



CONSERVATION AREA 55

MIDDLE  
MAYFIELD



The cover map of Staffordshire was first published by Hermann Moll in 1724. It gives special emphasis to the roads, rivers and parkland. The County boundary differs from the present one, as parts now in Shropshire, Worcestershire and Warwickshire are included.

STAFFORDSHIRE COUNTY COUNCIL  
COUNTY TOWN & COUNTRY PLANNING COMMITTEE  
TOWN & COUNTRY PLANNING ACT 1971

CONSERVATION AREA 55

MIDDLE  
MAYFIELD



## PURPOSE OF DESIGNATION

The rapid changes now taking place in town and village, whilst giving practical benefits, also threaten many beautiful and historic areas with destruction or despoliation. Such areas, often unique in character due to rich variation in types of buildings, trees and open spaces, form an important part of the national heritage.

In the past, individual buildings of architectural or historic interest have been protected by legislation, whereas attractive groups of buildings, often of little individual value, and areas of character, beauty or historic importance have been mainly unprotected.

The Town and Country Planning Act, 1971, remedies the deficiency by enabling local planning authorities to designate as conservation areas those "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance."

Potential conservation areas exist in many towns and villages, varying in size from complete centres to groups of buildings. Although often centred on historic buildings, they may include features of archaeological importance, historic street patterns, village greens or areas of particular character.

Staffordshire has been strongly influenced by the effects of the Industrial Revolution and consequent growth of industry and population. The pressures resulting from this growth cause considerable problems in terms of visual environment, nevertheless many areas and settlements of good traditional character still remain in the towns, villages and country estates. Their preservation cannot be considered in isolation, without taking into account the natural growth and future needs of people, commerce and industry.

Conservation is the means by which existing character can be preserved and enhanced with due regard for other demands. Designation of the Conservation Area followed by detailed design proposals will form the basis for positive action, but ultimate success will depend on active public interest and support.

## CONSERVATION AREA \* MIDDLE MAYFIELD

The small settlement of Middle Mayfield lies back from the B.5032, Cheadle - Ashbourne road, at the foot of the hills flanking the west side of the Dove valley. The large houses, and farm buildings which predominantly make up the village lie along Mayfield Hall Road which forms a loop leading back on to the main road.

From the south the entrance to the village is marked by a cluster of modest cottage buildings and a public house at the B.5032 junction and from here



Mayfield Hall Road

Southern approach to the village

climbs gradually and winds to disclose successive groups of buildings contrasting with views across open meadows.

It is rare in the County for so many fine buildings to be found grouped together as in Middle Mayfield. The characteristic of this settlement is the contrast of the tight cottage grouping at the main road junction with the 17th and 18th century large houses and outbuildings in their virtually unspoilt setting. All 7 larger buildings are listed by the Department of the Environment who particularly mention that they form a group to be seen together.

The architecture of these individual buildings is all based on the consistent use of stone walls and dark tiled roofs in the simple vernacular of this upland region, but distinguished by the attractive and sometimes sophisticated detailing by fine ashlar stonework, coped gables and finials, mullioned windows, bold string courses and cornices and moulded doorways.

At the bend at the crest of Mayfield Hall Road, Old Hall Farm House,

an impressive 3 storey house set above the road, is grouped with Mayfield Cottage and Brook Farm House, all stone built and well detailed. To the west a view of a side valley opens out past cottages of stone with tiled roofs.

This small building cluster at the road bend, reinforced by mature trees, contrasts with the straighter short stretch of Mayfield Hall Road to the north. Here the close tree planting, carefully trimmed hedges and formal stone boundary wall on the west side of the road indicate the grounds of a large house, Mayfield Hall, which commands a view eastward over open fields towards Church Mayfield and the hills on the opposite side of the Dove valley.

Mayfield Hall is an attractive 18th century stone house of finely jointed ashlar with a pedimented roof and together with its outbuildings and Home Farm House forms a focal group, at the sharp right angle turn of Mayfield Hall Road. The outbuildings which are designed in keeping



Mayfield Hall and Home Farm

with the Hall incorporate a carriage entrance beneath a domed tower with cupola resembling the tower of Mapleton Church on the Derbyshire side of the River Dove.

Home Farm House, slightly sunk below road level terminates the view north along Mayfield Hall Road and turns the eye eastward where The Hermitage, of red brick, incorporating an ashlar stone base and stone detailing, stands within well wooded grounds. This house, accentuating a further bend in the road incorporates a plaque indicating the derivation of its name, which is inscribed "William Bott in his old age hath built him an Hermitage".

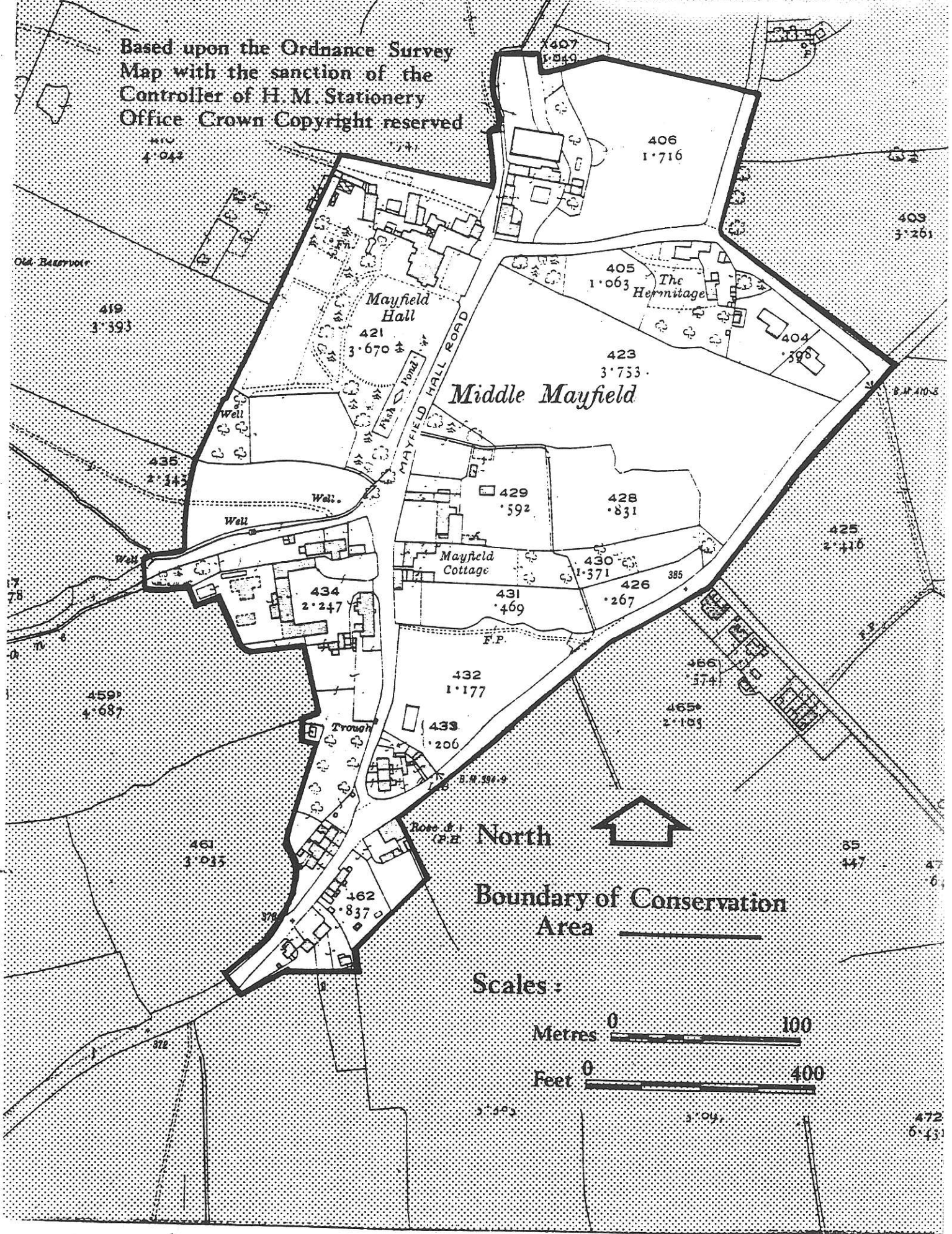
Designation of Middle Mayfield as a Conservation Area recognises the manner in which the character of the village is built up by the inter-relationship of its several listed buildings, their common building materials, architectural style and attractive setting. Middle Mayfield is so small a community that the removing or tarnishing of any of its various elements could seriously detract from its individual character. Policies in this area will be directed towards conserving these assets and enhancing the overall scene.

No significant new development is envisaged for the area but the design and siting of buildings, alterations and extensions, or any other detailed proposals will have to be carefully considered so as not to lessen Middle Mayfield's attractiveness.



Old Hall Farm House

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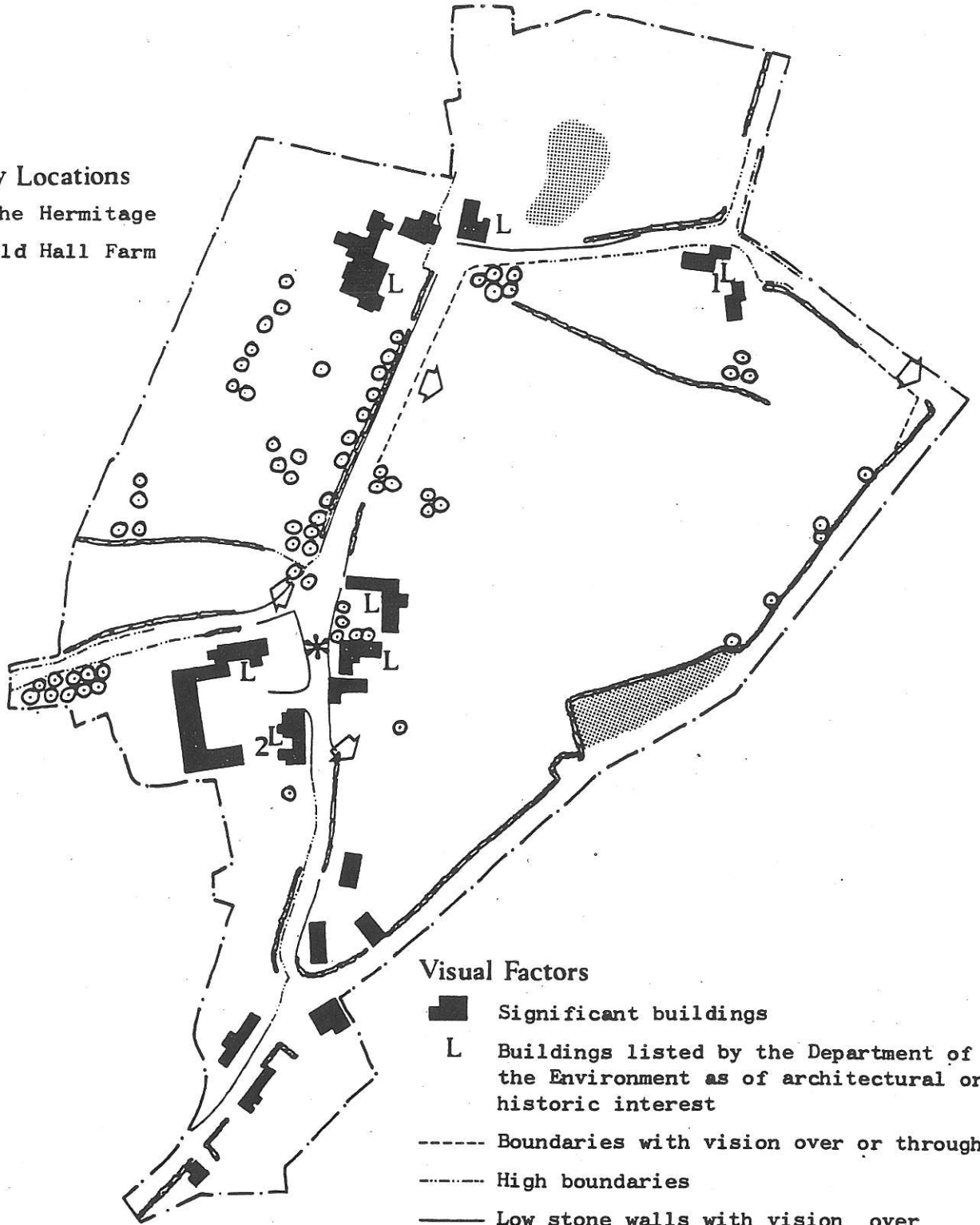




**Key Locations**

1 The Hermitage

2 Old Hall Farm



**Visual Factors**

- Significant buildings
- L Buildings listed by the Department of the Environment as of architectural or historic interest
- Boundaries with vision over or through
- High boundaries
- Low stone walls with vision over
- ⊙⊙⊙ Significant trees
- ▭ Hedges
- ▨ Areas in need of visual improvement
- ⬠ Views
- \* Focal Point
- - - Boundary of Conservation Area

**VISUAL ANALYSIS**

## FUTURE ACTION

The Conservation Area has been carefully considered by the Local Planning Authority in consultation with the District Council and local amenity bodies.

A specific responsibility is placed upon the Local Planning Authority and the Minister to take account of the character of the Conservation Area when exercising their planning duties and grant-giving powers. Development proposals affecting such areas may also be advertised and account taken of representations received in determining each case.

The Town and Country Planning Act, 1971, makes it clear however that designation of a conservation area is only a prelude to action for preserving and enhancing its character and appearance. The present document is concerned with the reasons for designation. It analyses and defines the basic qualities of the particular features and groups of buildings which it is considered make a significant contribution to the character of the Area. Further reports will set out detailed policies and plans for the Area including recommendations to developers on types of development, on design and on materials considered suitable. The policies may include requirements for detailed information on particular classes of applications, advertisement of applications and proposals for retention of important buildings.

It may be necessary to prepare detailed proposals for improving the appearance of the Area by action such as reduction of traffic congestion, screening of particular features and provision of alternative outlets for undesirable development.

It is hoped that improvement and enhancement of conservation areas will not be completely dependent upon long-term proposals, or restricted by the uncertainties of individual development. Much can be achieved in the immediate future by collective action in street re-decoration, removal of untidy signs and advertisements and planting of trees. Public participation is essential to attract local interest and to support voluntary action by amenity bodies in restoring and improving the beautiful parts of environment.