

Summary Statements

BUTTERTON CONSERVATION AREA

Butterton Conservation Area was designated in 2006 with an Appraisal document. The following brief statement identifies the environmental qualities which merit designation and which the Borough Council consider should be preserved or enhanced. The full appraisal is still valid, defines the character of the Area and remains the main reference point.

Butterton is a rural village set in the countryside 3 miles west of Newcastle-under-Lyme and close to the M6 motorway. The village is accessed along narrow, often single track lanes, surrounded by extensive countryside views. The Conservation Area is drawn around the Butterton Hall landscape park, including the lodge and access track to the group of buildings around the site of the old hall. It also includes St Thomas Church and the surrounding woodland, Church Wood. Old Hall was demolished to build the new Hall in the mid 19th Century and the ruins are found south of the later stables (now converted into a house). The new hall too is now demolished and only the former coach house and stable block remain. The sandstone walls, hedges, mature trees and historic woodland are all key characteristics of the area and play an important part in reinforcing this designed historic landscape.

Butterton Nurseries within the former walled garden has perhaps undergone the biggest change since the CA was designated although the permission for 4 bungalows within the site existed at the time. The wall has incrementally been restored and the houses built but the houses and low boundary walls are not respectful of the estate environment in which they occupy given their overly suburban appearance. Upvc windows also continue to be a detrimental change to the CA. The M6 does impact on the setting of the CA however due to the nature of the rolling landscape it is possible to escape its effect in some parts of the area. An Article 4 Direction was made in 2007 to remove minor permitted development rights within the CA but decisions on planning applications have not always gone far enough to preserve or enhance the character of the CA.