundary amended in 1993.

The Conservation Area boundaries have been tightly drawn to include specific areas of special landscape interest where they help to preserve the rural setting of present and former farmhouses, and provide views out to the more distant landscape.

The larger part of the Conservation Area lies on the main north-south road through the village and the northern part of Brookfield Road (former Back Lane); a smaller, detached section, follows the southern part of Brookfield Road.

The boundary has been drawn round those parts of the village that developed along the toll road in the mid-late 18th century where good quality housing jostles with workshops, and includes a fringe of small, and mainly late developing farms. The area round the church (the ancient core of the settlement) is not included.



## ACKNOWLEDGEMENTS

Figures 8.1-8.10 and 8.20 after R.W. Brunskill or R. Harris.

Yates' Map of Staffordshire reproduced by permission of Staffordshire Record Society.



## 2.0 Origins, development and settlement form

2.1 The name Ipstones is Anglo-Saxon, and means Ippa's stone. There is a carved stone timpanum in the church of 11th century date (2.1) but there is no mention of the settlement in the Domesday Book.



2.1 The stone timpanum

2.2 The church and the core of the medieval settlement lie to the north west of the village, and outside the Conservation Area. With the substantially rebuilt Hall, and the 17th century farmhouse of Above Church, it is the only part of the village where evidence for a medieval field system can be related to a standing farmhouse.

2.3 By the mid-17th century 54% of the parish had been enclosed. Between 1649 and 1680 a further 15,000 acres were taken in, mainly on the northern slopes of Ipstones Edge. Within decades still more had been enclosed, leaving a mere 529 acres to be dealt with by the Parliamentary Award of 1780. Yates' map (1.1) shows it in 1775, when moorland still topped Ipstones Edge, and flanked the Hayhouse, Coltstones and Gorsty Croft.

2.4 The civil parish of Ipstones includes the medieval townships of Ipstones and Foxt, as did the manor of Ipstones. The River Churnet and the Shirley Brook form its boundaries to the south west and south east, and the River Hamps to the extreme north east, while the northern boundary follows the Coombes Brook and a medieval trackway known as the Earl's Way.

2.5 In 1563 the parish contained 40 families, rising to 81 by 1666, a population of 612-748, located mainly in outlying farms and hamlets. By 1811 the population was 1,235, reflecting the impact of mining and the development of industry in the Churnet Valley. Its fluctuating fortunes are mirrored in the shifting totals of the census returns: 1821 peaked at 1,425; 1851 was down to 1,292; 1861 shows the highest total for the century at 1,904, shrinking steadily to 1,418 in 1991.

2.6 By 2001 the parish had a population of 1,817, its housing stock having been substantially augmented in the 20th century with the building of new housing estates between the northern part of the Conservation Area and the church, and the two sections of the Conservation Area.

2.7 Within the Conservation Area are a series of contrasts: a congested central area flanked by the inns and larger houses, workers terraces and smaller houses to the east, and a fringe of former farmsteads and small holdings. These developed in the mid-late 18th century when the Toll Road was built and when the profits from coal and ironstone were beginning to be exploited.

2.8 To the north, the farms of Hawes and Daisy Bank (2.2) form an isolated hamlet still flanked by the fields. Further south, Brook House and 26-28 High Street (2.3) form a similar group, and though crowded against recent buildings to the north, have their sense of isolation preserved by the green belt to their rear.



**2.2 Hawes and Daisy Bank**



**2.3 Brook House and 26-28 High Street**

2.9 As the road enters the village centre from the north, a single 20th century building masks the start of historic landscape on the west of the High Street. On the eastern side there is an immediate impression of restriction as cottages jostle with the larger houses, and workshops fill the remaining space, the result of 18th and 19th century roadside development on roadside waste. Dry-stone walls flank the road from the north before the main built up area, which

widens to an irregular crossroads at the junction of Church Lane and Brookfields. To the south, the view opens out as the road falls steeply on its way to Froghall. Westwards down Church Lane the road curves past the Marquis of Granby towards the Grove.

2.10 In a triangle to the south east of the High Street, randomly placed houses represent piecemeal development in the late 18th and early 19th century (2.4). Its triangular shape, the name Twist Intake used for two of the houses, and the nature of the settlement pattern suggest it originated as a triangle of wasteland, on which the first house (the Old School House) had already been built by 1775.

2.11 The detached area to the south flanks a curving section of the former Back Lane (Brookfields) and, despite areas of new build, retains its rural character with randomly set stone cottages and farms in a setting of trees, gardens and fields (2.5). A view from the road across the rear of 15 East View contains the characteristic elements of random roadside settlement (2.6).

2.12 Finally, the road to the south enters past a scatter of stone and brick houses, towards the Marquis of Granby, occupying the most prominent position at the top of the hill (2.7).



**2.4** *Random development behind Twist Intake*



**2.6** *Open land behind East View*



**2.5** *The lower part of Brookfield Road*



**2.7** *The southern approach*

### 3.0 Employment, land use, ownership and building types

- 3.1 Ipstones is a rural community where high altitude, high rainfall and acid soils govern land use. Until the 19th century its farming was pastoral, backed by subsistence grain production: the 1801 crop returns show oats as the principal grain crop in the surrounding areas. In 1849, the Tithe Award for the Liberty of Foxt<sup>1</sup> lists 42 acres of woodland, 65 acres of arable, 57 acres of meadow, and 175 acres of pasture: a heavy weighting in favour of pastoral use.
- 3.2 Farm buildings reflect the mixed economy. Each farm had one or more 'barns' which were multipurpose buildings. Farmhouse and farm buildings were built piecemeal when times were good: few men could afford extensive building programmes at any one time.
- 3.3 In the 12th century, the earls of Chester granted the manor to the Verdun family of Alton. They were succeeded by Breretons, Egertons and Craddocks. Finally, in 1649, the manor was sold to its 'ancient tenants', the copyholders<sup>2</sup> who had inheritance rights to their properties. With rising prosperity from the late 16th century, rebuilding took place. Sharpcliffe, Whitehough, the Hay House, Above Church and Meadow Place all form part of this trend (only Meadow Place is within the Conservation Area).
- 3.4 At the sale of the manor the Craddocks retained the manor house, Ipstones Park, and limited grazing rights. The manor house was subsequently demolished.
- 3.5 Since the freeholders held the manor, they also held the mining rights. When 18th century investors wished to develop the coal seams, they had to negotiate with a mass of small landowners, all of whom stood to profit from the transaction. One consequence was the building, not only of workers' cottages, but of the late 18th and early 19th century houses that flank the north-south road through the village.
- 3.6 Population growth between 1666 and 1801 was exceptionally high, reflecting the additional employment provided by coal and ironstone mining, and the construction of the Caldron canal and the industrial sites on its banks.
- 3.7 By 1851 a wide range of employment was available in the village (**Appendix 2**). Three farmers employed family members, agricultural labourers and household servants, 22 in all. Seven men were brick makers and four were stone masons. There were carpenters, joiners, a painter and plasterer, two wheelwrights, a turner, a sawyer, a builder, and a blacksmith; a total of 26 craftsmen largely involved in the construction trades. Four butchers, two grocers, the 'victualers' at the Marquis of Granby and the Red Lion, and a beer-house keeper provided food and drink as, presumably, did the 'Tea drinker'. An apothecary, chemist, and surgeon provided health care. Small-scale textile manufacture is represented by a silk manufacturer, silk twister, silk winder and silk worker; also a cotton spinner, cotton weaver, and cotton and silk worker. Others ranged in status from landed proprietor to charwoman, with four listed as paupers.

<sup>1</sup> *The eastern half of the township and part of Checkley parish.*

<sup>2</sup> *The manor court had a written record of its proceedings: each tenant held a copy of the relevant entry.*

3.8 The lasting evidence for this activity is the buildings. Good quality housing lines the High Street; workers' housing lies mainly to the east, some terraced, some detached; small single-cell stone or brick structures, once shops or workshops are interspersed between the larger buildings, and together form important elements in the character of the Conservation Area.

#### 4.0 Archaeology

4.1 There are no scheduled sites in the parish and, apart from the housing stock, the most significant archaeological features lie outside the Conservation Area.

4.2 The Liberty of Foxt contains the Staffordshire Moorlands' best preserved example of an early pastoral settlement, with fine examples of early enclosures and droeways coupled with early farmhouses, and served, until the 20th century, by an ancient manmade watercourse running from Ipstones Park to the 'Old Town'.

4.3 The park was in existence by 1225, and prior to the sale of the manor in 1649, the manor tenants were responsible for the upkeep of its boundaries, which survive substantially complete as series of walls and holly hedges. The site of the manor house is adjacent to the Park (SK025500).

4.4 A second early water course, starting at a spring called the Thunderer, forms part of the western boundary of the parish, and links series of early iron smelting sites near Whitehough (SK011516 and SK013513), Collyhole (SK008508) and Mosslee, Cheddleton (SJ999506).

4.5 The Conservation Area lies away from the church, which formed the main focus of the early village. By the 1770s the village centre had moved eastwards, with linear development along the High Street and the former Back Lane (1.1), but little in the triangular area to the east of the High Street or between the High Street and the church.

4.6 The Enclosure Map shows wide strips of moorland adjacent to roads, or in triangles near road junctions. Behind the High Street, the triangle containing Twist Intake and School Green was one such area, where the unplanned and crowded nature of the settlement suggests squatter development on former waste ground.

## 5.0 Listed Buildings

### *The houses*

- 5.1 Two major building periods are represented in the Conservation Area: the 17th century, when pastoral farming was particularly prosperous; and the mid-late 18th and early 19th century when exploitation of coal and ironstone, gave the local economy a major boost.
- 5.2 The result is a series of contrasts. Systematic lining along the High Street gives way to random development to the east behind Twist Intake, where builders chose their own alignment irrespective of their neighbours. The larger 18th and early 19th century buildings are substantial, and have a confident air of prosperity, but are crowded by tiny shops and workshops; terraces of workers housing, chapels and schools add both private and public elements of organisation.
- 5.3 The 17th century is represented by Meadow Place (5.1). Once an outlying farm, its house is set at the top of a farmyard flanked by barns. With chamfered-mullion windows,<sup>3</sup> it uses one of the newly introduced lobby-entrance plans, (see 8.48) as does No. 62 East View, dated 1745, one of the latest examples in the Moorlands (5.2). The former School House (5.3) shares their window style, and was unusually well lit, with 4-light windows to the ground floor and 3-light windows to the upper floor; some now blocked.

<sup>3</sup> *Chamfered mullions are commonly shaped like a truncated diamond, with chamfered faces both inside and outside the building.*



**5.1 Meadow Place. The front door opens into a lobby, the 17th century alternative to a porch. In the 18th century, the roof was raised, an extra bay was added to the right of the early house and the coping moved to the new gable end.**



**5.2 East View, 62 Brookfield Road**



**5.3 The Old School House with the 1861 Chapel beyond**

5.6 The larger, three storey buildings include Twist Intake (No. 2 High Street), and the Grove (No. 5 Church Lane). Twist Intake (5.6) is built of brick, and has small-paned side-hung casement windows in mullion and transom<sup>5</sup> frames. The Grove is built of stone, and has taller windows containing sashes. A pillastered surround and a pediment lend weight to the central doorway, as does the Serlian window above (5.7).



**5.4 Hawes Farm, 53 High Street**

5.4 The late 18th and early 19th century houses vary in building materials, style and function. Some, like Hawes Farm (5.4) and 5-9 High Street (5.5) are conservative in their style, and have block-mullions<sup>4</sup> to 3- or 4-light windows, the successors of the chamfered windows at Meadow Place. 5-9 High Street, has an asymmetric façade a common feature in the earlier houses, where interior function was more important than external fashion; Hawes Farm has the deep, gable lit attic space associated with cheese storage.

5.5 The remaining 18th and 19th century houses have symmetrical facades with a single ground floor room either side of a central front door, a standard form for small houses from the mid-18th century. Despite this, variety of scale, materials and detailing make for great individuality.



**5.5 Nos. 5-7 High Street with the butcher's shop in front**

<sup>4</sup> Block mullions have flat outer face, and chamfered inner faces (8.16).

<sup>5</sup> Transoms are horizontal divisions in a window.



**5.6 No. 4 High Street and Twist Intake**



**5.8 The Red Lion**



**5.7 The Grove**



**5.9 The Marquis of Granby**

5.7 Also among the larger buildings are the Red Lion (5.8) and the Marquis of Granby (5.9). The Red Lion is of stone, and is unusual in coupling a pair of irregular blocks, one of two, and one of three storeys, both with plain bands between storeys, raised painted window surrounds, rusticated quoins, and paired frames to some of the ground floor windows. By contrast, the Marquis of Granby started life as a plain symmetrical brick building, with simple gauged heads to the windows. Both may once have been private houses but were inns by 1851.

5.8 The smaller, two-storey houses include the mid-18th century Brook House (5.10), built of well-dressed mellow pink stone, with a fine pediment, arched upper window, raised window surrounds and quoins. The Sea Lion Inn (5.11) is in a similar style but with raised quoins to its central doorway, and large pane 19th century sashes. Nos. 26-28 High Street (5.12) are dominated by the later house, where bay windows and a porch mask the original design. No. 14 High Street (5.13) is a mid-19th century re-fronting of an 18th century house, and retains round-arched heads with raised keystones to both the doorway and the central upper window, and the pleasing pattern of its original sash windows and fanlight.

5.8 No. 4 High Street (5.6) is in a category of its own because of its small scale, and cheek-by-jowl relationship to Twist Intake. Its original purpose is uncertain, but the 1851 census indicates the village had numerous small shops and workshops.



**5.10 Brook House**



**5.11 The Sea Lion Inn**



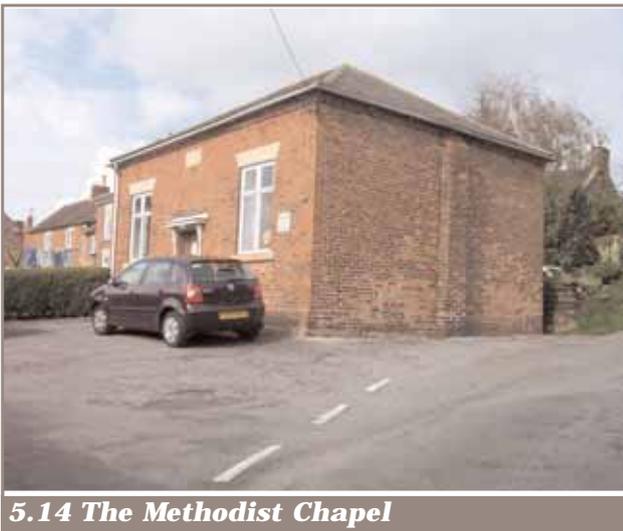
**5.12 26-28 High Street**



**5.13 14 High Street**

### *The chapels*

- 5.9 By the mid-19th century the village was well served by places of worship. The church was rebuilt in 1789-92 at the expense of the Sneyd family, and a series of chapels was to follow.
- 5.10 The Methodist Chapel, shown on current maps as 'Sunday School' is a small building with a hipped roof, and dated 1838 (5.14). Its (unlisted) successor, built in 1861, forms a prominent part of the view from School Green (5.3). A third chapel, built for the Primitive Methodists in 1837, is also unlisted. Much altered, only its pointed windows and plaque remind us of its origins (5.15).



**5.14 The Methodist Chapel**



**5.15 The Primitive Methodist Chapel**

### *6.0 Key unlisted buildings*

- 6.1 The workers' housing and their workshops and sheds are under-represented in the listings, but are key features in terms of historic importance, as were the village shops. A prominent example survives on the main crossroads, still occupied by a butcher's shop (5.5), but small single storey buildings, many with double doors, or workshop openings are still much in evidence (6.1 and 6.2).
- 6.2 Purpose built workers' housing is represented by Mount Pleasant, a mellow stone-built terrace presenting a series of roof heights as it drops across the contours to the south of the School (6.3). By contrast, the grey stonework of The Terrace is set along the contours and forms a single unbroken block (6.4).



**6.1 A small workshop**



**6.2 Outbuildings on the High Street**



**6.3** *Mount Pleasant*



**6.4** *The Terrace*



**6.5** *No. 25 Mount Pleasant*

6.3 Two examples stand out. No. 25 Mount Pleasant retains well-maintained sash windows and a boarded stable-type door, also its original stone gateposts and walling (6.5). No. 4, High Street, once a pair of cottages, shows how well these properties look when they retain traditional doors and windows, and unaltered facades (6.6).



**6.6** *No.4 High Street*

6.4 Farms and smallholdings fringe the Conservation Area, and are flanked by barns and outhouses, adding variety to the groups. Daisy Bank Farm (2.2 and 10.1), Farley Cottage, (6.7), the Limes and Well House Farm are among the unlisted examples.

6.5 St. Leonard's School (6.8) is a 20th century building, set in spacious grounds on the edge of the settlement, allowing staff and pupils wide views of the countryside. Funds for its predecessor were raised between 1830 and 1834, resulting in a pleasant stone building, now converted to housing (6.9).



**6.9** *The former schools*



**6.7** *Farley Cottage*



**6.8** *St. Leonard's School*

## 7.0 Green space, trees and boundaries

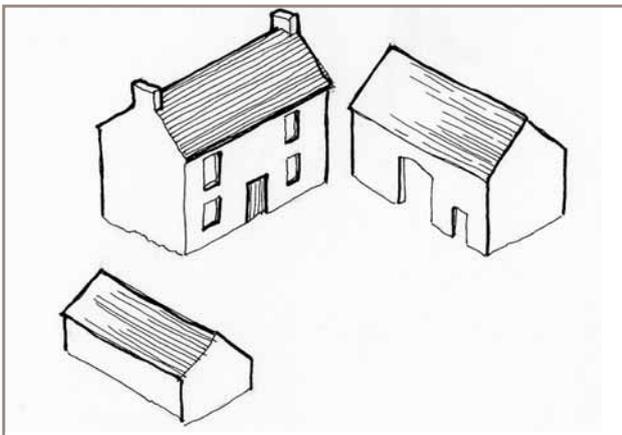
- 7.1 The 'visual open space' designated within the built up areas, and the 'special landscape area' immediately outside<sup>6</sup>, are of great significance in preserving the rural nature of the community, which historically consisted of one large and several smaller hamlets, now substantially linked by 20th century development.
- 7.2 The 'visual open space' within the main Conservation Area is a large triangle of fields lying between the High Street/Froghall Road and Mount Pleasant. It includes part of the Twist Intake and provides sweeping views outwards from School Green and Mount Pleasant.
- 7.3 The second area of 'visual open space' is also pasture, and relates to the smaller Conservation Area, protecting the setting of East View (Listed Grade II) and providing views in towards the rear of this small and attractive group of cottages.
- 7.4 Drystone walls with semicircular capping stones are of particular importance in the Conservation Area, and form the majority of the ancient boundaries. Recent replacements have done little to enhance the area with the occasional exception where a brick wall with stone capping reads well against a brick house.
- 7.5 Native trees and hedges plays little part in the northern area, where the historic boundaries consist largely of dry-stone walls, specifically included in the Conservation Area on the eastern side of the High Street as it enters from the north. By contrast, the detached section has a more sheltered position, where steep slopes allow plentiful tree cover, a welcome contrast to the upland fields and walls.
- 7.6 Roadside gardens are mainly small, but are still significant, as they provide a softening element between the houses and the modern road surfaces. They can be particularly important where they are at their smallest, like those of the Mount Pleasant Terrace, where the surviving sections of walling and garden show how much is lost when they give way to off-street parking (6.5). Where new-build has occurred the provision of generous front gardens helps to minimise its impact on the historic landscape (10.2).

<sup>6</sup> Designated as such in the Staffordshire Moorlands Local Plan, September 1998.

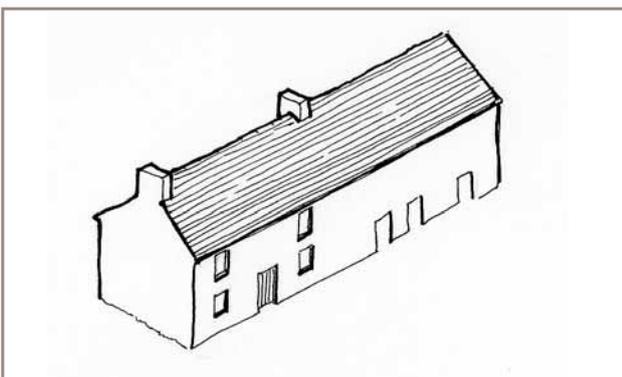
## 8.0 Local details

### *Form and siting*

- 8.1 Traditional farmsteads in North Staffordshire consist of a detached house, and one or more detached outbuildings serving a variety of functions (8.1). There is no set pattern to their arrangement, which is designed to fit the lie of the land. On steep slopes large buildings will lie along the contours, on gentler ground they may be arranged round a courtyard, as at Meadow Place.
- 8.2 Farmsteads with farmhouse and barn under one roof were cheaper to construct, and are found mainly in areas of late enclosure where smallholders were struggling to make ends meet (8.2). They are rare in village centres or on the older farms where, as in Ipstones the elements are normally detached.

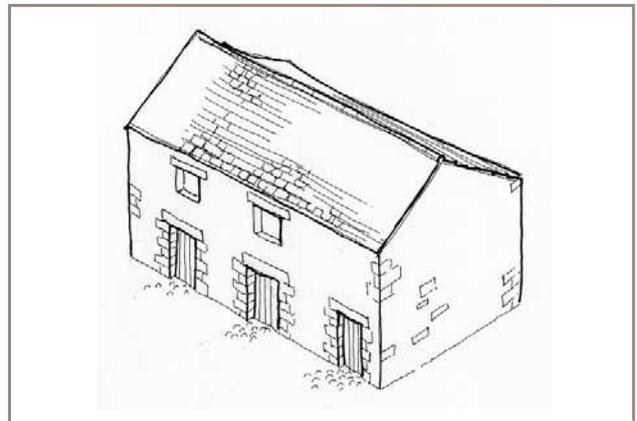


**8.1** *Farmhouse with detached farm buildings*

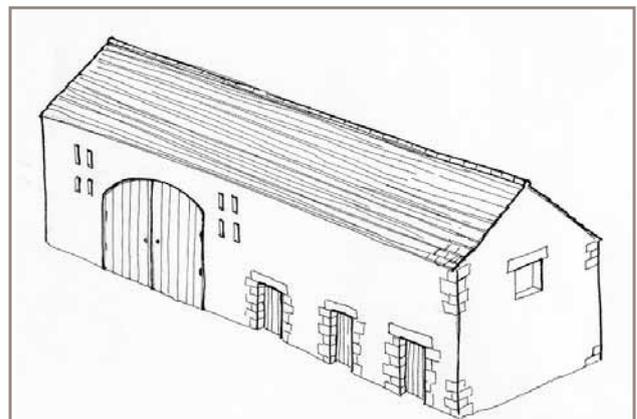


**8.2** *Farmhouse and farm buildings under one ridge line*

- 8.3 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 (8.3), 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 (8.4). Some have a granary on an upper floor accessed by an external staircase.

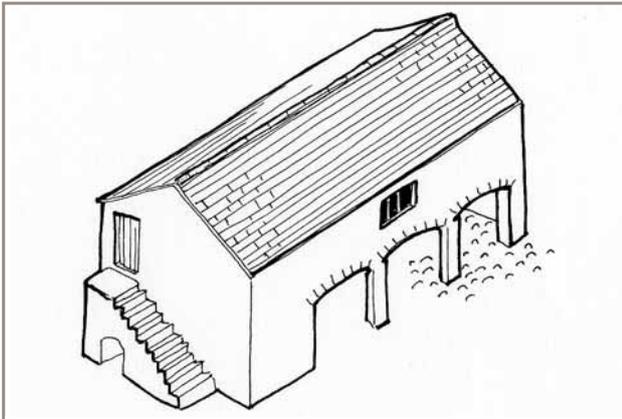


**8.3** *A three-door cattle shed with hayloft over*

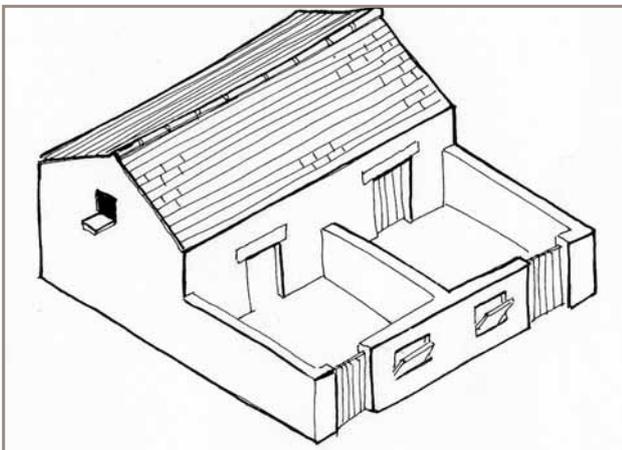


**8.4** *A threshing barn and cowhouse combined*

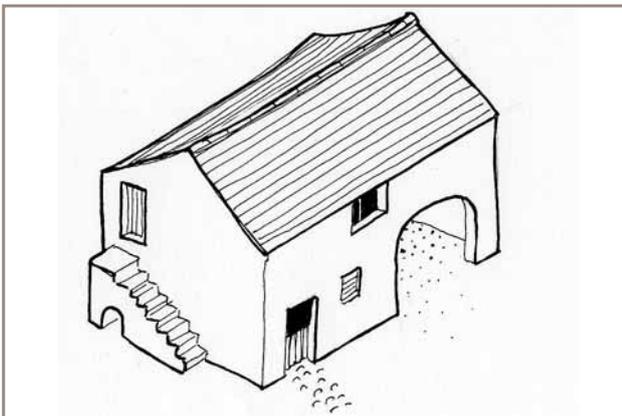
8.4 Smaller outbuildings may include a granary over a cart shed (8.5), a stable, a shelter shed, or a pig-sty with a hen house above (8.6). The stable will generally be near the house, have a larger door than the cowhouse, and have a window adjacent to the door (8.7).



8.5 A shelter shed with granary over



8.6 Pigsties with hen house over

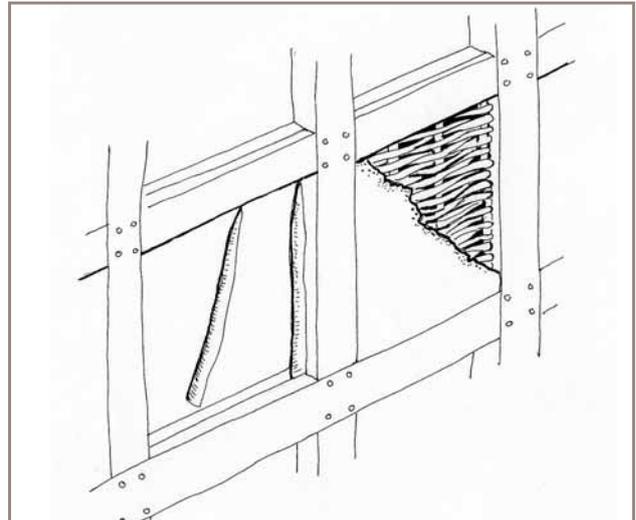


8.7 Hackney stable with granary over

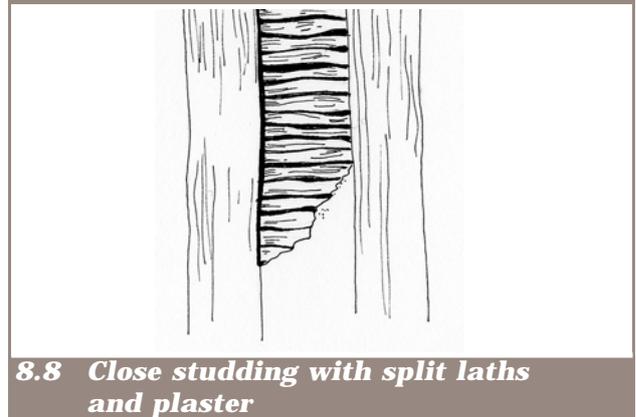
## Building materials

### Timber

- 8.5 Oak, was the main building material throughout the Middle Ages, except for high status buildings like Ipstones church. Where good building stone was absent timber remained in use until the 17th century.
- 8.6 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 (8.8).



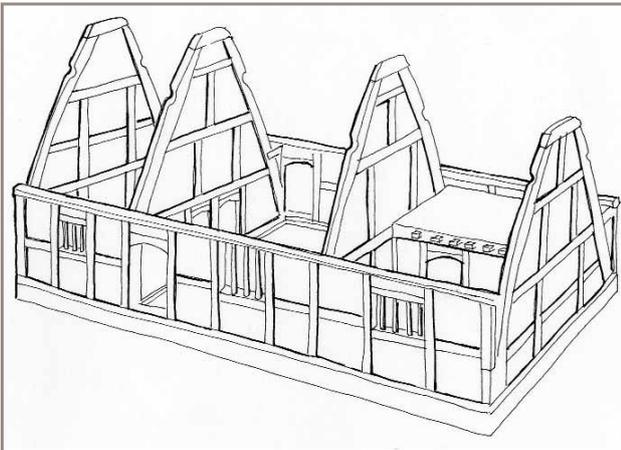
8.8 Square framing with wattle and daub



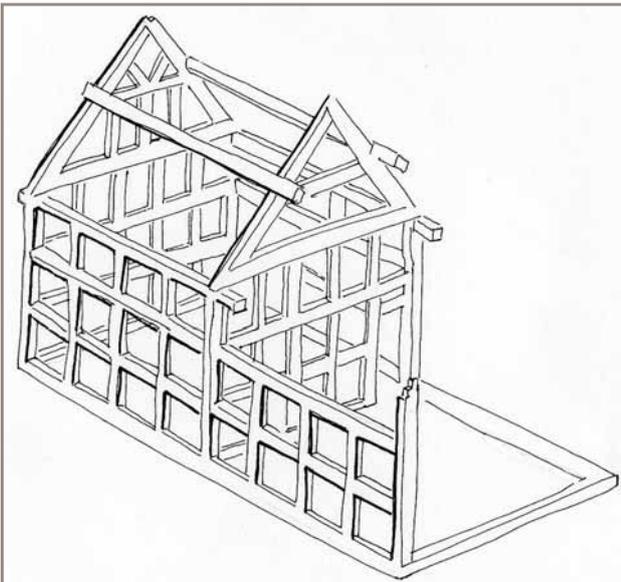
8.8 Close studding with split laths and plaster

8.7 Small buildings might be cruck framed with little or no headroom in the upper storey (8.9). One fragmentary cruck survives in Ipstones parish, in a barn at Foxt.

8.8 Larger houses were box-framed and had greater headroom (8.10). At Above Church a timber-framed house was encased in stone in the 17th century, and re-used timbers at Sharpcliffe tell a similar tale.



8.9 Cruck construction



8.10 Box-framing

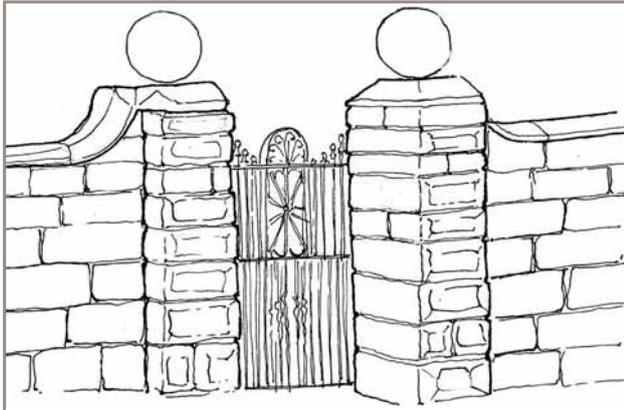
## Stone

8.9 The northern part of Ipstones parish lies on the Millstone Grit, while the southern part lies over the coal measures, resulting a wide variety of building materials. Field walls around the Conservation Area are of a rough red gritstone, while houses may use gritstone, or coal-measure sandstone, in various shades of pink and yellow.

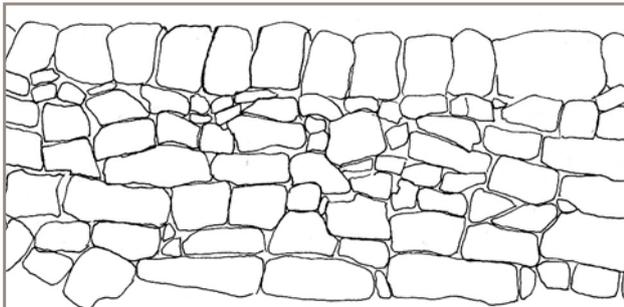
8.10 Stone came into general use by around 1600 and remained the main building material for farms and farm buildings well into the 19th century, but was used as early as the 11th century for the Ipstones church.

8.11 Ashlar (smoothly dressed stone) was the preserve of the gentry, while coursed rubble was used for the majority of houses. This 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 came from further afield, so that mullions, quoins, eaves and copings provide a contrast with the body of the house.

8.12 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 (8.11), and dry stone walls with simple capping stones for farmhouses and cottages (8.12). The latter are particularly important in Ipstones where they once bordered every roadway.



**8.11 High status walling and gateposts**



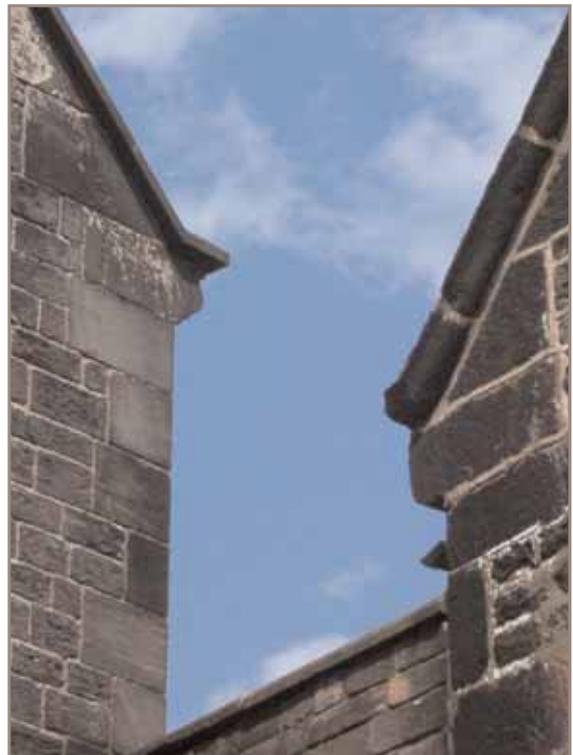
**8.12 Drystone walling with the traditional half-round of coping stones**

### **Brick**

- 8.13 By the early 18th century the gentry were using brick as a fashionable facing material. There are no examples in Ipstones, although brick clad in stone was used for Sharpcliffe in the 17th century. By the mid-18th century brick was in regular use in urban areas, and became widely used in the 19th century.
- 8.14 Ipstones Conservation Area contains the full range of contrasts: houses entirely of stone, houses entirely of brick, houses with brick facades and stone gables, and houses that have been rendered to conceal their building material.
- 8.15 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 be quite harsh in appearance. Bricks of both types can be seen in the centre of the Conservation Area.

### **Roofs, roofing materials and dormer windows**

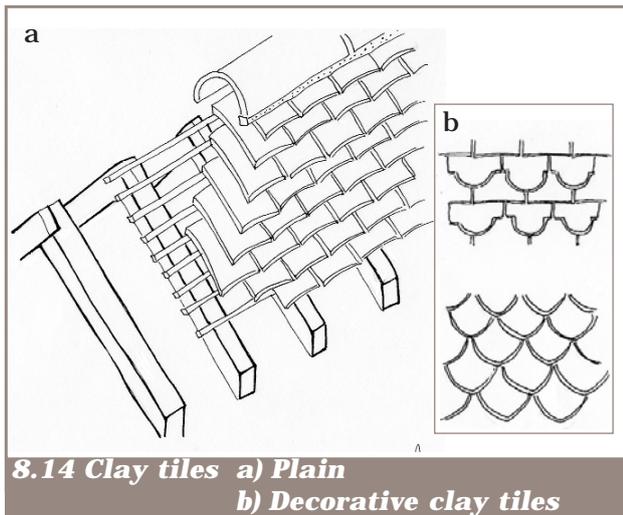
- 8.16 Until the 19th century many roofs in both town and country were of thatch, although surviving examples are rare. The thatch was thick and on stone houses was contained within copings at each end of the gable.
- 8.17 Coping stones were either hog-backed (17th century) or flat (18th and 19th centuries), the latter slightly shaped to throw water onto the roof and towards the guttering system. Hog-backed coping supported distinctive 17th century style kneelers (8.13) which gave way to plainer examples in the 18th century. Coping stones are a feature of the majority of Ipstones Listed Buildings. If a roof of this type was extended the coping would be removed and replaced on the gable end of the extensions as at Meadow Place (5.1).



**8.13 Coping stones and kneelers**

8.18 The characteristic roof pitch was around 40° and a mixture of straw and rushes was used. When thatching was abandoned, the side walls might be raised by three or four courses to give greater headroom in the attics, leaving the gable walls unaltered. Meadow Place was altered in this way in the 18th century (5.1).

8.19 Stone slates were used on better quality housing. They are now relatively rare, but may survive as a few courses at eaves level with tiles or welsh slate above. Where the long walls have not been raised, and there is no great depth below the coping, stone slates are likely to have been the original roofing material.



8.14 Clay tiles a) Plain b) Decorative clay tiles

8.20 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 that are now regarded as the typical local roofing material. The majority are plain rectangular tiles, but some fine 19th century roofs use alternate bands of plain and fish-scale or acorn tiles. All were hand made and have an irregularity that cannot be simulated by modern machine made tiles. Only plain tiles are present in the centre of Ipstones.

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

8.22 Dormers do not feature regularly on local vernacular buildings. By 1700 they were present on a small number of relatively high status houses, 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.

8.23 Later, architect-designed buildings, particularly estate cottages, may well include dormers as an important part of the original design, but they are rarely found on traditional farm houses. Dormers of the rear of Twist Intake are a 20th century addition.

### *Windows, window surrounds and finish*

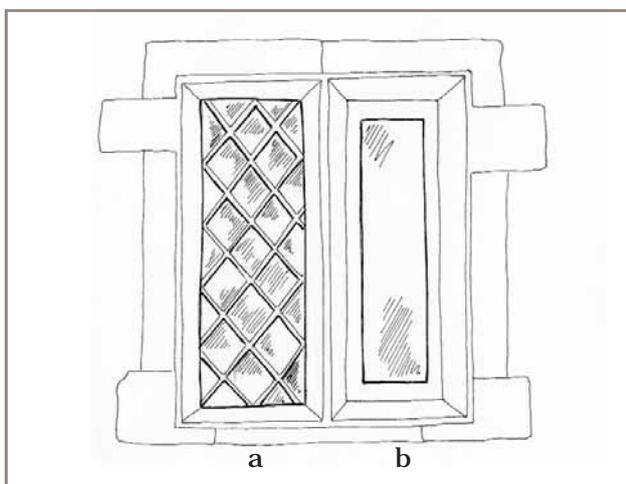
8.24 A window consists of three major elements: the window surround whose structural elements form the opening; the frame that is inserted into that opening; and the glass.

8.25 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.

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

## Mullioned windows

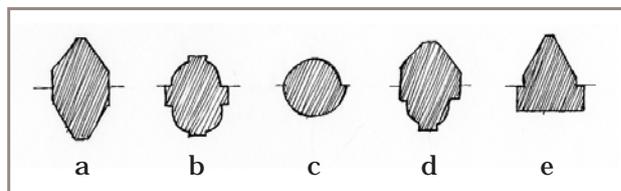
8.27 In the earliest houses glazing was applied straight into the structural surround, without recourse to a wooden window frame. As a result, modern window-frames sit uneasily in 17th or early 18th century window openings, blocking the light and appearing clumsy, an effect compounded by the addition of double-glazing (8.15).



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

8.28 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 Meadow Place (5.1) and East View (5.2).

8.29 By 1750 a simpler version had appeared, with straight-cut masonry on the exterior and including 'block' mullions with a flat outer face (8.16). There are a number of examples in Ipstones, including Hawes Farm and 5-9 High Street (5.4 and 5.5).



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

8.30 The Victorians revived the earlier version but on a grander scale and with single blocks for lintels and sills, 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.

8.31 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.

8.32 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 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. Rectangular leaded panes containing some of the original glass survive in an 18th century house at 62 Brookfields Road (5.2).

### Casements and sashes

8.33 As glass became cheaper windows became larger, and stone surrounds gave way to a plain or decorative lintel 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 glazing bars (8.17).

8.17 Casement windows



a) 18th century metal casement



b) 19th century wooden casement

8.34 The bars are slender and incapable of supporting double glazing, making double glazed windows inappropriate in a historic building because of the clumsy nature of the glazing bars needed to support it.

8.35 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, like 5-7 High Street, and will have featured in others now defaced by wooden or UPVC windows.

8.36 Top-hung casements are rare in traditional building, and the bulky 'storm-proof' top-hung casements are a creation of the 20th century.

8.37 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 (8.18).



**8.18 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

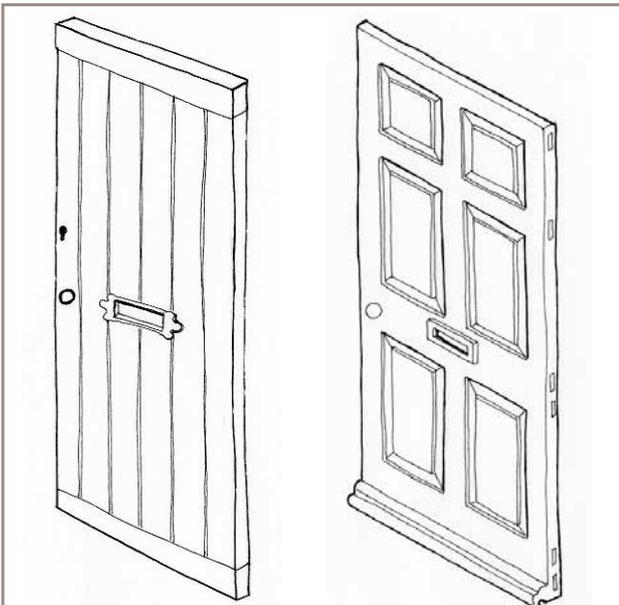
8.38 As a rule of thumb, the earlier the sash the more panes of glass were used. Thus 6 over 6, or 8 over 8 panes were usual in the 18th century. In the 19th century glass manufacturers could produce large sheets of glass at a reasonable cost, 2 over 2 panes, or even 1 over 1 became possible. A range of sash windows survive in Ipstones including 14 High Street (8 over 8 panes), the Red Lion and The Grove (6 over 6 panes), and The Marquis of Granby (2 over 2 panes) (**5.7, 8, 9 and 13**). Since most of the houses in Ipstones date to the late 18th or 19th centuries many will once have had sash windows, as is evident from recently published photographs.<sup>7</sup>

8.39 Horizontal sliding sashes known often 'Yorkshire' sliding sashes are less common, and generally have a series of 4 or 6 panes.

<sup>7</sup> *Ipstones Revealed in Memories*  
(The Ipstones Reminiscence Group)

## Doors

8.40 The simpler buildings in both town and country generally had vertically boarded doors, as did farm buildings. The latter might include stable doors with an upper section could be fixed open while the lower section remained closed. Panelled 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.



8.19 Doors

## Chimneys and porches

8.41 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.

The great internal stack at Meadow Place is a sign of above average wealth as it provided for three hearths, but East View was still built with only one stack and one fireplace in 1740.

8.42 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.

8.43 Porches were a status symbol for the wealthy in the 17th and 18th centuries: farmhouses or cottages had internal lobbies instead (*see below 8.20*) 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

8.44 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 (*8.20 c*).

8.45 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.

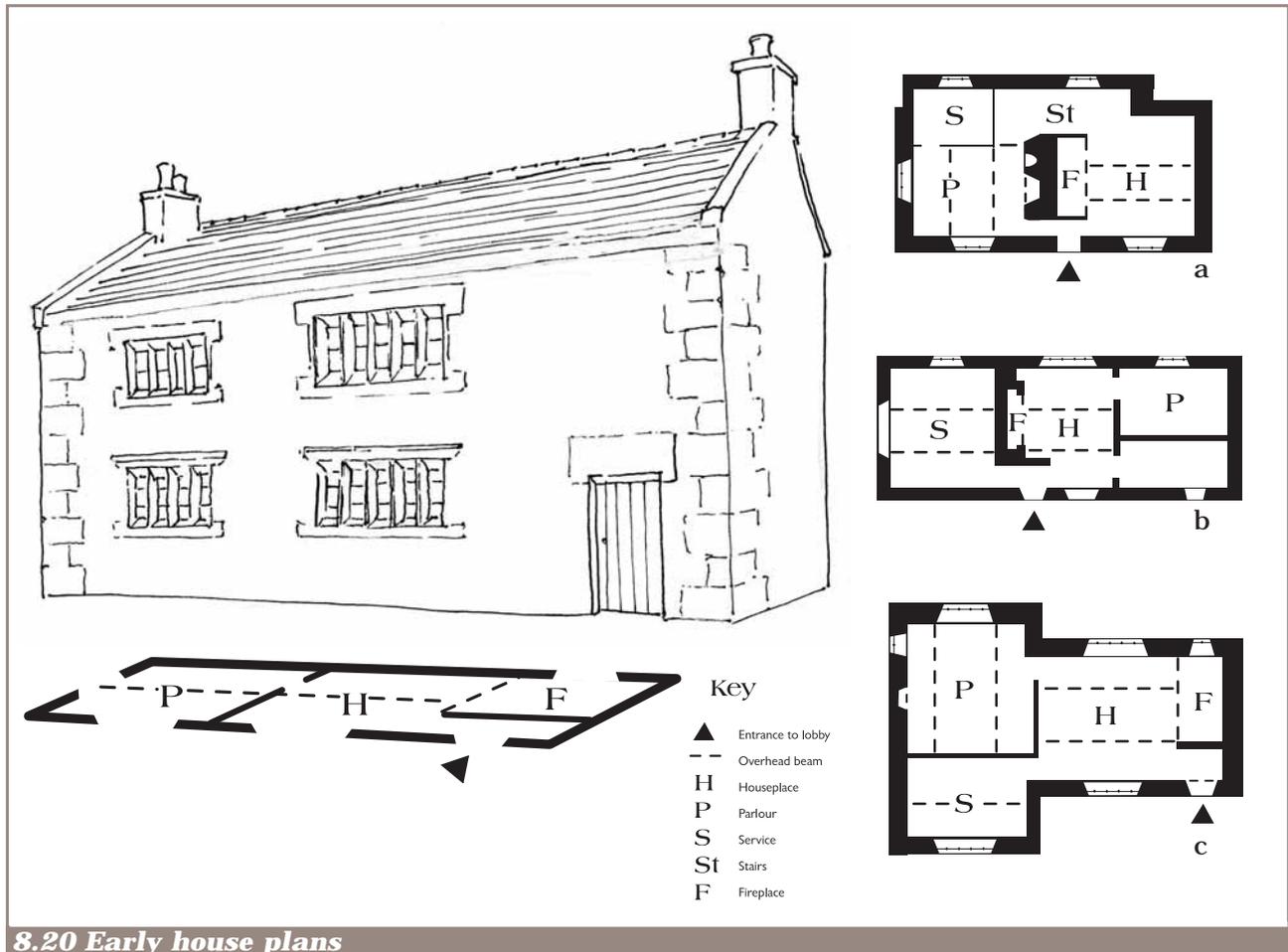
8.46 Each had a characteristic arrangement of rooms and windows. In the earlier houses you can read exactly how the house worked from the placing of the doors and windows. In later houses a polite façade tends to mask the internal working of the house. Each is characteristic of a period and part of the essential character of the house.

8.47 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.

8.48 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.

This is the arrangement to be found at 62 Brookfields Road (5.2) and in a more up-market version at Meadow Place which has its lobby entrance in the centre of the original building (5.1).

8.49 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, and form a major element in Ipstones (5.10, 11 and 13)



8.20 Early house plans

## 9.0 The setting of the Conservation Area MAP 1

- 9.1 The village of Ipstones lies on the southern slopes of Ipstones Edge as they dip towards Froghall.
- 9.2 Above it rises Ipstones Edge, where substantial areas of rough grazing once formed a deer park. Below lie the valleys formed by the River Churnet and the Shirley Brook, with fingers of hillside stretching out above them and housing major farms like the Hermitage and Booths Hall.
- 9.3 There are no long-range views into the Conservation Area, but the green spaces that lap many of the older houses provide shorter views **(9.1)** like those from the recreation ground towards the Red Lion and the Grove, or across open ground towards the back of houses on Brookfields **(2.6)**.
- 9.4 The major view out is to the south towards lowland Staffordshire, seen at its best near the centre of the village near the Red Lion **(9.2)** and from the roadside near School Green. Country views are enjoyed by the staff and pupils at St. Leonard's School, whose grounds back onto open countryside **(9.3)**. The lower part of Brookfield Road near Well Cottage has additional vantage points shown on **Map 1**.



**9.1 View from the recreation ground**



**9.2 View out from near the Red Lion**



**9.3 View out from the grounds of St. Leonard's School**

## 10.0 Negative factors

10.1 Several elements of modern living severely detract from the Conservation Area

- *the flow of heavy traffic down the High Street*
- *the congestion and visual impact caused by parked cars*
- *the persistent presence of wheely bins at the roadside*
- *the bland repetitive nature of modern replacement windows and doors*
- *the loss of chimney stacks and chimney pots*
- *the loss of drystone walling and replacement by modern materials*
- *large areas of hard standing with unattractive materials*
- *the absence of traditional materials for kerbs and pavements*
- *the planting of conifer trees and hedges*
- *the use of UPVC and applied leading in windows and doors*
- *the use of catalogue windows and doors*
- *poles carrying electricity and telephone wires, and the wires themselves*
- *the design and placing of street lights*

10.2 The most difficult to ameliorate is the impact of a north-south route through the village. This carries heavy lorries into the heart of the Conservation Area where listed buildings line the street, and parking is a problem in both visual and practical terms.

10.3 For many houses the provision of off-street parking is impractical. In some cases, the former shops or workshops might provide garages, but would lose their character unless side-hung doors are retained. Careful thought should be given to their potential for garaging before change of use is granted for domestic purposes.

10.4 Negative areas include School Green, the Red Lion Car Park and the space in front of the Marquis of Granby, where large areas of hard standing exist and traditional materials have been lost. Consideration should be given to features that might soften or enhance them.

10.5 The provision of off-street parking may not be possible, and where it is, can be unsightly. Dry-stone walling provides an essential element throughout the Conservation Area, leaving it gap-toothed where sections have been lost either to create entrances, replacement with poor quality brick or concrete walling, or misguided attempts to make it look neater or grander.

10.6 Best practice is to be found in two recently created parking areas: at both Daisy Bank Farm and Sunnyside (53 Froghall Road) the owners have terraced into rising ground leaving drystone walling at the original height and in a position to conceal the vehicles. At the former, a new entrance was required, and its impact has been minimised by curving the ends back onto the site, so that the oblique view still presents walling and the opening is kept to a minimum **(10.1)**.



**10.1 New entrance near Daisy Bank**

10.7 Best and worst practice is evident on the northern approach to the village. At Nos 36-46, in-curving entrances minimise the effect of driveway entrances (10.2). Elsewhere walling has been hacked away, leaving wide openings with straight ends to the walls, doing maximum damage to the visual effect.



**10.2 Entrances at Nos. 36-46 High Street**

10.8 On-street parking is a particular problem in the narrow lanes through the eastern part of the Conservation Area. A small area of shared off-street parking has been organised near the former schools, and while this impacts on the view for the nearest housing, it is preferable to the loss of gardens and their curtilage walls.

10.9 The advent of wheely bins has created a major problem. Visually unattractive, many are left permanently on view, particularly outside the smaller houses where access to rear gardens may be through the house. Where space is available, consideration should be given to the creation of communal storage areas.

10.10 Street lighting is essential, but could be achieved by placing well-designed light fittings on buildings thus removing the visual and physical clutter of modern posts. Crisp white lighting is preferable to yellow sodium lights which create blurred images. Long term liaison with the necessary authorities should be a priority.

10.11 Electricity and telephone facilities are also essential, but consideration should be given to placing them underground, as the posts themselves, and the constant criss-crossing of wires is visually damaging to the area.

10.12 The loss of original features from traditional housing is steadily eating into the historic character of the area, and includes the removal of the chimneys and chimney stacks once the essentials for cooking and heating.

10.13 The use of conifers in place of traditional drystone walling, and in preference to the planting of native species is also damaging the area, but is currently beyond control and can only be approached through education.

10.14 Finally, the bland anonymity of UPVC windows and doors, and other poorly designed replacement windows and doors, has eaten away at the fundamental character of the Conservation Area. Failure to replicate the appearance of historic windows and doors; the use of top opening lights, staining, and double glazing are all to blame. Part L of the Building Regulations specifically allows exemption for buildings in Conservation Areas from complying with the legislation which will adversely affect the character of the area.

10.15 Such factors can only be reversed by taking positive action through long term planning, grant aid, information and publicity, and finally through the removal of some domestic permitted development rights to ensure the continued survival of the historic features and the gradual re-instatement of those that have been lost.

## 11.0 The existence of any neutral areas.

11.1 It is not considered that there are any neutral areas.

## 12.0 For future consideration

12.1 A future Management Plan should seek to address the negative points outlined in section 10. In particular it should consider the need to remove some or all Permitted Development rights in order to preserve the historic character of the Conservation Area.

12.2 Revision of the Conservation Area boundaries to include the area around the Church, which formed the ancient core of the village, should also be considered in the Management Plan.

# APPENDIX ONE

## LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

The entire building is Listed, including all internal and external features irrespective of whether they are mentioned in the List description, and 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.

### IPSTONES CONSERVATION AREA

#### *Milepost at SK 047 524*

*Grade II*

Milepost. Circa 1830s. Cast iron. Circular plan of post supporting enlarged head set approximately 700mm above ground level inscribed to left: "LEEK/5/MILES"; and to right: "ASHB/10/MILES". Domed head; post below head inscribed: "LONDON 149 MILES".

#### *Mount Pleasant, the Sea Lion Inn*

*Grade II*

Inn, probably built as such. Dated 1836 with dressed and squared stone of fine quality, rusticated ashlar quoins, raised band at first-floor level; tiled roof on cavetto eaves band; brick end stacks. Symmetrical 2-storey 3-window front, large pane sashes, centre window has round arch with pilaster sides and keystone over central entrance. Rusticated quoin surround and C20 'Spanish' panelled door.

#### *Mount Pleasant, Wesleyan Chapel*

*Grade II*

Non-conformist chapel. Dated 1838. Red brick; hipped slate roof on coggled eaves band. Small square plan. Symmetrical single-storey, 2-window front; plinth; cruciform casements with painted wedged heads; central entrance, hood over, double panelled doors; cast iron plaque over, inscribed: "WESLEYAN CHAPEL/ERECTED/A.D. 1838"

#### *Mount Pleasant, House approx. 20m north of (the former) village school*

*Grade II*

House. Late C18 with mid-C19 alterations. Coursed dressed and squared stone; tiled roof; verge parapets with pitched copings; brick end stacks. 2-storey, symmetrical 3-window front, C19 chamfered mullioned windows of 2 lights to first floor over 3-light windows to ground floor, all in c18 block dressed reveals and formerly of 3-, 2-, 3- lights to first and 4 lights to ground floor. Central C19 gablet with shield below apex and brick stack above; central entrance with glazed door.

*Brookfield Road, No.62, East View*

*Grade II*

House. Dated 1742, with late C19 alterations. Coursed dressed and squared stone; raised band at first-floor level; tiled roof on cavetto eaves band; verge parapets on corbelled kneelers; end stacks. 2-storey, 2-window front of 3-light chamfered mullioned windows, blind opening to left end of first floor over entrance; string steps over heavy lintel inscribed: E and painted; further, later R S entrance to centre both with C20 1742 doors. The house compares closely both New House Farm, Far Lane (q.v.) and New House Farm, Bottom (q.v.), Ipstones.

*Brookfield Road, Meadow Place Farmhouse*

*Grade II*

Farmhouse. C17 with early C18 and C19 alterations. Coursed dressed stone; cavetto string at first-floor level; tiled roof on cyma recta eaves band; verge parapets; ridge stack behind main entrance and end stack to right. 2-storey, 3-window front, widely spaced to left; 3 windows remain: to right-hand bay and ground floor centre with narrowly-spaced chamfered mullions of 3 lights, the remaining windows of similar overall dimensions and in the original reveals, have been modified to paired lights with small-pane casements; String steps over heavy lintel to principal entrance to left of centre with Tudor arch and C20 panelled door, further later entrance to left end and blocked door to right of centre. The latter is set against a straight joint, quoined to left and running up to first-floor window level indicating the right-hand bay to be an early addition, at which time the eaves were also raised. The interior has a reset stone found near the site, now set in the chimney breast of the right-hand room. The stone, probably medieval and of monastic origin depicts a head and bestiary.

*Brookfield Road, Barn*

*Grade II*

*approx. 10m south of Meadow Place Farmhouse*

Barn. C17 with C20 alterations. Coursed dressed and squared stone; tiled roof; verge parapets on corbelled kneelers; 2-level plan of hay loft over byre. West side has 2 original entrances with heavy .lintels to right (now blocked) 4-window openings, one now blocked to left and between doors. Included for group value, the barn encloses a yard space.

*Bottom Lane, Sandy Lodge*

*Grade II*

House. Late C18 with C20 alterations and additions. Coursed dressed and squared stone (additions in brickwork); tiled roof; verge parapets; brick end stacks. 2-storey, 2-window front, offset to right, C20 casements to first floor and 2-light block mullioned casements to ground floor; lobby entrance with boarded door to left end; brick addition of one window to left and garage addition to right. C18 outshut to rear elevation.

*Bottom Lane, Megcrofts*

*Grade II*

Farmhouse. Early C19. Coursed dressed and squared stone; tiled roof; verge parapets, end stacks of ashlar built into verges. L-shaped plan. 2-storey, 3-window front.; glazing bar sashes; flush gable to right-hand end; parapeted flat-roofed porch under central window banded above and below parapet and with Tudor-arched entrance.

*Bottom Lane, New House Farmhouse*

*Grade II*

Farmhouse. Early C18 with late C19 alterations. Coursed dressed and squared stone; raised band at first-floor level; tiled roof; verge parapets on corbelled kneelers; end stacks and ridge stack to left of centre. 2-storey, 3-window front; 3-light chamfered mullioned casements, deeper to ground floor; entrance to left of centre with small brick gabled porch and boarded door. Lean-to on left and lower single-bay addition on right. This house is very similar, but of marginally lower quality than New House Farmhouse, Far Lane, Ipstones (q.v.) and probably built by the same hand.

*Bottom Lane, Barn*

*Grade II*

*approx. 20m west of New House Farmhouse*

Barn. Probably early C18, altered and extended late C19. Coursed dressed and squared stone; tiled roof on quadrant eaves band; verge parapets with pitched copings. Small 2-level plan of hay loft over cattle shed. South side has 2 hay loft doors, ground level concealed by corrugated lean-to additions (not included). East gable has dove nesting houses and ledges (3 tiers) to apex and round-arch top opening below.

*Bottom Lane, Milepost at SK 039525*

*Grade II*

Milepost. Probably early C20. Cast iron. Triangular plan, inclined head set approximately 700mm above ground level. Inscribed: "IPSTONES" and on left side: "ONECOTE 3/LEEK 51/WARSLow 6t/LONGNOR 101/BUXTON 161" and on right: "IPSTONES 1/FROGHALL 3/CHEADLE 6".

*Bottom Lane, Milepost at SK 029 515*

*Grade II*

Milepost. Probably early C20. Cast iron. Triangular plan, inclined head set approximately 700mm above ground level, inscribed: "IPSTONES" and on left side: "ONECOTE 2/LEEK 41/WARSLow 5t/LONGNOR 91/BUXTON 151" and on right side: "IPSTONES 2/FROGHALL 4/CHEADLE 7".

*Church Lane No.5 The Grove*

*Grade II*

House. Late C18 or early C19 with later alterations. Ashlar with moulded window surrounds and raised quoins; tiled roof on raised eaves band; verge parapets; end stacks. 3-storey, 3-window front; glazing bar sashes, lower to top floor, moulded surrounds and raised keystones to first floor with large central Serlian window (no window on top floor above); pedimented surround to ground-floor-right-hand window including a miniature dentil course; 3-sided flat-roofed bay window to left; central entrance has pilastered surround and pediment on pulvinated frieze; double boarded C20 doors with mock strap hinges. Pevsner attributes this house to the mid-C18 but analogy with other dated examples in this area suggests a later date (B.o.E., p.157).

*Church Lane, Marquis of Granby Public House*

*Grade II*

House, now inn. Late C18 with late C19 alterations. Red brick, some stone details, tiled roof on dentil eaves; verge parapets to centre block; end stacks. 2- and 3-storey front in 3 parts of similar eaves height but differing roof pitch. Central core of 3 storeys and 2 windows, large-pane sashes with gauged heads now replaced by casements to ground floor; central entrance with pent porch; single bay to right similar but with stone bands at cill levels and stone heads to sashes; lean-to stable to right end with double stable doors; right end of 2 storeys and 2 windows; glazing bar sashes, replaced to ground floor; central entrance; all openings with plain stone heads.

*Church Lane, Stocks Green, No.60*

*Grade II*

House, one of a pair. Late C18 with C20 alterations. Coursed dressed and squared stone; tiled roof; verge parapet to right; brick stack also to right. 3-storey front with single range of 2-light block-mullioned casements, smaller to upper floors (now opened up to single-light on ground floor) with lattice lights and non-fitting shutters; heavy lintel over boarded C20 door to right side. House attached to left extensively remodelled in C20 and not included.

*Church Lane, Stocks Green, Church of St Leonard*

*Grade II\**

Parish church. Constructed 1789-92 at the expense of the Sneyd family, and extended 1902-3 by Gerald Horsley. Sandstone ashlar; part tile, part stone slate roof concealed at eaves by crenellation. Tower, nave with south porch and chancel. Tower: of 3 stages, banded at each stage and with angle buttresses of 4 stages dying into pilasters at bell chamber level and carried up to pinnacles above a crenellated parapet; Y-tracery bell chamber openings formerly taller, now part blocked, 4-light (2 outer now blocked) west window with panel tracery, trefoil lights and Tudor-arched head. ~: of 4 bays divided by 3-stage buttresses, bands at cill and eaves level; Y-tracery windows; south- west window part-obscured by gabled porch and with oval plaque over dated 1790; further segmental pedimented plaque to south-east bay with fluted urn to tympanum. Chancel: by Horsley of 1902-3; one bay with 3-sided canted east end; angles surmounted by crocketed pinnacles; Tudor arch, 4-light east window with curvilinear tracery and low-relief crucifixion over.

*Far Lane, Tearn Farmhouse*

*Grade II*

Farmhouse. c18 with C20 alterations. Coursed dressed and squared stone; tiled roof; verge parapets remain to left; end stack to left of main house. 2-storey front in 2 parts: main part to right taller with attic over and of 2 windows; block mullioned 3-light casements; central entrance has C20 gabled porch and boarded door; lower C18 addition to left is of one window similar to main house but with C20 casement to ground floor.

*Far Lane, New House Farmhouse*

*Grade II*

Farmhouse. C18 with minor late C19 alterations. Coursed dressed and squared stone of ashlar quality; raised band at first floor cill level and plinth; tiled roof; verge parapets with pitched copings; brick end stacks and ridge stacks to left of centre. 2-storey front, symmetrical window layout of 3-, 4-, 3-light block mullioned small- pane windows, the centre lights with glazing bar sashes (to right of centre in 4-light windows); entrance to right of centre; late C19 part-glazed door.

*Far Lane, Barn*

*Grade II*

*approx. 20m north of New House Farmhouse*

Barn. Early C18 with late C19 alterations. Coursed dressed and squared stone; tiled roof; verge parapets on corbelled kneelers. 2-level plan of hay loft over cattle sheds; 2 hay loft doors set to right over 5 openings to ground floor, central trio (all formerly doors, 2 to right now windows) all with heavy lintels. Doors at extremities have light lintels (concrete to right).

*Far Lane, Milepost at SK 021484*

*Grade II*

Milepost. Probably early C20. Cast iron. Triangular plan. Inclined head set approximately 700mm above ground level, inscribed: "IPSTONES", and on left side: "IPSTONES 1/ONECOTE 5/LEEK 7¾/WARSLOW 8¼/LONGNER 12½/ BUXTON 18½", and on right: "FROGHALL 1/CHEADLE 4".

*High Street, No. 2 Twist Intake*

*Grade II*

House. Late C18. Red brick with stone window heads and dressings; tiled roof; verge parapets with pitched stone copings; end stacks. 3-storey, 2-window front of 3-light small-pane casements lower to top storey; wedged heads have raised central keystone on grounds; central, entrance with quoin surround and 8-panel door, the top 2 panels glazed. A major landmark in the village and in unusual juxtaposition with No.4 (q.v.).

*High Street, No.4*

*Grade II*

House, now shop. C17 with early C18 and C19 alterations. Coursed, squared and dressed stone; tiled roof; verge parapets on corbelled kneelers with pitched copings. Small single-storey and attic gable front to street of one 2-light block mullioned casement over wide 3-light shop-window casement. Entrance with heavy lintel to left-hand side with boarded door. Attached to Twist Intake (q.v.) to right, forming an unusual juxtaposition.

*High Street, No .14*

*Grade II*

House. Mid-C19 refronting of c18 house. Diapered brickwork with rendered details and raised band at first-floor cill level; tiled roof. 2-storey, 3-window front, glazing bar sashes with painted wedged heads, round-arched ' to first floor centre, raised keystone; similar detailed central entrance; fanlight and 4-panel door. Lower stone range to rear of 2- and 3-light block mullioned casements to first floor.

*High Street, Nos. 26 and 28*

*Grade II*

House, formerly inn, now 2 units. Dated 1774 with late C19 and C20 alterations and additions. Quoined red brick frontage to larger main part, coursed dressed and squared stone elsewhere; tiled roof on stone eaves band to right; verge parapets; end stacks. 2-storey front in 2 parts, main part to right is of 2 windows, glazing bar sashes to first floor with wedged heads and raised central keystone on grounds; ground floor has late C19 hipped 3-sided bay windows re-fenestrated in large panes to right. Quoined central entrance with gabled porch; part-glazed door. Small 2-storey addition to left is of one window range and bears re-set datestone with Sneyd coat-of-arms set in oval and dated 1774. C18 wing to rear has block mullioned casements.

*High Street, Brook House*

*Grade II*

House. Circa 1840 with C20 alterations. Coursed dressed and squared stone of fine quality, rusticated ashlar quoins and raised surrounds; tiled roof on eaves band; verge parapets; end stacks. 2-storey, 3-window front, C20 small-pane top-hung casements, surround have implied voussoirs to heads, centre window has round arch with pilaster sides set over central entrance ; pedimented doorcase, consoles and pulvinated frieze, C20 glazed door .

*High Street, Red Lion Inn*

*Grade II*

Pair of houses, now inn. Late C18, extended early C19 and altered C20. Coursed dressed and squared stone, raised painted window surrounds with corbels, bands at floor levels and rusticated quoins; tiled roof; end stacks (one now in centre of building). In 2 parts, but with flush frontage and continuous eaves; C18 to left of 3 windows and 3 storeys; glazing bar sashes, some now casements and 2 to ground floor left have paired frames; entrance to left of centre with pilastered surround, frieze and cornice and part-glazed door; right-hand part of 2 storeys only and 2 windows, similar in detail to remainder including paired frame to ground floor right; central pedimented doorcases with part-glazed door.

*High Street, Nos. 5, 7 and 9*

*Grade II*

House, now in 3 units. C18 with late C19 alterations. Red brick, part painted and with stone quoins, dressings and window frames; red tiled roof; verge parapets; brick end stacks and stack to left of centre. 3-storey, 3-window front of 3-light chamfered mullioned windows with late C19 three-sided flat-roof bays inserted on ground floor right; original entrance probably to left of centre with heavy lintel and part-glazed C20 door, further entrance with heavy lintel between bay windows to right and entrance to extreme left with part-glazed C20 doors.

*High Street, No.11*

*Grade II*

House. C18 with mid-C19 and C20 alterations. Coursed dressed and squared stone; tiled roof on cyma recta eaves band; verge parapets with pitched copings; brick end stack to right. 2-storey, 2-window front (slight plinth to left, disappearing into sloping ground), all with wedged heads; small-pane casements to first floor, C20 casement to ground floor right and casement in imitation of sash to left. Entrance on end gable to left; part-glazed C19 door under wide flat-roofed hood.

*High Street, Milepost at SK 021500*

*Grade II*

Milepost. Probably early C20. Cast iron. Triangular plan. Inclined head set approximately 700mm above ground level, inscribed: "IPSTONES", and on left side: "ONECOTE 4/LEEK 6¾/WARSLOW 7¼/LONGNOR 11½/BUXTON 17½", and on right: "FROGHALL 2/CHEADLE 5".

*High Street, Hand pump and enclosure  
20m south of Hawes Farmhouse*

*Grade II*

Hand pump and enclosure. Late C19. Cast iron. Shaft in 3 banded stages, enlarged fluted head about 1200mm above ground level; double-curved handle. Random coursed stone retaining wall to 3 sides with plaque to left inscribed: "THIS SMALL PLOT OF LAND/WAS GIVEN BY/T.BRANDON/ROCHDALE/MARCH 1ST 1876".

*High Street, No.53 (Hawes Farmhouse)*

*Grade II*

House. Early to mid-C18 with slight late C19 alterations. Coursed dressed and squared stone; tiled roof; verge parapets, end stacks. 2-storey and gable-lit attic, symmetrical front of 2 windows; block mullioned, 3-light casements; central entrance with late C19 gabled porch, wavy barge boards and boarded door. Brick lean-to to right-hand side

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

## APPENDIX TWO

### Employment in 1851 (from the Census Returns)

#### *CLOTHING*

Dressmaker	5	
Milliner and dressmaker	1	
Seamstress	1	
Shoemaker	2	
Tailor	1	
Tailor and draper	1	
Shoemaker (and boots 1)	5	(16)

#### *CRAFTSMEN*

Blacksmith	1	
Brickmaker	6	
Brickmaker's labourer	1	
Builder's daughter	1	
Carpenter	2	
Carpenter and joiner	1	
Carpenter and Methodist parson	1	
Joiner	1	
Painter and plasterer	1	
Sawyer	3	
Stone mason	4	
Stonecutter	1	
Turner	1	
Wheelwright	1	
Wheelwright and carpenter	1	(26)

#### *COAL*

Colliery banksman	1	
Collier	11	
Platemaker (collier)	1	(13)

#### *EDUCATION*

Schoolmaster	1	
School mistress / shopkeeper	1	

#### *FARMING*

Farmer	3	
Retired farmer	1	
Farmer's wife	1	
Farmer's daughter	1	
Farmer's son	1	
Agricultural labourer	8	
Servant (mainly farmhouses)	7	(22)

#### *FOOD SUPPLIES*

Butcher	4	
Grocer	2	
Cordwainer	1	
Tea drinker	1	
Victualer (Marquis, Red Lion))	2	
Beerhouse keeper	1	(11)

### *HEALTH*

Apothecary 1

Chemist 1

Surgeon 1 (3)

### NOTES

- *This list excludes the outlying farms, the township of Foxt, Froghall, and any area not marked as being in the centre of Ipstones. The census is arranged by streets, covers the east and west sides of the toll road (present High Street), and names outlying farms and districts.*

### *TEXTILES*

Cotton spinner 1

Cotton weaver 1

Cotton and silk worker 1

Silk worker 3

Silk twister 1

Silk manufacturer 1

Silk winder 1 (9)

- *The 1851 census lists each household by name, gives the age, origin and occupation of each person. It is the first census to give this kind of detail.*

### *WOMEN'S EMPLOYMENT*

Char woman 3

Errand girl 1

Housekeeper 4

Wash woman 1 (9)

### *MISCELANEOUS*

Auctioneer 1

Bar keeper (toll bar) 1

Labourer 11

Landed proprietor 1

Pauper 4

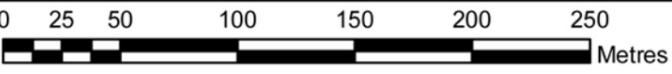
Police Constable 1 (19)

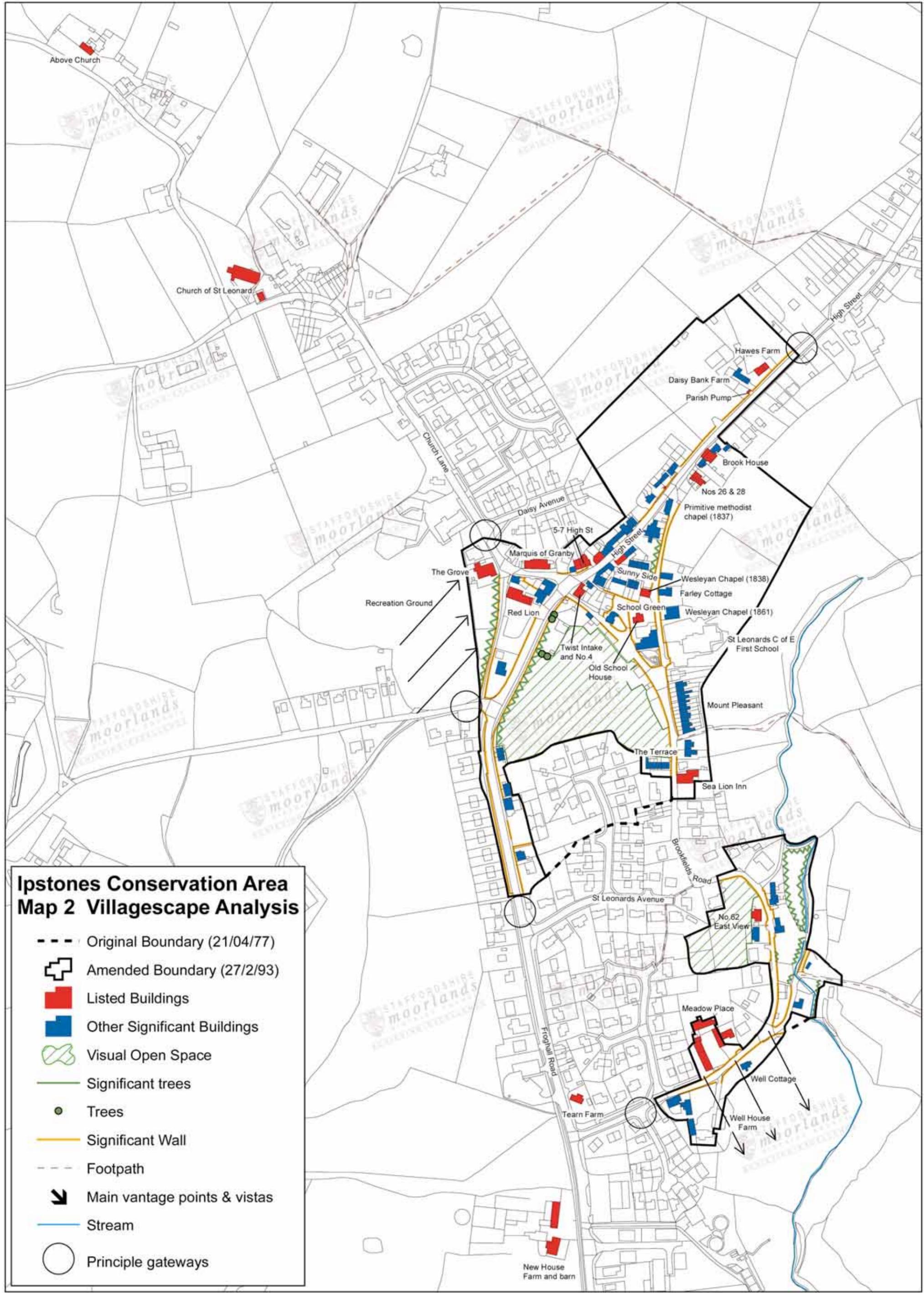
**This document is available in  
alternative formats on request**



**Ipstones Conservation Area  
Map 1**

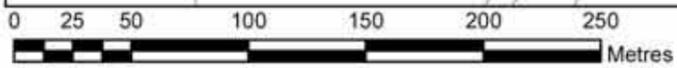
- - - Original Boundary (21/04/77)  
 Amended Boundary (27/2/93)





**Ipstones Conservation Area  
Map 2 Villagescape Analysis**

- - - Original Boundary (21/04/77)
- ⊕ Amended Boundary (27/2/93)
- Listed Buildings
- Other Significant Buildings
- ⊕ Visual Open Space
- Significant trees
- Trees
- Significant Wall
- - - Footpath
- ↘ Main vantage points & vistas
- Stream
- Principle gateways



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STAFFORDSHIRE  
*moorlands*  
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