



**SHEAF  
CONSERVATION AREA**

## DESIGNATIONS

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<b>Conservation Area</b>	First designated in 1974, alterations in 1996
<b>Listed Buildings</b>	None
<b>Scheduled Monuments</b>	None
<b>Registered Parks and Gardens</b>	None
<b>Archaeological Priority</b>	None
<b>SSSI</b>	None
<b>Article 4 directions</b>	None
<b>Regulation 7 directions</b>	None
<b>Any other designations</b>	
<b>Area of Special County Value (ASCV)</b>	None
<b>Site of Biological Interest (SBI)</b>	None
<b>Site of Nature Conservation Value (SNCV)</b>	None
<b>Area of Nature Conservation Value (ANCV)</b>	None
<b>Other</b>	None

## HISTORIC DEVELOPMENT

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Sheaf is a small rural settlement that has always supported farming activities. No evidence shows that it is listed in the Domesday Survey, as it has never had an official name.

Old maps (Tithe map 1843) show us that settlement boundaries were split in two along Broomheath Lane (north-south) heading to Tarvin: Sheaf Farm, formerly named Hockenhull House, on the western side, pertaining to Hockenhull estate, and the eastern side, with the former Sheaf Public House and stables, included in Tarvin township. Later in early Victorian times, two terraced cottages were built along Platts Lane linked to the public house as well as two others along Broomheath Lane, most probably for public house accommodation and Hockenhull estate workers.

According to Webb, a 17<sup>th</sup> century historian, Hockenhull Platts Lane (east-west) bordering Sheaf farm, was part of the main road from Chester to London. It is also well known to have been a salt trail from Nantwich to Chester, conferring importance on this road. All those elements seem to give reasons for a Public House to locate here as a stopping place on the road to Chester.



The former significance of this passing road as well as the strong influence of the Hockenhull estate may explain the unusual height of the late Georgian houses (three End of Platts Lane, Sheaf storeys) in this strong rural layout. Another explanation could be Tarvin's influence after being devastated by fire in 1752 with the main part of its centre built three storeys high.

## KEY FEATURES OF THE CONSERVATION AREA

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<b>General:</b>	Strong rural influence as well as important architectural influence of the Hockenhull estate.
<b>Topography:</b>	flat
<b>Streetscape:</b>	Two roads crossing the settlement, both with a dead end. Broomheath Lane from South to North and Platts Lane from East to West.
<b>Settlement layout:</b>	clustered around Broomheath and Platts Lane
<b>Built environment re: residential units:</b>	Terraced and detached houses two storey high, slate or clay tile pitched roof, brick walls some with Flemish brick bond work, some rendered, dating from mid 18th century until 20th century
<b>Building setting:</b>	detached houses usually fronting the street
<b>Boundary treatment:</b>	sandstone and brick walls
<b>Historic floor surface:</b>	important cobble stones courtyard and fronting properties along the two main lanes
<b>Trees and hedgerows:</b>	presence of medium hedgerows bordering properties and fields.
<b>Change of conservation area boundaries:</b>	none

## CHARACTER OF THE CONSERVATION AREA

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Sheaf is a small isolated rural community at the crossing of two roads, eight miles east from Chester.

The character of the area is significantly rural - half of its built environment is a farmstead - surrounded by open, rural landscapes. The Conservation Area has a strong feeling of seclusion, mainly due to its recent cul-de-sac status: the two recent by-passes – A 51 and Cross Lanes built 15 years ago - have cut the former car access roads, i.e. Platts Lane and Broomheath Lane and the last remaining entrance to the conservation area is the southern end of Broomheath Lane at the junction with Cross Lanes.



The settlement clusters around a **Crossing of Broomheath Lane and Cross Lane** cross-roads defined by Platts Lane

and Broomheath Lane. Sheaf Farm (formerly Hockenhull House) and 1, 2 (formerly the Sheaf Public House) Platts Lane are the key features, both Georgian with Flemish bond brick work and enjoying unusual three storey height. Sheaf Farm benefits also from impressive brick barns – recently converted into dwellings - built around the farmhouse, its courtyard covered with cobblestones. The remaining part of the hamlet spreads along the two roads, with terraced, semi-detached and individual houses, all brick built – most of them with pitched slated roofs, mostly 19<sup>th</sup> century features. Frequently cobblestones front them, giving a special character to the streetscape.

Behind dwellings and opposite house frontages, the land is in agricultural use giving a sense of unchanging farming landscape.

Except for the farm shop, farmhouse and outbuildings are now all in residential use in the conservation area. Commuting out to work and retirement accommodation are likely to be the main patterns of use today.

## POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA

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### Unlisted buildings of merit

Like the listed buildings, unlisted buildings of merit are varied in their detailing, use of materials and overall form. Most of them date from the mid 18<sup>th</sup> to the 20<sup>th</sup> century. When special circumstances arise and for more efficient built environment protection in conservation areas, it may be appropriate to consider the provision of article 4 directions and making use of a local list for Sheaf's unlisted buildings of merit.

## Local views

Local views are important and contribute to the character and appearance of the conservation area. It is essential that full consideration be given to the impact of development proposals upon these views.

There are no particular local views, but due to frequent wide areas of agricultural land opposite house frontages, the views are often directly open to the countryside.

## Townscape, Topography and Landscape details

The relationship existing between topography, local townscape and landscape details often contribute to the sense of local distinctiveness and are often unique to a particular conservation area. They can range from specific building detailing, characteristic building elements and boundary treatments, to the qualities of the streetscape. Individually and collectively they contribute to the overall quality of Sheaf as well as enhancing individual areas of character within the settlement.



**Cobblestone & Sheaf Cottages, Broomheath Lane**

### *Topography*

Sheaf conservation area's topography is mainly flat.

### *Townscape details*

There are no distinctive local townscape details, but the following factors contribute strongly to the overall local distinctiveness as well as unifying the general layout:

- Unusual Georgian horizontal window openings
- Pitched roofs with slate or clay tiles

### *Boundary treatments, hedgerows and trees*

Boundary treatments, hedgerows and trees have a significant impact upon the setting of properties, the coherence of a group and the overall character of a conservation area. Traditional and appropriate treatments will preserve or enhance the appearance of the conservation area.

### *Boundary treatments*

The old walls - varying in height from 600mm to 2000mm -, sandstone or brick built add significantly to the townscape of the settlement, usually bordering residential frontages.

It is worth mentioning the long sandstone wall (800 mm high) with triangular coping stones fronting Sheaf Farm's main entrance, enhancing the importance of this property in the hamlet.

### *Hedgerows and trees*

Hedgerows of medium height (1200mm to 1500mm) are predominantly present along Broomheath and Platts Lanes, bordering fields. Those hedgerows are a distinctive landmark to the pastoral appearance of Sheaf and should be preserved and maintained.

### *Historic floor surface*

With the exception of the imposing Sheaf Farm courtyard covered with cobblestones, one metre of this material separates public highway from Victorian dwellings, (Platts Lane 1 to 4, Cobblestone and Sheaf Cottage). The significant presence of cobblestones in this settlement, very possibly extracted from the nearby Gowy River, adds particularly to the rural character of the area, giving a feeling of continuity from an earlier age.

### **Buildings and their setting in the landscape**

Sheaf conservation area is remarkable for a quite uniform dwelling setback, usually abutting highways or 1 metre set back, with the exception of a recent property – Broomheath Cottage 10 metres set



**1 Platts Lane, Sheaf** back from the street - and Sheaf barn conversion.