

# Historic Environment Character Assessment: Staffordshire Moorlands August 2010

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Cultural Environment Team  
Environment and Countryside  
Development Services Directorate  
Staffordshire County Council  
Riverway  
Stafford  
ST16 3TJ

Tel: 01785 277285

Email: [her@staffordshire.gov.uk](mailto:her@staffordshire.gov.uk)

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## **EXECUTIVE SUMMARY**

*The Staffordshire Moorlands is defined by its historic landscape character whose integrity survives particularly well across the District and comprises well preserved ancient field systems and a predominantly dispersed settlement pattern of small farmsteads and cottages. The 11 project areas for the HEA are based around the hinterlands of three historic towns and 12 historic villages. The historic towns comprise Cheadle and Leek, but also Alton, which was established as a town during the medieval period, but is currently classed as a village by Staffordshire Moorlands District Council. The historic villages are of various sizes, but the largest Biddulph, which has expanded considerably during the 20<sup>th</sup> century, is now classed as a town by the District Council.*

*The HEA aims to establish the potential for the historic environment of these 11 project areas to absorb new development and housing in particular. This has been carried out by dividing each of the project areas into 'Historic Environment Character Zones' (HECZs) and assessing the significance of the heritage assets of each zone. The assessment utilised the guidance provided by English Heritage in their document 'Conservation principles: policies and guidance for the sustainable management of the historic environment'. The assessment was followed by recommendations for each zone (these form Appendices 1 to 8 of the HEA; summaries can be found within the main report).*

### **Summary of assessment and recommendations**

*The HEA found that within each of the project areas the historic character had been retained and that beyond the present extent of the built areas a dispersed settlement pattern was still predominant as were the survival of historic farmsteads and cottages. The Staffordshire Moorlands retains a strong local vernacular which predominantly comprises buildings constructed of local stone. Recent housing carried out during the late 20<sup>th</sup> and early 21<sup>st</sup> centuries in some areas has reflected the local character in the use of stone and the scale of the buildings.*

*The dispersed settlement pattern is complimented by the generally well preserved field patterns whose antiquity is often reflected in the maturity of the hedgerows and the presence of in-hedge trees. In the upland areas stone walls form the majority of the field boundaries and these are particularly characteristic of these landscapes.*

*In two of the project areas, around Brown Edge and Ipstones, the early field systems are associated with historic farmsteads which retain buildings of 16<sup>th</sup> and 17<sup>th</sup> century origin. This survival is rare across Staffordshire as a whole. Consequently the integrity of these landscapes and the legibility of their associations within Staffordshire Moorlands are of particular importance and their vulnerability to change has been acknowledged within the historic environment assessments (cf. Appendices 3 and 6 for detail and below for the summaries).*

*Another rare historic landscape type in Staffordshire, but one which survives particularly well within the Staffordshire Moorlands District is the squatter enclosures and their associated scattered farmsteads and cottages. There are numerous examples within the project areas, although some are more complete than others.*

*Of particular importance are the squatter enclosures to the north of Biddulph Moor, to the south of Cheadle and at Wetley Moor (cf. Appendices 2, 4 and 5 respectively for detail and below for the summaries). The intensification of development within these areas would fundamentally alter the historic landscape character of these vulnerable areas.*

*Whilst the other zones within the project areas have greater or lesser sensitivities to change the overarching conclusion of this project has been that there is likely to be little capacity for the historic landscapes to absorb medium to large scale development without fundamentally altering their character. However, within each of the project areas there is some capacity for low density development which could reflect and strengthen the prevailing local character of each individual zone.*

*Furthermore, whilst the document focused upon 11 specific project areas, its methodology can be adapted to assess the significance of heritage assets across the whole of the District.*

# 1. Introduction

## 1.1 Background

- 1.1.1 This project was commissioned by the Local Plans and Policy section at Staffordshire Moorlands District Council (SMDC). The project forms part of the evidence base of SMDC's Local Development Framework (LDF) and offers comments **solely** on the impact of the potential development on the historic environment. It should be noted that the allocation for land for development will be made by the Site Allocation Development Plan Document which is part of the LDF.
- 1.1.2 A methodology for assessing historic environment information has emerged from work carried out in the southern counties of England in response to proposed large scale housing developments. The particular aim of these projects was to integrate the Historic Landscape Characterisation (HLC) information with the more site based data held by the Historic Environment Records (HERs). Historic environment assessments were pioneered by the Thames Gateway Project and were further developed by Essex County Council for two of its districts. More recently Shropshire County Council undertook a historic environment assessment for the Shrewsbury New Growth Point area in 2008. This Shrewsbury work was assessed using the criteria produced by Essex County Council.
- 1.1.3 Staffordshire County Council (SCC) in conjunction with Lichfield District Council and English Heritage produced a Historic Environment Assessment (HEA) for Lichfield, Burntwood and Tamworth in February 2009. This followed the methodology used by Shropshire County Council taken from the 'Shrewsbury New Growth Point Historic Environment Assessment: Project Design'. The Lichfield project was followed by similar projects for Stafford Borough Council and Cannock Chase District Council during 2009.
- 1.1.4 English Heritage published 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' in April 2008 which provided a framework for understanding and assessing the significance of heritage assets (cf. section 3 Methodology below). This document has formed the basis for assessing the historic environment within the Staffordshire Extensive Urban Survey (EUS) being carried out by the SCC Cultural Heritage Team, funded by English Heritage, upon the medieval towns of the county. It was decided that in order to bring a measure of compatibility across the various historic environment assessments being carried out by the SCC Cultural Heritage Team that the assessment of the Staffordshire Moorlands HEA would adopt the methodology being used in the EUS.
- 1.1.5 Staffordshire Moorlands District Council identified 11 project areas to be assessed by the HEA. The project areas focus upon three towns (Cheadle, Leek and the modern town of Biddulph) and 12 larger villages. These villages have been identified in Staffordshire Moorland District Council Cores Strategy policy SS6a as: Alton, Biddulph Moor, Blythe Bridge & Forsbrook, Brown Edge, Cheddleton, Endon, Ipstones, Kingsley, Upper Tean, Waterhouses &

Cellarhead and Wetley Rocks. (cf. map 1). A summary of these 11 project areas follows within this document and the detailed analysis forms the eight appendices. Three of these settlements have been identified by the Staffordshire EUS project as originating as medieval towns (Alton, Cheadle and Leek). Consequently the built areas of these three historic settlements have not been included in the HEA as they will be considered in greater detail as part of the Staffordshire EUS project.

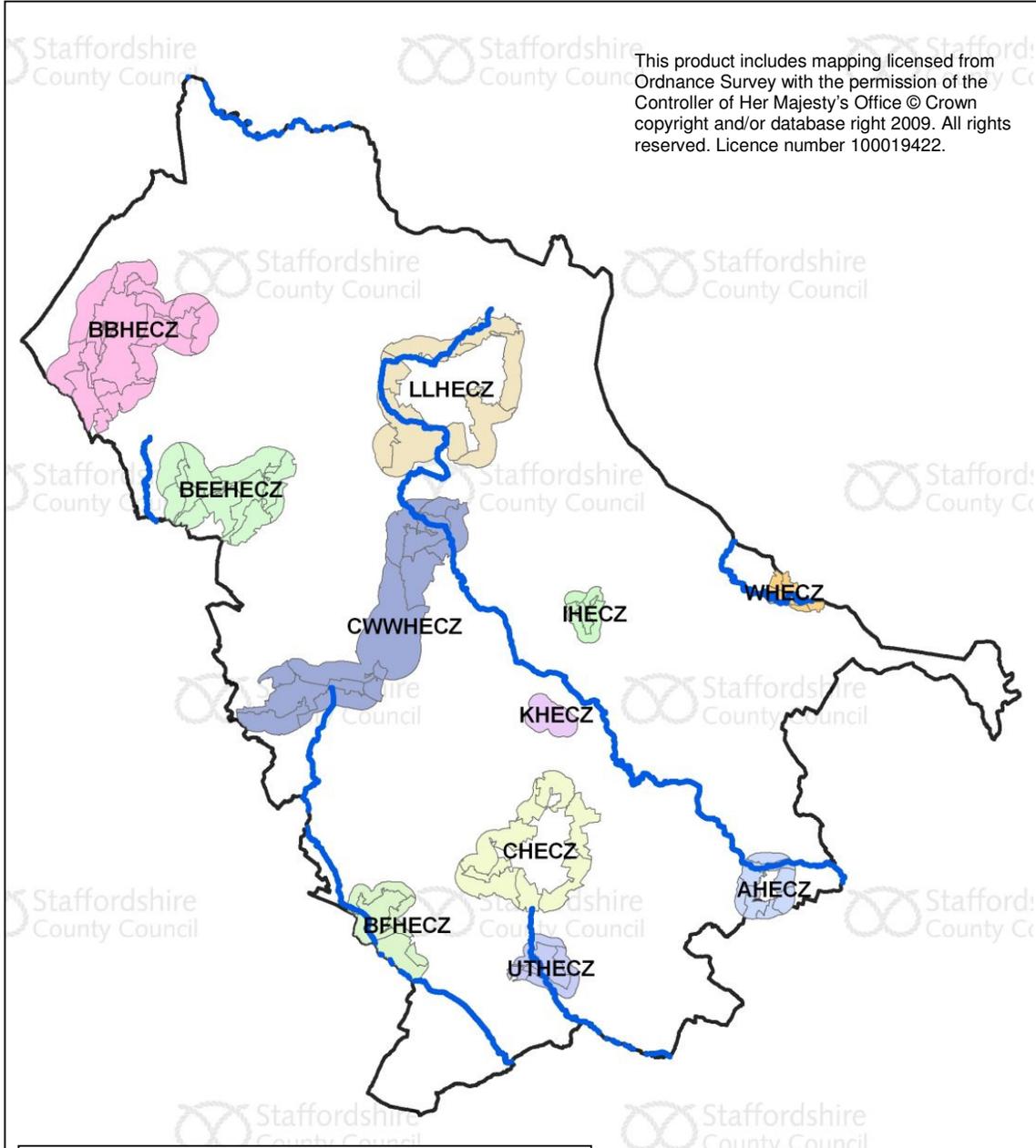
## **1.2 Historic Landscape Character (HLC)**

- 1.2.1 The HLC project forms part of a national mapping project. It was carried out by SCC in partnership with English Heritage, over three years and was completed in March 2006. The aim of the HLC was to produce a broad assessment of the historic and archaeological dimensions of the county's landscape as it exists today, which was produced upon a GIS-based digital map supported by a database. The HLC data sits within the Staffordshire Historic Environment Record (HER) database. The HER holds information on the county's archaeological and historic sites, monuments and buildings.
- 1.2.2 The HLC is a dynamic model for the county and subsequent to its production the dataset has been assessed to produce refined maps and a map of the late medieval landscape of the county. Both of these maps have been used to understand change within the county and they were both used in the development of this project.
- 1.2.3 The HLC and HER data form the basis of the Historic Environment Assessment for the Staffordshire Moorlands project areas.

## **1.3 Historic Farmsteads**

- 1.3.1 One further dataset, the historic farmsteads, has been used within the Staffordshire Moorlands project area to assist in our understanding the evolution of the historic landscape character of the District. The project was initiated to understand and to conserve these fundamental components of the rural landscape. The sheer number of these complexes across any one landscape meant that the project was primarily a desk-based assessment which mapped and characterised all the historic farmsteads across Staffordshire using historic and modern mapping; it also determined to what extent the farmsteads survive in their original plan form.
- 1.3.2 The Staffordshire project was carried out as part of the West Midlands Farmsteads and Landscapes Project, which was funded by English Heritage and the County Councils and Unitary Authorities which make up the West Midlands. The results of the project will be used to help decision-makers to unlock the potential of historic farmsteads, based on an understanding of variations in their local character and significance. Further information and the results of the West Midlands Farmsteads and Landscape Project can be found on English Heritage's website: <http://www.english-heritage.org.uk/professional/research/landscapes-and-areas/characterisation/West-Midlands-Farmsteads-Landscapes-Project/>

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- Project areas:
- AHECZ – Alton
  - BBHECZ – Biddulph & Biddulph Moor
  - BEEHECZ – Brown Edge & Endon
  - BFHECZ – Blythe Bridge & Forsbrook
  - CHECZ – Cheadle
  - CWWHECZ – Cheddleton, Wetley & Werrington
  - IHECZ – Ipstones
  - KHECZ – Kingsley
  - LLHECZ – Ladderedge & Leek
  - UTHECZ – Upper Tean
  - WHECZ - Waterhouse

Map 1: Historic Environment Assessment project areas

## 2. Aim

- 2.1 The aim of the project was to provide a detailed assessment of the historic environment character for the eleven project areas identified between SCC and Staffordshire Moorlands District Council (SMDC) (see map 1). The assessment included a scoring system to evaluate the impact of medium to large scale housing development upon each of the zones.

## 3. Project Methodology

### 3.1 Historic Environment Character Zones (HECZs)

- 3.1.1 The methodology for the assignment of the HECZs follows that established by the Lichfield District HEA. However, the assessment of the heritage assets has been amended since the Lichfield work to reflect the new approach taken as part of the Staffordshire Extensive Urban Survey (EUS). The values which form part of the report for the zones are based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) and identifies four areas for discussion. It should be noted that within each HECZ it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or organisations may choose to ascribe alternate values to the historic environment of an area; key to this process of understanding is the degree of transparency by which these judgements are reached. The scope of this project precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

Evidential value	The extent to which each HECZ can contribute to an understanding of past activities and how that can contribute to a settlement's wider history. This can be either be legible or intangible within the landscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.
Historical value	The extent to which the heritage assets are legible within the landscape and how they interact: this can include specific aspects of the landscape and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets to enhance local distinctiveness and contribution to the sense of place will also be considered.

Aesthetic value	Addresses the ability to identify how a place has evolved whether by design or the ‘fortuitous outcome of evolution and use’. It assesses the aesthetics of the place through the historic components of the landscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement.
Communal value	Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets that could be used to engage the community/public with the heritage not only of each HECZ, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.

Table 1: Heritage values

### 3.2 Assessment of value

3.2.1 The aim of applying values of high, medium, low is to indicate the likely significance and sensitivities of the historic environment within each zone. The assigned values reflect the current character of the areas and these will alter in response to change. This could include the results of research contributing to an enhanced understanding of the historic environment; the conservation and enhancement of the environment through positive development and re-development as a result of heritage-led regeneration.

3.2.2 The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas and landscapes<sup>1</sup>.

Evidential value (see * below for regarding archaeological potential)	High	There is a high potential for the heritage assets within the HECZ to contribute to an understanding of the history of the zone. Archaeological sites are likely to survive (both below ground and above ground) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the wider landscape and settlement pattern.
	Medium	There is a good potential for heritage assets to contribute to an understanding of the locality, both in terms of tangible and intangible features. This includes the potential for unknown above and below ground archaeological remains to be present. The opportunities for new insights to be reduced due to the nature of the heritage assets in question; subsequent changes to the historic character of the landscape or due to recent development.

<sup>1</sup> PPS 5: Annex 2: terminology

	Low	There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potentials of the individual sites being developed.
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each zone. There are strong associations between the heritage assets (both tangible and intangible) within the zone that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites either within or lying adjacent to the zone. The high value is not precluded by some degree of 20 <sup>th</sup> /21 <sup>st</sup> century alterations to the historic character.
	Medium	Legible heritage assets are present within the zone, but are not necessarily predominant or have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character zone and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
	Low	There are no or very few known legible heritage assets and their associations are not clearly understood.
Aesthetic value	High	The completeness or integrity of the extant historic landscape or townscape and its contribution to the aesthetics of the zone is significant. Within settlements these can often, but not exclusively, be recognised through the designation of Conservation Areas.
	Medium	The components of the landscape or townscape are legible, but there may have been considerable impact by 20 <sup>th</sup> or 21 <sup>st</sup> century changes to these elements of the historic character. It is not possible within this project to discuss whether such alterations have positive, neutral or negative impacts upon the overall aesthetics.
	Low	The aesthetics of the historic character have been significantly impacted by 20 <sup>th</sup> or 21 <sup>st</sup> century change. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider landscape.

Communal value	High	The zone contains numerous heritage assets that could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
	Medium	Engagement with the heritage assets can only be achieved from a distance (from the public highway/rights of way) although there is the potential to enhance community interaction through interpretation or promotion. The ability for the heritage assets to contribute to a history of an area or landscape may be partly limited by access; legibility or on the limitations of the current understanding.
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

Table 2: Assessment of Heritage values

### 3.3 Potential uses for the document

3.3.1 The assessment was produced specifically for SMDC's Local Development Framework (LDF) and has identified areas where the historic environment is a consideration when assessing the most appropriate location for new development. The summary of each report provides a short paragraph on the significance of the historic environment in each zone along with guidance or advice on the potential impact of change in the landscape, planning policies which apply and recommendations.

3.3.2 SMDC's Core Strategy Submission Document (2009) identified the importance of the District's heritage to the quality of the environment, economic regeneration and the quality of life for its residents (Section 3.10)<sup>2</sup>. The HEA provides important baseline data to the Design and Conservation Policy DC 2: The Historic Environment within the Core Strategy<sup>3</sup>. The results of the HEA highlight the contribution of heritage assets within the project areas and recommendations on how this can be conserved and where appropriate enhanced. The HEA also identifies the importance of the historic environment, and the contribution of above and below ground archaeology, to an understanding of how places have evolved through time. Such information also provides opportunities to enhance tourists' interaction with and appreciation of the District's heritage.

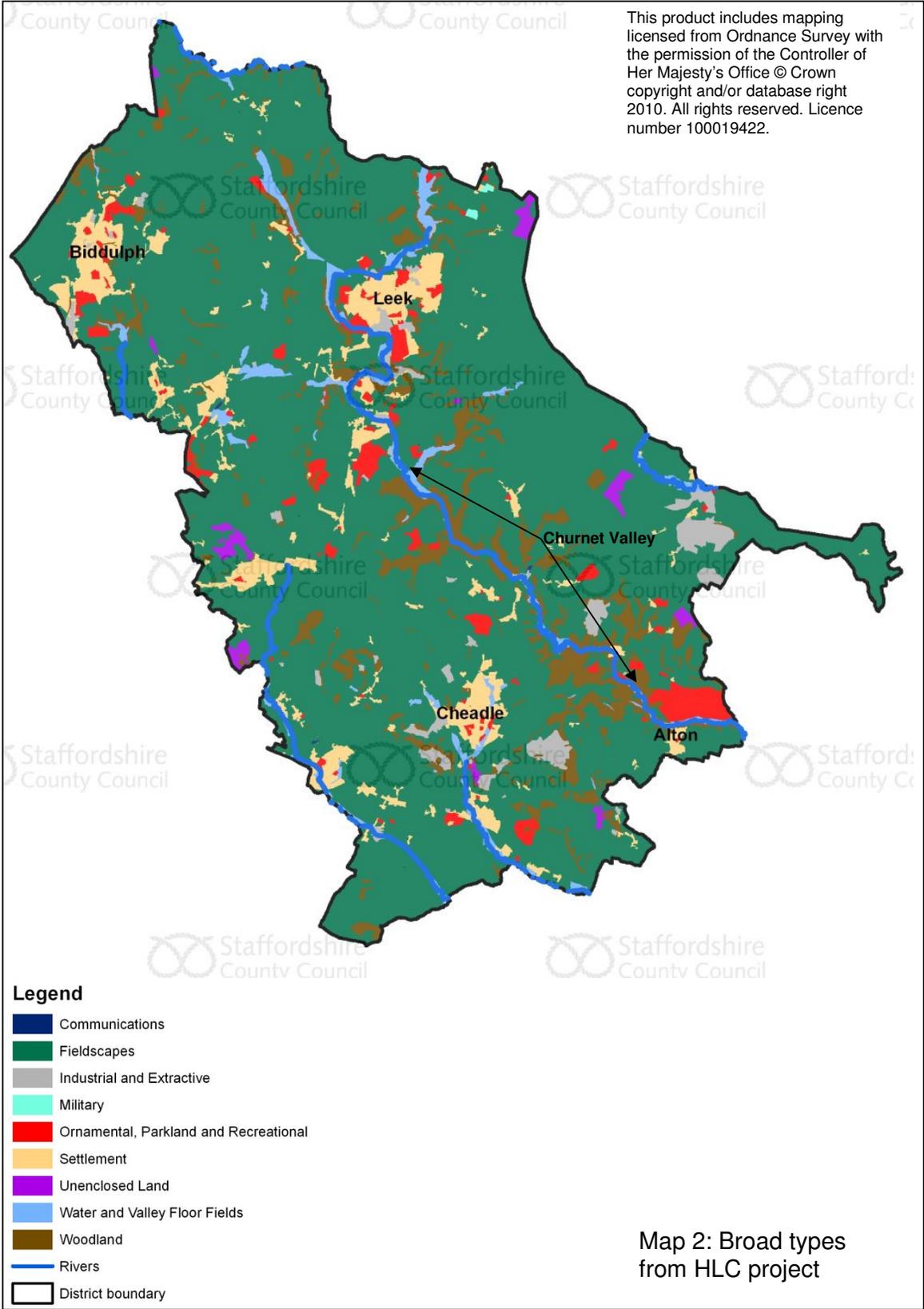
3.3.3 The HEA provides the baseline data to support the Core Strategy for the 11 project areas. However, the findings of the assessment also help to provide a

<sup>2</sup> Staffordshire Moorlands District Council 2009

<sup>3</sup> Ibid: 113-114

District wide context for assessing the significance of heritage assets (both designated and non-designated) and the historic landscape character.

- 3.3.4 This document should be used to identify historic environment considerations at an early stage in the planning process within each zone. The reports summarise the potential historic environment impacts and opportunities that would need to be taken into account to ensure the conservation and enhancement of the historic environment assets within the District.
- 3.3.5 Further potential uses for the document include providing a heritage framework for informing community based planning initiatives including village design statements, parish plans and Area Action Plans (AAPs). The Character Zones in particular may help communities to identify their priorities for improving and enhancing the local environment and sustainable development.
- 3.3.6 The project provides an initial assessment of the potential for the historic environment within each zone. However the assessment is not intended to replace the need to consult the SCC Cultural Heritage Team at an early stage to identify potential impacts and the possible need for mitigation on individual development sites or areas.
- 3.3.7 The project provides an initial assessment of the potential for the historic environment within each zone. However the assessment is not intended to replace the need to consult the SCC Cultural Heritage Team at an early stage to identify potential impacts and the possible need for mitigation on individual development sites or areas.



## **4. Staffordshire Moorlands District historic landscape**

### **4.1 Background**

- 4.1.1 The area administered by the Staffordshire Moorlands District Council is located in the north eastern part of the county. The authority shares borders with the Peak District National Park to the north east; Stoke on Trent City Council to the west; East Staffordshire Borough Council to the south and Cheshire to the north. It also shares small portions of its border with Newcastle-under-Lyme Borough, to the west, and Staffordshire Borough, to the south.
- 4.1.2 The Staffordshire Moorlands are defined by their historic landscape character whose integrity survives particularly well across District which is predominantly rural. Map 2 shows that the District is dominated by the Broad HLC type of 'Fieldsapes' which covers over 77% of the area. Woodland also makes a significant contribution to the historic landscape covering 8% of the District the majority of it being located in steep-sided valleys, of which the prime example is the Churnet Valley. Settlement covers 6% of the District, but within the HLC project area this tends to represent areas of settlement and does not include the individual scattered farmsteads and small clusters of properties which are not included within this figure. The principal areas of settlement within the zone include the medieval towns of Leek, Cheadle and Alton. Development during the 20<sup>th</sup> century has seen these and many of the other historic villages expand quite considerably particularly around Biddulph. The expansion of Biddulph has led to the District Council reclassifying it as a town, whilst Alton is now considered to be a village.
- 4.1.3 Whilst the Broad Type 'Industrial & Extractive' only covers 2% of the area of the District they mostly relate to several large sites of over 50ha. Map 2 reveals concentrations at Cauldon in the east of the District, to the north east of Oakamoor and to the south of Cheadle; all of these sites related to extant quarries. Around Leek the larger industrial sites are mostly to industrial estates. Many of the smaller sites relate to former quarries and collieries whose remains are still legible within the current landscape. These are particularly numerous around Cauldon proving that the extraction of limestone in this area has a long history.

### **4.2 Uplands**

- 4.2.1 The distinctive landscapes of the District include the upland area lying above 240m AOD which are dominated by field systems enclosed by stone walls and small stone built farmsteads the majority of which exhibit a linear plan form. These heritage assets are particularly characteristic of the upland areas of England.
- 4.2.2 In the uplands to the east of the zone where the landscape blends into that of the Peak District National Park the field patterns, with their stone walls, are predominantly represented by the HLC type 'Planned Enclosure'. This

landscape type is generally typified by straight field boundaries and lanes which were laid out by surveyors often, but not always, as a result of a private Act of Enclosure in the 18<sup>th</sup> and 19<sup>th</sup> centuries (cf. map 4). On these hills the 'Planned Enclosure' probably represents the enclosure of much of the remaining moorland within the District during those two centuries.

- 4.2.3 The surviving moorland is fragmentary across the District accounting for around 1% of the area. The largest area covers 70ha and represents the remains of Wetley Moor lying to the north of Werrington, part of which lies within the Cheddleton, Wetley and Werrington project area (see below). Wetley Moor prior to the early 18<sup>th</sup> century appears to have covered much of the central area of the District to the west of the Churnet Valley.

### **4.3 Churnet Valley**

- 4.3.1 The woodland slopes of the Churnet Valley are also particularly characteristic of the Staffordshire Moorlands landscape as are its relict industrial complexes comprising watermills associated with iron working and flint grinding, former tramways as well as the line of the Caldon Canal and the North Staffordshire Railway. The earliest evidence for industrial activity along the Churnet Valley dates to the medieval period where documentary sources refer to iron working prior to the early 13<sup>th</sup> century. This included the site of a bloomery which was archaeologically excavated at East Wall in 2004<sup>4</sup>. Several gentry families and four Staffordshire monasteries including Dieulacres Abbey, located to the north of Leek, were involved in this early industrial activity. The industrialisation of the valley accelerated from the late 16<sup>th</sup> and into the 17<sup>th</sup> century. Iron working in this period was heavily reliant on woodland to fuel the industry. There is also evidence for ironstone and coal mining within this landscape. During the 19<sup>th</sup> century some of the watermills of the valley were adapted to grinding flint for the pottery industry; of particular note are the Grade II\* Listed buildings associated with the Cheddleton Flint Mill now operated as a Museum (cf. Cheddleton project area).

- 4.3.2 Above the valley are landscapes of early field systems associated with dispersed single farmsteads or farmstead clusters many of which retain 17<sup>th</sup> century and earlier buildings. The survival of these buildings is not unique within the Staffordshire Moorlands, but their presence and date suggests that they are associated with the local industries and imply that the field systems were created at a similar period. Further research should target the origins of these farmsteads to establish their relationships with both the historic industrial activities and the landscape more closely. It should also seek to establish to what extent the farmsteads may represent the focus of shrunken medieval or post medieval settlement.

### **4.4 Early fieldscapes**

- 4.4.1 Map 4 identifies the fieldscapes of the District by period of origin along with those settlements which were recorded in Domesday Book. It reveals that

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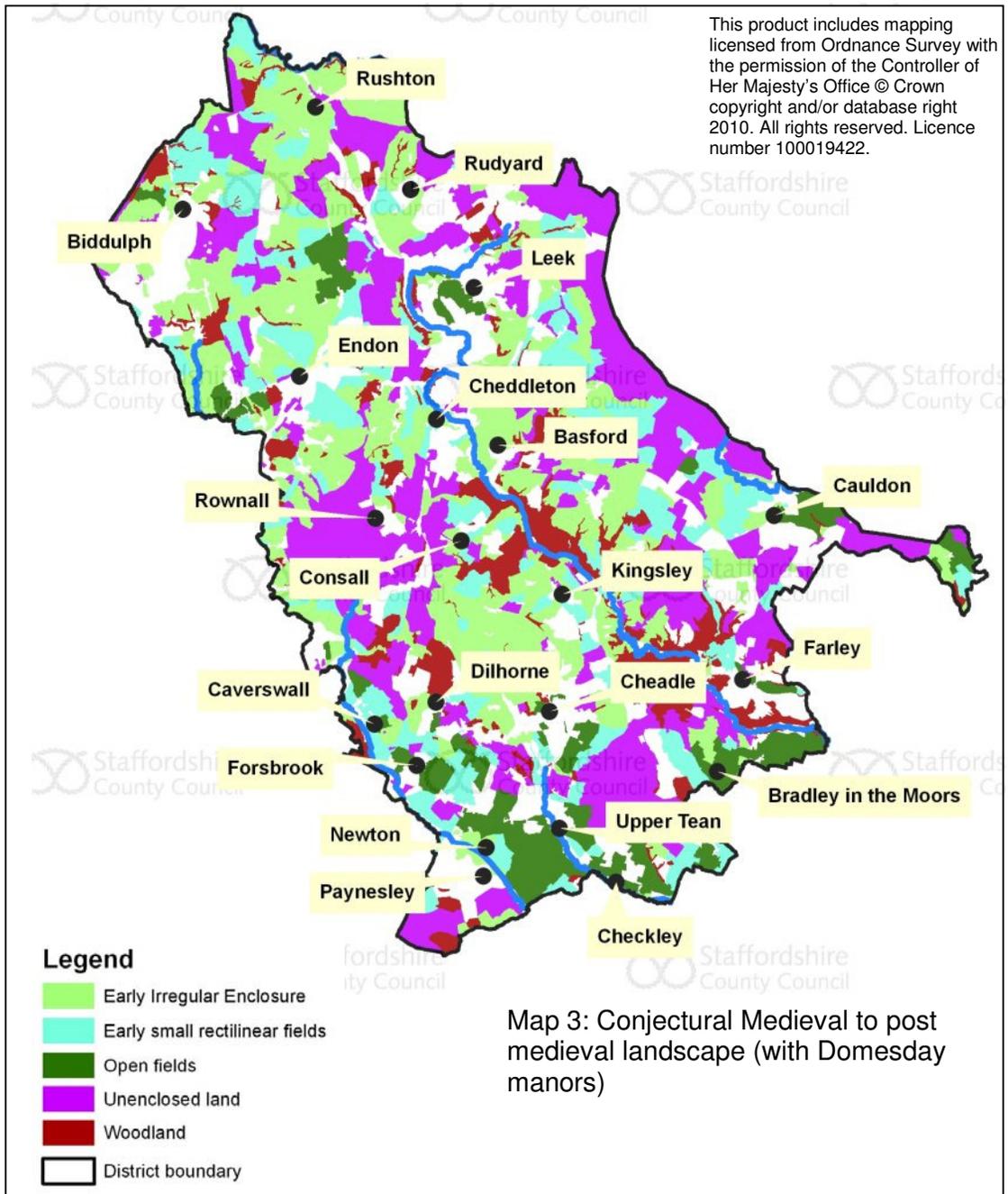
<sup>4</sup> Staffordshire HER: PRN 04292

much of the enclosure has its origins in the late medieval and post medieval period. The 18<sup>th</sup>/19<sup>th</sup> century fieldscapes largely relate to the planned enclosure mostly of the remaining areas of moorland.

#### *4.4.2 Early irregular and early rectilinear fields*

4.4.2.1 Map 3 is a conjectural map of the landscape of the Staffordshire Moorlands in the late medieval and post medieval period based largely upon field morphology and historic mapping. Moorland is still extensive on this map and was an important part of the economy of the District. However, it is clear that enclosure of the moorland was well underway by the post medieval period particularly in the areas of 'Early irregular enclosure' and 'early rectilinear enclosure' shown on the map. As in the Churnet Valley (discussed above) many of these field systems are associated with known historic farmsteads which retain 16<sup>th</sup> and 17<sup>th</sup> century buildings or architectural fragments. These fields consequently may have been first enclosed during this period although a full understanding of the social and economic history governing this expansion within the District requires further research.

The high proportion of surviving early field systems and associated farmsteads is unique within Staffordshire.



#### 4.4.3 Open fields and piecemeal enclosure

4.4.3.1 Map 3 shows that the largest areas of known medieval open fields existed to the south of the District which were closely associated with extant manors recorded in Domesday Book (1086). There are smaller areas of open fields further north particularly associated with Caudon and Leek, also recorded in Domesday Book. One large area on Map 3 to the south east of Rudyard is associated with the two settlements of Horton and Gratton which were both first mentioned in documentary

sources in the 12<sup>th</sup> century<sup>5</sup>. The open fields, in common with such landscapes in the remainder of the county, were enclosed piecemeal during the post medieval period. This later landscape type 'Piecemeal Enclosure' survives within the modern landscape as an indicator to the location of the medieval open fields. The indicators of this field pattern are evident fossilised in the form of medieval ploughing in the characteristic reverse 'S' field boundaries. Dog-leg field boundaries are also a feature of 'Piecemeal Enclosure'.

#### *4.4.4 Squatter Enclosure*

4.4.4.1 The HLC type 'squatter enclosure' is a rare landscape across Staffordshire comprising 0.38% of the total area. Within Staffordshire Moorlands District the legible squatter enclosure accounts for 1.3% of the land. Squatting occurred on the moorland within the District and although there is some evidence that it dates from the 16<sup>th</sup> or 17<sup>th</sup> century in some areas (see the Brown Edge and Endon project area in particular) in others it is clearly of 18<sup>th</sup> or 19<sup>th</sup> century origin. It is typified by very small fields, either irregular or rectilinear in form, associated with scattered cottages and small farmsteads linked by a network of tracks or footpaths. Its intimate nature and rarity mean that it is vulnerable to development.

### **4.5 Prehistoric, Roman and early medieval**

4.5.1 The historic landscape as it is experienced today is comprised of elements dating from the medieval period onwards. The historic landscape of the Prehistoric and Roman periods is currently poorly understood within the Staffordshire Moorlands. There has been little consistent research into these periods and the evidence mostly relates to single monuments, surviving as above or below ground sites.

4.5.2 The evidence for the Prehistoric period comprises the upstanding remains of several Bronze Age barrows; nine of which have been identified as being nationally important and are protected as Scheduled Monuments. The greatest concentration of these monuments lies to the south east of the District in the uplands. However, seven of these are only known from excavations carried out by an antiquarian in the 19<sup>th</sup> century the earthworks having since been lost to quarrying at Cauldon Lowe. A further Scheduled prehistoric monument is the Bridestones Chambered Tomb which lies on the Staffordshire/Cheshire border. At Alton Towers the earthwork remains of an Iron Age hillfort survive within the resort and are also protected as a Scheduled Monument.

There is less evidence for human activity during the Roman period; the single most important monument being the line of the Littlechester to Chesterton (north of Newcastle under Lyme) Roman road. The remainder of the evidence relates to conjectural sites as well as a cropmark visible on aerial photographs to the north of Cheddleton that has been interpreted as a

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<sup>5</sup> Tringham 1996: 65-77

temporary camp. One of the Scheduled Bronze Age barrows may have been reused during the Roman period.

- 4.5.3 The physical remains for early medieval activity (the period pre-dating the Norman Conquest of 1066) are the crosses which are found in Leek and Checkley. Two crosses stand in the churchyard at Leek and date between the 9<sup>th</sup> century and 11<sup>th</sup> centuries, although there are several fragments of crosses within the church. It has been suggested that the three crosses at Checkley all date to the mid 11<sup>th</sup> century. However, the difficulty in dating these monuments would tend to argue for a wider date range of between the 9<sup>th</sup> and 11<sup>th</sup> centuries<sup>6</sup>. An archaeological excavation at another Bronze Age burial mound, Wardlow Barrow, in the 1970s discovered a later, probably early medieval burial, inserted into the mound.
- 4.5.4 The remaining evidence for settlement is contained within documentary sources, primarily Domesday Book (1086) and in those place names, which suggest a pre-Conquest (1066) origin

## **5. Designated sites**

### **5.1 Scheduled Monuments**

- 5.1.2 There are thirty-two Scheduled monuments lying within the Staffordshire Moorlands District, outside of the Peak National Park. Where there is a potential for development to impact upon these sites or their settings then English Heritage should be consulted in advance of any proposals.

### **5.2 Conservation Areas**

- 5.2.1 There are fourteen Conservation Areas lying outside of the Peak National Park: Alton & Farley (032), Bagnall (043), Biddulph Grange (066), Caldron Canal (130), Caverswall (025), Cheadle (015), Checkley (062), Cheddleton (026), Endon (044), Horton (029), Ipstones (061), Leek (028), Stanley (045) and Upper Tean (138). Nine of these Conservation Areas (numbers 015, 026, 028, 032, 044, 045, 061, 066, 138) lie either wholly or partly within the HECZs which form this HEA. Where there is a potential for development to impact upon the Conservation Areas or their setting then SMDC's Conservation Officer should be contacted.

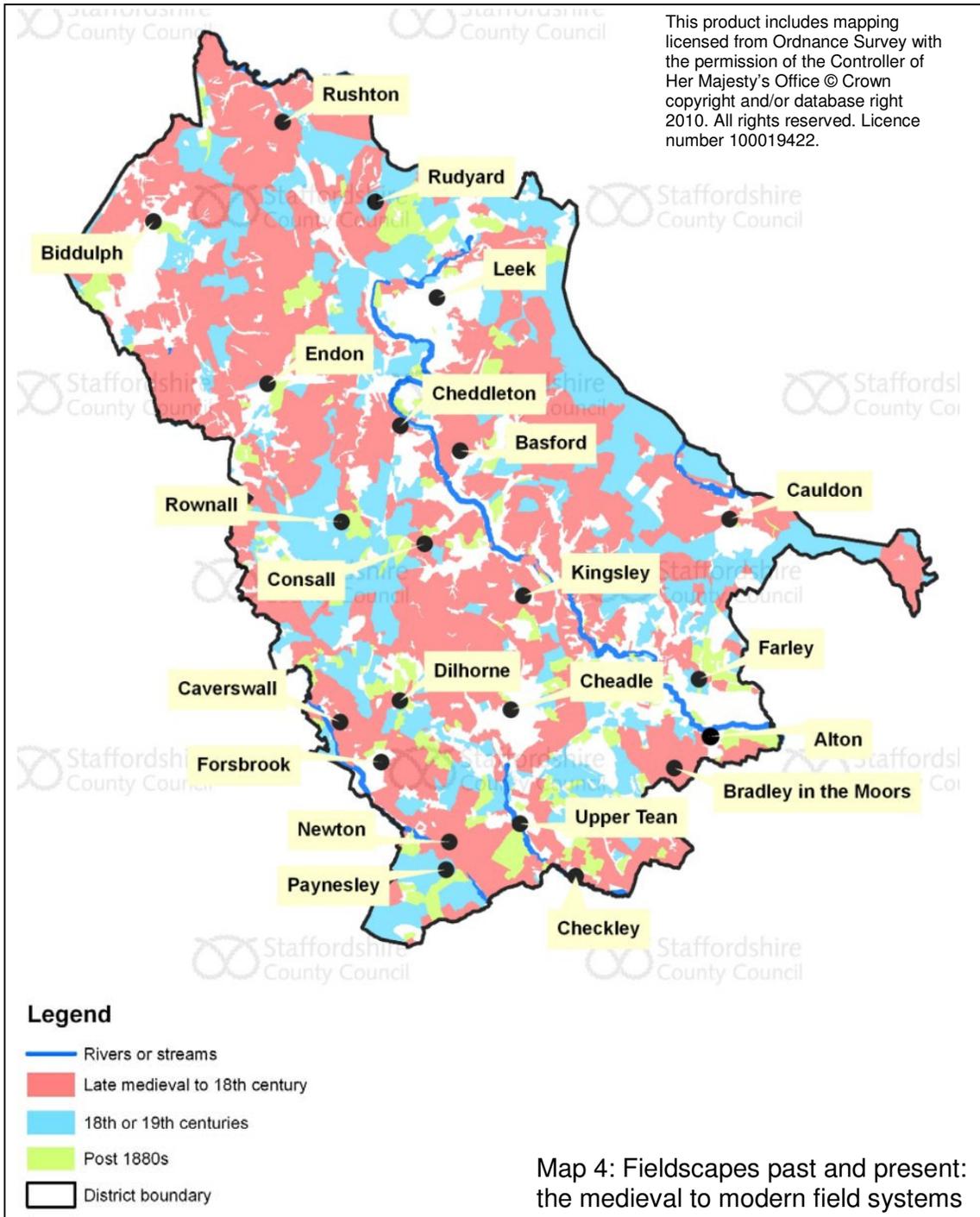
### **5.3 Registered Parks and Gardens**

- 5.3.1 There are two Grade I Registered parks and gardens in the District: Alton Towers and Biddulph Grange; both of which are open to the public. Where there is a potential for development to impact upon these sites or their

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<sup>6</sup> Chris Drage and Dr Faith Claverdon pers. comm..

settings then English Heritage and The Garden History Society should be consulted in advance of any proposals.



## **5.4 Listed Buildings**

- 5.4.1 There are 979 Listed Buildings within the District outside of the Peak National Park. Where there is a potential for development to impact upon Listed Buildings or their setting then SMDC's Conservation Officer should be consulted in advance of any proposals.

## **6. Summary of Recommendations**

There are a set of generic statements which in reality apply to all zones. These relate to general principles; more specific recommendations will be prepared for individual zones within the study area.

### **6.1 Historic Landscape**

- 6.1.1 The conservation of the fabric of the historic landscape of the Staffordshire Moorlands, including field boundaries, the dispersed settlement pattern and narrow winding lanes between settlements is desirable. The integrity of the historic landscape character and distinctiveness of the zone should be considered when planning the siting, scale and relative density of any potential new development. This approach is supported by PPS5 Policy HE3 which emphasises the influence of the historic environment upon the landscape and sense of place and upon its mixed and flexible patterns of land use.

### **6.2 Historic Buildings**

- 6.2.1 The promotion of the re-use of historic buildings to contribute to sustainable development is supported in PPS5 Policy HE3.1 which highlights the use of existing structures and fabric to minimise waste. Opportunities should also be taken to renovate and reuse redundant or unoccupied historic buildings within the zone. PPS5 Policy HE3.1 supports this approach considering that the historic environment has the potential to be a 'catalyst for regeneration in an area, in particular through leisure, tourism and economic development'.
- 6.2.2 New development, particularly in the historic core of settlements, should seek to complement the local vernacular. It should aim to make a positive contribution to the historic character of the settlements and strengthen local distinctiveness. PPS5 Policy HE3.1 supports the use of high quality design which is sympathetic to the historic character of individual structures and the broader historic environment. Indeed it is maintained within the guidance that historic environment character can be the stimulus of such high quality and sensitive design work.

### **6.3 Conservation Areas**

- 6.3.1 The District Council is currently conducting a review of 15 areas to assess if further designation of Conservation Areas is required.

## **6.4 *Street Clutter***

6.4.1 Where significant developments are proposed for historic settlement cores it is advised that opportunities be investigated to enhance elements of the public realm in line with the local distinctiveness of the settlement. This approach should be informed by surviving historic street furniture and a review of historic documentary sources where such proposals will not impact upon the health and safety of users. Planning for such works should look to incorporate sensitively designed and located street furniture and the appropriate use of ground surfacing, signage and traffic management, but should also seek to de-clutter streets within the settlement. This approach is supported in 'Streets for All: West Midlands' the joint Department of Transport and English Heritage volume for the region and Staffordshire County Council's report 'Conservation in the Highway' (2004), which is currently under review.

## **6.5 *Consultation with the Cultural Heritage Team***

6.5.1 Early consultation with heritage curators is advised to address any requirements for mitigation in line with PPS 5 policies HE 8 and HE 12. The contact details can be found in section 8.

## **6.6 *Heritage Statements***

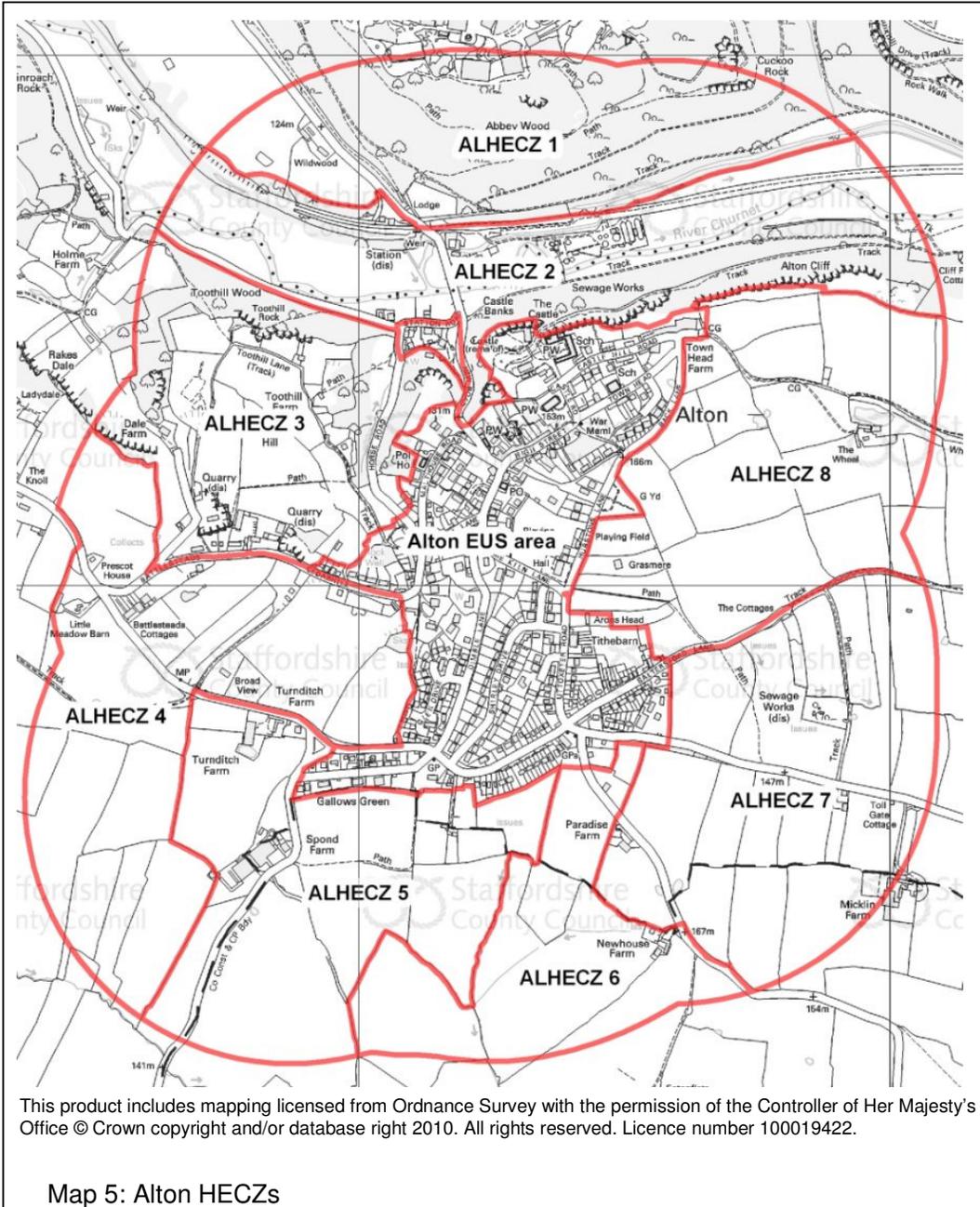
6.6.1 PPS 5 Policy HE6.1 states that in order to determine the significance of heritage assets affected by a proposed development in this zone PPS 5 Policy HE6 requires that a Heritage Statement be prepared as part of the design and Access statement. This document should be proportionate to the importance of the heritage asset/s and the size and nature of the application. As a minimum the Historic Environment Record (HER) should be consulted. Where more significant or complex heritage assets are concerned then the developer may need to prepare a desk-based assessment or possibly undertake archaeological evaluation to inform the LPA and their archaeological advisor. For more advice the applicant should contact the Cultural Heritage Team at Staffordshire County Council.

## 7. Summary of project areas

### 7.1 Alton

The project area for Alton identified eight zones, but excludes the built area which is due to be covered by the Extensive Urban Survey (EUS) project. The project area represents a 500m buffer around the settlement. Seven Grade II Listed buildings lie within the project area.

The detailed analysis of the project area can be found in Appendix 1.



### **7.1.1 Key characteristics**

- Historic woodland on the steep slopes of the Churnet valley, which include the site of the Scheduled Alton Castle.
- The Grade I Registered parkland of Alton Towers, which contributes to the woodland character of the Churnet Valley. This landscape is incorporated into the Alton Conservation Area.
- A well preserved area of piecemeal enclosure to the east of Alton and a further area to the south west (**ALHECZ 7** and **ALHECZ 4**).
- Squatter enclosure associated with small farmsteads survives at Toothill to the west of Alton (**ALHECZ 3**).

### **7.1.2 Summary**

The detailed analysis (in Appendix 1) reveals that the zones of greatest sensitivity lie to the north of Alton and whose importance has been recognised in the designation of the Alton Conservation Area. **ALHECZ 1** lies partly within the Grade I Registered Park and Garden of Alton Towers and also incorporates part of the Scheduled rampart of the Iron Age hillfort. **ALHECZ 2**, comprising the landscape of the Churnet Valley, also lies within the Conservation Area. The zone also forms part of the setting for the Registered Park and Garden and, more critically, the setting of the Scheduled Alton Castle (lying within the EUS area). Both of the zones are characterised by the wooded slopes of the Churnet Valley as are the northern portions of **ALHECZ 3**.

The integrity of the historic landscape character across the project area survives particularly well and consequently the heritage assets can be seen to make a significant contribution to the sense of place in the landscape around Alton. Of particular importance are the well preserved historic field systems within **ALHECZ 3**, **ALHECZ 4**, **ALHECZ 5** and **ALHECZ 7**. Squatter enclosure and its associated historic farmsteads survive within **ALHECZ 3**, which is highly characteristic of the upland areas of the Staffordshire Moorlands and is particularly sensitive to change. In contrast **ALHECZ 4** and **ALHECZ 7** are characteristic of those former arable landscapes more often associated with medieval settlements. The origins of **ALHECZ 5** are less clear, but the field pattern may have 12<sup>th</sup> or 13<sup>th</sup> century origins and be associated with settlement focused on a farmstead which currently lies within East Staffordshire Borough.

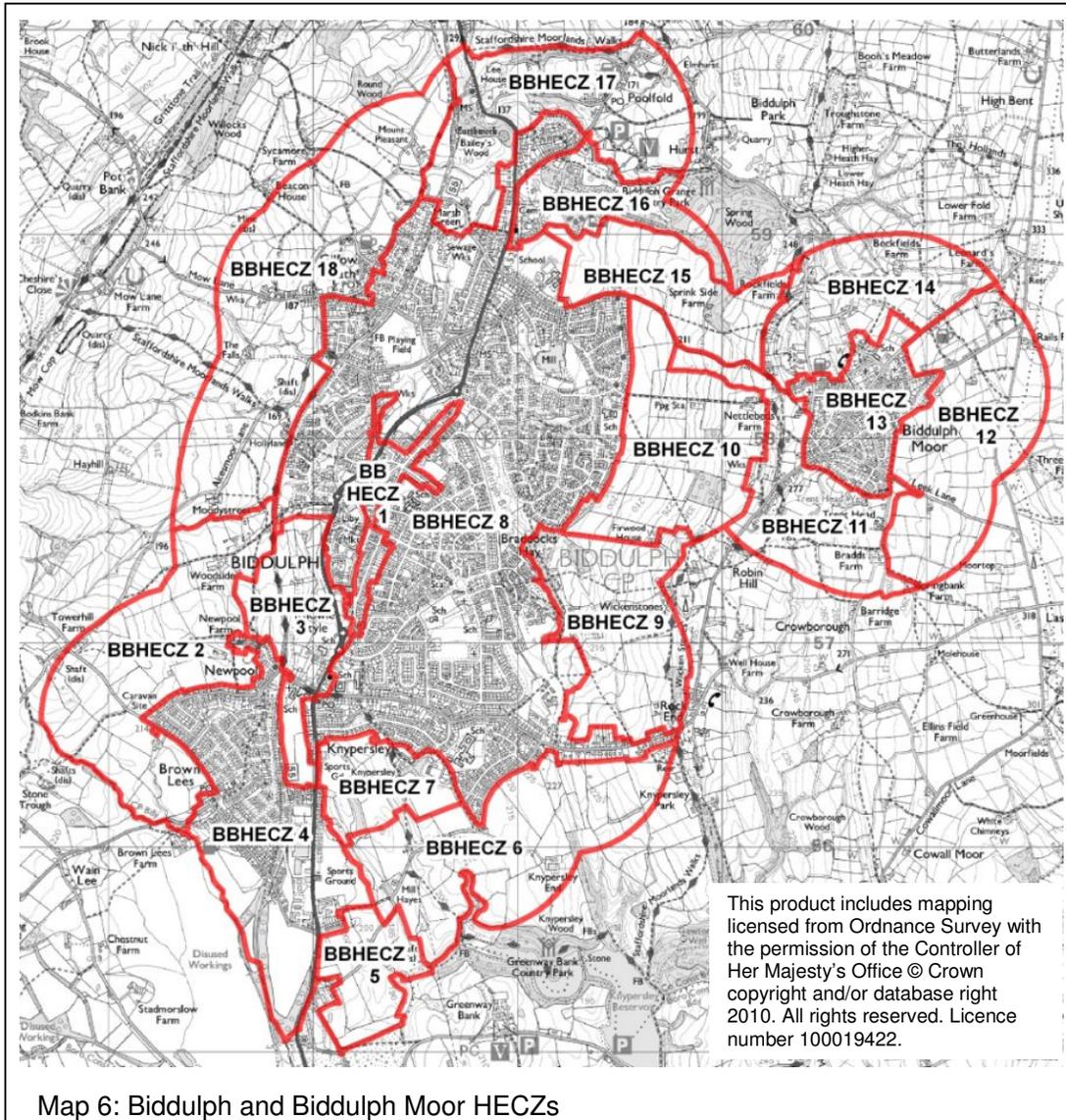
The integrity of the historic landscape character is at its weakest in **ALHECZ 6**, although much of this zone lies within East Staffordshire Borough and **ALHECZ 8** whose historic character has seen some alteration probably during the 19<sup>th</sup> century.

The detailed analysis of these zones can be found within Appendix 1. Generic recommendations regarding the historic environment can be found in section 6 above.

## 7.2 Biddulph and Biddulph Moor

The Biddulph and Biddulph Moor project area covered the largest area and consequently identified 18 HECZs. The zone included the built up areas of Biddulph and Biddulph Moor as well as an approximate 500m buffer zone.

The detailed analysis of the project area can be found in Appendix 2.



Map 6: Biddulph and Biddulph Moor HECZs

### 7.2.1 Key characteristics

- Biddulph Grange, a Grade I Registered Park & Garden and Conservation Area, which dominates the northern portion of the project area (**BBHECZ 16**). The development of the estate during the 19<sup>th</sup> century has had a significant impact upon the surrounding historic landscape character (**BBHECZ 15** and **BBHECZ 17**). The Scheduled Monument of Biddulph Castle also lies in this area (**BBHECZ 17**).

- The contribution of the industrialist families of Bateman and Heath to the historic built environment of the project area. Many surviving Listed and unlisted historic buildings were constructed under their influence. These properties and others of a similar date, all contribute to the surviving local distinctiveness of the two 19<sup>th</sup> century industrial settlements of Biddulph and Biddulph Moor.
- Well preserved field systems of possible medieval origin, survive along with an associated dispersed settlement pattern of farmsteads and cottages to the west of Biddulph (**BBHECZ 17** and **BBHECZ 18**)
- A distinctive squatter enclosure pattern and associated dispersed farmsteads, characteristic of the upland areas of the Staffordshire Moorlands, survives to the north of Biddulph Moor (**BBHECZ 14**)

### **7.2.2 Summary**

The detailed analysis (in Appendix 2) reveals that the most significant historic landscapes exist to the north of both Biddulph and Biddulph Moor. Of particular importance is **BBHECZ 15** whose historic and archaeological significance has been nationally recognised in its designation as a Grade I Registered Park and Garden, as well as a Conservation Area. It is suggested that the buildings to the west of the zone, around St Lawrence's Church be incorporated into the Conservation Area. Many have historic associations with Biddulph Grange and most are contemporary with the estate. This would ensure the conservation of the historic character of the area. The landscape to the north and south of Biddulph Grange also has historic links with the estate and it is suggested that great care be given when considering the scale and relative density of any potential new development within **BBHECZ 15** and **BBHECZ 17** due to their relationship with the Grange. **BBHECZ 17** also contains the Scheduled Biddulph Castle which is legible evidence of the importance of this landscape from the medieval period onwards.

**BBHECZ 14** to the north of Biddulph Moor and **BBHECZ 18** to the west of Biddulph have also been identified as significant historic landscapes. The association of the squatter enclosure and historic farmsteads in **BBHECZ 14** is highly characteristic of the upland areas of the Staffordshire Moorlands and is particularly sensitive to change. The historic landscape character of **BBHECZ 18** has possible 13<sup>th</sup> century origins and is dominated by an irregular pattern of small fields with mature hedgerows. The historic field patterns and overall dispersed settlement pattern make significant contributions to the local sense of place.

The planning system should seek to enhance and conserve the historic character of the settlement areas of both Biddulph and Biddulph Moor. The historic buildings contribute significantly to this character and to the understanding of the development of these settlements during the 19<sup>th</sup> century, particularly within **BBHECZ 1** and **BBHECZ 13**. The enhancement and conservation of these buildings and their infrastructure can contribute to a sense of well being and benefit to the local communities. The sensitive re-use of historic buildings also contributes to sustainable regeneration.

The historic parkland associated with Knypersley Hall within **BBHECZ 7** has been identified for its potential as green open space due to its historic importance. It also forms the setting for the Grade II\* hall itself.

The integrity of the historic character is weakest to the south of Biddulph and Biddulph Moor within **BBHECZ 2, BBHECZ 3, BBHECZ 4, BBHECZ 6, BBHECZ 9, BBHECZ 10** and **BBHECZ 11**. However, a dispersed settlement pattern still dominates the landscape and in some areas the fields are enclosed by stone walls which are so characteristic of the upland areas.

The detailed analysis of these zones can be found within Appendix 2. Generic recommendations regarding the historic environment can be found in section 6 above.

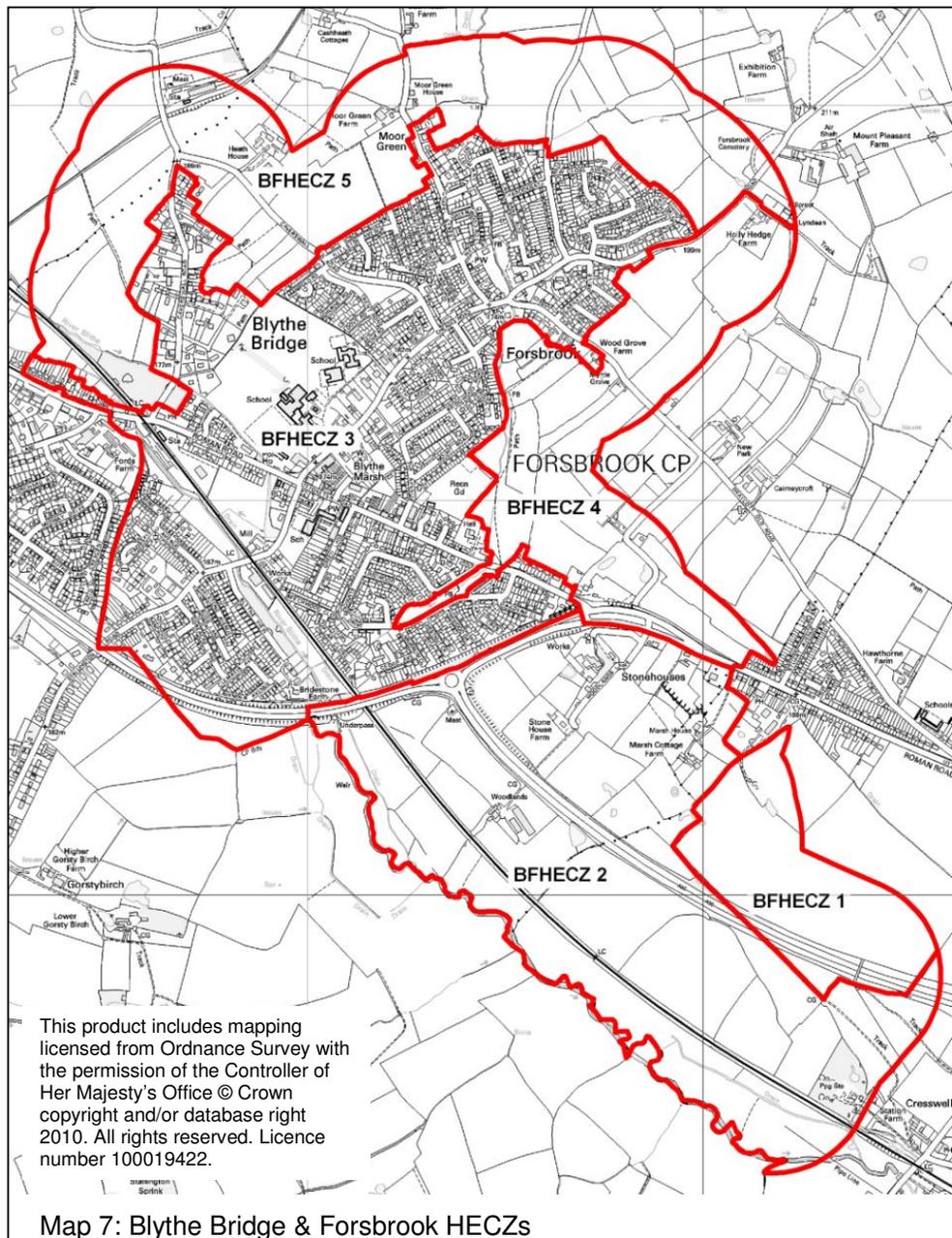
### **7.3 Blythe Bridge and Forsbrook**

The project area identified five HECZs and includes the three historic settlements of Forsbrook, Blythe Marsh and Blythe Bridge. Two Grade II Listed buildings lie within the zone.

The detailed analysis of the project area can be found within Appendix 3.

#### **7.3.1 Key characteristics**

- Good survival of historic buildings within the historic settlement core of Forsbrook.
- The current character of historic settlement at Blythe Bridge and Blythe Marsh is probably associated with the arrival of the North Staffordshire Railway in 1848.
- A series of well preserved historic field systems and a dispersed settlement pattern survive around Forsbrook which includes extant piecemeal enclosure associated with an earlier economy closely associated with medieval settlement at Forsbrook (**BFHECZ 4 and BFHECZ 5**).



### 7.3.2 Summary

The detailed analysis (in Appendix 3) reveals that the most significant historic landscapes are associated with the medieval settlement of Forsbrook and retain well preserved post medieval enclosures and a historic low density dispersed settlement pattern comprising a few farmsteads and cottages (**BFHECZ 4** and **BFHECZ 5**). The integrity of these heritage assets makes an important contribution to the local sense of place.

Historic buildings, which significantly contribute to local distinctiveness, survive within the historic settlement cores of Forsbrook, Blythe Marsh and Blythe Bridge (**BFHECZ**

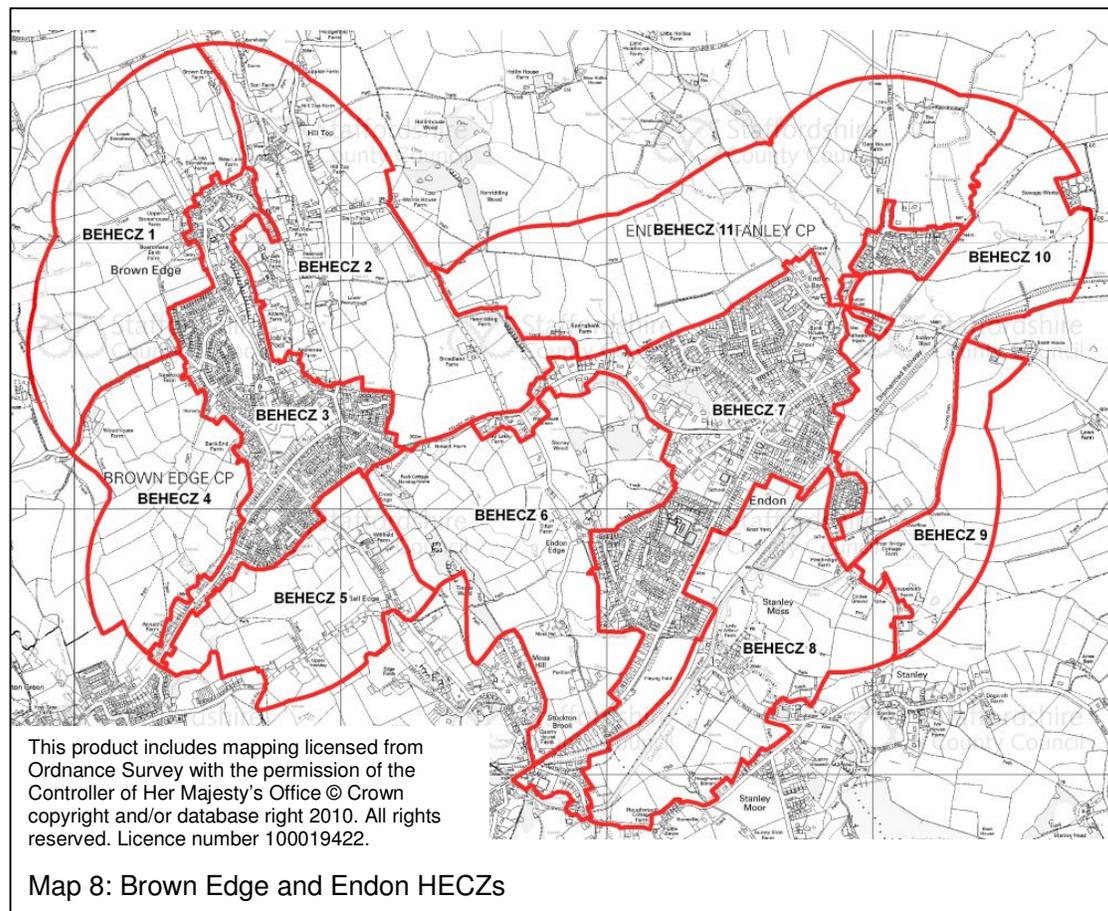
3). Two Grade II Listed buildings, of national importance, have been identified within this zone. One forms part of historic settlement of Forsbrook, but the other lies surrounded by modern properties. The conservation of the historic buildings, both listed and unlisted, is desirable for an understanding of the history of the project area and local character of the settlements.

There have been greater changes to the historic landscape character in **BFHECZ 1** and **BFHECZ 2**, although in both cases the overall historic settlement pattern has been of a low density and dispersed in nature.

The detailed analysis of these zones can be found within Appendix 3. Generic recommendations regarding the historic environment can be found in section 6 above.

## 7.4 Brown Edge and Endon

The Brown Edge and Endon project area has identified eleven HECZs and incorporates the areas of historic settlement associated with Endon, which has medieval origins, and Brown Edge. The designated heritage assets within the project area are comprised of a Scheduled Moated site (**BEEHECZ 10**) and three Conservations Areas; Endon (044), the Caldon Canal (130) and a small portion of Stanley (045). The importance of the historic environment within the zone is exemplified through the recognition of 42 Listed buildings of national importance.



#### **7.4.1 Key characteristics**

- A high proportion of 17<sup>th</sup> century buildings, both Listed and unlisted. The 17<sup>th</sup> century farmsteads are associated with an irregular enclosure.
- Well preserved squatter enclosure and associated historic farmsteads and cottages to the north of the project area (**BEEHECZ 2**).
- Surviving moorland and ancient woodland (**BEEHECZ 2** and **BEEHECZ 5**).
- Well preserved post medieval field patterns particularly the piecemeal enclosure created out of the medieval open fields.

#### **7.4.2 Summary**

The detailed analysis in Appendix 3 has shown that the integrity of the historic landscape character survives particularly well across the project area being dominated by a dispersed settlement pattern, although the exception to this settlement pattern lies within the two zones where there has been substantial 20<sup>th</sup> century expansion **BEEHECZ 3** and **BEEHECZ 7**

The historic irregular fields to the north and south of the project area are closely associated with farmsteads of at least 17<sup>th</sup> century origin (**BEEHECZ 1** and **BEEHECZ 11**). Each zone includes a farmstead containing Listed buildings of 17<sup>th</sup> century date (Lower Stonehouse Farm in BEEHECZ 1 and The Ashes in BEEHECZ 11), whilst further farmsteads within BEEHECZ 1 also appear to be of 17<sup>th</sup> century origin. The number of surviving farmsteads of this date is rare within Staffordshire particularly where associated with well preserved field systems which are probably of contemporary date. The integrity of the historic character of these two zones is of particular importance not only to the local character but also to the historic character of Staffordshire as a whole.

Similarly the squatter enclosure within **BEEHECZ 2** is similarly sensitive to change and is particularly vulnerable to the intensification of piecemeal development. The zone as a whole represents a transitional landscape with moorland surviving on the highest land in the north through to the intimate landscape of the historic enclosure and settlement patterns. The history of the evolution of the zone from moorland to incremental squatter enclosure is legible within the landscape. It is possible that the enclosure pattern within **BEEHECZ 6** originated in the 16<sup>th</sup> century. The legibility of the antiquity of this landscape is enhanced by mature field boundaries and areas of ancient woodland.

Despite the 20<sup>th</sup> century expansion within BEEHECZ 3 and BEEHECZ 4 the historic cores of the two settlements of Brown Edge and Endon retain many heritage assets, including Listed and unlisted historic buildings which all contribute to local distinctiveness. Brown Edge retains the character of its origins as a probable 18<sup>th</sup> century squatter settlement in its narrow lanes, small farmsteads and scattered cottages. The two northernmost historic cores of Endon form part of the Endon

Conservation Area in recognition of the importance of its local character. In both areas there is the potential for heritage assets to survive which date to the medieval period (within the built fabric and as below ground archaeological deposits). Change within the Conservation Area should be guided by the Endon Conservation Area Appraisal and consultation with the Staffordshire Moorlands Conservation Officers.

There is a great similarity in terms of the origins and survival of the historic landscape character to the south west and south of Brown Edge (**BEEHECZ 4** and **BEEHECZ 5**), whose integrity is well preserved. The further conservation and enhancement of these landscapes would contribute to their survival for the enjoyment of the present and future generations.

Two zones (**BEEHECZ 8** and **BEEHECZ 10**) retain evidence of having originated as wetland areas in their historic landscape character, where there is the potential for paleoenvironmental remains to survive. The Scheduled moated site within **BEEHECZ 10** is of national archaeological and historic importance. Any works affecting the Scheduled Monument or its setting should be directed to English Heritage. Both the zones also have portions of one or more of the Conservation Areas lying within their bounds. Any works within these areas should be guided by consultation with the Staffordshire Moorlands District Council Conservation Officers.

There have been greater changes to the historic landscape character in **BEEHECZ 9** although the overall historic settlement pattern has been of a very low density and also contains the Caldron Canal Conservation Area. The detailed analysis of these zones can be found within Appendix 3. Generic recommendations regarding the historic environment can be found in section 6 above.

## **7.5 Cheadle**

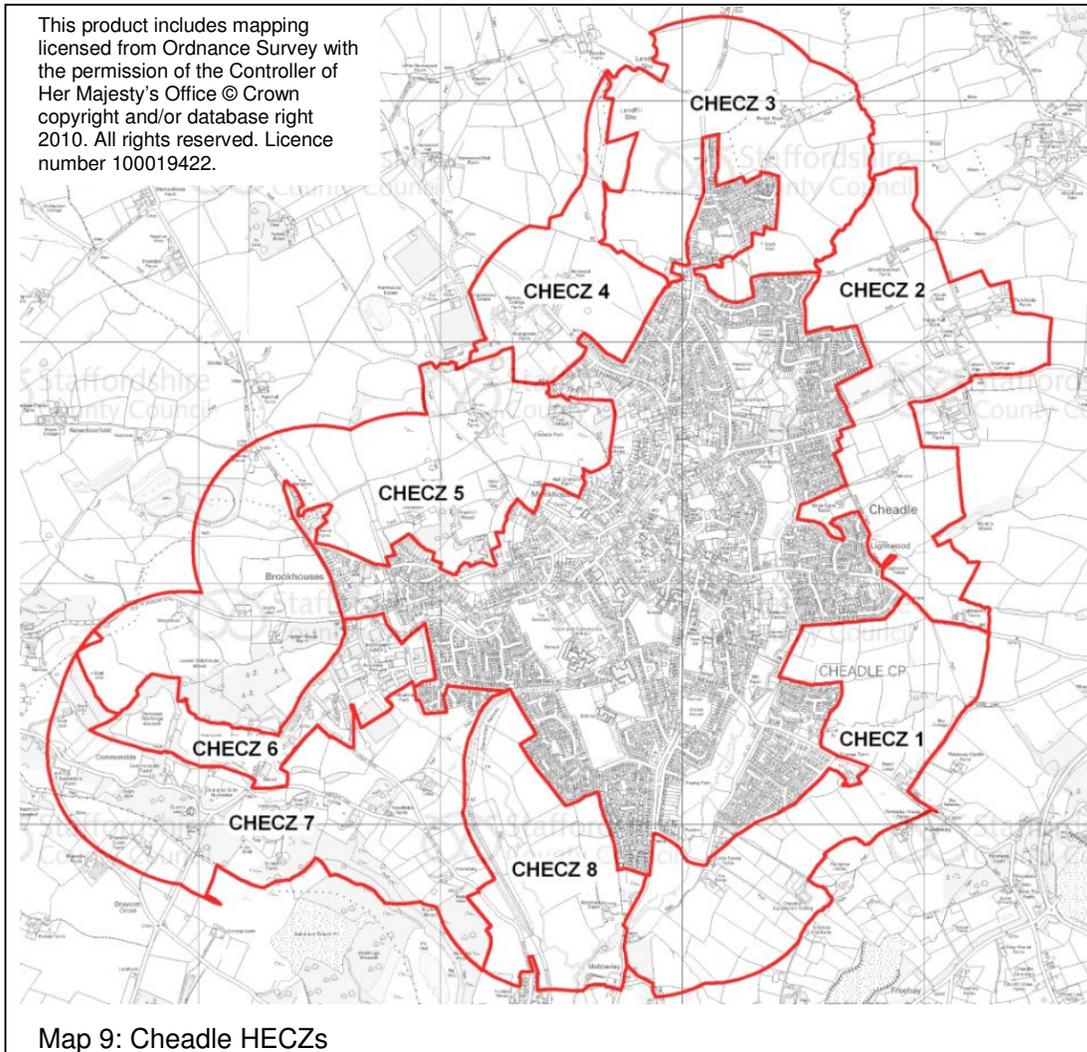
The Cheadle project area has identified eight HECZs, but excludes the built up area of the town, which will be covered as one of the 23 medieval towns in the Staffordshire Extensive Urban Survey (EUS) project.

The detailed analysis of the project area can be found in Appendix 4.

### **7.5.1 Key characteristics**

- Well preserved post medieval field patterns particularly the piecemeal enclosure created out of the medieval open fields which survive to the south east of Cheadle (**CHECZ 1**).
- Well preserved 18<sup>th</sup>/19<sup>th</sup> century planned enclosure associated with historic planned farmsteads and country houses with relict historic parkland to the north east and north west of Cheadle (**CHECZ 2** and **CHECZ 4**).
- A landscape typified by woodland and squatter enclosure survives to the south of Cheadle associated with a series of small farmsteads and a relict industrial landscape (**CHECZ 7**).

- The project area is dominated by a dispersed settlement pattern comprising historic farmsteads. Seven Listed buildings and structures are located within the project area.



### 7.5.2 Summary

The detailed analysis (Appendix 4) shows that the project area as a whole retains at least moderate historic environment interest. The zones of greatest sensitivity have been identified as **CHECZ 1** and **CHECZ 7** where the evidential, historical, aesthetic and community values are all rated as being high. The integrity of the historic landscape within these zones survives well and there are clear associations between heritage assets. There is the potential in both zones for the survival of above and below ground archaeological sites. In both of these zones there is little capacity for development to be absorbed without impacting upon the integrity of the heritage assets.

The historic and aesthetic values are also high for **CHECZ 2** where the remnants of historic parkland survives associated with a landscape of planned enclosure of contemporary date. The conservation of the parkland would enhance the historic landscape character of this area. The integrity of the historic landscape and associations with specific heritage assets is also more sensitive within **CHECZ 4**, particularly to the north east of Leek Road.

Development on a medium to large scale would alter the historic settlement pattern across the project area which is currently dominated by dispersed farmsteads. Low density development may be deemed appropriate in those zones where the integrity of the historic landscape has not survived to the same degree and where the associations between the assets have been altered or are not clear (**CHECZ 3**, **CHECZ 5**, **CHECZ 6** and **CHECZ 8**). Development in these areas would need to take account of the recommendations detailed within Appendix 4 and the generic recommendations in section 6 above.

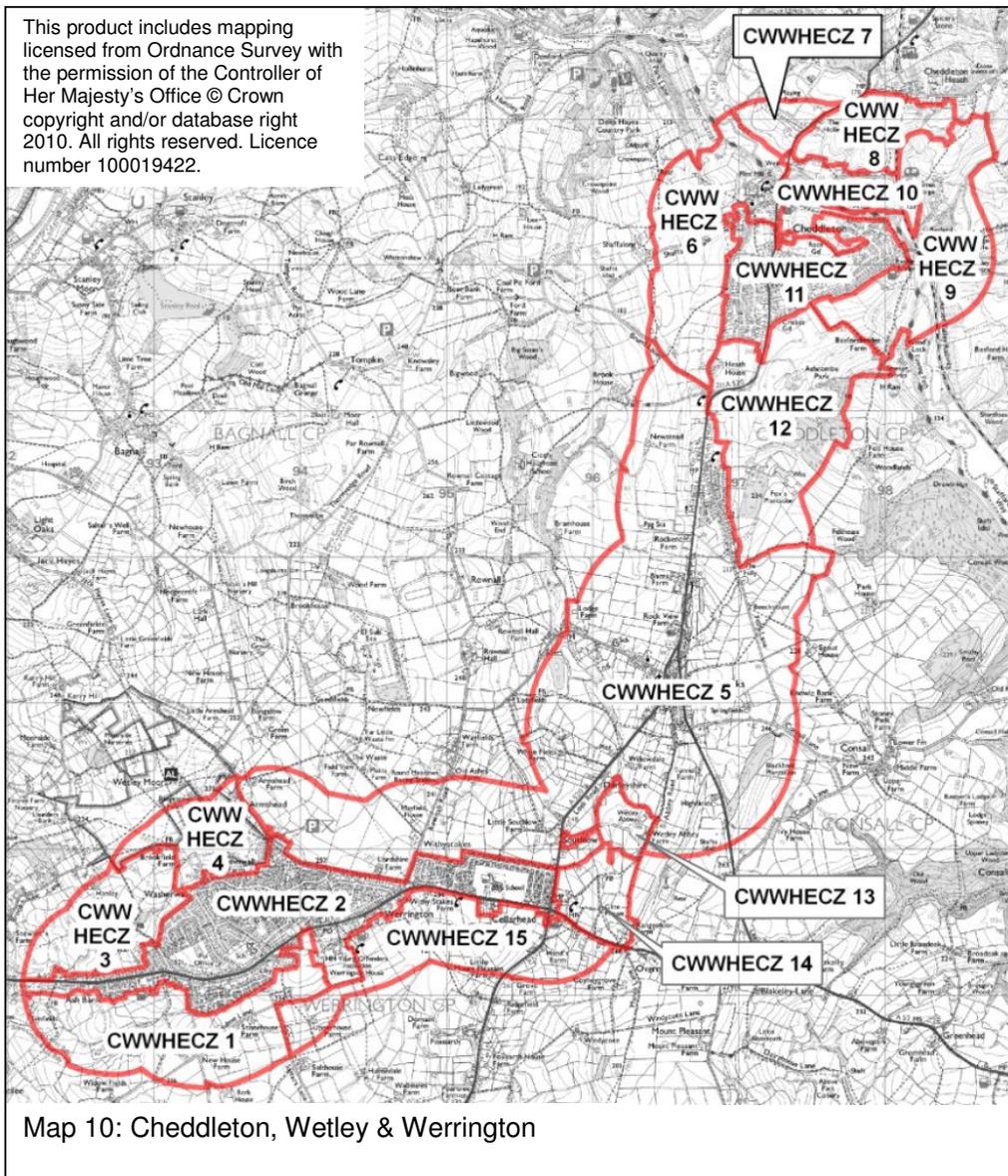
## **7.6 Cheddleton, Wetley and Werrington**

The project area is the second largest within the Staffordshire HEA with fifteen historic environment character zones having been identified. The project area incorporates the settlements of Werrington, Cellarhead, Wetley Rocks and Cheddleton. There are two Scheduled Monuments and 58 Listed buildings, eight of which are Grade II\*, lying within the project area. The zone also encompasses the Cheddleton Conservation Area and part of the Caldon Canal Conservation Area (see map 1 in Appendix 5).

The detailed analysis of the project area can be found within Appendix 5.

### **7.6.1 Key Characteristics**

- Well preserved squatter enclosure associated with scattered historic farmsteads and cottages as well as an extant area of moorland (**CWWHECZ 4**)
- The historic settlement of Cheddleton and the adjacent Grade II\* and Grade II Listed building comprising the Cheddleton Flint Mill now operating as a museum (**CWWHECZ 6**).
- Well preserved landscape of planned enclosure, created following an Act of Parliament, and associated with historic farmsteads. The fields are enclosed with stone walls characteristic of these upland landscapes (**CWWHECZ 5**).
- A number of surviving historic parklands associated with Listed country houses. Ash Hall and Wetley Abbey are both Grade II (**CWWHECZ 3** and **CWWHECZ 13**). The most extensive and best surviving of these parklands lies around Ashcombe Park which is Grade II\* Listed (**CWWHECZ 12**).



### 7.6.2 Summary

The detailed analysis (Appendix 5) identified several areas where the integrity of the historic landscape and the heritage assets is well preserved. Of particular sensitivity is the relationship between the squatter enclosure and moorland within **CWWHECZ 4**. This is a landscape which is particularly vulnerable to the intensification of piecemeal development. The zone as a whole represents a transitional landscape with moorland surviving on the highest land in the north through into the intimate landscape of the historic enclosure and dispersed settlement pattern. The history of the evolution of the zone from moorland to incremental squatter enclosure is legible within the landscape. **CWWHECZ 14** represents a relict squatter landscape, but the

legibility has been impacted by 20<sup>th</sup> century alterations to the field pattern and the re-building of two of the historic farmsteads. Whilst the conservation of the overall historic character of this particular zone is desirable it is not deemed to be as vulnerable to change as the landscape in **CWWHECZ 4**.

The conservation and enhancement of the historic parkland across the zone is also desirable and at least some of these landscapes could form part the District's Green Infrastructure plan (**CWWHECZ 3**, **CWWHECZ 9**, **CWWHECZ 12** and **CWWHECZ 13**). The integrity of the parkland and its association with the country house are best preserved within **CWWHECZ 12** and **CWWHECZ 13**.

The integrity and legibility of the historic landscape character and its association with specific heritage assets is particularly evident within **CWWHECZ 5**, **CWWHECZ 8** and **CWWHECZ 15**. The historic landscape of **CWWHECZ 5** was created in the early 18<sup>th</sup> century and is especially characteristic of the planned enclosure of moorland which is associated with the ubiquitous stone walls of upland landscapes. Planned enclosure also dominates **CWWHECZ 8** and **CWWHECZ 15** although in both cases the integrity of the historic landscape is not as clear as that within **CWWHECZ 5**.

The built environment dominates **CWWHECZ 2**, **CWWHECZ 11**, **CWWHECZ 10** and parts of **CWWHECZ 6**. Cheddleton historic core and the nationally important Cheddleton Flint Mill both lie within **CWWHECZ 6**, which are also covered by the Cheddleton Conservation Area. Change within the Conservation Area should be discussed with the Staffordshire Moorlands Conservation Officers to ensure the conservation and enhancement of the historic character. The wider historic landscape of **CWWHECZ 6** also makes an important contribution to the history and aesthetics of the Staffordshire Moorlands landscape. Historic buildings also survive within **CWWHECZ 2** and **CWWHECZ 11** which contribute to the sense of place even though these zones are generally defined by the 20<sup>th</sup> century suburban expansion. **CWWHECZ 10** is dominated an industrial character which had its origins in the 18<sup>th</sup> century when a paper mill was constructed. The paper mill expanded considerably during the early 20<sup>th</sup> century, and many of the houses within the zone are of contemporary date. It is not currently known to what extent the early 20<sup>th</sup> century paper mill buildings survive within what is now known as the 'Churnetside Business Park'. Their survival and conservation would contribute significantly to the legible industrial history of Cheddleton.

There are few heritage assets within **CWWHECZ 7**, but this landscape may be deemed to form part of the setting of the Cheddleton Conservation Area and of the Listed buildings, associated with Cheddleton Flint Mill. Any proposals should be discussed with the Staffordshire Moorlands Conservation Officers and with English Heritage in respect of the Grade II\* Listed building(s).

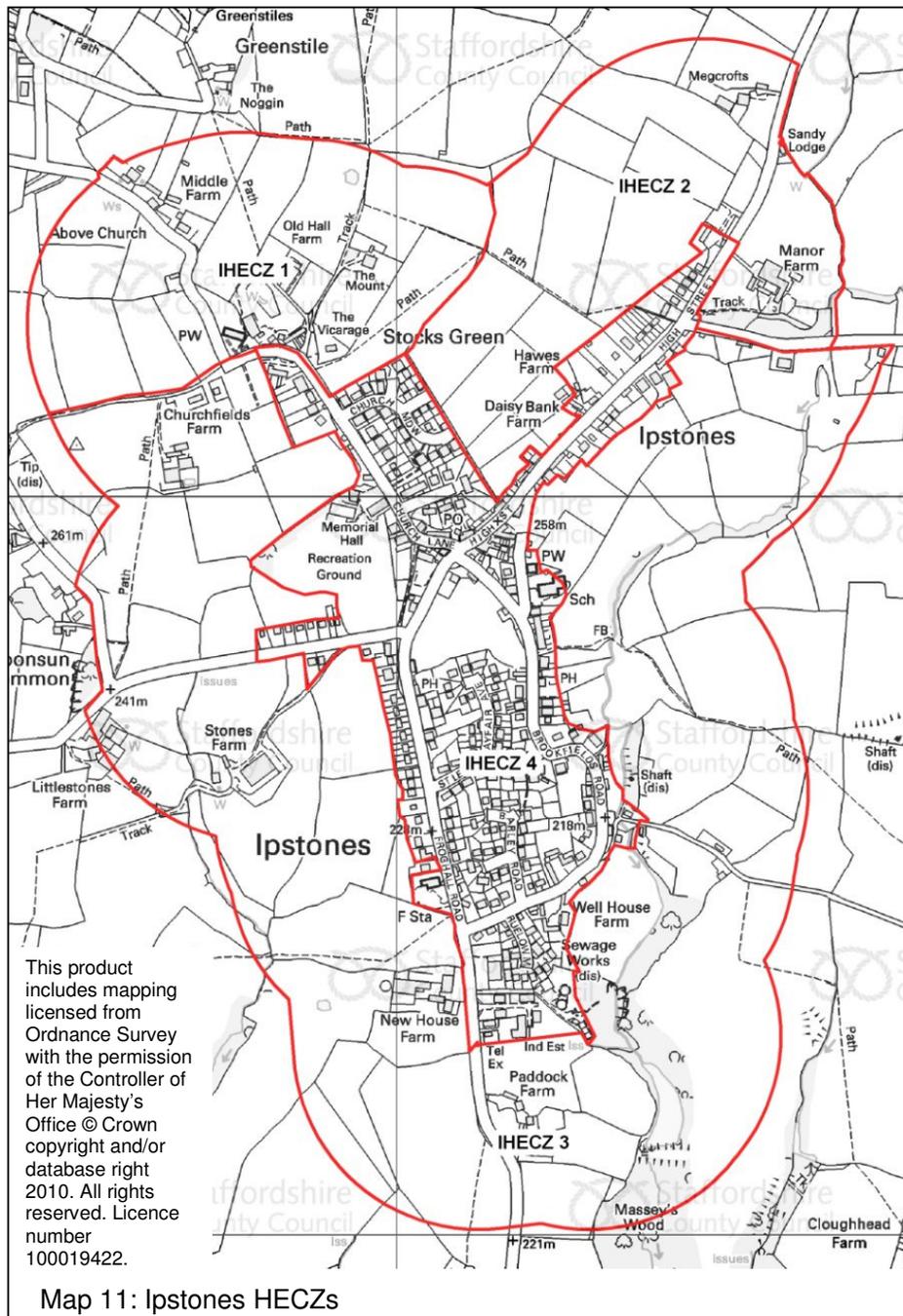
The overall integrity of the historic landscape character of **CWWHECZ 1** survives and is associated with four historic farmsteads. The irregular fields in the western portion of the zone are particularly sensitive to change as they are associated, at least geographically with a Scheduled medieval moated, which lies just beyond the

project area. The form of these irregular fields may, however, suggest their origins lay within the medieval period as assarts thus potentially strengthening the relationship between the moat and its hinterland. Any change within this portion of the zone, will therefore, require consultation with English Heritage to determine its impact upon the Scheduled Monument and its setting.

The detailed analysis of these zones can be found within Appendix 5. Generic recommendations regarding the historic environment can be found in section 6 above.

## **7.7 Ipstones**

Four historic environment character zones were identified within the Ipstones project area. The historic core of Ipstones is covered by a Conservation Area and there are 38 Listed Buildings across the zone. The detailed analysis of the project area can be found within Appendix 6.



### 7.7.1 Key Characteristics

- A well preserved irregular field pattern, possibly the result of encroachment into moorland or the assartment of woodland, to the west of the village (IHECZ 3). The field pattern is associated with farmsteads of 17<sup>th</sup> and 18<sup>th</sup> century date which all incorporate Listed buildings (including the Grade I Stones farmhouse).

- Historic field patterns to the north and east which are enclosed with stone walls characteristic of upland areas.
- Ipstone possibly developed as a poly-focal medieval village. There is therefore the potential for archaeological deposits to survive within three historic cores.

### **7.7.2 Summary**

The detailed analysis (Appendix 6) has identified that the integrity of the historic landscape and the heritage assets is well preserved across the project area. Of particular significance is the western portion of **IHECZ 3** where a well preserved irregular historic field pattern is associated with surviving 17<sup>th</sup> and 18<sup>th</sup> century farmsteads. These farmsteads all contain at least one Listed building within their complexes. The historic field pattern is enclosed by the ubiquitous stone walls which are so characteristic of the upland landscapes of the Staffordshire Moorlands.

Both **IHECZ 1** and **IHECZ 4** comprise the historic cores of what has been proposed as a multi-focal medieval settlement<sup>7</sup>. Archaeological investigation could provide the answers to the history of the development of Ipstones from the medieval period onwards. Stocks Green (**IHECZ 1**) is likely to represent one of these areas of medieval occupation and the 18<sup>th</sup> century church forms the focus of the existing settlement. There are several historic buildings within this area and the narrow lanes are also particularly characteristic of the settlement. The conservation of the character of this part of Ipstones may be best served through the expansion of the Conservation Area. The historic field pattern associated with Stocks Green within **IHECZ 1** is well preserved, but its origins and relationship to the settlement are currently poorly understood. The historic cores of **IHECZ 4** are covered by the Ipstones Conservation Area and an Appraisal document and Management Plan have been produced by Staffordshire Moorlands District Council to ensure the long term conservation of the particular character of these areas. **IHECZ 4** also represents the area where there has been the greatest 20<sup>th</sup> and early 21<sup>st</sup> century expansion, the latter aiming to reflect the character of the built form of the historic buildings.

Whilst the integrity of the historic character of

The landscape of **IHECZ 2** differs from the remainder of the project area in that it was clearly created by surveyors planning out straight boundaries and thus can probably be dated to the 18<sup>th</sup> or 19<sup>th</sup> century. The association between this landscape and the dispersed farmsteads within it are currently unclear, but would benefit from further research. The field pattern is well preserved and its stone walls ensure that it retains the characteristics of the surrounding upland landscape.

The detailed analysis of these zones can be found within Appendix 6. Generic recommendations regarding the historic environment can be found in section 6 above.

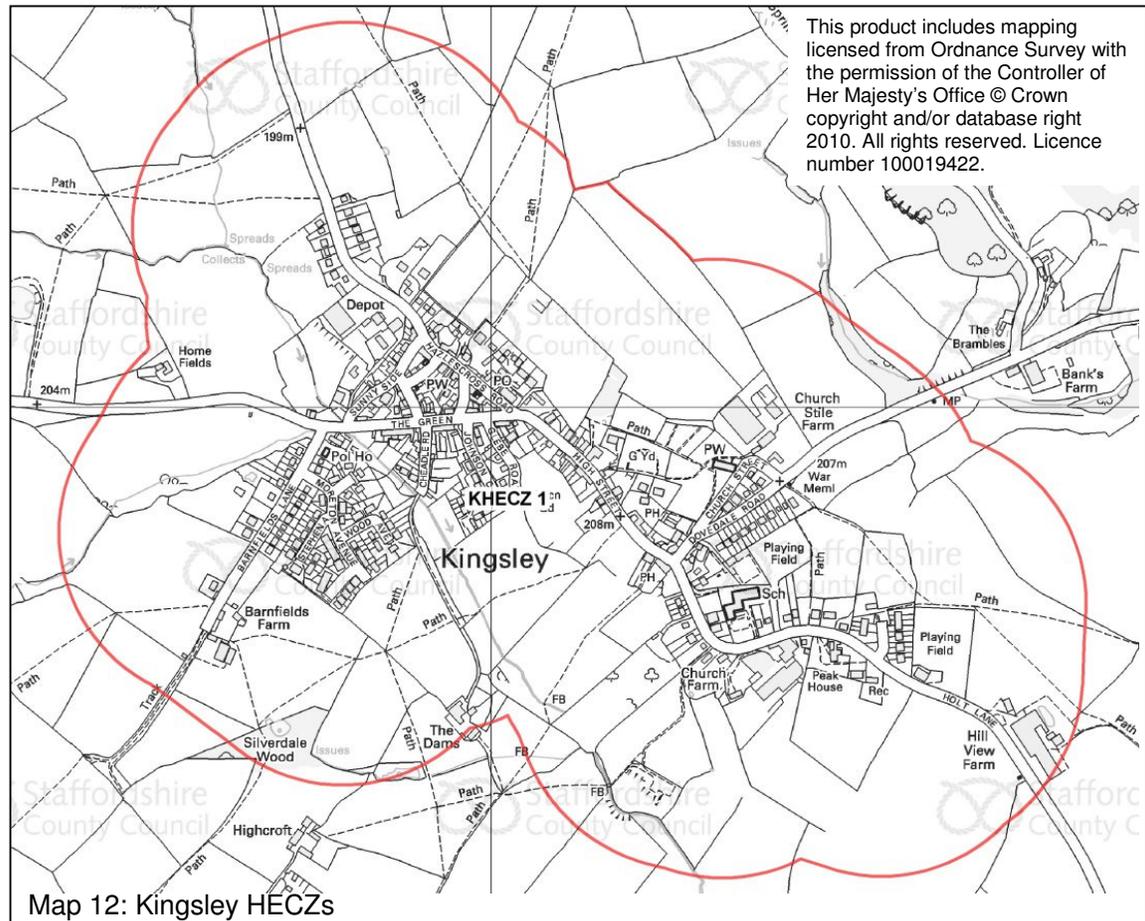
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<sup>7</sup> Hunt 2008

## 7.8 Kingsley

The Kingsley project area has identified only one zone. The village has at least medieval origins and there are 14 Grade II Listed buildings within the zone.

The detailed analysis of the project area can be found within Appendix 6.



### 7.8.1 Key Characteristics

- Largely extant historic field pattern, with mature field boundaries, of both irregular and rectilinear form; probable post medieval date.
- An area of narrow lanes north of The Green is particularly distinctive within the village and may represent encroachment onto common land at a period of population expansion.
- The earlier vernacular appears to be stone, but red brick dominates the later historic buildings. However, many of these unlisted properties have been significantly altered.

- There is a moderate to high potential for below ground archaeological deposits to survive in the historic core and associated with a medieval moated site within the settlement.

### **7.8.2 Summary**

The modern character of the zone suggests an enlarged nucleated village, although beyond its current bounds historic field patterns survive which have seen little alteration to their form since the late 19<sup>th</sup> century. Particularly characteristic of Kingsley are the narrow lanes to the north of The Green which should be retained as contributing to the history and local distinctiveness of the settlement.

The greatest sensitivity within Kingsley relates to the specific heritage assets, including the Listed and unlisted buildings, as well as the below ground archaeological potential.

The detailed analysis of these zones can be found within Appendix 6. Generic recommendations regarding the historic environment can be found in section 6 above.

## **7.9 Ladderedge and Leek**

The project area for Ladderedge and Leek identified seven zones, but excludes the area of the centre of Leek which is due to be covered by the Extensive Urban Survey (EUS) project. The project area represents a 500m buffer around the town. The zone includes 21 Grade II Listed buildings and the Caldon Canal Conservation Area.

Documentary sources suggest that the project area had probably been largely held by Dieulacres Abbey during the medieval period<sup>8</sup>. The remains of the Abbey survive designated as a Scheduled Monument just beyond of the northern boundary of LLHECZ 7.

The detailed analysis of the project area can be found within Appendix 7.

### **7.9.1 Key Characteristics**

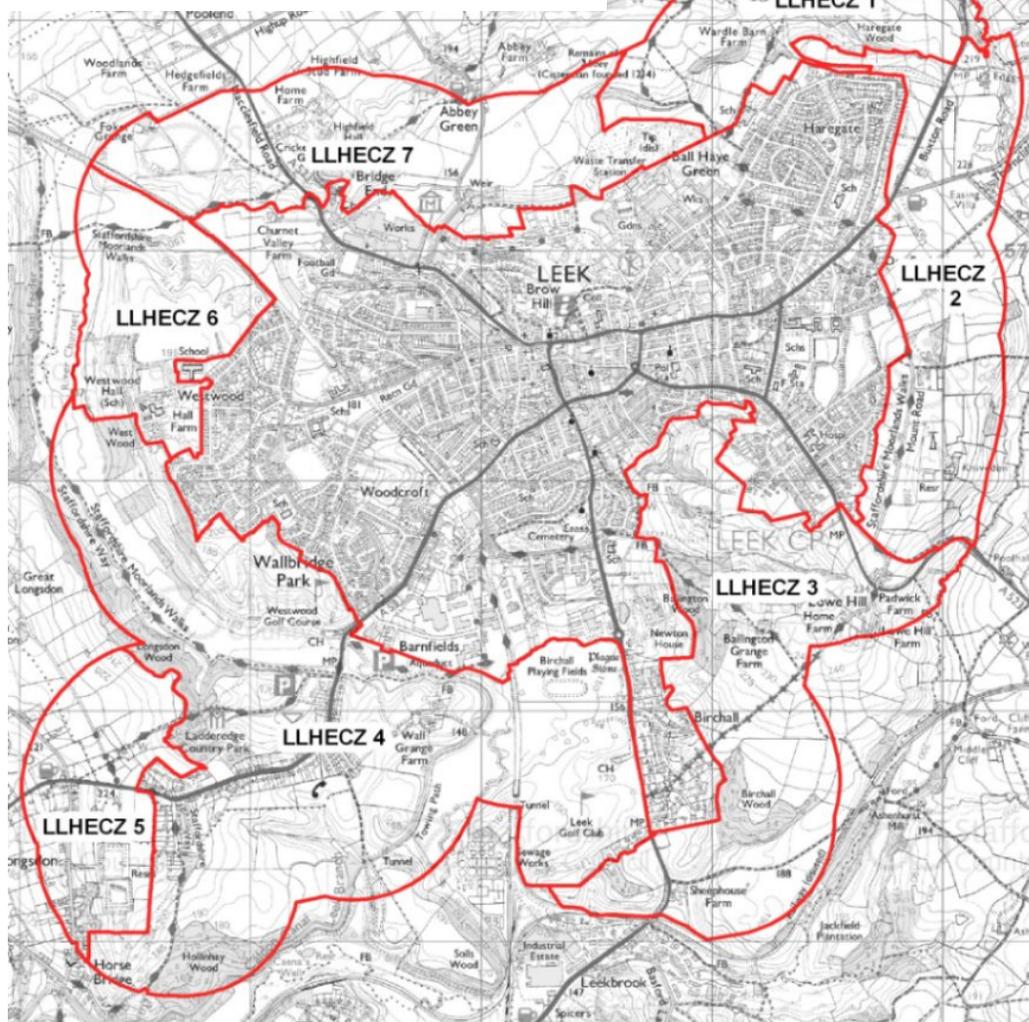
- The project area retains a considerable amount of woodland and even within the field systems there are numerous mature trees contributing to a woodland character (particularly within **LLHECZ 1, LLHECZ 3, LLHECZ 4 and LLHECZ 6**). Much of the woodland is associated with the River Churnet Valley or its tributaries.
- A well preserved planned landscape created by surveyors following an Act of Enclosure (1811). The field system is associated with several regular courtyard farms which are probably of contemporary date (**LLHECZ 2**).

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<sup>8</sup> Wagstaffe 1970: 83 and figure 1

- Three historic landscape parks survive within the project area; some with greater integrity than others (**LLHECZ 3, LLHECZ 5 and LLHECZ 7**).
- The sites of at least three properties belonging to Dieulacres Abbey lie within or adjacent to the project area (**LLHECZ 2, LLHECZ 3; and LLHECZ 7**). There is also the site of a grange belonging to Trentham Priory (**LLHECZ 4**).

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Map 13: Leek and Ladderedge HECZs

### 7.9.2 Summary

Detailed analysis (Appendix 7) identified that the integrity of the historic landscape and the heritage assets is well preserved across much of the project area, which is predominantly comprised of a historic dispersed settlement pattern and associated historic field patterns. In a number of zones the fields are enclosed by stone walls,

which are particularly characteristic of the upland areas of the Staffordshire Moorlands.

The historic significance of **LLHECZ 6** relates to the remnants of a historic landscape park survive associated with Westwood Hall. The restoration of the historic features of this parkland would enhance the local character of this area and could form part of the Green Infrastructure plan for the District. Another contender for the Green Infrastructure plan is the extant landscape park associated with Pickford Hall in **LLHECZ 3**.

The historic landscape character of **LLHECZ 2** is also well preserved with a planned field system created by a surveyor following an Act of Enclosure. The fields are closely associated with a number of probably contemporary farmsteads. This historic landscape should be conserved and a weakening of its integrity be avoided as far as possible.

There is also a strong woodland character to many of the zones but particularly **LLHECZ 1**, **LLHECZ 3** and **LLHECZ 4**. The conservation of this characteristic landscape should be considered a high priority. However, the southern portion of **LLHECZ 3** has seen a weakening of the historic landscape character through the removal of field boundaries and 20<sup>th</sup> century ribbon development has encroached within **LLHECZ 4** and **LLHECZ 5**. However, an area of probable 18<sup>th</sup> or early 19<sup>th</sup> century squatter enclosure survives within **LLHECZ 5** which would be particularly sensitive to fragmentation.

Within **LLHECZ 7** the legibility of the historic landscape and heritage assets has been weakened through 20<sup>th</sup> century alterations. However, parts of the zone lie adjacent to the Scheduled Monument of Dieulacres Abbey, which lies beyond the project area. Any changes within this zone should consult English Heritage to assess the impact upon the setting of the Scheduled Monument in line with PPS 5 Policy HE 10.

The detailed analysis of these zones can be found within Appendix 7. Generic recommendations regarding the historic environment can be found in section 6 above.

## **7.10 Upper Tean**

The project area for Upper Tean identified four HECZs including the settlement core. The zone includes Upper Tean Conservation Area and 14 Listed buildings, including two which are designated as Grade II\*.

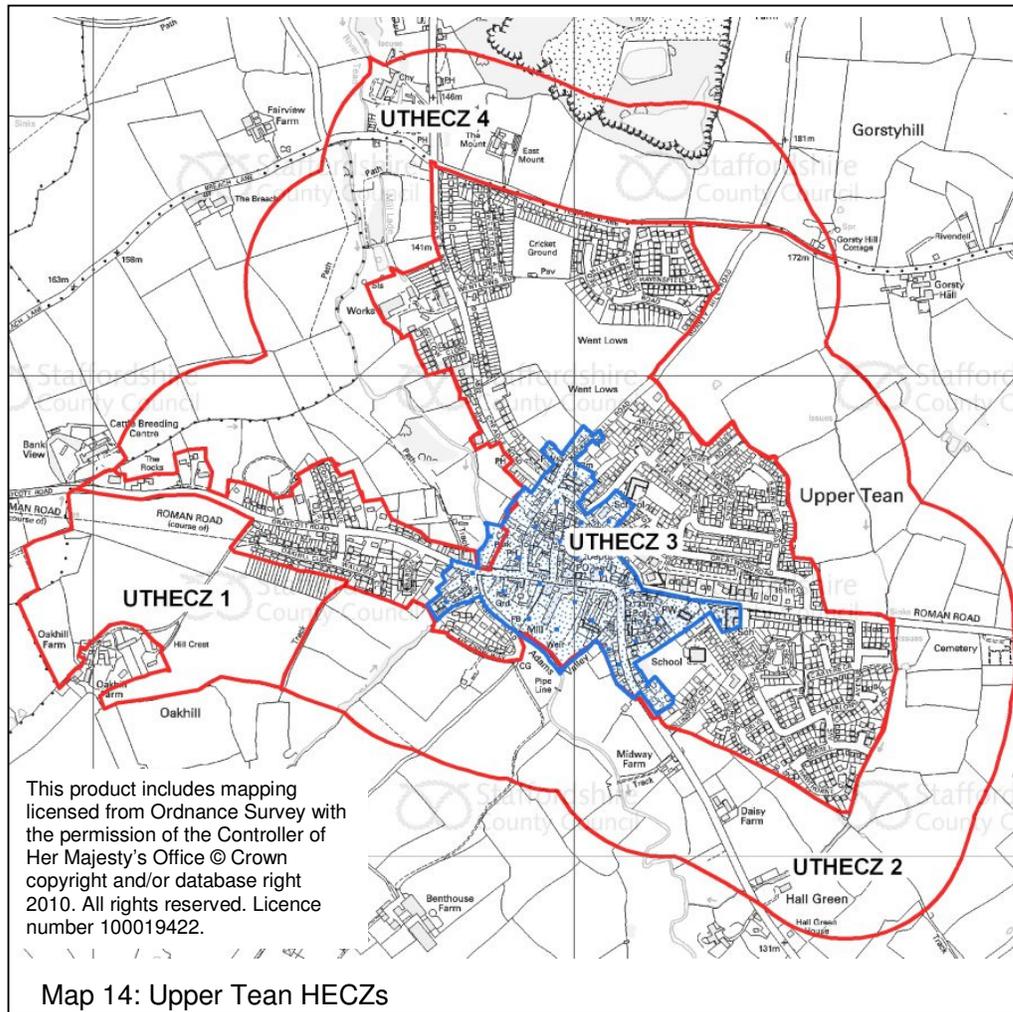
The detailed analysis of the project area can be found within Appendix 8.

### **7.10.1 Key Characteristics**

- Well preserved areas of piecemeal enclosure which are indicators of Upper Tean's medieval agricultural economy (**UTHECZ 2** and **UTHECZ 4**). The

evidence is strengthened in **UTHECZ 2** through the preservation of ridge and furrow earthworks.

- Strong historical associations between many of the extant historic buildings and the tape industry dominated by the Philips family from at least the late 18<sup>th</sup> century. This includes the surviving tape mills within the village and Bleachworks to the north (**UTHECZ 3** and **UTHECZ 4**). It also includes the workers housing in both zones and various spiritual/social buildings within **UTHECZ 3**.



### 7.10.2 Summary

Detailed analysis (Appendix 8) identified that the integrity of the historic landscape is well preserved across most of the project area in the survival and antiquity of the field systems in particular.

The historic core of **UTHECZ 2** is largely incorporated within the Upper Tean Conservation Area (cf. map 1 in Appendix 8) and the conservation of the historic character of this area is laid out within the Conservation Area Appraisal and consultation should be made with the Staffordshire Moorlands Conservation Officers

regarding any planning applications. However, a number of historic sites and/or building also lie beyond the Conservation Area within this zone which contributes to the local distinctiveness. Of particular importance, archaeologically as well as visually, is the Croft Bleachworks.

A landscape park associated with Oakhill (the latter being beyond the project area) retains many historic features and could contribute to the Green Infrastructure Plan for the District.

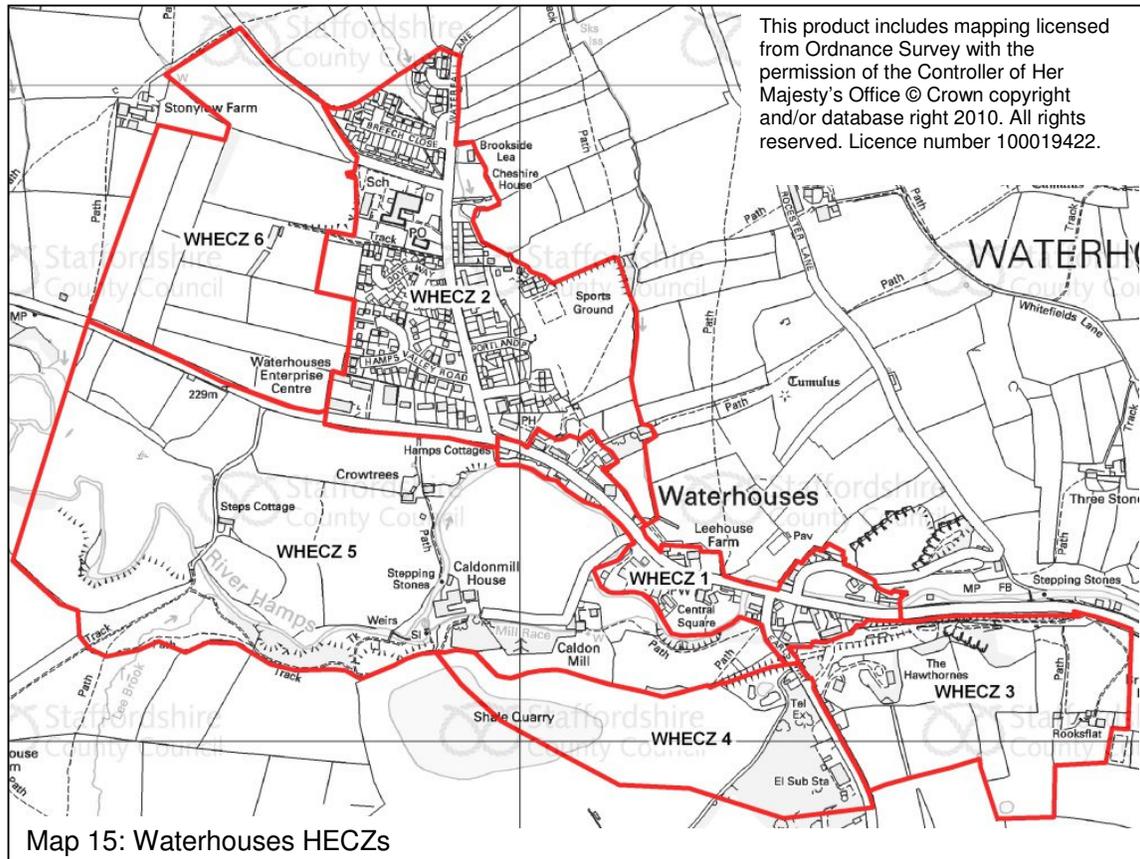
The heritage values which identify the importance and integrity of the historic landscape character are also high within **UTHECZ 2** and **UTHECZ 4** where well preserved historic field systems survive.

The detailed analysis of these zones can be found within Appendix 8. Generic recommendations regarding the historic environment can be found in section 6 above.

## **7.11 Waterhouses**

The project area for Waterhouses identified six HECZs. The village lies on the northern bank of the River Dane and the boundary with the Peak District National Park runs along A523 through the historic core. The project assesses the heritage potential for an approximately 250m radius around the village core.

The detailed analysis of the project area can be found within Appendix 8.



### 7.11.1 Key Characteristics

- There is a strong vernacular within the historic core of Waterhouses where the historic properties are largely constructed of the local stone (**WHECZ 1**).
- Stone walls are a characteristic feature of many of the field systems within the project area (**WHECZ 3** and **WHECZ 6**).
- Well preserved piecemeal enclosure of post medieval date to the south of the project area (**WHECZ 3**).

### 7.11.2 Summary

The detailed analysis of the project area (Appendix 8) reveals that the field systems around the village are generally well preserved containing either no settlement or a dispersed settlement pattern (**WHECZ 3**, **WHECZ 5** and **WHECZ 6**).

The conservation of the character of the historic core of Waterhouses (**WHECZ 1**) may be best served through the expansion of the Conservation Area.

There are fewer constraints regarding the impact upon the legibility of the historic character within **WHECZ 2** and **WHECZ 4** where the landscape has already seen considerable development or has been impacted by quarrying.

## **8. Heritage Curator Contacts**

### **Staffordshire County Council:**

Cultural Environment Team  
Environment and Countryside  
Development Services Directorate  
Staffordshire County Council  
Riverway  
Stafford  
ST16 3TJ

Tel: 01785 277290/7285/7280  
Email: [her@staffordshire.gov.uk](mailto:her@staffordshire.gov.uk)

### **Staffordshire Moorlands District Council:**

Conservation Section  
Staffordshire Moorlands District Council,  
Moorlands House,  
Stockwell Street,  
Leek,  
ST13 6HQ

Email: [conservation@staffsmoorlands.gov.uk](mailto:conservation@staffsmoorlands.gov.uk)

### **English Heritage:**

English Heritage West Midlands Region,  
The Axis,  
10 Holliday Street,  
Birmingham,  
B1 1TG

Tel: 0121 625 6820  
Email: [westmidlands@english-heritage.org.uk](mailto:westmidlands@english-heritage.org.uk)

### **The Garden History Society**

The Garden History Society,  
70 Cowcross Street,  
London  
EC1M 6EJ

Tel: 020 7608 2409  
Email: [enquiries@gardenhistorysociety.org](mailto:enquiries@gardenhistorysociety.org)

\*\* A summary version of Staffordshire HER sites can be viewed online at <http://www.heritagegateway.org.uk/gateway/> or for more detailed information contact the Cultural Heritage Team directly.

## 9. Glossary

Anglo-Saxon	Period dating between 410 AD and 1065 AD
Assart	A piece of forest land converted into arable *
Barbed & tanged arrowhead	A triangular arrowhead retouched to form a central tang and lateral barbs. The sides may be straight or concave. *
Barrow	Artificial mound of earth, turf and/or stone, normally constructed to contain or conceal burials.*
Bloomery	A charcoal fired shaft furnace used for the direct reduction of iron ore to produce wrought iron*
Bronze Age	Period dating between 2350 BC to 701 BC
Burnt mound	A mound of fire-cracked stones, normally accompanied by a trough or pit which may have been lined with wood, stone or clay.* The function of these features has been debated.
Croft	An enclosed piece of land attached to a house.*
Cropmark	Monument visible as a mark in standing crops, parchmarks or soilmarks, but where no subsurface deposits have been proven eg by excavation or other ground disturbance *
Dispersed cluster plan form (farmstead)	Little evidence of planning of the farmstead. Most closely associated with small farmsteads where there were few buildings or animals so careful planning in the layout for labour saving was of little importance. Some larger farmsteads were re-organised in the 19 <sup>th</sup> century often utilising an earlier building (Lake & Edwards 2008: 21).
Earthwork	Monument existing as an upstanding earthwork, ditch or artificial watercourse, or as a low stone built feature *
Flake (flint)	A flake of stone struck from the core where the length is less than twice the width. *
Hay	Division or enclosure within a medieval forest
Heritage Asset	A place or asset which is assigned cultural value <sup>9</sup> . This includes, but is not limited to, historic buildings, archaeological remains, monuments, parks and gardens, historic battlefields

<sup>9</sup> English Heritage 2009: 36

	etc.
Hollow way	A way, path or road through a cutting*.
Inter-war period	The period between the end of the First World War (1918) and the beginning of the Second World War (1939).
Iron Age	Period dating between 800 BC to 42 AD
Irregular enclosure	Field patterns where the predominant boundaries sinuous, although secondary boundaries may be straight or curvilinear. These system may have originated as assarting or squatting on heathland. Some may represent unrecognised piecemeal enclosure. Their period of origins covers a wide period from the medieval period to the 19 <sup>th</sup> century. Further research could elucidate the origins of specific field systems.
Linear plan	A plan of a farmstead where the farm buildings are set in-line, often with the farmhouse being attached to one end (Staffordshire HER).
Lodge	A small building, often inhabited by a gatekeeper, gamekeeper or similar *
Mesolithic	Period dating between 10,000 BC to 4,001 BC
Messuage	A dwelling-house with outbuildings and land assigned to its use*
Moat	A wide ditch surrounding a building, usually filled with water *
Neolithic	Period dating between 4,000 BC to 2,351 BC
Open Field	An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences).*
Outfarm	Farm buildings detached from the main stading where processes such as the processing and storage of crops; the housing of animals and the production of manure; or tasks such as milking were performed (Lake & Edwards 2008:30)
Palaeolithic	Period dating between 500,000 BC to 10,001 BC
Piecemeal Enclosure	Piecemeal enclosure can be defined as those fields created out of the medieval open fields by means of informal, verbal agreements between farmers who wished to consolidate their holdings. Within Staffordshire this process appears to have been well under way by the late medieval period, and was probably largely enclosed by the 16 <sup>th</sup> century. These areas have field patterns comprised of small irregular or rectilinear

	fields. At least two boundaries will have 's-curve' or 'dog-leg' morphology, suggesting that they follow the boundaries of former medieval field strips.
Planned Enclosure	These areas are characterised by either small or large fields that share very straight boundaries, giving them a geometric, planned appearance. Laid out by surveyors, these field patterns result from late enclosure during the 18 <sup>th</sup> and 19 <sup>th</sup> centuries. This historic landscape character type, therefore, includes commons that were enclosed by Act of Parliament.
Rectilinear enclosure	Field patterns where the predominant boundaries straight, although secondary boundaries may be sinuous or curvilinear. This differs from planned enclosure for which there will be very little evidence of other forms of boundaries. Their period of origin could date from the medieval period onwards and may include unrecognised piecemeal enclosure. It includes 18 <sup>th</sup> /19 <sup>th</sup> century enclosure for which planning is in question. Further research could elucidate the origins of specific field systems.
Ridge and furrow	A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period.*
Roman	Period dating between 43 AD to 409 AD
Scraper (flint tool)	A flake or blade with retouch along one or more edges.*
Smallholding	A holding on a smaller-scale than an ordinary farm.*
Squatter Enclosure	Areas of very small irregular or rectilinear fields that probably result from the enclosure of former common land by squatters. They may be associated with small cottages, networks of lanes and access tracks. Often associated with areas of former mining, quarrying or other industrial activity.
Staffordshire HER	Staffordshire Historic Environment Record (held by Staffordshire County Council)
VCH	Victoria County History for Staffordshire – copies located within the Staffordshire HER
WSL	William Salt Library, Stafford
Watermeadow	An area of land deliberately flooded to

	fertilize grassland through a series of artificial channels. Typical features include water carriers, panes, drains, sluices and footbridges. The earthwork remains of the panes and drains can be mistake for the remains of "Ridge & furrow". The classic water meadows are generally seen as being 18 <sup>th</sup> or early 19 <sup>th</sup> century in date, but some may date from as early as the 16 <sup>th</sup> or 17 <sup>th</sup> centuries.
Wood bank	An earthen bank indicating the limit of a wood or coppice.*

\* Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage

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### **Mapping**

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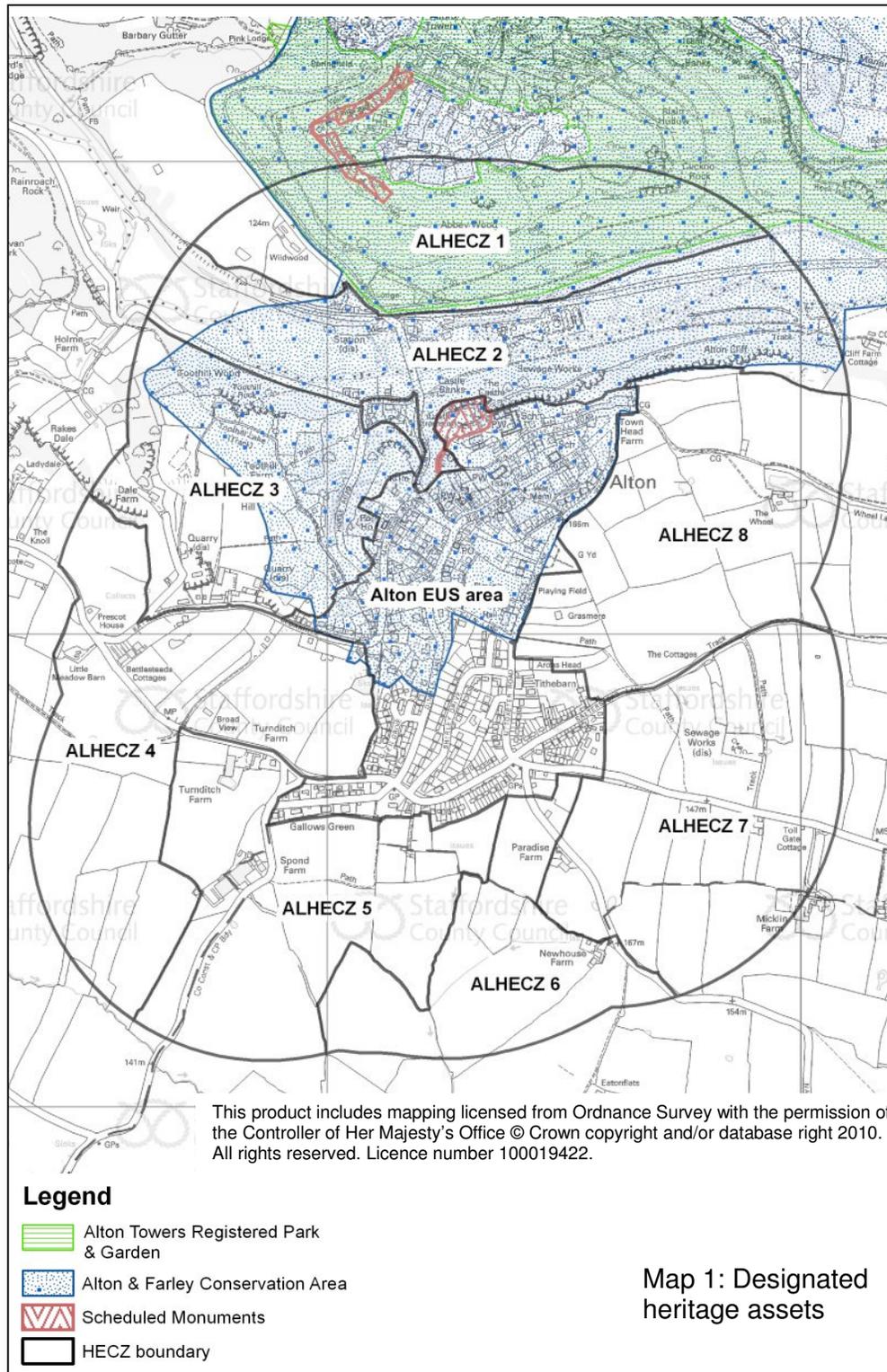
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<http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=169-d1406&cid=2-1-6#2-1-6> accessed 09/07/2010

## APPENDIX 1 – ALTON



## **1.1 ALHECZ 1 – Alton Towers and Abbey Wood**

### **1.1.1 Statement of heritage significance**

The southern portion of the character zone lies within the Churnet Valley at around 100m AOD and rises steeply to the north to reach around 190m AOD at Alton Towers. The steep slope into the valley is dominated by the woodland of Abbey Wood, which now forms part of the Grade I Registered Park and Garden of Alton Towers which was laid out during the early to mid 19<sup>th</sup> century by the 15<sup>th</sup> and 16<sup>th</sup> Earls of Shrewsbury (cf. maps 1 and 2)<sup>1</sup>.

The valley side woodland is likely to have existed since at least the medieval period. However, the highest point above the river within the HECZ also coincides with the site of Bunbury Iron Age hillfort. The surviving rampart along the north western side of the hill is protected as a Scheduled Monument<sup>2</sup>. The remainder of the hillfort has been impacted by the formation of the Registered landscape garden associated with Alton Towers from the early 19<sup>th</sup> century onwards and subsequently by construction associated with the 'resort'<sup>3</sup>. A Grade II Listed gate lodge stands on the Farley Lane entrance to the landscape park built circa 1840 by the architect A. W. N Pugin<sup>4</sup>.

That part of the HECZ which lies on the western side of Farley Lane appears to have formed part of Farley landscape park (cf. map 2)<sup>5</sup>. At present little further is known about this parkland.

The southern boundary of the HECZ is contiguous with the lines both of the Churnet Valley Railway and the Uttoxeter Branch of the Caldon Canal<sup>6</sup>. The latter had opened in the early 19<sup>th</sup> century, but had been closed to facilitate the construction of the railway which opened in 1849. Although the railway no longer operates its earthwork remains continue to contribute to the historic landscape character of the valley and are a monument to its continuing evolution as an industrial area into the 19<sup>th</sup> century.

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<sup>1</sup> Staffordshire HER: PRN 40268; Mowl & Barre 2009: 13

<sup>2</sup> Staffordshire HER: PRN 00064; Scheduled Monument no. 21633

<sup>3</sup> Staffordshire HER: PRN 40268 and PRN 06226

<sup>4</sup> Staffordshire HER: PRN 13199

<sup>5</sup> Staffordshire HER: PRN 40305

<sup>6</sup> Staffordshire HER: PRN 50753 and PRN 01226

**1.1.2 Heritage values:**

<p><b>Evidential value:</b> There are a variety of heritage assets surviving within the zone including the designated assets of the Scheduled Monument, the Registered Park and Garden, the Conservation Area and the Listed Building. There is also the potential for below ground archaeological remains to survive associated with late prehistoric activity and for above or below ground historic parkland features within Alton Park. This would include the historic walks through Abbey Wood, which also forms part of the landscape park<sup>7</sup>. Further research into these heritage assets could contribute to a greater understanding of the evolution of this landscape.</p>	High
<p><b>Historical value:</b> The legible heritage assets of the zone are associated with Alton landscape park which is designated as a Grade I Registered Park &amp; Garden. These comprise the Grade II Listed gate lodge and the woodland of Abbey Wood. Alton Towers and its parkland are associated with the Earls of Shrewsbury. The construction of Alton Towers is associated with several eminent 19<sup>th</sup> century architects, but perhaps most significantly with A. W. N. Pugin who designed the gate lodge which lies within the zone. The line of the Churnet Valley Railway is also a significant legible landscape feature. The earthwork remains of the Scheduled hillfort also legible and indicate the earlier origins of the zone.</p>	High
<p><b>Aesthetic value:</b> All but a small area to the west of Farley Lane (see map 2) lies within the Grade I Registered Park and Garden. The importance of this historic landscape and its aesthetics has also been identified by its incorporation into the Alton and Farley Conservation Area (032).</p>	High
<p><b>Communal value:</b> The area of the historic parkland and the earthwork remains of the hillfort lie within the Alton Towers Leisure Park. The interpretation of the hillfort in particular would enable a greater appreciation of time depth of settlement in this area and could form a basis for understanding the wider landscape during the late prehistoric period.</p>	High

**1.1.3 Recommendations:**

The number of the designated heritage assets within the zone reaffirms its historic importance not only within Staffordshire, but nationally. Planning within the majority of the zone will be guided by the authorities responsible for the Conservation Area and the Grade I Registered Park and Garden.

<sup>7</sup> Parks & Gardens Register: GD 1097; Staffordshire HER: PRN 40268



## 1.2 ALHECZ 2 – Churnet Valley

### 1.2.1 Statement of heritage significance

The zone follows the Churnet Valley on a roughly east-west alignment, at just under 100m AOD. The steep valley slopes are characterised by woodland, but only those to south are incorporated within this zone. The highest point of the zone lies at Alton Cliff to the east of the zone at approximately 150m AOD. To the west the high point lies at Castle Banks at around 140m AOD. The HECZ largely lies within the Alton and Farley Conservation Area (032) (cf. map 1).

Alton Castle, which stands on the southern side of the wooded valley at approximately 150m AOD above the river, dominates the views along this section of the Churnet Valley and makes a positive contribution to the sense of place (cf. map 3). The castle itself lies within the Alton Extensive Urban Survey Area but its importance to the historic landscape of the Churnet Valley and therefore this zone will be outlined here. It has 12<sup>th</sup> century origins and substantial medieval masonry survives which form a Scheduled Monument and Grade I Listed Building<sup>8</sup>. In the mid 19<sup>th</sup> century the Earl of Shrewsbury commissioned the architect A. W. M. Pugin to design a house on part of the footings of the medieval structure. This building is Grade II\* Listed and is built in a style reminiscent of the Rhine Valley castles<sup>9</sup>. Part of the likely medieval approach route to Alton Castle, however, lies within this zone and leads up to the twin towered gatehouse on the south western side of the castle. This approach route forms part of the Scheduled Monument<sup>10</sup>. The woodland on the slopes is likely to be associated with deliberate landscaping by the Earls of Shrewsbury who owned the site in the 19<sup>th</sup> century<sup>11</sup>.

The importance of the River Churnet for powering early industry within northern Staffordshire is attested within the zone by the presence of two watermills and their associated water management features. Alton 'Old Mill' lies to the north of the River Churnet and the Grade II Listed road bridge which crosses it (cf. map 3)<sup>12</sup>. The watermill may have medieval origins; a 17<sup>th</sup> century document records it as having belonged to the Cistercian monks of Croxden Abbey<sup>13</sup>. This watermill was certainly extant by the early 18<sup>th</sup> century when it was converted to a brass wire and slitting mill. By 1817 it was said to employ fifty workmen, suggesting it was an important part of Alton's local economy<sup>14</sup>. During the 19<sup>th</sup> century it appears to have been used as a paper mill and may also have been used as a flint mill, although this latter use is not proven. It was still in operation by the early 20<sup>th</sup> century when it was used as a saw mill. Many of the extant buildings are probably 19<sup>th</sup> century in date, although there is the potential for earlier buildings to survive within current structures. The complex includes an extant barn although this has not

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<sup>8</sup> Staffordshire HER: PRN 00092; English Heritage SM no. 12002

<sup>9</sup> Staffordshire HER: PRN 06018

<sup>10</sup> Staffordshire HER: PRN 00092; English Heritage SM no. 12002. The castle itself lies within the area covered by the Extensive Urban Survey.

<sup>11</sup> Scott Wilson 1998: 3.4

<sup>12</sup> Staffordshire HER: PRN 04841 (watermill) and PRN 13206 (bridge)

<sup>13</sup> Staffordshire HER: PRN 04841

<sup>14</sup> Pitt 1817: 227

been closely dated<sup>15</sup>. There is also the potential for below ground deposits to survive associated with the earlier activity on the site. Closely associated with this site is the extant mill race which flows east from the mill finally rejoining the River Churnet beyond the limit of the zone<sup>16</sup>. A mill pond lay on the western side of Farley Lane, although it is not currently known to what extent this feature survives above ground<sup>17</sup>. However, a further extant watercourse and associated weir, lying to the west of the road bridge, appear to have acted as an overflow system from the mill pond<sup>18</sup>.

The site of a second watermill also lies within the zone, approximately 850m to the east of Alton 'Old Mill'. It seems that the mill had been established in the late 18<sup>th</sup> century as a cotton mill, but when this venture failed it was converted to a corn mill. It was operating in this latter capacity in 1817 and into the 1830s when it was known as 'Alton Corn Mill'<sup>19</sup>. There is the potential for both above and below ground archaeological deposits to survive associated with this site. The modern mapping suggests that the mill leat which brought water to the site from the River Churnet survives as an earthwork and is possibly water-filled<sup>20</sup>.

The valley was also important for early transportation routes serving local industrial sites. The earliest of these was the Uttoxeter Branch of the Caldon Canal which opened in the early 19<sup>th</sup> century to transport brass and copper to and from Oakmoor and Alton<sup>21</sup>. The canal was closed to facilitate the construction of the Churnet Valley Railway, which opened in 1849<sup>22</sup>. Two Grade II Listed railway buildings survive; a rare Italianate style waiting room located on the station platform and the former Station Master's House adjacent<sup>23</sup>. The railway bridge taking Farley Lane over the line and the steps leading down to the two platforms are also Grade II Listed<sup>24</sup>. A Second World War non-standard stone pillbox stands on the bridge above the railway line<sup>25</sup>. It is not clear whether this was purpose built but disguised to look like a cottage or whether it represents the conversion of an earlier storage building. The building is characteristic of the local vernacular.

Located approximately 150m to the south of the railway bridge is a further Grade II Listed bridge which carries Farley Lane over the River Churnet. This bridge was constructed in the early 19<sup>th</sup> century<sup>26</sup>.

There is the potential for further below ground archaeological remains to survive within the zone associated with later prehistoric and Roman activity given its proximity to the Iron Age hillfort to the north of the river (see ALHECZ 1) and its river valley location. To date there is little known evidence for later

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<sup>15</sup> Staffordshire HER: PRN 51111

<sup>16</sup> Staffordshire HER: PRN 53942

<sup>17</sup> Staffordshire HER: PRN 53943 (at May 2010).

<sup>18</sup> Staffordshire HER: PRN 53944

<sup>19</sup> Staffordshire HER: PRN 53946; Pitt 1817: 227

<sup>20</sup> Staffordshire HER: PRN 53947

<sup>21</sup> Staffordshire HER: PRN 01226

<sup>22</sup> Staffordshire HER: PRN 50753 and

<sup>23</sup> Staffordshire HER: PRN 03263 and PRN 13204

<sup>24</sup> Staffordshire HER: PRN 13202

<sup>25</sup> Staffordshire HER: PRN 05572

<sup>26</sup> Staffordshire HER: PRN 13206

prehistoric activity and the Roman evidence comprises a collection of nine coins found near the cliff beneath Alton Castle<sup>27</sup>.

### 1.2.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for known heritage assets contribute to an understanding of the social and economic history not only within the zone but more significantly to the town of Alton and of the Churnet Valley as a whole. The above and below ground remains associated with the watermills could contribute significantly to an understanding of the way industry was organised and operated during the 18<sup>th</sup> and 19<sup>th</sup> centuries. At Alton Mill there is the potential for medieval remains to survive which may relate to the activities of the Cistercian monks of Croxden Abbey, which may illuminate the extent to which they were involved in either agriculture or industry within the Staffordshire Moorlands at this early date. This evidence would further an understanding of the activities of this order in the remoter parts of the country. There is also the potential for archaeological deposits to survive associated with later prehistoric or Roman activities.</p>	<p>High</p>
<p><b>Historical value:</b> There are significant heritage assets lying both within and adjacent to the zone which are highly legible in the landscape. The Grade II Listed railway buildings have been recognised as being of national importance and are associated with the development of transportation within this zone; the line of the railway itself being a significant feature of the historic landscape of the zone. The non-designated historic buildings, Alton Mill and the pillbox, also contribute to the legibility of the historic environment within the zone. The water management systems associated with watermills are also visible historic features within the zone and are important contributors to the wider history of industry within the Churnet Valley from at least the 18<sup>th</sup> century and possibly earlier. The views of Alton Castle, although not lying within the zone, are an important aspect of the historic environment and landscape character of this portion of the Churnet Valley.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The importance of the historic landscape character of this zone is reflected in the designation of this area as part of the Alton &amp; Farley Conservation Area (032) and the recognition of the national importance of the historic buildings associated with Alton Railway Station and the bridges over both the railway and the River Churnet (Grade II). The heritage assets, both designated and undesignated contribute significantly to the aesthetics of the zone and the views and setting of Alton Castle from the Churnet Valley area also of particular importance and are vulnerable to change<sup>28</sup>.</p>	<p>High</p>
<p><b>Communal value:</b> The heritage assets of the zone are important contributors to the local sense of place. They are not accessible to the public, but most can be appreciated from public rights of way.</p>	<p>Medium</p>

### 1.2.3 Recommendations

The heritage assets lying within and beyond the zone make a significant contribution to the appreciation of the historic landscape of this portion of the

<sup>27</sup> Staffordshire HER: PRN 01764

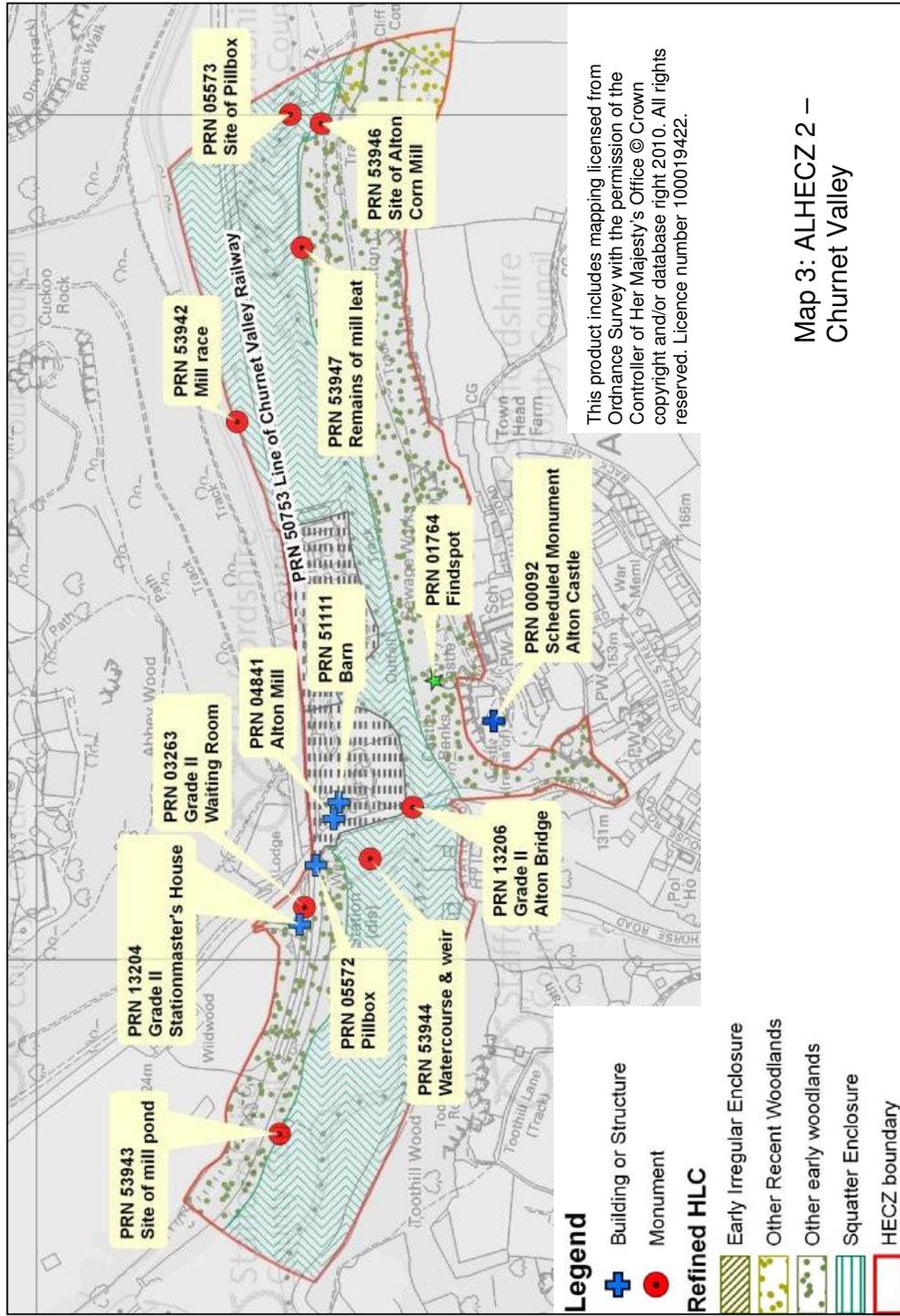
<sup>28</sup> Cf. to HE 10 of PPS 5 and English Heritage et al 2010 p.33 - 35

Churnet Valley. To date no settlement has impinged into the zone, probably due to flooding risks and topography.

Advice on planning within the Conservation Area should be sought from the Staffordshire Moorlands Conservation Officers. The setting of the designated assets (including the Scheduled monument (within the EUS area) and Registered park and garden (ALHECZ 1) are covered by PPS 5 policy HE 10; advice on both should be sought initially from English Heritage.

The conservation and enhancement of the heritage of the zone could include:

- The incorporation of Alton Mill and the air raid shelter onto a local list to assist in the long-term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- There is a moderate to high level of archaeological potential within the zone as reflected in the high evidential values above. Any proposals within the zone will require a Heritage Statement as part of the planning application covering all historic environment considerations including the archaeological potential. It should seek to demonstrate the ways in which the proposals will conserve and enhance the heritage assets.



### **1.3 ALHECZ 3 – Toothill**

#### **1.3.1 Statement of heritage significance**

The zone is dominated by Toothill and two narrow valleys, Rakes Dale to the west and Horse Road valley to the east. The northern boundary of the HECZ follows the Churnet Valley which rises up from around 100m AOD to Toothill Rock at around 145m AOD. Rakes Dale drops gently down to the north west. Horse Road follows the eastern valley to the north from around 135m AOD from the eastern boundary of the zone to 105m AOD just prior to the junction with Red Road in the Churnet Valley. Toothill Wood, part of Toothill Lane and the Horse Road valley are incorporated into the Alton and Farley Conservation Area (032).

Toothill Wood has possible medieval origins and is located on the southern steep slope of the Churnet Valley. The broadleaved woodland is characteristic of the landscape of the Churnet Valley and is in the ownership of the National Trust. It is not clear to what extent woodland covered the remainder of the zone during the medieval and post medieval periods. The origins of the irregular enclosure, which covers the central portion of the zone, is presently unclear but it may well have originated as assarts. The field pattern has seen only minimal boundary removal since the late 19<sup>th</sup> century. The field boundaries within the area of irregular enclosure are predominantly stone walls, which are particularly characteristic of the upland areas of the Staffordshire Moorlands.

Two disused quarries also survive as earthworks in this area, which appear to have been operational in the later 19<sup>th</sup> century and were probably extracting sandstone for local building works<sup>29</sup>. The Alton & Farley Conservation Area Appraisal identified the local sandstone as the main building material for at least the period between the 17<sup>th</sup> and 19<sup>th</sup> centuries as is evidenced by the numerous extant historic properties<sup>30</sup>.

Along the Horse Road valley there appears to have been an increase in the amount of woodland present during the second half of the 20<sup>th</sup> century. A cottage had stood at the bottom of Horse Road in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, which may have originated as a squatter's enclosure<sup>31</sup>. The croft of the cottage appears to survive on the modern mapping. Indeed prior to the growth of woodland the landscape along Horse Road appears to have been comprised of squatter enclosures of probable post medieval origin. The historic landscape character of squatter enclosure survives on the land above the woodland and is associated with Toothill Farm<sup>32</sup>. This smallholding exhibits a linear plan form, typical of upland areas, and the farmhouse has been dated to the 18<sup>th</sup> century, perhaps providing a date of origin for the surrounding field pattern<sup>33</sup>. The historic landscape character of the remote Rakes Dale is also one of probable post medieval squatter enclosures. A historic farmstead has also been identified near the top of the dale which also

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<sup>29</sup> Staffordshire HER: PRN 53959 and 53960

<sup>30</sup> Staffordshire Moorlands District Council 2008: 40

<sup>31</sup> Staffordshire HER: PRN 53949

<sup>32</sup> Staffordshire HER: PRN 53950 and 53951

<sup>33</sup> Staffordshire Moorlands District Council 2008: 35

exhibits a linear plan form. The integrity of the squatter enclosures in both areas of the zone is well preserved.

The historic landscape and the settlement pattern of these two valleys is therefore typical of squatter enclosure where the inhabitants combined small scale farming with industrial activities such as quarrying<sup>34</sup>. As noted above there is evidence for 19<sup>th</sup> century quarrying within this zone and earlier, as yet unidentified, quarry sites may also survive. Development has intensified to some degree along Cedar Hill to the south of the zone during the 20<sup>th</sup> century although one or two earlier properties may also survive here. There has been minimal 20<sup>th</sup> century development across the remainder of the zone.

### 1.3.2 Heritage values:

<p><b>Evidential value:</b> The character of the surviving historic landscape and settlement pattern contribute significantly to an understanding of the history of the zone which could be enhanced by further research. There is the potential for above and below ground remains to survive relating to squatting activities and small scale extractive industry from the post medieval period and possibly earlier. The Iron Age hillfort of Bunbury lies approximately 600m to the north on the opposite side of the Churnet Valley and it is possible that this zone formed part of its territory.</p>	<p>High</p>
<p><b>Historical value:</b> There may be associations between the surviving historic woodland and the irregular enclosure which may represent assarting within the zone. The legible heritage assets also comprise the surviving field pattern and associated historic farmsteads which also contribute significantly to the local character of the wider area and to the sense of place.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The Toothill Wood forms part of the characteristic woodland which lines much of the length of the Churnet Valley. The extant squatter enclosures and associated farmsteads as well as the stone walled irregular fields are all characteristic of the historic landscape of the Staffordshire Moorlands. The importance of the historic landscape has been identified through the incorporation of the eastern portion of the zone in the Alton and Farley Conservation Area (032). There have been only minimal 20<sup>th</sup> century alterations to the settlement and enclosure patterns.</p>	<p>High</p>
<p><b>Communal value:</b> Several rights of way cross the zone allowing the public to access the historic landscape and its contribution to the sense of place in what has been promoted by at least one walking guides as being 'the quieter side of Alton'<sup>35</sup>.</p>	<p>Medium</p>

### 1.3.3 Recommendations

The zone is dominated by historic field patterns associated with a dispersed settlement pattern largely comprising small farmsteads. Woodland is also particularly characteristic of the zone. The 20<sup>th</sup> century housing appears to have developed incrementally and is concentrated in one area upon Cedar Hill. Consequently the historic landscape character has little capacity to

<sup>34</sup> Lake & Edwards 2008: 26

<sup>35</sup> The AA: Walks & bike rides: the quieter side of Alton <http://www.theaa.com/walks/the-quieter-side-of-alton-420986>

absorb change. Advice on planning within the Conservation Area should be sought from the Staffordshire Moorlands Conservation Officers.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the distinctive historic landscape character and dispersed settlement pattern is recommended.
- The management of incremental development within the zone through the planning system is desirable to protect this fragile historic landscape. Should development be deemed appropriate by SMDC it should reflect the existing historic settlement pattern and its design should strengthen local distinctiveness in its scale and architectural form (PPS 5 policy HE 7.5)<sup>36</sup>.
- There is a low to moderate archaeological potential within the zone. There may be a requirement to submit a Heritage Statement with planning applications dependent upon the location and nature of the proposals (PPS 5 policy HE 6). Mitigation works may be required to fulfil PSS 5 HE 12.

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<sup>36</sup> English Heritage 2010: 26 and 35



## **1.4 ALHECZ 4 – South of Toothill**

### **1.4.1 Statement of heritage significance**

The topography of the zone rises up from Toothill to the north to around 180m AOD at Turnditch Farm (just south of the zone in ALHECZ 5). The south western portion of the zone begins to drop away again towards the south towards the valley of a small stream (beyond the zone) at around 150m AOD. A small portion of the Alton & Farley Conservation Area (032) lies within the zone to the east incorporating Fernlea Cottages and their gardens within its boundary.

The historic landscape character is dominated by piecemeal enclosure of probable post medieval date, which is typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries. The historic field pattern is well preserved; few field boundaries have been removed in the period since the late 19<sup>th</sup> century. The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system comprising two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The open fields were associated with specific settlements and it is likely that the strips within this zone had belonged to the small village of Bradley in the Moors lying approximately 400m to the south west and the town of Alton to the north west.

The properties on Battlesteads mostly date to the 1890s. These houses are typical of those late 19<sup>th</sup> century terraces which are more usually found within settlements. They are evidence of the deliberate planning of industrial workers housing within a rural area<sup>37</sup>. The adjacent pair of semi-detached houses were probably constructed to house the foremen or managers and it is not untypical for such 19<sup>th</sup> century development to plan settlements which located the workers and management in close proximity<sup>38</sup>. Their presence in the zone is a reminder that the recent history of Alton included much industrial activity.

The site of a quarry lies on Battlesteads which also appears to have been established in the 1890s possibly to extract sandstone<sup>39</sup>. It seems that the quarry was still operational into the early 20<sup>th</sup> century and formed an important element in the local economy and possibly contributed to the continuing predominance of sandstone buildings within the parish. A brickworks had been established adjacent to the quarry at some point in the early 20<sup>th</sup> century, although it was disused by 1924<sup>40</sup>. The brickworks appear to have been worked on a small scale and only the clay pit appears to survive. A further small quarry existed to the south of Cedarhill, to the east of the zone which had been established by at least the 1890s, but which had gone out of

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<sup>37</sup> Staffordshire HER: PRN 53956

<sup>38</sup> Staffordshire HER: PRN 53958

<sup>39</sup> Staffordshire HER: PRN 53957

<sup>40</sup> Staffordshire HER: PRN 04840

use by the turn of the 20<sup>th</sup> century. A house and garden had been constructed within its extent by the 1920s.

**1.4.2 Heritage values:**

<p><b>Evidential value:</b> The heritage assets, as identified above, contribute to an understanding of the history of the zone from the medieval period onwards particularly in relation to the changes to agriculture in the past and its impact upon the social and economic history of the area and its physical impacts upon the landscape. There is also the potential for research into the industrial sites, including the extant houses at Battlesteads, to contribute to an understanding of the industrial history of the parish and of the Churnet Valley more widely. The quarries also contribute to an understanding of the local vernacular architecture within the parish and could be re-opened to provide a sustainable source of local quarried stone (PPS 5 policy HE 3).</p>	<p>High</p>
<p><b>Historical value:</b> The surviving historic field pattern dominates the character of the zone which is typified by its dog-leg and reverse 'S' shaped field boundaries with their mature hedges and trees. The extant historic buildings represent the deliberate planning of a small settlement constructed in the late 1890s which is likely to have been closely associated with the quarrying industry in the local area. The clay pit associated with the brickworks is likely to survive as an earthwork and the presence of a collection of mature trees enables its location to remain legible within the landscape.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic landscape character, in the well preserved field systems in particular, positively contributes to the aesthetics of the heritage assets. The zone forms part of the setting of the Alton &amp; Farley Conservation Area (032) and Fernlea Cottages, to the far east, lie within it.</p>	<p>Medium</p>
<p><b>Communal value:</b> The field patterns can be appreciated from the public rights of way, but the remainder of the heritage assets are not accessible.</p>	<p>Low</p>

**1.4.3 Recommendations**

The field pattern is particularly characteristic of piecemeal enclosure and its importance is enhanced by the survival of the historic field boundaries. The settlement pattern is one of low density; the exception being the collection of late 19<sup>th</sup> century properties on Battlesteads. Consequently the historic landscape character has little capacity to absorb change. Advice on planning within the Conservation Area should be sought from the Staffordshire Moorlands Conservation Officers.

The heritage assets and local character of the zone could be conserved and enhanced through:

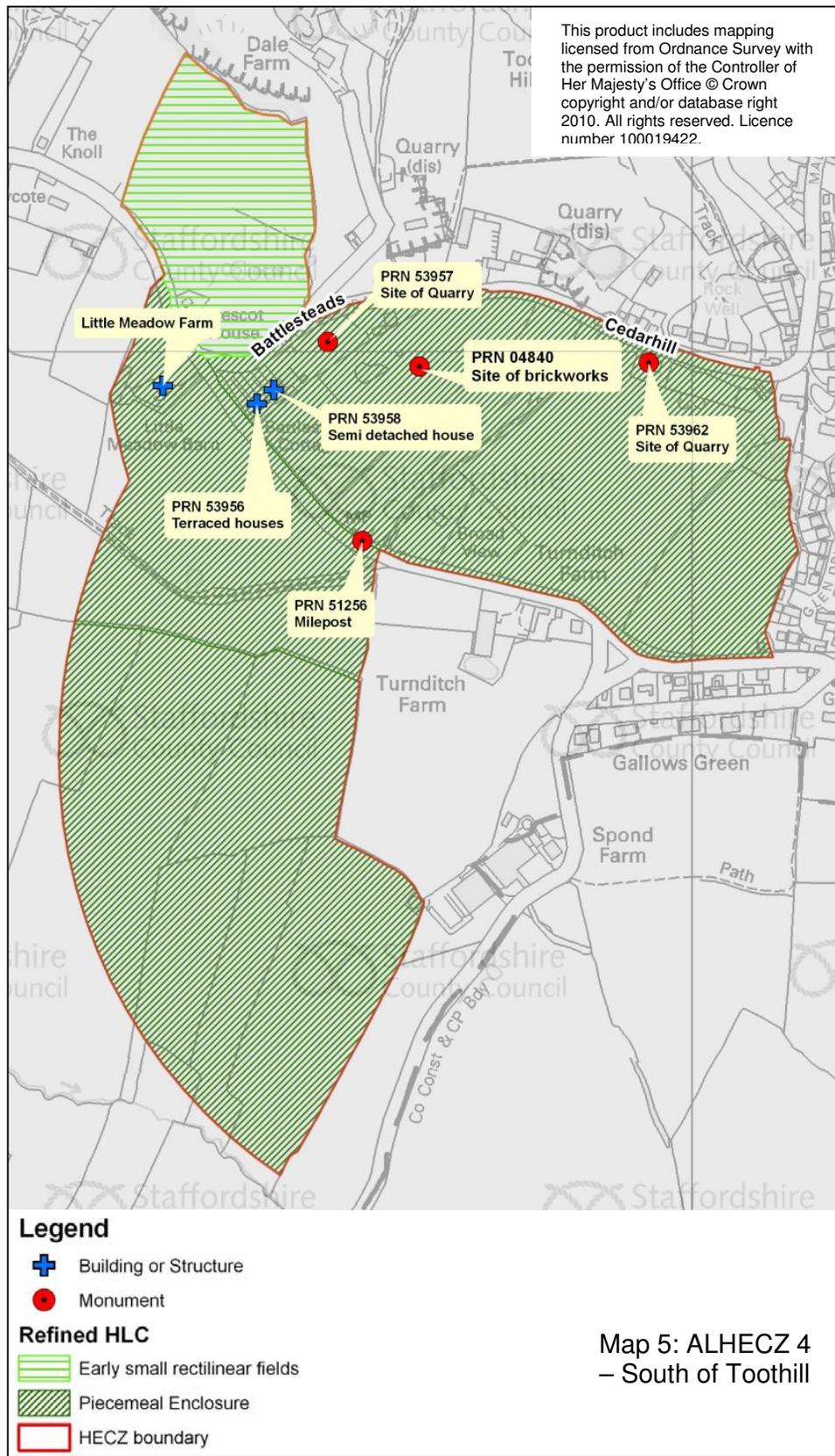
- The conservation of the historic landscape character and the low density of settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek conserve the legibility of the historic landscape character through the retention of

the historic field boundaries. Development should also reflect the local vernacular in terms of the scale and architectural form of any potential new development (PPS 5 policy HE 7.5)<sup>41</sup>.

- There is a low potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

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<sup>41</sup> English Heritage 2010: 26 and 35



## 1.5 ALHECZ 5 – South and west of Gallows Green

### 1.5.1 Statement of heritage significance

Although the zone covers 30ha only 11ha lies within the Staffordshire Moorlands authority, however, in order to understand the wider historic landscape character the area beyond the District boundary is discussed in this report. The landscape of the zone gently drops away to the south from around 175m AOD at Turnditch Farm, east of Gallows Green to 145m AOD at the southern boundary of the zone.

The historic landscape character is comprised of irregular field systems whose period of enclosure is uncertain. Spond Farm, which lies within East Staffordshire Borough, appears to be an 18<sup>th</sup> or 19<sup>th</sup> century regular ‘L’ plan farmstead. However, documentary evidence suggests that its origins lie in the medieval period, where it is first recorded in the late 13<sup>th</sup> century as ‘Spon’. The 12<sup>th</sup> and 13<sup>th</sup> centuries represent a period of population growth which resulted in the expansion of agriculture into areas of woodland and heath land<sup>42</sup>. Consequently the irregular enclosure may have originated as assarting during this period. The field system has seen little in the way boundary loss in the period since the late 19<sup>th</sup> century.

The only other dwelling within the zone is the Grade II Listed farmhouse at Turnditch Farm which is dated to 1701 and is constructed of dressed local stone<sup>43</sup>. Like Spond Farm the farmstead has a regular ‘L’ plan form with an extant stone barn probably contemporary with the farmhouse<sup>44</sup>. The earliest known documentary references to the site also date to the early 18<sup>th</sup> century perhaps suggesting that it originated as a new holding at this date<sup>45</sup>.

### 1.5.2 Heritage values:

<p><b>Evidential value:</b> The origins of the zone are not fully understood, although the extant field system may have 12<sup>th</sup>/13<sup>th</sup> century origins. The historic buildings within the zone have the potential to illuminate an understanding of the history of the development and of farming more generally in the locality. This is demonstrated by the clear relationship between the Listed farmhouse at Turnditch Farm and the adjacent farm buildings in terms of the historical development of the complex as a whole. There is the potential for Spond Farm to retain earlier fabric within the buildings and for archaeological remains to survive below ground relating to earlier settlement.</p>	<p>Medium</p>
<p><b>Historical value:</b> The legible heritage assets of the zone comprise the historic field pattern and the associated farmsteads. Turnditch Farmhouse is a Grade II Listed building and it has a legible relationship with its associated historic farm buildings. The mature hedges within the zone are indicators of its likely early origins.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic landscape is well preserved with an extant field pattern, which includes mature hedges indicative of its early origins. The legibility of these landscape</p>	<p>High</p>

<sup>42</sup> Roberts & Wrathmell 2002: fig. 2.4 on p. 41

<sup>43</sup> Staffordshire HER: PRN 06058

<sup>44</sup> Staffordshire HER: PRN 52940 and PRN 51118

<sup>45</sup> Horowitz 2005: 547

<p>features also contributes to the historic aspects of the aesthetics of the zone. The designation of Turnditch Farmhouse as a Grade II Listed building also indicates the importance of historic buildings to the aesthetics of the zone. Its relationship with the associated farm buildings is also of historic importance in terms of the aesthetics of the complex.</p>	
<p><b>Communal value:</b> The heritage assets can be experienced from the Public Rights of Way which cross the zone, although further research would be required to enable a full presentation of their role in the history of the area.</p>	<p>Medium</p>

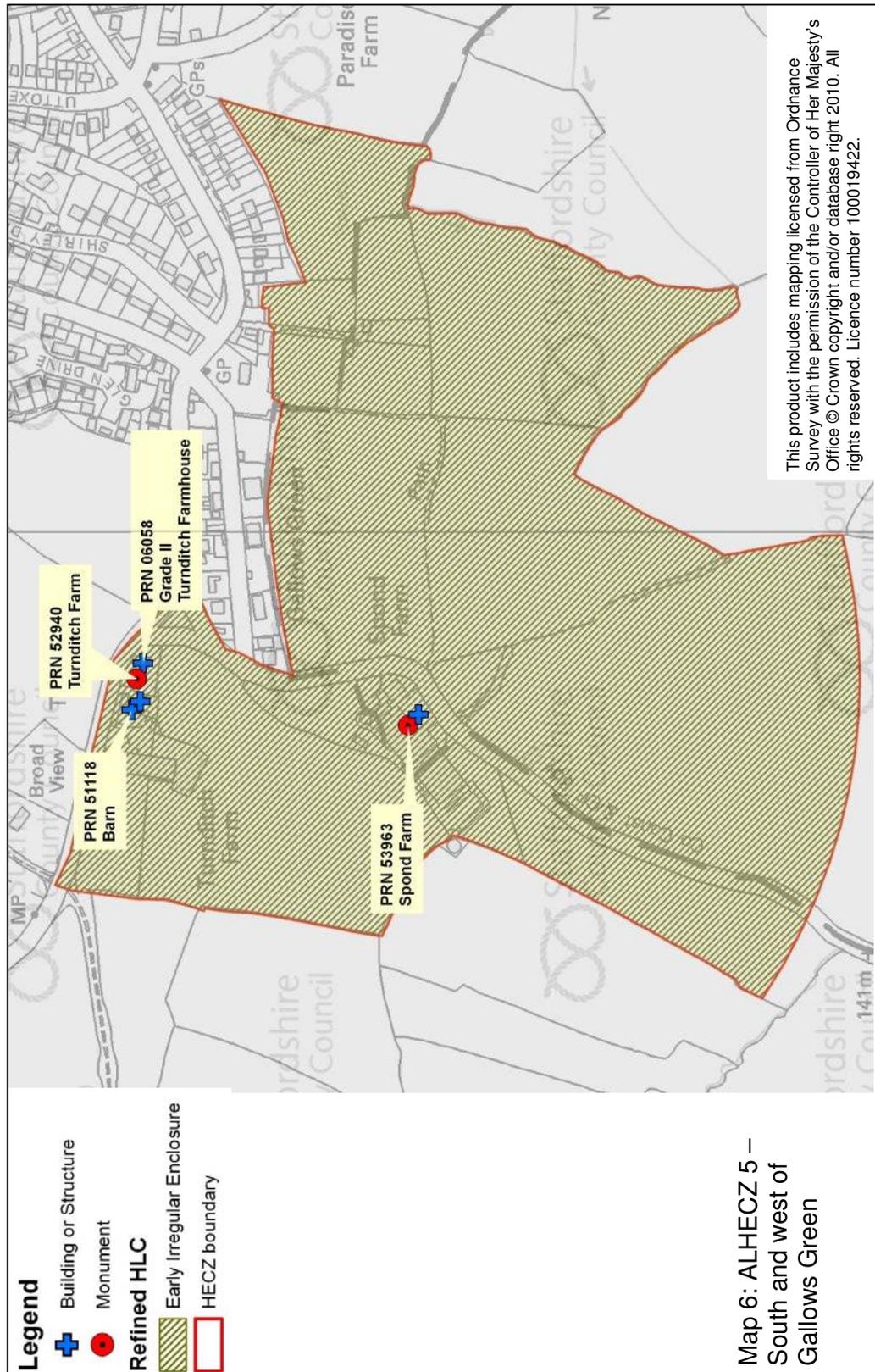
### **1.5.3 Recommendations**

The historic field system is well preserved and may have medieval origins, which could be associated with settlement located in the vicinity of Spond Farm. The only other settlement within the zone is Turnditch Farm, of 18<sup>th</sup> century date. Consequently there is little capacity to absorb large or medium scale development without fundamentally altering the historic landscape character of the zone.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The conservation of the historic landscape character and the low density of settlement.
- The protection and enhancement of the Listed building and its setting is covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon a Listed building or its setting a Heritage Statement would be required as part of the planning application.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5) and aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness<sup>46</sup>.
- There is the potential for unknown archaeological sites to survive particularly associated with Spond Farm, although this lies within East Staffordshire Borough. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>46</sup> English Heritage 2010: 26 and 35



## 1.6 ALHECZ 6 – Newhouse Farm

### 1.6.1 Statement of heritage significance

The zone covers 18ha although only 3ha lie within the Staffordshire Moorlands authority, however, in order to understand the wider historic landscape character the area beyond the District boundary is discussed in this report.

The historic landscape character had formerly comprised piecemeal enclosure of probable post medieval date, whose origins are similar to the field systems within ALHECZ 4 and ALHECZ 7. During the second half of the 20<sup>th</sup> century the removal of significant field boundaries has eroded the historic pattern, although the surviving boundaries may retain the characteristic forms of piecemeal enclosure.

Newhouse Farm, within East Staffordshire, is an extant historic farmstead displaying a dispersed cluster plan form. The historic mapping suggests that this small farmstead was constructed in the mid to late 19<sup>th</sup> century and its name reflects these origins.

### 1.6.2 Heritage values:

<b>Evidential value:</b> There are few heritage assets within the zone. There is little information to determine the potential for archaeological deposits to exist or survive. Further research would be required to determine the potential in the form of a heritage statement to form part of any planning application should development be planned within the zone.	Low
<b>Historical value:</b> The legible heritage assets, particularly the field pattern, have been eroded by the removal of field boundaries. However, some field boundaries do survive within the landscape.	Low
<b>Aesthetic value:</b> The historic aspects of the aesthetics of the zone have been impacted by the removal of field boundaries during the 20 <sup>th</sup> century.	Low
<b>Communal value:</b> There are few know heritage assets within the zone.	Low

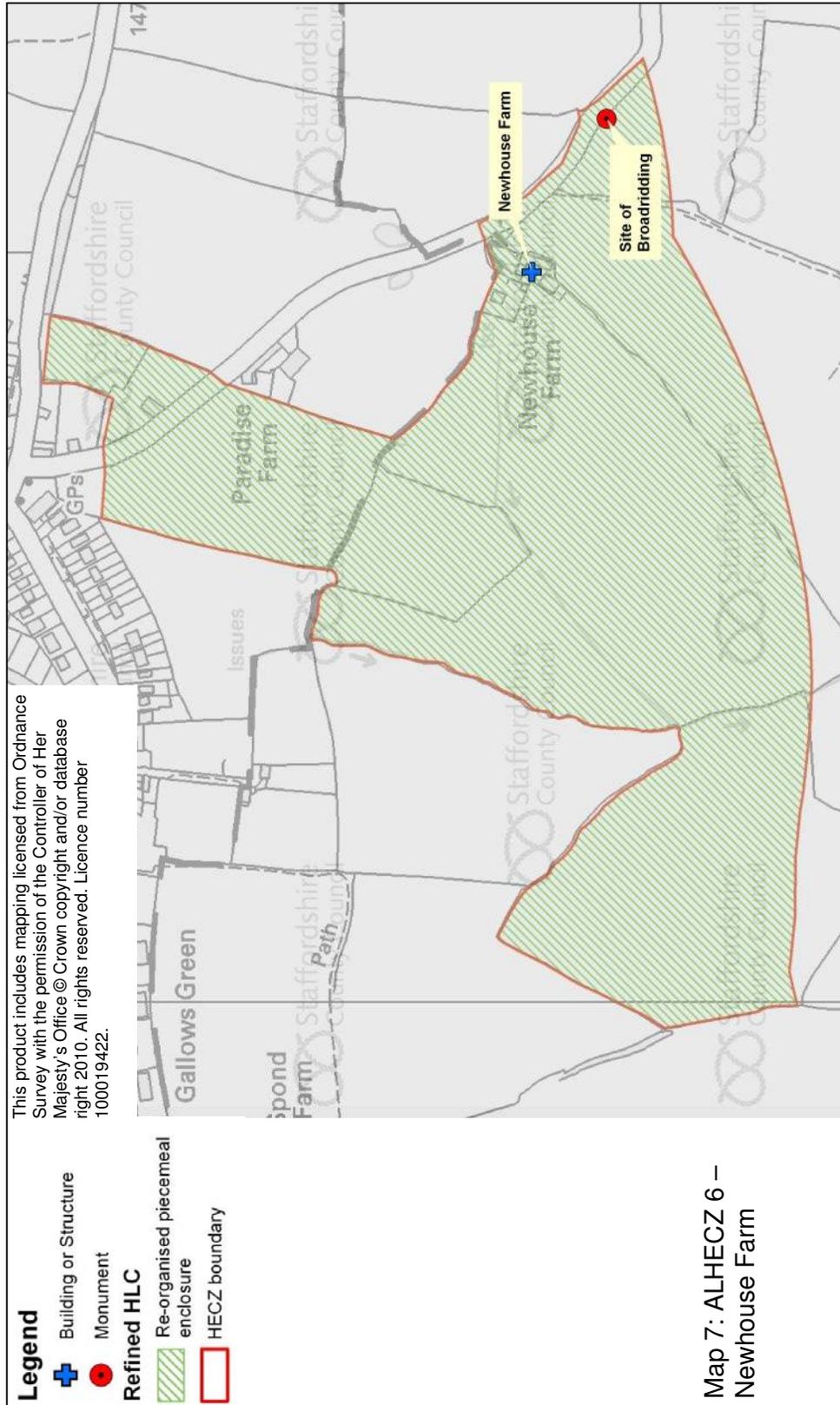
### 1.6.3 Recommendations

The zone has an overall low value in terms of the historic environment, however, there has been little previous development and the retention of the surviving historic field boundaries is desirable. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>47</sup>.

<sup>47</sup> English Heritage 2010: 26 and 35





## **1.7 ALHECZ 7 – South east of Alton**

### **1.7.1 Statement of heritage significance**

The zone covers 34ha, the majority of which lie within Staffordshire Moorlands District. A small area (6ha) to the south of the zone lies within East Staffordshire. A shallow valley crosses the zone on an approximate east-west alignment carrying a small tributary of the River Churnet. The land to the north of the valley lies at around 150m AOD dropping to around 135m AOD in the valley bottom. To the south the highest point within the zone lies at around 165m AOD dropping northward into the valley.

The historic landscape character is dominated by a well preserved field system enclosed by mature hedgerows, which extends eastwards beyond the zone. Only a few field boundaries have been removed since the late 19<sup>th</sup> century and this has not detracted from the overall distinctive pattern of piecemeal enclosure. This enclosure pattern is typified by reverse 'S' field boundaries and was probably created between the 16<sup>th</sup> and 18<sup>th</sup> centuries. The field system represents the enclosure of an open field arable system which probably had its origins the pre-Conquest (1066) period. The open fields comprised two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. These strips survive as faint ridge and furrow earthworks within some of the small fields<sup>48</sup>. The open field had belonged to the manor of Alton and the surviving earthworks and field pattern is the legible evidence of the importance of agricultural production to the economy of the town during the medieval period.

Saltersford Lane, which follows the northern boundary of the zone, has been identified as a probable salt way perhaps linking Nantwich with Derby and consequently has at least medieval origins. The similar alignment of Denstone Lane within the field system suggests that this also has at least medieval origins.

Historic settlement is represented by a single historic farmstead lying within the zone, Paradise Farm. The farmhouse and attached stable have been designated as a Grade II Listed building<sup>49</sup>. These buildings have been dated to the early/mid 18<sup>th</sup> century and the associated barn is likely to be of a similar date<sup>50</sup>. It is possible that the farm was established to farm the newly enclosed landscape and may therefore contribute to an understanding of the development of this landscape. There has been no subsequent development within the zone.

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<sup>48</sup> Staffordshire HER: PRN 05125.

<sup>49</sup> Staffordshire HER: PRN 06057

<sup>50</sup> Staffordshire HER: PRN 51119

**1.7.2 Heritage values:**

<b>Evidential value:</b> There is the potential for further research to contribute to an understanding of the evolution of this landscape from the pre-Conquest period (1066) onwards and its relationship to the social and economic fortunes of Alton. The farmstead in particular may retain important information concerning the later development of this landscape in the post medieval period.	Medium
<b>Historical value:</b> The legible heritage assets dominate the historic character in the form of the well preserved piecemeal enclosure and surviving ridge and furrow earthworks which extends beyond the limits of the zone. The farmhouse and stable at Paradise Farm contribute to the legibility of the heritage of the landscape and this has been recognised in the designation of them as Grade II Listed buildings.	High
<b>Aesthetic value:</b> The integrity of the piecemeal enclosure, with its characteristic reverse 'S' boundaries, is particularly well preserved. The legibility of the historic origins of this enclosure and the mature hedgerows positively contribute to the aesthetics of the zone despite the removal of one or two boundaries.	High
<b>Communal value:</b> The historic character of this part of Alton can be experienced from the Public Rights of Way which cross the zone. There are opportunities to interpret the heritage of the zone into a wider history of the Alton area for the benefit of both the local community and visitors to the area, perhaps forming part of a heritage trail.	High

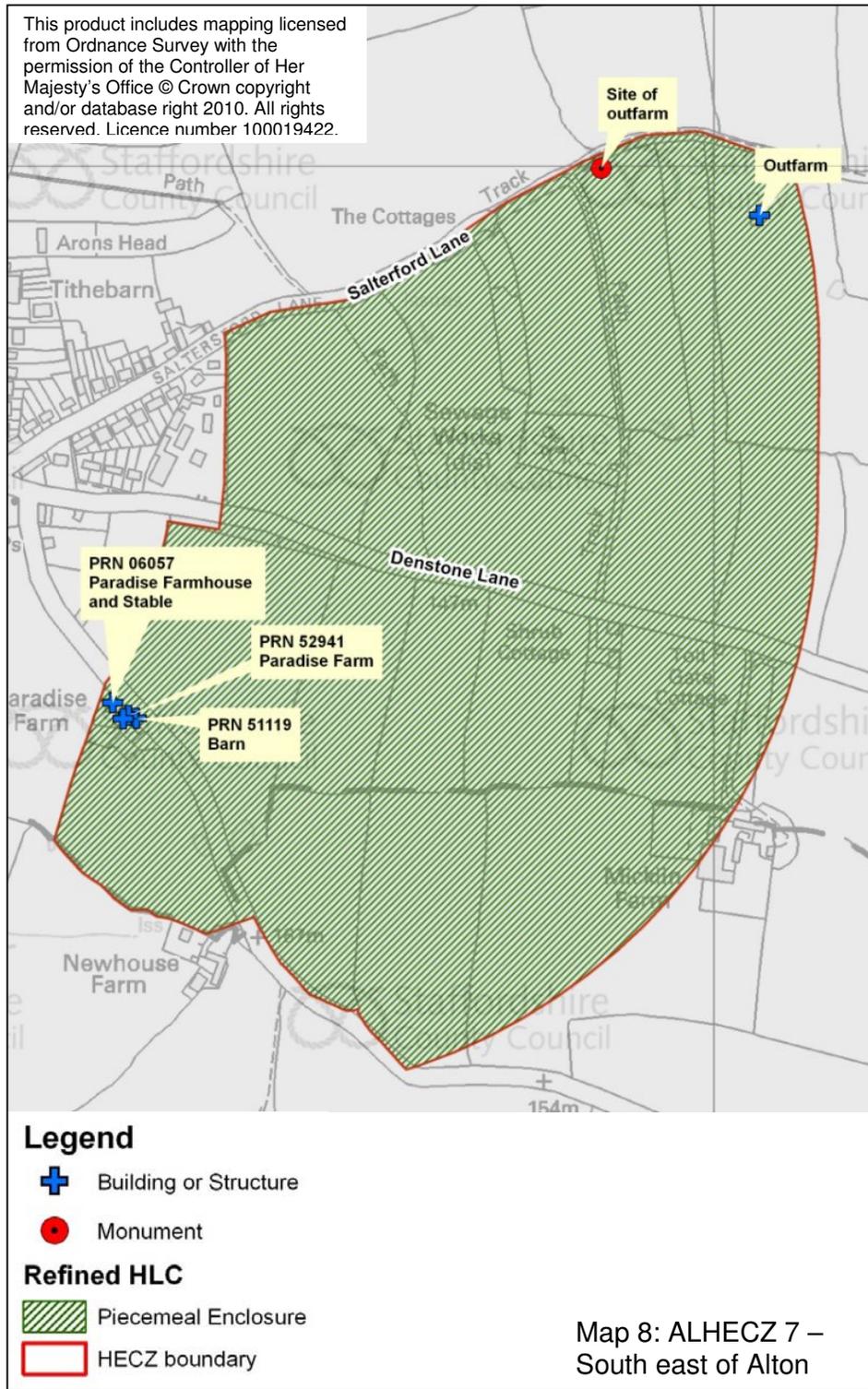
**1.7.3 Recommendations**

The historic field pattern within the zone is a well preserved example of piecemeal enclosure which continues further east beyond the zone and represents the legible history of the medieval economy of Alton. The settlement within the zone is restricted to one farmstead. Consequently there is little capacity to absorb large or medium scale development without fundamentally altering the historic landscape character of the zone.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The conservation of the historic landscape character and the use of settlement densities throughout the zone.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek conserve the legibility of the historic landscape character through the retention of the historic field boundaries. Development should also reflect the local vernacular in terms of the scale and architectural form of any potential new development (PPS 5 policy HE 7.5)<sup>51</sup>.
- There is a low potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>51</sup> English Heritage 2010: 26 and 35



## 1.8 ALHECZ 8 – North east of Alton

### 1.8.1 Statement of heritage significance

The zone covers 33ha within Staffordshire Moorlands lying to the south of the Churnet Valley and east of Alton. The highest point lies on the western boundary at around 170m AOD; the landscape drops gently away to north, south and east to between 150m and 160m AOD.

The historic landscape character has been identified as ‘re-organised piecemeal enclosure’ of possible 19<sup>th</sup> century date as it has seen little alteration since the 1880s. However, it clearly has its origins as piecemeal enclosure, of probable post medieval date, as is apparent from several of the extant field boundaries which exhibit either a dog-leg or reverse ‘S’ form. This field system, therefore, represents the enclosure of an open field arable system which probably had its origins in the pre-Conquest (1066) period and probably formed part of the same field as ALHECZ 7. The open fields were divided into strips held by individual landholders and faint ridge and furrow earthworks have been identified from aerial photographs in at least one of the fields within the zone<sup>52</sup>. The open field had belonged to the manor of Alton and the surviving earthworks and field pattern is the legible evidence of the importance of agricultural production to the town during the medieval period.

The origins of Saltersford Lane are discussed under ALHECZ 7, but Wheel Lane which survives on a similar alignment to the north of the zone had probably originated as access into the open field system during the medieval period.

The Wheel has been identified as a small historic farmstead of a linear plan which is typical of upland farms. It may be associated with the enclosure of the zone and its built fabric may provide information regarding the origins of the surrounding field system.

### 1.8.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for further research to contribute to an understanding of the evolution of this landscape from the pre-Conquest period (1066) onwards and its relationship to the social and economic fortunes of Alton. The farmstead in particular may retain important information concerning the later development of this landscape in the post medieval period.</p>	<p>Medium</p>
<p><b>Historical value:</b> The legible heritage assets are dominant within the zone in the surviving historic field pattern and the associated farmstead. It is arguable that this landscape is less distinctive than that of ALHECZ 7 whose piecemeal origins are more easily read within the landscape.</p>	<p>Medium</p>

<sup>52</sup> Staffordshire HER: PRN 53972

<b>Aesthetic value:</b> The integrity of the piecemeal enclosure has been impacted to a degree by alteration during the 19 <sup>th</sup> century, although a number of the distinctive field boundaries survive. The character of the zone does compliment that of ALHECZ 7 to the south. The zone forms the setting to the adjacent to Alton & Farley Conservation Area (032).	Medium
<b>Communal value:</b> The historic character of this part of Alton can be experienced from the Public Rights of Way which cross the zone. There are opportunities to interpret the heritage of the zone into a wider history of the Alton area for the benefit of both the local community and visitors to the area.	Medium

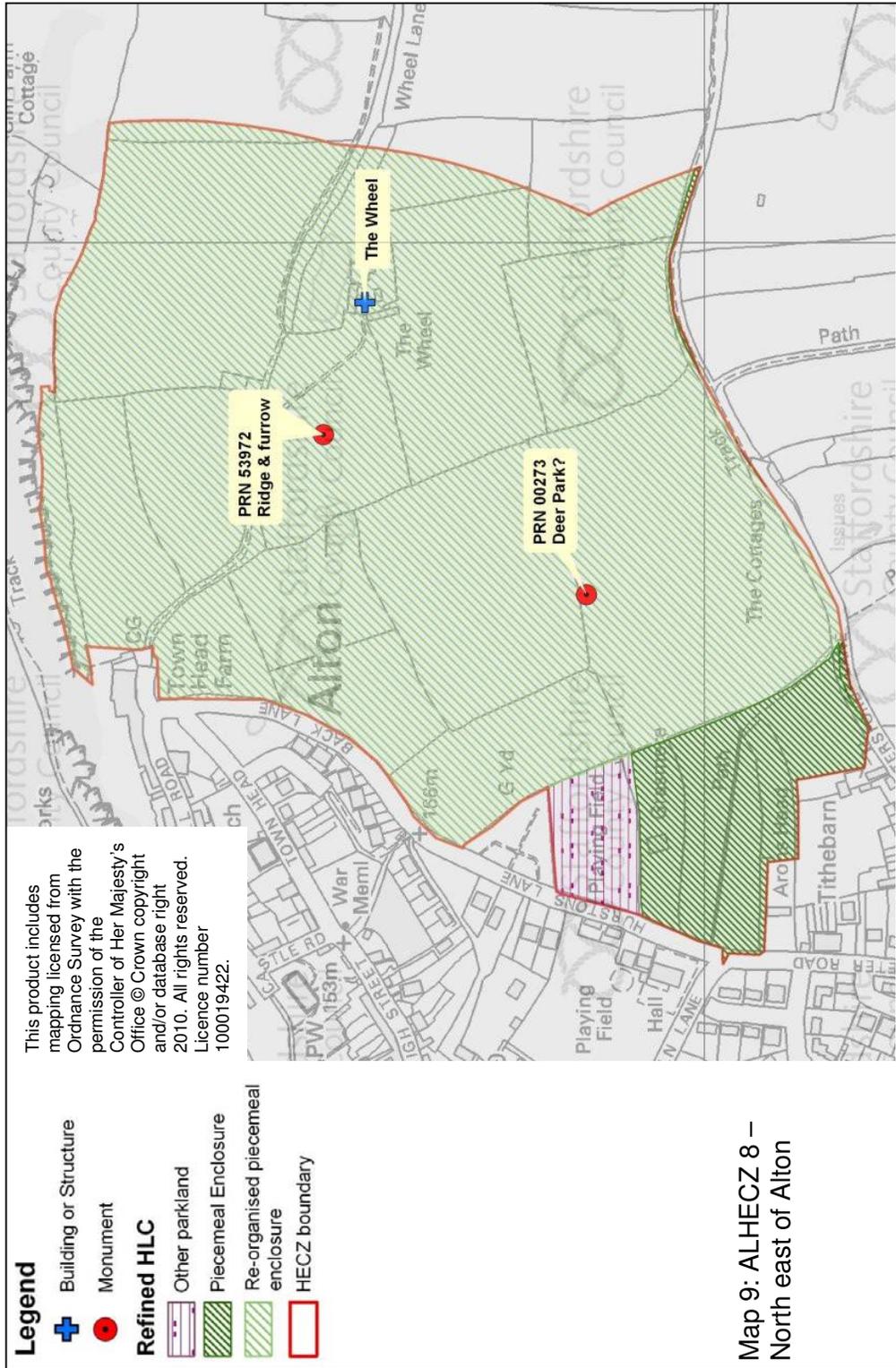
### 1.8.3 Recommendations

The heritage values reflect that there has been some alteration to the integrity of the historic landscape character during the 19<sup>th</sup> century, but that a number of distinctive early field boundaries survive. The zone forms part of the setting to the Alton & Farley Conservation Area (032).

The heritage assets and local character of the zone could be conserved and enhanced through:

- The northern portion of the zone lies adjacent to the Alton Conservation Area and a number of Listed buildings. The protection and enhancement of these designated heritage assets and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application.
- Where new development is deemed acceptable it should seek to complement the local vernacular particularly within the historic settlement cores. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>53</sup>.
- The historic landscape character could be enhanced and strengthened through the re-establishment of historic field boundaries.
- There is a low potential for unknown archaeological sites to survive. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>53</sup> English Heritage 2010: 26 and 35



## **BIBLIOGRAPHY**

Mowl, T & Barre, D. 2009. *The historic gardens of England: Staffordshire*. Redcliffe Press Ltd (Bristol).

## APPENDIX 2 – Biddulph and Biddulph Moor

### 8.1 BBHECZ 1 – Biddulph historic core

#### 8.1.1 Statement of heritage significance

The zone comprises the historic core of Biddulph, which until the early 20<sup>th</sup> century had been known as Bradley Green. The built environment is dominated by 19<sup>th</sup> and early 20<sup>th</sup> century red brick terraced housing, particularly along Albert Street and Congleton Road (cf. map 1). John Street, which runs parallel to the High Street, is dominated by red brick semi detached properties which had been constructed by the 1880s. The properties along High Street have a greater diversity of dates and styles, although many 19<sup>th</sup> century properties also survive. A Wesleyan Methodist Chapel was built on Station Road in 1880 to serve the new community<sup>1</sup>.

The expansion of the settlement within the zone was associated with the growth of the coal and iron working industries in the wider area. Another industry which grew in importance within the zone was cloth making and several textile mills survive including the 19<sup>th</sup> century Reliance Mill on Walley Street and the early 20<sup>th</sup> century Albion Mill on Station Road<sup>2</sup>.

Although the zone retains a largely 19<sup>th</sup> century industrial character the settlement of Bradley Green probably had its origins in at least the 13<sup>th</sup> century, possibly as the result of assarting or the clearance of moorland<sup>3</sup>. Evidence for pre-19<sup>th</sup> century settlement was extant within the settlement until the late 20<sup>th</sup> century when a timber framed building interpreted as a barn was demolished to make way for the Biddulph by-pass<sup>4</sup>. The building probably had post medieval origins although it had undergone significant alteration.

#### 8.1.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets of the zone to contribute to an understanding of the history of the social and economic development of the settlement. The historic built environment, particularly the extant 19<sup>th</sup> and early 20<sup>th</sup> century industrial buildings have the potential to contribute to this history. There is also the potential for below ground archaeological remains to survive associated with the settlement from the medieval period onwards which could also significantly contribute to an understanding of the origins of the settlement.</p>	<p>High</p>
<p><b>Historical value:</b> The legible heritage assets significantly contribute to the historic character of the zone which is predominantly that of a 19<sup>th</sup> century industrial settlement. Any enhancement and restoration of the surviving 19<sup>th</sup> century buildings would contribute to the sustainable regeneration of Biddulph for the benefit of the local community<sup>5</sup>.</p>	<p>High</p>

<sup>1</sup> Staffordshire HER: PRN 51777

<sup>2</sup> Staffordshire HER: PRN 51698 and PRN 51699

<sup>3</sup> Horowitz 2005: 142

<sup>4</sup> Staffordshire HER: PRN 03809

<sup>5</sup> English Heritage 2005; PPS 1: 18

<p><b>Aesthetic value:</b> The historic buildings show a degree of design although there are opportunities to enhance and restore the historic fabric of the zone. There has been some impact by 20<sup>th</sup> and 21<sup>st</sup> century changes the historic character.</p>	<p>Medium</p>
<p><b>Communal value:</b> The historic assets can be appreciated from the street although there are opportunities to enhance community interaction through interpretation and the promotion of the assets for sustainable development (see Historic value above).</p>	<p>Medium</p>

### **8.1.3 Recommendations:**

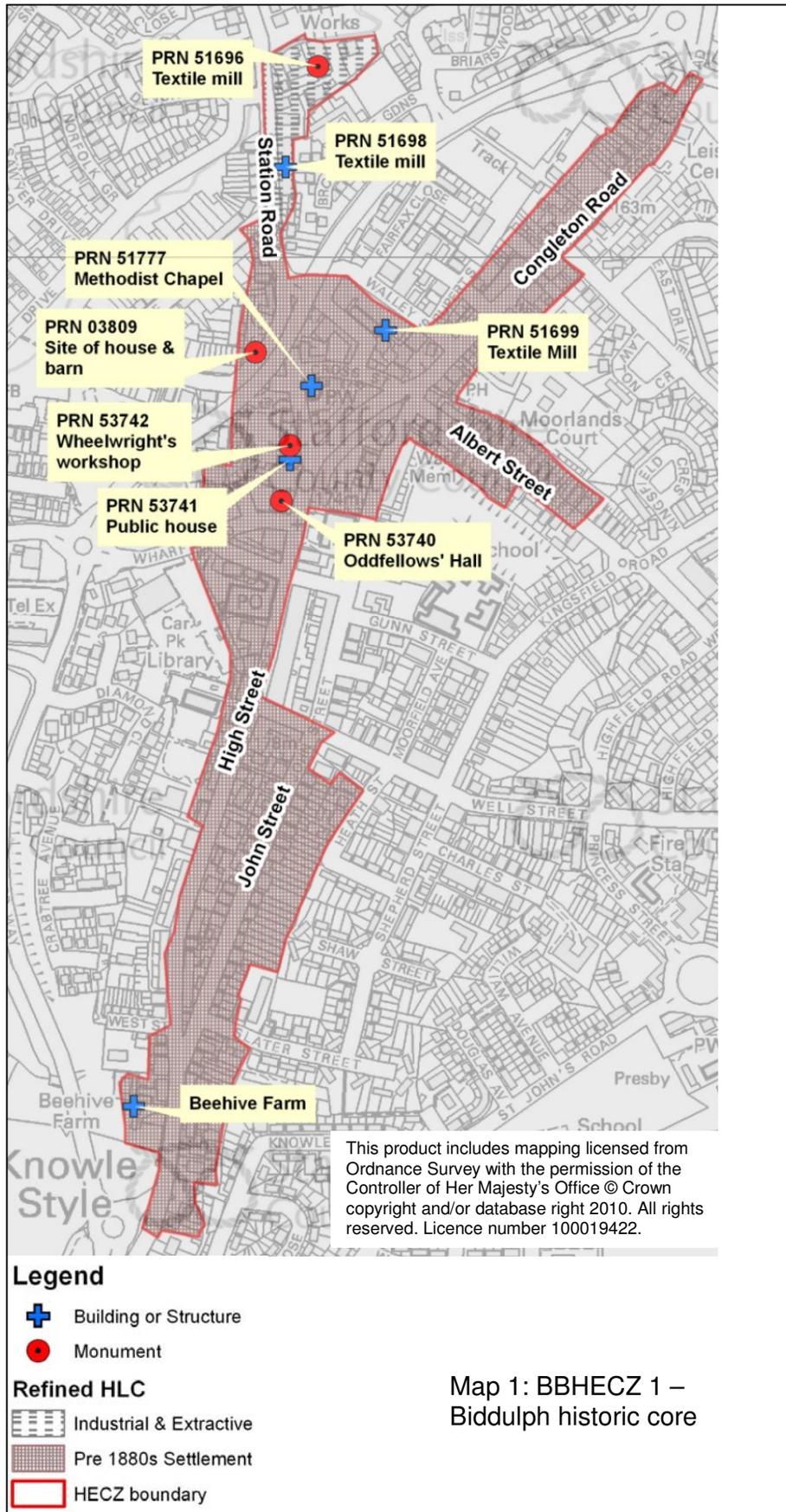
The heritage assets of the zone make an important contribution to the history of Biddulph from the 19<sup>th</sup> century onwards and to the local character of this industrial settlement.

The heritage assets and local character of the zone should be conserved and enhanced to ensure the future of this locally distinctive settlement. This could be achieved through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development and to retain the local distinctiveness of the settlement's origins as a 19<sup>th</sup> century industrial village. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>6</sup>. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>7</sup>.
- There is a moderate archaeological potential within the zone, as reflected in the high evidence value above. Development proposals will require a Heritage Statement to be carried out which should relate to all historic environment considerations including the archaeological potential. Mitigation works may be required to fulfil PPS 5 policy HE 12.

<sup>6</sup> English Heritage 2010: 26 and 35

<sup>7</sup> English Heritage 2010: 26 and 35



## 8.2 BBHECZ 2 – West of Newpool and Brown Lees

### 8.2.1 *Statement of heritage significance*

The zone covers 87ha and rises from around 200m AOD in the east up to 250m AOD at Tower Hill on its western edge. It is dominated by small field systems, whose boundaries have been the subject of alteration during the 20<sup>th</sup> century (cf. map 2). A number of earlier field boundaries survive and these are legible within the landscape as mature hedgerows.

During the 19<sup>th</sup> century several collieries were opened within the zone and of these the Tower Hill Colliery is the earliest and best preserved<sup>8</sup>. The site includes the early to mid 19<sup>th</sup> century Grade II Listed colliery buildings which survive as a ruin as well as the spoil heap and mine shaft(s). The colliery was served by two tramways neither of which survives above ground although the lines are visible as cropmarks on aerial photographs<sup>9</sup>.

The other two collieries were established between the 1830s/40s and the 1880s to the east and north east of the zone<sup>10</sup>. Bradley Green Colliery to the north east was linked to the Biddulph Valley Railway by a short tramway. The colliery at Newpool, to the south was smaller in scale. Both of the collieries had ceased operating by the early 20<sup>th</sup> century and the latter has been re-developed.

The Biddulph Valley Railway line crosses briefly into the zone just to the north of the site of Bradley Green colliery<sup>11</sup>. It was opened in 1860 to serve the local collieries and iron works and has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors.

Settlement within the zone is dispersed and largely comprises farmsteads and cottages. Two historic farmsteads have been identified, Tower Hill Farm and Meadow Stile Farm, both displaying loose courtyard plan forms. This plan form is characteristic of many of the farmsteads in the north east of Staffordshire and nationally excavated examples have been dated to the 13<sup>th</sup> century<sup>12</sup>. There is therefore the potential that these farmsteads have origins which pre-date the increased agricultural production of the late 18<sup>th</sup> and 19<sup>th</sup> centuries. Both sites are indicated on Yates' map of Staffordshire (1775) and both have been considerably altered during the 20<sup>th</sup> century.

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<sup>8</sup> Staffordshire HER: PRN 04913 and PRN 13496

<sup>9</sup> Staffordshire HER: PRN 28205

<sup>10</sup> Staffordshire HER: PRN 51705 and PRN 51713

<sup>11</sup> Staffordshire HER: PRN 51664

<sup>12</sup> Edwards 2009: 37; Lake 2009: 19

**8.2.2 Heritage values:**

<p><b>Evidential value:</b> There is the potential for the former collieries and the historic buildings to contribute to an understanding of the social and economic history of the landscape. There is the potential for below ground remains to survive associated in particular with the collieries and tramways. There has been little research into the earlier origins of the landscape and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	<p>Medium</p>
<p><b>Historical value:</b> There are legible heritage assets within the zone including the surviving colliery buildings and the line of the railway, which contribute to the historic character of the zone. The surviving historic boundaries also contribute to the character.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The landscape has been the subject of evolution over time and is predominantly rural in nature, although evidence for historic industrial activity is still legible within the landscape. The most significant evidence for industrial activity is the Grade II colliery buildings at Tower Hill. These would be amenable to restoration to allow public and community engage with the history of the zone.</p>	<p>Medium</p>
<p><b>Communal value:</b> There is the potential for the heritage assets of the zone and the wider area to be interpreted along the line of the Biddulph Valley Railway which is currently used as a cycleway/foot path. Further research would elucidate the role of the zone in Biddulph's industrial history.</p>	<p>Medium</p>

**8.2.3 Recommendations:**

The heritage values reflect the changes to the historic field pattern, although several historic boundaries survive as mature hedgerows. The industrial archaeology of the zone is of particular interest especially the surviving colliery buildings.

The conservation and enhancement of the historic landscape and heritage assets of the zone would best be achieved by:

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>13</sup>.
- There is a low to moderate level potential for archaeological sites to be impacted. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development<sup>14</sup>.
- The conservation of the historic landscape and the key heritage assets relating to former industrial activity which are typical of the local area is desirable<sup>15</sup>.

<sup>13</sup> English Heritage 2010: 26 and 35

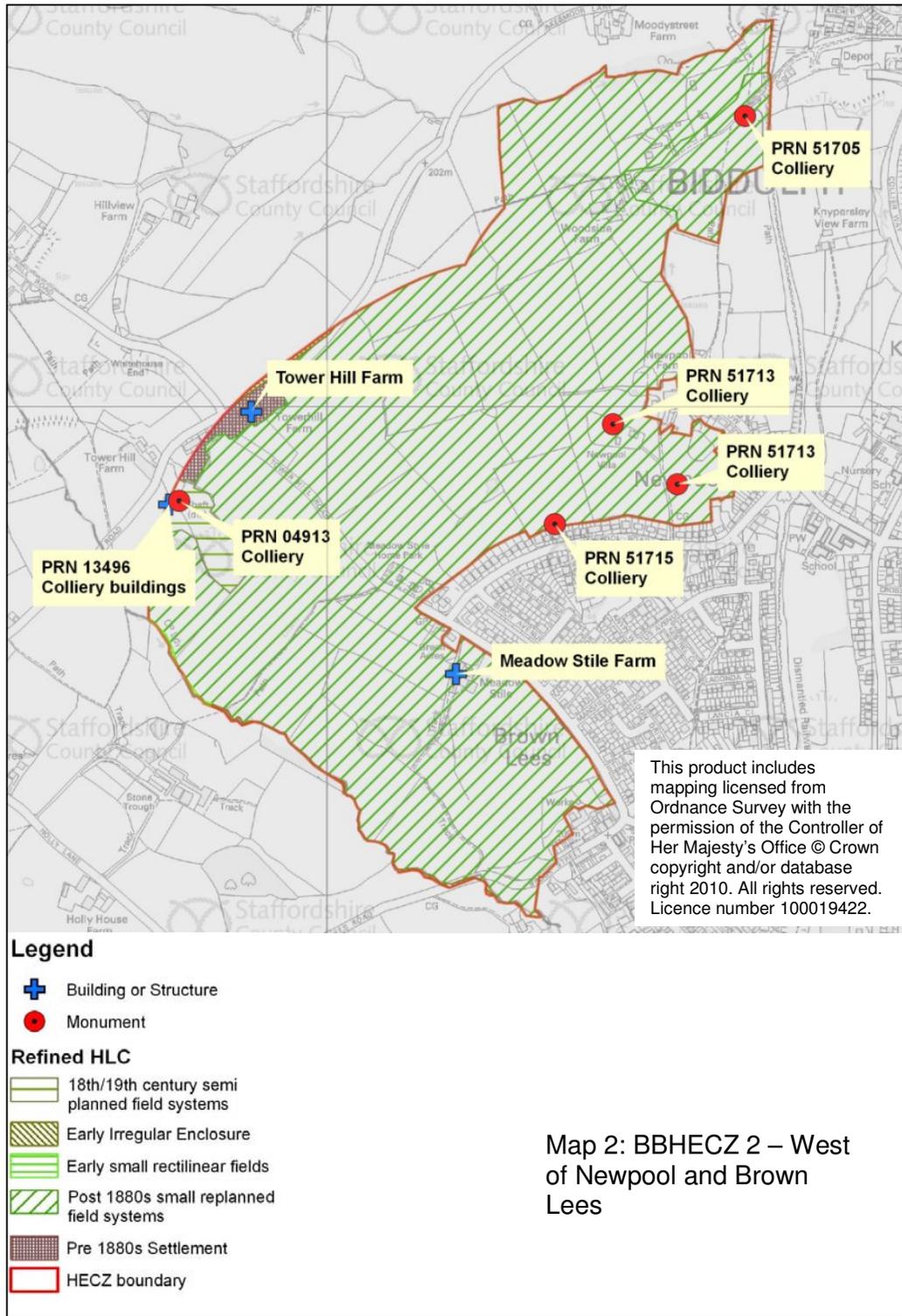
<sup>14</sup> PPS 5: Policy HE 6; English Heritage et al 2010: 22 - 23

<sup>15</sup> English Heritage 2010: 6

- PPS 5 policies 9 and 10 cover the Listed building and its setting within the planning process. Where development may impact upon the Listed building or its setting a Heritage Statement will be required as part of the planning application.
- The promotion and interpretation of the heritage assets to benefit the local community and encourage sustainable tourism<sup>16</sup>. The line of the Biddulph Valley Railway could play a key part in this promotion.

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<sup>16</sup> English Heritage 2010: 6 & 7



### 8.3 BBHECZ 3 – Knowle Style & Red Cross

#### 8.3.1 Statement of heritage significance

The zone covers 38ha and the historic landscape character is dominated by an irregular field system which has been created during the post medieval period and is possibly associated with industrial expansion during this period (cf. map 3). The many mature hedgerows across the zone confirm the field system's early origins.

Five Grade II Listed buildings and structures lie within the zone on the western side of Tunstall Road all of which are constructed of local dressed stone. These buildings date to circa 1850 and comprise a parsonage, with associated coach house, coachman's house and a school all of which were built under the patronage of the Bateman family of nearby Knypersley Hall (see BBHECZ 7). The school building is currently used as a community hall and Knypersley First School lies opposite on Newpool Road. The earliest building on the site of the current school was built in the early 20<sup>th</sup> century and is also constructed of local dressed stone and so contributes to the local built character of the zone.

Knypersley View Farm, to the north of the zone, has been identified as a historic farmstead although it is possible that only the farmhouse survives. The farmhouse is two storeys and constructed of red brick with render to at least one gable end. It may have originated in the 19<sup>th</sup> century as a smallholding whereby the occupiers supplemented their income by working in one of the local industries.

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>17</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors.

#### 8.3.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for the historic farmstead in particular to contribute to an understanding of the economic and social history of the zone during the 19<sup>th</sup> century. There has been little research into the earlier origins of the landscape and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	Medium
<p><b>Historical value:</b> The heritage assets are legible within the landscape and the group of Grade II Listed buildings in particular contribute to the local distinctiveness of the Biddulph area. They, along with the line of the railway, are closely associated with the Bateman family who made significant contributions to the wider Biddulph area during the 19<sup>th</sup> century (see BBHECZ 7 and 16 in particular). The historic field pattern also largely survives and includes several mature hedgerows.</p>	High

<sup>17</sup> Staffordshire HER: PRN 51664

<p><b>Aesthetic value:</b> The zone appears to have evolved over a considerable period of time and this is confirmed by the irregular nature of the historic field pattern. The built environment however, contains an element of planning under the patronage of the Bateman family and the importance of the historic buildings is highlighted through their Grade II Listed designation.</p>	<p>High</p>
<p><b>Communal value:</b> There is the potential for the heritage assets of the zone and the wider area to be interpreted along the line of the Biddulph Valley Railway which is currently used as a cycleway/foot path. The links with the Bateman family could be exploited to this end.</p>	<p>Medium</p>

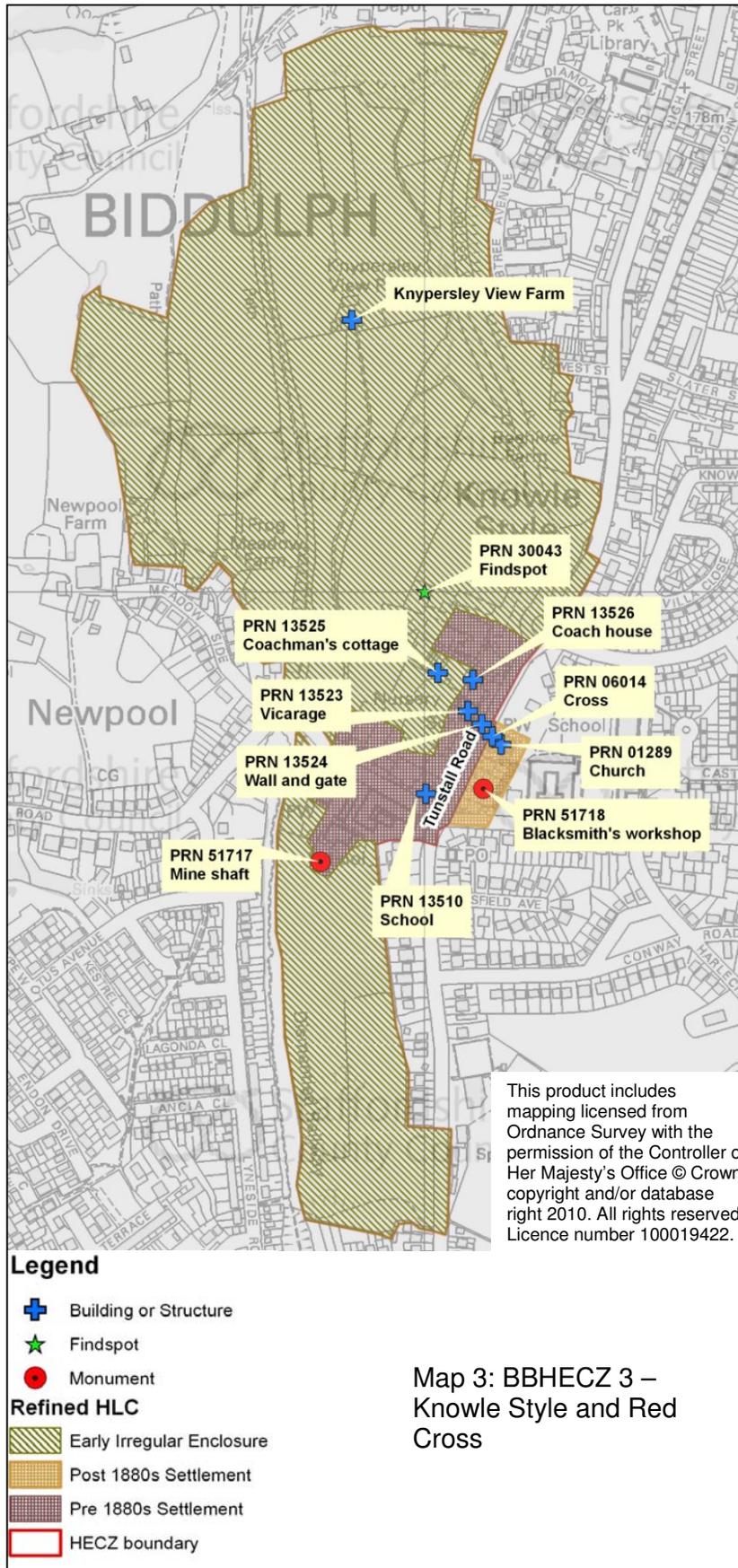
### **8.3.3 Recommendations:**

The integrity of the historic landscape survives as is reflected in the high scores for evidential and aesthetic values. Of particular historic interest are the Listed buildings which are associated with the Bateman family of Biddulph Grange and Knypersley; these buildings contribute significantly to the local vernacular of Biddulph.

The conservation and enhancement of the historic landscape and heritage assets of the zone would best be achieved by:

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>18</sup>.
- PPS 5 policies HE 9 and HE10 identify the importance of the Listed buildings and their settings. Where changes to the built environment may impact upon the Listed buildings or their setting a Heritage Statement would be required as part of the planning permission.
- The retention and conservation of the surviving historic field boundaries is desirable.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>18</sup> English Heritage 2010: 26 and 35



## 8.4 BBHECZ 4 – Brown Lees

### ***8.4.1 Statement of heritage significance***

The zone covers 88ha and is dominated by 20<sup>th</sup> century housing and industrial sites. An area of 19<sup>th</sup> century housing survives along Brown Lees Road adjacent to the former Biddulph Valley Railway (cf. map 4). On historic maps they are known as ‘Railway Cottages’ and may have been constructed in part to house the employees of the railway. Alternatively they were constructed to house the employees of an adjacent iron works and colliery. They are brick built terraces many of which have been painted or rendered and are typical of 19<sup>th</sup> century industrial settlements.

Red brick terraces of late 19<sup>th</sup> and early 20<sup>th</sup> century date also survive to the west of the railway line along Brook Street and Newpool Terrace. These properties are contemporary with the red brick Methodist chapel and hall which stands on the corner of Brown Lees Road and Brook Street.

A further row of red brick terraces stands on Victoria Row on the opposite side of Tunstall Road. These properties date to the early 20<sup>th</sup> century and were probably constructed to house workers employed in the expanding industries of the area.

All of the surviving late 19<sup>th</sup>/early 20<sup>th</sup> century terraces and associated buildings such as the Methodist chapel contribute to the local character of the industrial development of the wider Biddulph area during these periods (see BBHECZ 1 in particular).

The industrial heritage of the zone has largely been replaced by modern industrial units. The Biddulph Valley Coal and Iron Works stood in the area to the south of Brown Lees Road and to the west of Tunstall Road<sup>19</sup>. It was established during the 1860s to exploit coal deposits on the Knypersley estate which at that period was owned by the Bateman family (see BBHECZ 7). By the early 20<sup>th</sup> century the industry had expanded to occupy the land to the north of Brown Lees Road. By this period the industrial site belonged to Robert Heath who had bought Biddulph Grange from the Bateman family in the 1870s (see BBHECZ 16). A chain works was established on land to the east of Tunstall Road, which is currently operating as a garage. A red brick building on the site may represent an original building associated with the chain works.

The next stage of housing development occurred along Brown Lees Road to the south of the HECZ and Newpool Road to the north. These areas are typified by inter war semi detached houses. The majority of the remaining houses were constructed from the early 1960s onwards and represent a mix of housing styles including both single and two storey detached and semi-detached properties.

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<sup>19</sup> Staffordshire HER: PRN 51728

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>20</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph and particularly the links to the Bateman and Heath families of Biddulph Grange to residents and visitors.

**8.4.2 Heritage values:**

<p><b>Evidential value:</b> There is the potential for heritage assets to survive associated with the industrial development of the area during the 19<sup>th</sup> century in particular. This includes the potential for below ground remains as well as extant industrial and domestic buildings. The heritage assets contribute to an understanding of the social and economic development of the zone from the 19<sup>th</sup> and into the 20<sup>th</sup> century. There has been little research into the earlier origins of the area and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	<p>High</p>
<p><b>Historical value:</b> There are legible heritage assets surviving within the zone as is stated above, which contribute to the local character of Biddulph and enable the community and visitors to understand how the area has developed over time. The industrial site, although no longer legible above ground is associated with the Bateman and Heath families of Biddulph Grange and Knypersley Hall.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The zone has developed piecemeal from the 19<sup>th</sup> century onwards and this contributes to its aesthetic value. The historic built fabric is amenable to restoration and enhancement which could ensure its survival for the benefit of future generations to understand the origins of their community.</p>	<p>Medium</p>
<p><b>Communal value:</b> The heritage assets can be appreciated from the public road and there are opportunities for this area to form part of a wider interpretation of the heritage assets of Biddulph.</p>	<p>Medium</p>

**8.4.3 Recommendations:**

The heritage values reflect the fact that there are tangible and potentially intangible heritage assets surviving within the zone. Consequently, these would be best conserved through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement and is supported by PPS 5 policy HE 3.

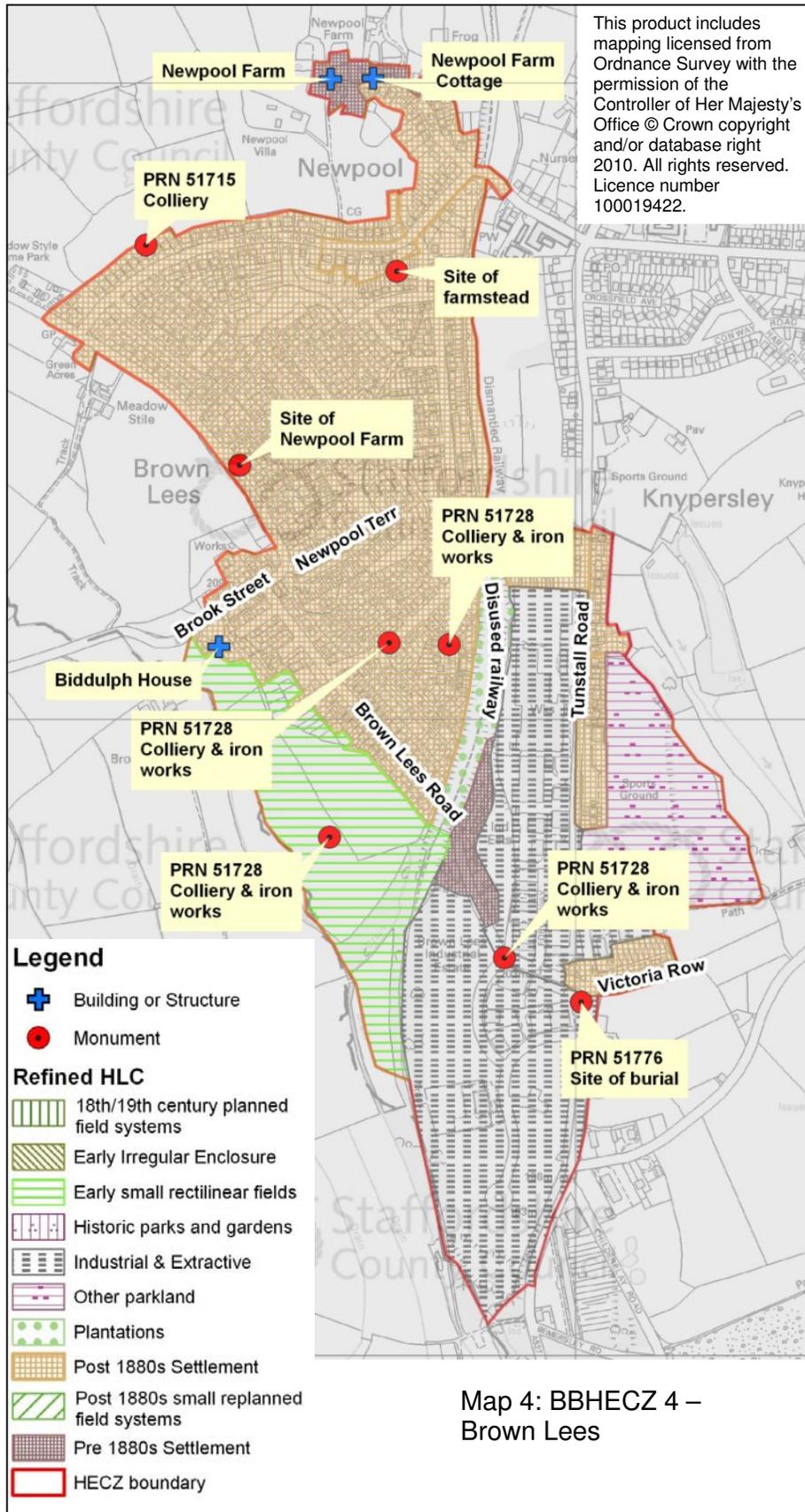
<sup>20</sup> Staffordshire HER: PRN 51664

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>21</sup>. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>22</sup>. .
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigations works may be required to fulfil PPS 5 policy 12.

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<sup>21</sup> English Heritage 2010: 26 and 35

<sup>22</sup> English Heritage 2010: 26 and 35



## 8.5 BBHECZ 5 – Mill Hayes Road

### 8.5.1 Statement of heritage significance

The zone covers 25ha and the historic character is predominantly one of planned enclosure, which is likely to have been created in the late 18<sup>th</sup> century (cf. map 5). It is typified by straight field boundaries laid out by surveyors. It is possible that it was created by either the Henshall family who established a country house and landscape park at Greenway Bank to the west of the zone (beyond the project area) during this period or by the Bowyer or Gresley family who were responsible for rebuilding Knypersley Hall during the same century (see BBHECZ 7)<sup>23</sup>. The overall regularity of the field system is extant within the modern landscape, although there has been more recent subdivision to the north of Mill Hayes Road during the late 20<sup>th</sup>/early 21<sup>st</sup> century.

A historic farmstead has been identified facing onto Tunstall Road which has a loose courtyard plan form, although farm buildings have been added to the complex during the second half of the 20<sup>th</sup> century. Farmsteads of this plan form are common in the Staffordshire Moorlands. Elsewhere in the country there are examples which have had their origins in the medieval period, however, in this instance the farmstead was created between the 1830s/40s and circa 1890<sup>24</sup>.

There is evidence for coal mining within the zone by the late 19<sup>th</sup> century. A number of ‘old shafts’ are marked on historic maps one of which may survive<sup>25</sup>. One small colliery was still operating in 1891 in the north of the zone<sup>26</sup>.

### 8.5.2 Heritage values:

<b>Evidential value:</b> There are few known heritage assets within the zone, although a 19 <sup>th</sup> century coal shaft may survive in woodland to the east of the zone. Further heritage assets associated with the coal mining industry may survive within the zone. There has been little research into the earlier origins of the area and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.	Medium
<b>Historical value:</b> The extant historic field system makes a positive contribution to the historic character of the zone and its development. The field system has been altered to the north of the lane, but the overall regular character of the field patterns is still legible. The extant coal shaft lies within woodland.	Medium
<b>Aesthetic value:</b> The aesthetics of the heritage assets are legible, notably the regularity of the field pattern, but there have been some impacts by 20 <sup>th</sup> /21 <sup>st</sup> century changes.	Medium

<sup>23</sup> Staffordshire HER: PRN 40047 (Greenway Bank Park); PRN 14174 and 40179 Knypersley Hall

<sup>24</sup> David & Charles 1970: Stafford sheet; First edition 6" OS map 1891

<sup>25</sup> Staffordshire HER: PRN 51728

<sup>26</sup> First edition 6" OS map 1891

<b>Communal value:</b> The opportunities for interpreting the heritage assets of the zone are relatively limited. The coal shaft lies within private land well away from any public rights of way.	Low
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### **8.5.3 Recommendations:**

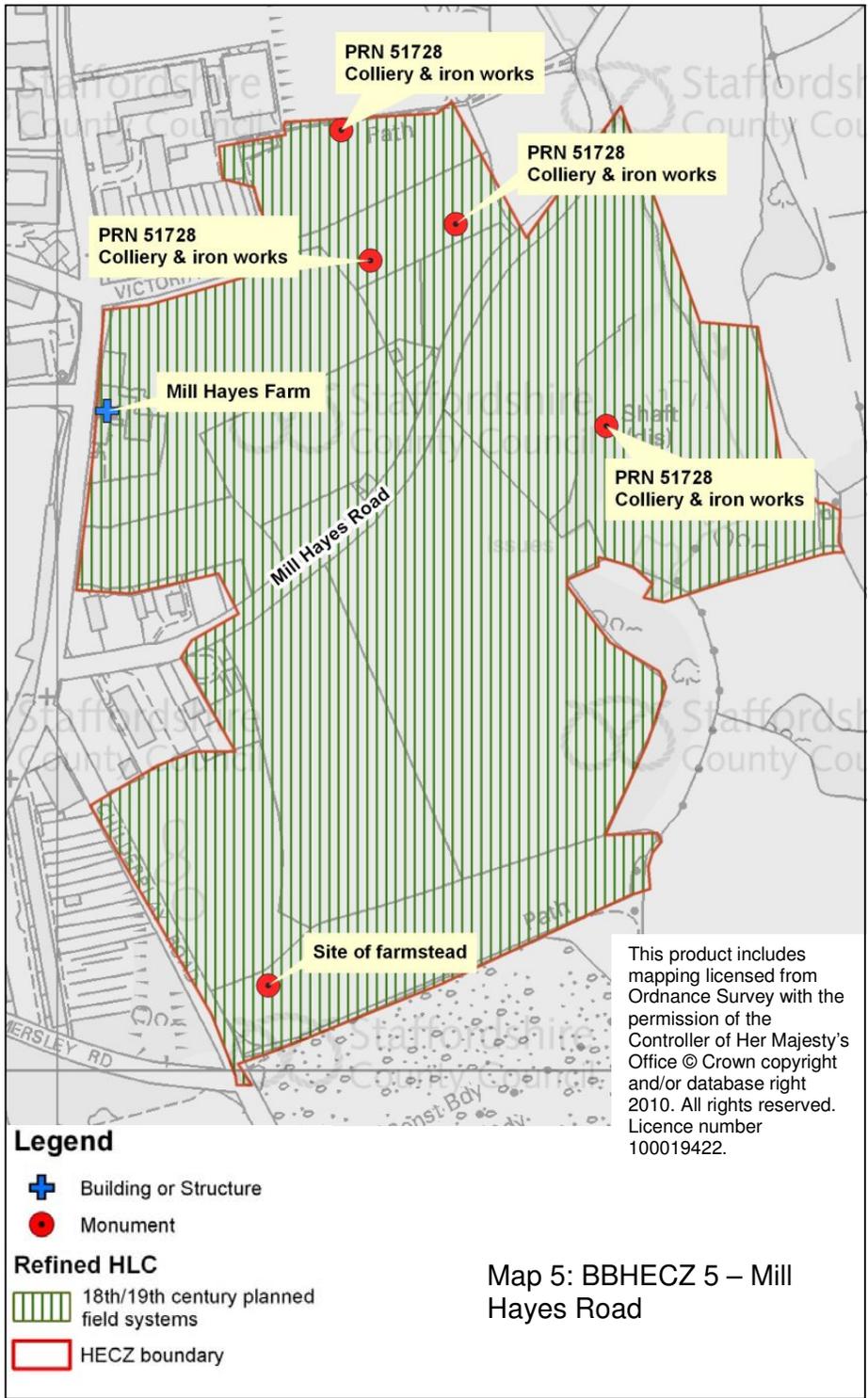
The heritage values identify the survival of the overall planned character of the historic landscape, despite some 20<sup>th</sup> and 21<sup>st</sup> century changes within it.

The conservation and enhancement of the historic landscape and heritage assets of the zone would be best achieved by:

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>27</sup>.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

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<sup>27</sup> English Heritage 2010: 26 and 35



Map 5: BBHECZ 5 – Mill Hayes Road

## 8.6 BBHECZ 6 – East of Knypersley

### 8.6.1 Statement of heritage significance

The zone covers 80ha within Staffordshire Moorlands District. The highest point of the zone lies in the far eastern corner at around 250m AOD. It drops into a valley to the west and rises again to the area around Knypersley End Farm at around 220m AOD. It falls away from Knypersley End to the western boundary at around 210m AOD.

The historic landscape character comprises an irregular enclosure pattern which may have originated as assarting in the post medieval period; a number of mature hedgerows are testimony to the early origins of this landscape (cf. map 6). The overall irregularity of the field pattern survives although there have been some alterations to individual hedgerows during the later 20<sup>th</sup> century.

Knypersley End Farm has been identified as an historic farmstead which originally had a loose courtyard plan form, although only the farmhouse appears to survive. Farmsteads exhibiting this plan form are common in the Staffordshire Moorlands and there are examples, nationally, of this farmstead type dating to the 13<sup>th</sup> century<sup>28</sup>. It is therefore possible that this farmstead may have early origins associated with the origin of the irregular enclosure.

There are several late 19<sup>th</sup> century properties surviving scattered along Mill Hayes Lane. A pair of two storey red brick houses stands at the start of the track down to Knypersley End Farm. To the west, along the lane, lie a further pair of properties which are white rendered and which were historically known as Woodlands. This may indicate that this had originated as one large property which was later subdivided. Mill Hays is a terrace of four two storey properties, originally all of brick but the majority have since been altered. They appear to be associated with the extant reservoir which lies adjacent and is also of late 19<sup>th</sup> century date. However, Mill Hayes is indicated on earlier maps including Yates' map of Staffordshire (1775). It appears that the terraces replaced at least one earlier property the nature and origins of which are currently unknown.

### 8.6.2 Heritage values:

<p><b>Evidential value:</b> The heritage assets of the zone do contribute to an understanding of the locality particularly relating to the extant historic buildings. There is the potential for below ground archaeological deposits to survive relating to earlier settlement at both Knypersley Lane Farm and Mill Hayes. Otherwise, there has been little research into the earlier origins of the landscape and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	<p>Medium</p>
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<sup>28</sup> Lake 2009: 19

<p><b>Historical value:</b> The integrity of the historic landscape character has survived overall with many extant mature hedgerows. The historic farmstead may be closely associated with the creation of this field system in the post medieval period. Further research may clarify these connections.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The historic character of the zone is the result of evolution rather than a single planning event. The irregular pattern and the associated mature hedgerows, along with the historic buildings, all positively contribute to the zone's aesthetics and a distinctive sense of place.</p>	<p>Medium</p>
<p><b>Communal value:</b> The historic landscape character of the zone can be appreciated from the public road and rights of way network. However further research would enhance this appreciation of its role in the social and economic history of the wider area.</p>	<p>Medium</p>

### **8.6.3 Recommendations:**

The heritage values identify that the overall historic landscape character has survived and incorporates the historic field patterns and mature hedgerows, as well as the associated historic farmstead. However, some 20<sup>th</sup> century change within the field pattern is also apparent.

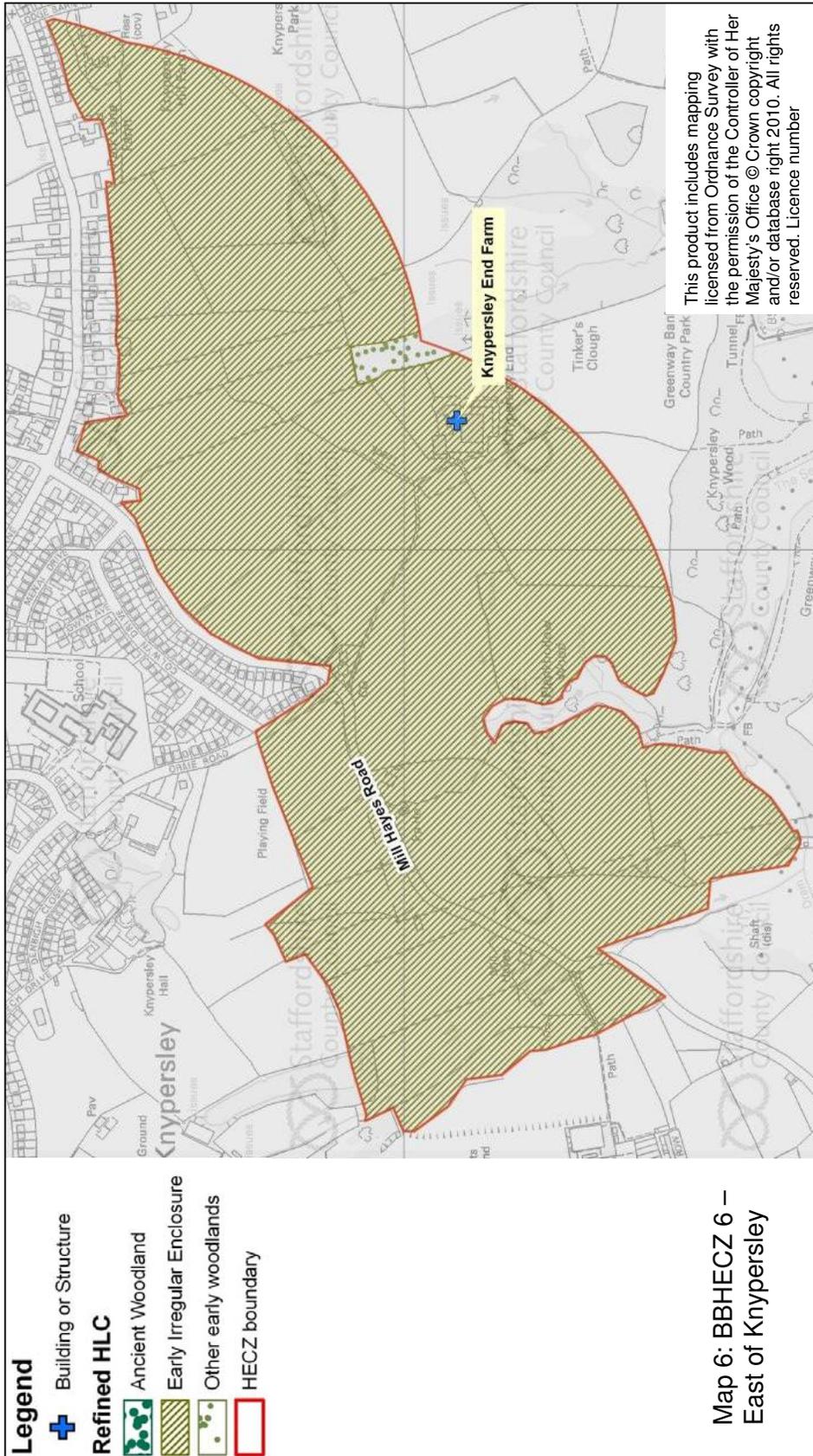
The conservation and enhancement of the historic landscape and heritage assets of the zone would be best achieved by:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect both the regularity of the historic field pattern and the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>29</sup>. The conservation of the fabric of the historic landscape is desirable and any new development should consider the impact upon its legibility and overall character<sup>30</sup>.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil

<sup>29</sup> English Heritage 2010: 26 and 35

<sup>30</sup> English Heritage 2010: 6

PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.



## 8.7 BBHECZ 7 – Knypersley Hall

### 8.7.1 Statement of heritage significance

The zone covers 25ha and incorporates the Listed buildings associated with Knypersley Hall including the Grade II\* Listed country house itself<sup>31</sup>.

Knypersley Hall was constructed in the early to mid 18<sup>th</sup> century and was significantly remodelled during the 19<sup>th</sup> century. The Grade II Listed stables and coach house were constructed in the mid 19<sup>th</sup> century<sup>32</sup>. It was the seat of Sir Francis Bowyer in the early 18<sup>th</sup> century and the 19<sup>th</sup> century alterations were probably carried out by the Bateman family who bought the property circa 1810.

By the late 18<sup>th</sup>/early 19<sup>th</sup> century the entire zone had formed part of the landscape park associated with Knypersley Hall (cf. map 7)<sup>33</sup>. James Bateman, who was responsible for the landscaping of Biddulph Grange (see BBHECZ 16), grew up at Knypersley Hall and it is believed he executed his first landscape designs here. However, the parkland character of the zone has been impacted by 20<sup>th</sup> century change. A cricket ground was established in the west of the zone during the early 20<sup>th</sup> century and a playing field has been established in the east. A number of mature trees may represent the remnants of the designed landscape park and the three ornamental fish ponds survive as one large lake. To the east of the hall woodland planting and a fish pond survive from the designed landscape. Adjacent lies the remains of the walled garden whose outline is still clearly extant and associated structures may also survive.

The earlier history of Knypersley Hall includes references to a deer park, possibly dis-emparked in the 17<sup>th</sup> century, whose precise location and extent is currently unknown<sup>34</sup>. The deer park is likely to be associated with the site of an earlier Knypersley Hall, which may have originated as a moated manor house, although there is no above ground evidence for this site. Knypersley was first mentioned in the mid to late 13<sup>th</sup> century; within the acknowledged height of the construction of moated sites<sup>35</sup>.

### 8.7.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets in the zone to contribute to an understanding of the development of Knypersley from the medieval period through to its origins as a landscape park in the 18<sup>th</sup> and 19<sup>th</sup> centuries. There are numerous above ground assets including the Listed buildings and there is good potential for archaeological deposits to survive associated with the medieval origins and the development of the landscape park.</p>	<p>High</p>
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<sup>31</sup> Staffordshire HER: PRN 14174

<sup>32</sup> Staffordshire HER: PRN 14175

<sup>33</sup> Staffordshire HER: PRN 40179

<sup>34</sup> Staffordshire HER: PRN 40179

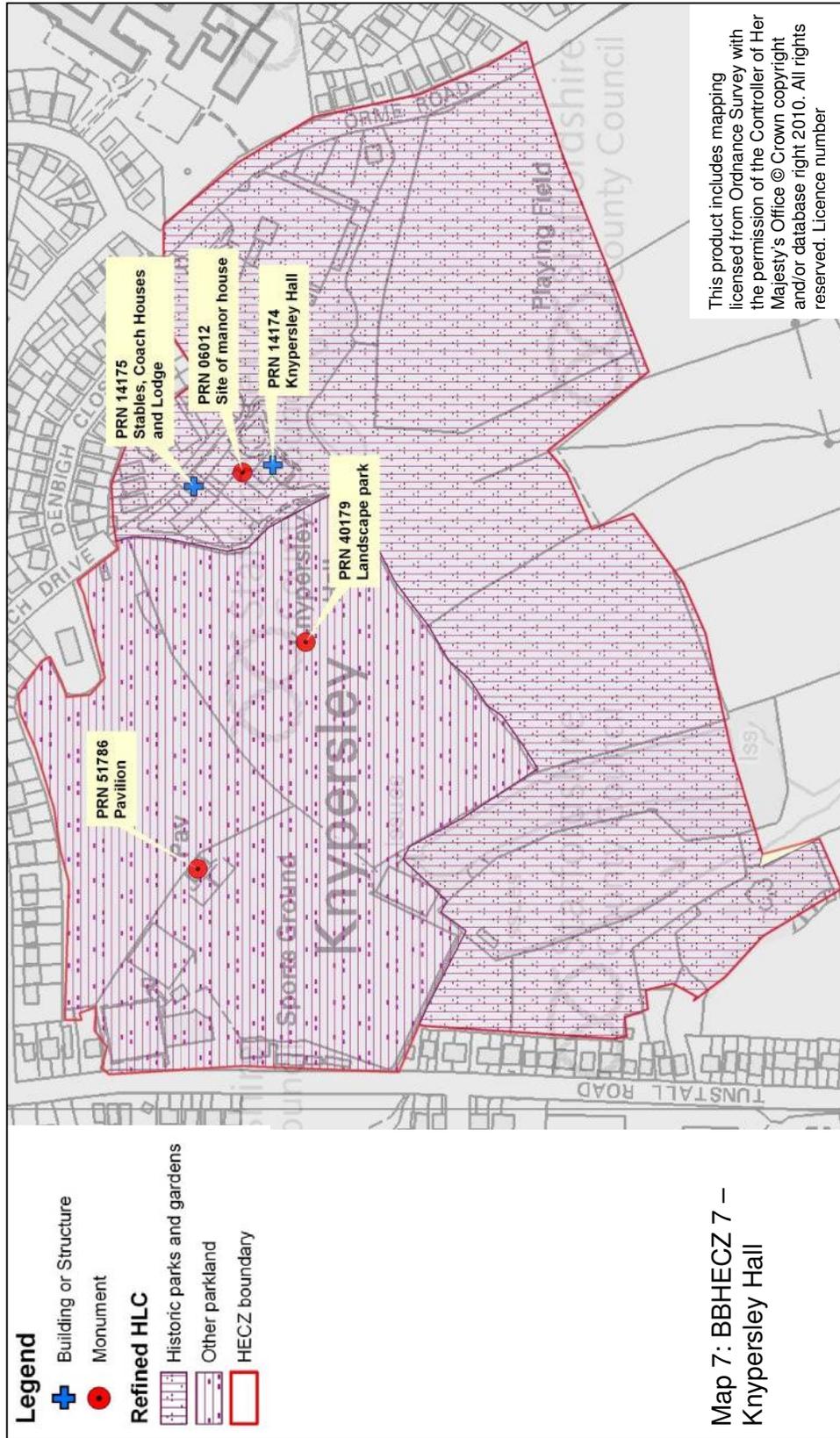
<sup>35</sup> Staffordshire HER: PRN 06012; Horowitz 2005: 350

<p><b>Historical value:</b> The legible heritage assets including the Grade II* Knypersley Hall and its Grade II Listed stables and coach house. However, there are a number of historic parkland features surviving whose conservation would contribute significantly to the historic character of the zone. Knypersley Hall and its parkland is associated with James Bateman of Biddulph Grange (see BBHECZ 16) the latter being a Registered park and garden.</p>	High
<p><b>Aesthetic value:</b> The zone was planned as a landscape park associated with the Grade II* country park. However, there have been some changes to its overall character during the 20<sup>th</sup> and 21<sup>st</sup> centuries. However, there is good potential for restoring and/or conserving the heritage assets which contribute to the zone's historic character.</p>	High
<p><b>Communal value:</b> The zone contains numerous heritage assets which an important part of an understanding of the history of Biddulph and could have a key role interpreting this heritage to the local community and visitors. The links with Biddulph Grange and with James Bateman, the creator of some of the gardens at both sites, is of particular importance. The site could be adopted into the Green Infrastructure Plan.</p>	High

### **8.7.3 Recommendations:**

The remnants of the historic parkland are historically important despite the changes to its character in the north west of the zone. It has close historical associations with the hall, forming part of the setting of the Listed buildings, as well as with the development of Biddulph Grange during the mid 19<sup>th</sup> century. The historic landscape character of the remnants of the parkland should be conserved and consequently development is not deemed to be appropriate within the zone.

- The zone forms an important part of the heritage of the Biddulph area and opportunities to conserve the heritage assets and restore other aspects of the historic parkland should be explored; particularly given its association with James Bateman of Biddulph Grange. This may form part of the Green Infrastructure Plan for the District.
- There is a high to moderate level of archaeological potential which could add value to the understanding of the development of the parkland in particular. Any works within the area of the historic parkland may require mitigation in order to understand its development and inform any restoration works which may be required.



## 8.8 BBHECZ 8 – Biddulph

### 8.8.1 Statement of heritage significance

This HECZ is the largest of the character zones within the Biddulph project area and covers 334ha. It is dominated by 20<sup>th</sup> century housing and industrial development interspersed with public open space and schools (cf. map 8). There are four Grade II Listed buildings and structures within the zone. Two of these are located along Grange Road to the north of the zone; a stone well head of early mid 19<sup>th</sup> century date and the ashlar entrance to Biddulph Grange constructed in the mid 19<sup>th</sup> century by James Bateman (cf. BBHECZ 16)<sup>36</sup>.

The earliest expansion of Biddulph away from the historic core (BBHECZ 1) in this zone occurred during the first two decades of the 20<sup>th</sup> century when red brick terraces were constructed to the east of the High Street and in the area around Well Street. These properties are extant within the townscape. A school and semi-detached houses were constructed in the inter-war period along Gunn Street, Moorfield Avenue and Kingsfield Road to the east of BBHECZ 1. Further inter-war houses were built along Craigside to the west of BBHECZ 1. The remaining development occurred during the post-war period and consists of a variety of housing types and styles.

Prior to the 20<sup>th</sup> century expansion of Biddulph the landscape was dominated by irregular enclosure which may have been created incrementally from the later medieval period and into the post medieval. The field pattern may have been associated with the extraction of minerals, notably coal and iron ore, which documentary evidence records as occurring in the area by at least the 14<sup>th</sup> century<sup>37</sup>. The historic landscape character was associated with a dispersed settlement of farmsteads and cottages similar to that found in the wider area around Biddulph. However, despite the intensive 20<sup>th</sup> century development, many historic farmsteads and cottages survive within the zone, although in some of the former cases the farm buildings have been lost. The Grade II Gillowfold Farm, for instance, has lost its farm buildings, but the farmhouse survives<sup>38</sup>. The farmhouse has 15<sup>th</sup> century origins and is perhaps testimony to the antiquity of the former landscape.

A collection of historic buildings survive on the fringes of Biddulph along Well Lane comprising Rose Cottage Farm, a small extant historic farmstead, along with a row of three cottages and a further detached cottage. All of these properties are rendered, although the latter also has exposed red brick to the rear. Also lying on the fringe of the settlement is Park Lane Farm, which is extant as a historic stone built farmstead exhibiting a loose courtyard plan form. Farmsteads of this plan form are common in the Staffordshire Moorlands and although elsewhere in the country there are examples which have had their origins in the medieval period in this instance the farmstead was created between the 1830s/40s and circa 1890<sup>39</sup>.

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<sup>36</sup> Staffordshire HER: PRN 13520 and PRN 13491

<sup>37</sup> Staffordshire County Council 2003a: Staffordshire Places Biddulph

<sup>38</sup> Staffordshire HER: PRN 06016

<sup>39</sup> David & Charles 1970: Stafford sheet; First edition 6" OS map 1891

Also standing on Park Lane is a small Grade II Listed stone built gate lodge which dates to the mid 19<sup>th</sup> century. It appears to have served the Greenway Bank estate which now forms the Greenway Bank country park<sup>40</sup>.

There are two historic properties along Wharf Road, Yew Tree House, which has possible 18<sup>th</sup> century origins and the small Yew Tree cottage, present by at least the 1840s<sup>41</sup>. Both of these properties may represent squatting in the late 18<sup>th</sup>/early 19<sup>th</sup> century in response to an increase industrial activity during this period (cf. BBHECZ 1). Other historic buildings are also likely to survive across the zone, which also contribute to its local distinctiveness.

By the late 19<sup>th</sup> century there were numerous small scale industrial sites scattered throughout the zone including collieries, sand pits, brick fields and other quarries. There are also a number of historic buildings which are associated with the Heath family, local industrialists who bought Biddulph Grange in the 1870s and whose influence on the local historic character has been identified in other HECZs. They are said to be responsible for the construction of The Biddulph Arms Hotel in 1874. In the early 20<sup>th</sup> century the Heath family had Knypersley Villas constructed to house the managers of their ironworks (cf. BBHECZ 4)<sup>42</sup>.

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>43</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors. Gillow Heath Station, which had been constructed circa 1860, had stood within the zone, but was demolished in the mid 20<sup>th</sup> century<sup>44</sup>.

### 8.8.2 Heritage values:

<b>Evidential value:</b> There is the potential for the heritage assets of the zone to contribute to an understanding of the development of the zone. Overall, there has currently been little research into the earlier origins of the zone and this has affected our current understanding of the archaeological potential.	Medium
<b>Historical value:</b> There are many legible heritage assets across the zone, as noted above, but these are not predominant. Several of the historic buildings and structures are associated with the eminent 19 <sup>th</sup> century local industrialist families of Bateman and Heath.	Medium
<b>Aesthetic value:</b> The aesthetics of the historic character of the zone has been significantly impacted by 20 <sup>th</sup> and 21 <sup>st</sup> century change, although heritage assets do survive and are positive contributors to local distinctiveness.	Low

<sup>40</sup> Staffordshire HER: PRN 13521; Greenway Bank landscape park: PRN 40047

<sup>41</sup> Staffordshire HER: PRN 53738 and PRN 53739

<sup>42</sup> Staffordshire HER: PRN 51789 and PRN 51782

<sup>43</sup> Staffordshire HER: PRN 51664

<sup>44</sup> Staffordshire HER: PRN 51666

<p><b>Communal value:</b> The heritage assets can be appreciated from the public road and there are opportunities for this area to form part of a wider interpretation of the heritage assets of Biddulph and the associations with the Bateman and Heath families. The line of the Biddulph Valley Railway which is currently used as a cycleway/foot path could be utilised in the promotion of the heritage of the area.</p>	<p>Medium</p>
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### **8.8.3 Recommendations:**

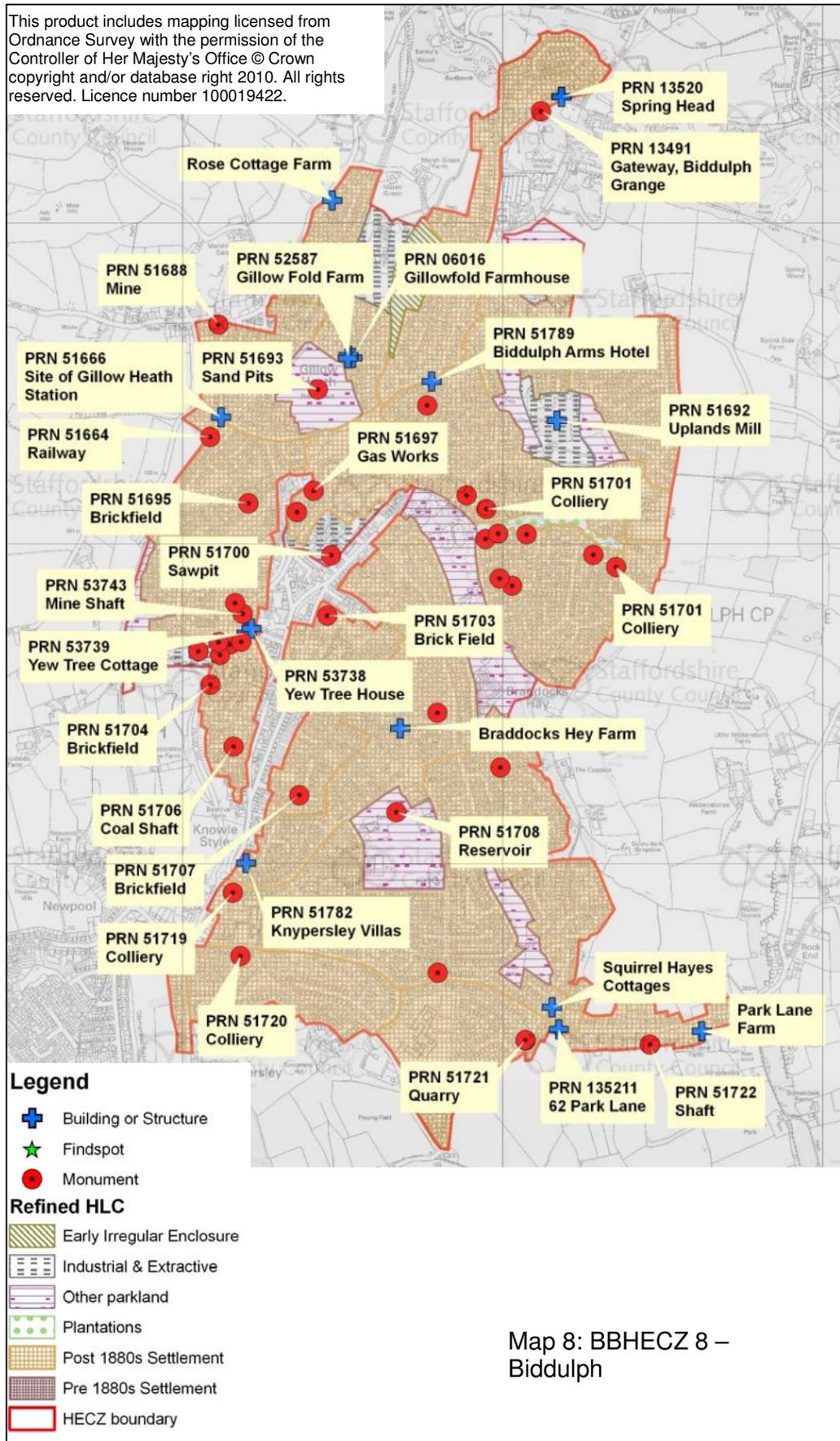
The heritage values identify that whilst the heritage assets do not dominate the zone they do contribute to a sense of local distinctiveness and are of local historic importance.

The heritage assets could be conserved and enhanced through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>45</sup>. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>46</sup>.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>45</sup> English Heritage 2010: 26 and 35

<sup>46</sup> English Heritage 2010: 26 and 35



## 8.9 BBHECZ 9 – South east of Biddulph

### 8.9.1 Statement of heritage significance

The zone covers 58ha and the landscape falls away gently from 265m AOD on the eastern edge of the zone to 200m AOD in the west.

The historic landscape character is dominated by an irregular enclosure pattern which may have been created from the late medieval period onwards (cf. map 9). This may represent the incremental enclosure of the wider landscape possibly associated with mineral extraction which documentary evidence shows was occurring by at least the 14<sup>th</sup> century<sup>47</sup>. The antiquity of the landscape may be supported by the number of field boundaries which contain mature vegetation; in some cases the vegetation may obscure stone walls, which are a characteristic feature of upland landscapes.

Three broadleaved plantations also form part of the historic landscape character of the zone. They were established by at least the mid to late 19<sup>th</sup> century. The Coppice, which is located on the western edge of the zone, had been more extensive in the late 19<sup>th</sup> century. The properties which now occupy this area were built in the mid to late 20<sup>th</sup> century.

There is little evidence for industrial activity within the zone with the exception of a quarry in the north which is marked on a late 19<sup>th</sup> century map<sup>48</sup>.

### 8.9.2 Heritage values:

<b>Evidential value:</b> The heritage assets could contribute to an understanding of the development of the zone particularly the date of the stone walls and other field boundaries. There has currently been little research into the earlier origins of the zone and this has affected our current understanding of the archaeological potential.	Medium
<b>Historical value:</b> The legible heritage assets, comprised the irregular field pattern, dominate the historic character of the zone. The historic enclosure is comprised of stone walls and mature vegetation; the overall irregular character is well preserved.	High
<b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved through the retention of most of the historic field boundaries. The 20 <sup>th</sup> century settlement within the zone has a dispersed character which has not detracted from the overall historic character.	Medium
<b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public rights of way which cross the zone.	Medium

### 8.9.3 Recommendations:

The integrity of the historic landscape character of small irregular fields has not been impacted by the low density 20<sup>th</sup> century development which has respected the overall dispersed pattern within the wider area.

<sup>47</sup> Staffordshire County Council 2003a: Staffordshire Places Biddulph

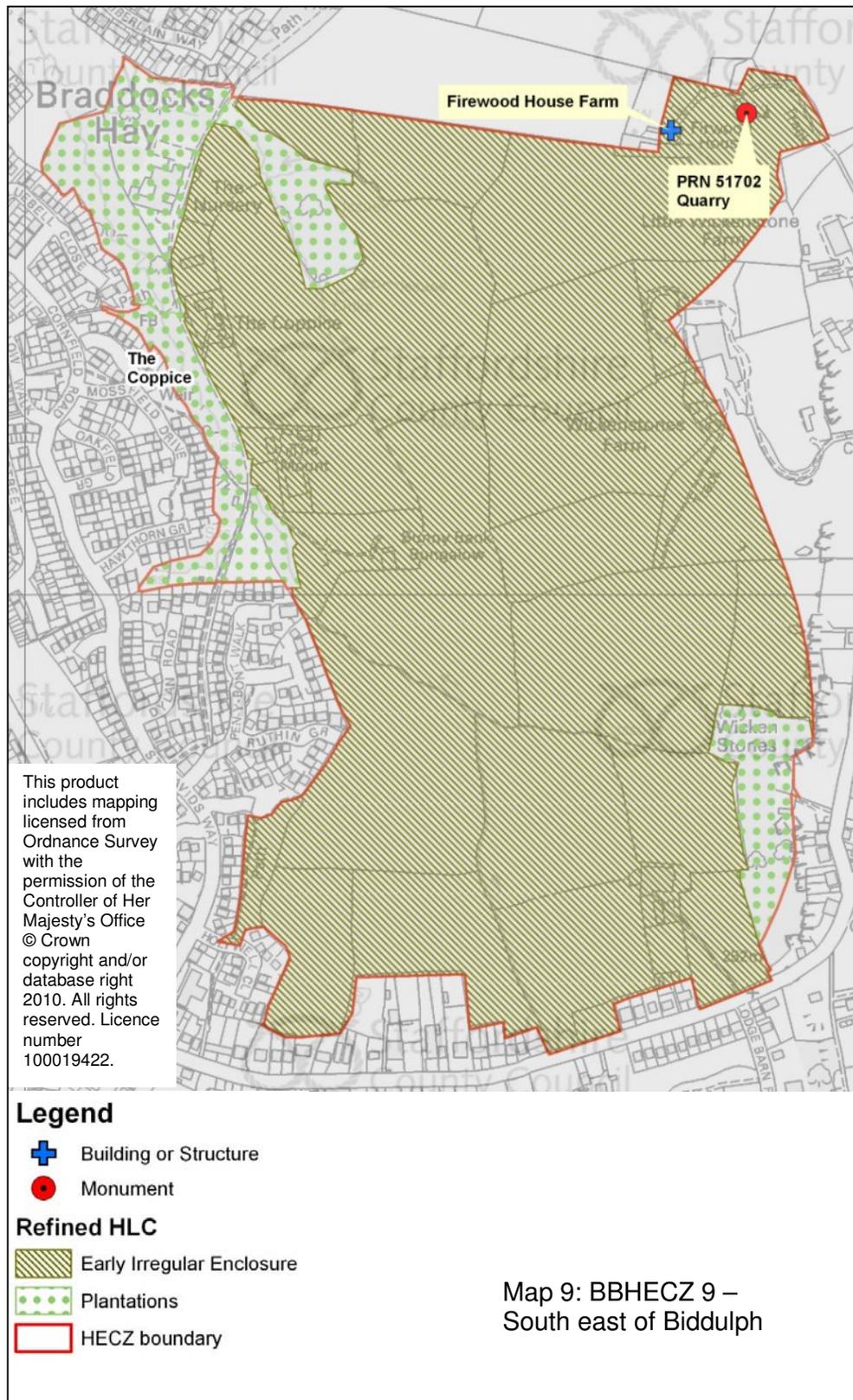
<sup>48</sup> Staffordshire HER: PRN 51702; First edition 6" OS map.

The heritage assets and local character of the zone could be conserved and enhanced though:

- The conservation of the historic landscape character and the dispersed low level settlement pattern.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek conserve the legibility of the historic landscape character through the retention of the historic field boundaries. Development should also reflect the local vernacular in terms of the scale and architectural form of any potential new development (PPS 5 policy HE 7.5)<sup>49</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

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<sup>49</sup> English Heritage 2010: 26 and 35



## 8.10 BBHECZ 10 – East of Biddulph

### 8.10.1 Statement of heritage significance

The zone covers 63ha and falls away gently from 265m AOD on the eastern edge of the zone to 195m AOD in the west.

The historic landscape character of the zone is dominated by ‘planned enclosure’; a regular field pattern with straight boundaries probably laid out in the 18<sup>th</sup> or 19<sup>th</sup> century by surveyors (cf. map 10). The field boundaries comprise stone walls which are particularly characteristic of upland landscapes.

The islands of plantation woodland are also characterised by their regular boundaries and it is likely that they were planted at a similar period to the enclosure pattern.

Nettlebeds Farm, to the north east of the zone, has been identified as a historic farmstead exhibiting a loose courtyard plan form. This plan form is characteristic of many of the farmsteads in the north east of Staffordshire and nationally excavated examples have been dated to the 13<sup>th</sup> century<sup>50</sup>. There is therefore the potential that this farmstead has origins which pre-date the increased agricultural production of the late 18<sup>th</sup> and 19<sup>th</sup> centuries. It is possible that a cruck framed building is retained within the complex and this may suggest much earlier origins for this farmstead which may possibly be of late medieval date<sup>51</sup>.

A property is indicated on Yates’ map (1775) which may relate to Nettlebeds Farm which at that date stood on the intersection between the moorland to the east and what is presumed to be a farmed landscape to the west. It is likely that the planned enclosure was the result of a re-planning of an earlier enclosed landscape. This possibly indicates that during the 18<sup>th</sup>/19<sup>th</sup> century the land within the zone was owned by a large estate that had the wherewithal to re-plan the landscape to maximise agricultural production.

### 8.10.2 Heritage values:

<p><b>Evidential value:</b> The heritage assets have the potential to contribute significantly to an understanding of the development of this landscape. Nettlebeds Farm may have late medieval origins and evidence for this could be retained within the surviving historic buildings and as below ground archaeological deposits. An analysis of the stone walls could also provide important information regarding their date of origin. Otherwise, there has been little research into the earlier origins of the landscape and this has affected our current understanding of the potential for below and above ground archaeological remains to survive.</p>	<p>High</p>
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<sup>50</sup> Edwards 2009: 37; Lake 2009: 19

<sup>51</sup> Staffordshire HER: PRN 03127

<p><b>Historical value:</b> The legible heritage assets, comprising the surviving planned enclosure and the historic farmstead, dominates the historic character of the zone. The historic farmstead and historic mapping suggest that this landscape was re-planned and there are likely to be close associations between the owners of the farm and the agricultural improvements which resulted in the current landscape character during the 18<sup>th</sup>/19<sup>th</sup> century.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved. The field pattern and the characteristic stone walls make a positive contribution to the aesthetics of the historic landscape character. The stone walls are particularly characteristic of upland landscapes.</p>	<p>High</p>
<p><b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public rights of way which cross the zone. Further research could elucidate the history of change within the zone to enhance the appreciation of this landscape.</p>	<p>Medium</p>

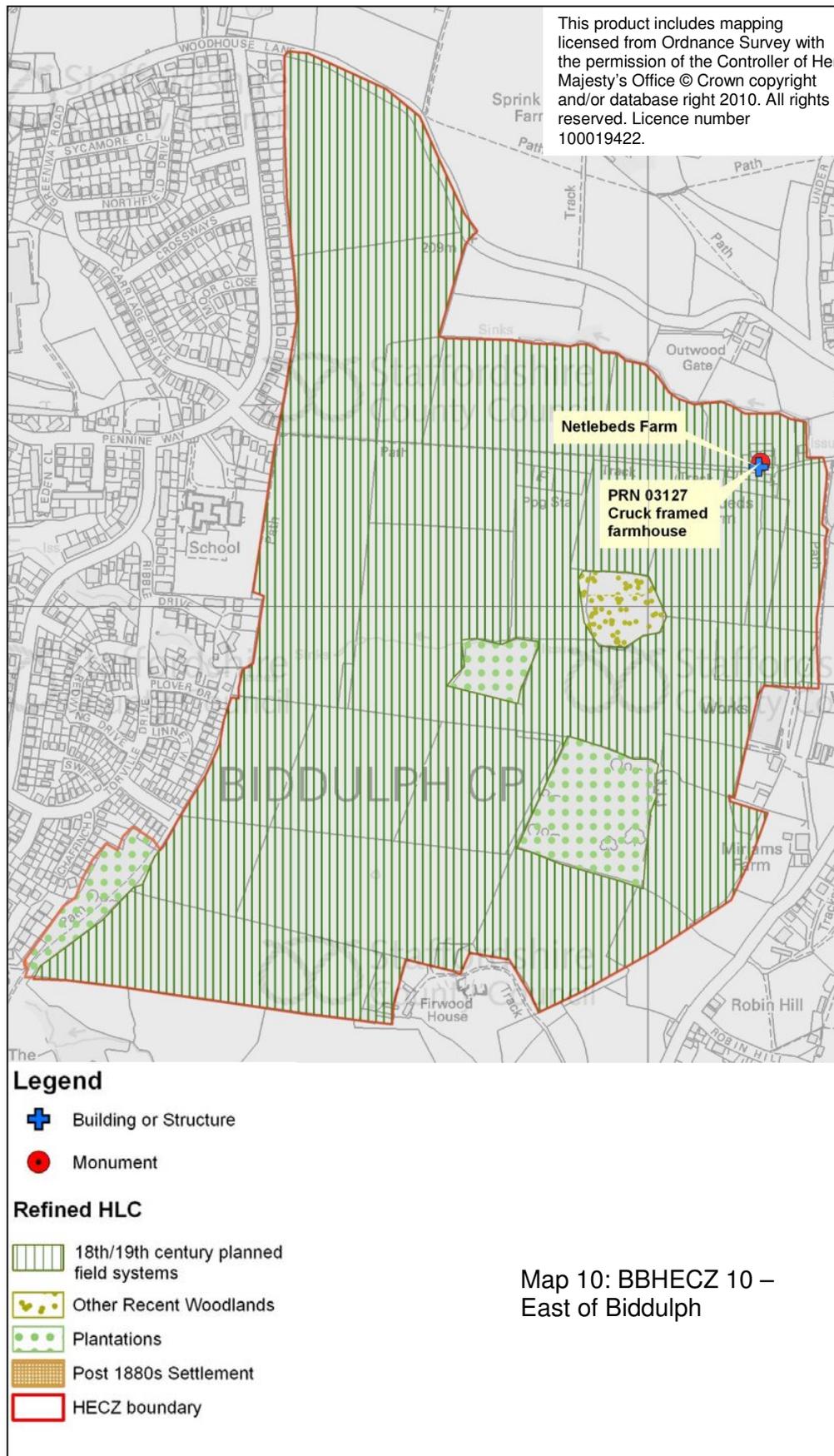
### **8.10.3 Recommendations:**

The integrity of the historic landscape is clearly legible and the historic fields are bounded by the stone walls that are characteristic of upland landscape. Settlement is not a prominent feature of the historic landscape of this zone.

The conservation and enhancement of the historic landscape character would be best achieved through:

- The conservation of the regular historic landscape character and particularly the stone walls which contribute to the local distinctiveness of the upland landscapes of the Staffordshire Moorlands.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>52</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

<sup>52</sup> English Heritage 2010: 26 and 35



## 8.11 BBHECZ 11 – Robin Hill & Trent Head on Biddulph Moor

### 8.11.1 Statement of heritage significance

The zone covers 50ha whose gently undulating landscape all lies above 250m AOD.

The settlement within the zone comprises historic houses built predominantly of local stone. Along New Street these properties include stone built semi-detached houses and short terraces of probable 19<sup>th</sup> century date. At Robin Hill, to the south of the zone, the properties are of a similar style and include houses of red brick and render. Infilling with later 20<sup>th</sup> century properties has occurred all along New Street. To the far north east of the zone, at Leeklane End, a further collection of stone terraces dating to at least the mid to late 19<sup>th</sup> century, survive.

The origins of this settlement are clearly associated with squatting on Biddulph Moor, which appears to have occurred by the 1840s<sup>53</sup>. This was probably occurring as industrial activities increased in the wider Biddulph area. A 19<sup>th</sup> century former nailors workshop survives to the east of the settlement and nearby two small quarries were worked during the 19<sup>th</sup> and early 20<sup>th</sup> centuries<sup>54</sup>. To the west of the settlement a narrow two storey stone built textile mill was constructed in the early 19<sup>th</sup> century<sup>55</sup>. It has been significantly altered and currently manufactures plastics and paint.

The squatter enclosure is still legible as small fields, although some field boundary removal has occurred since the late 19<sup>th</sup> century.

The landscape to the east of New Street is dominated by a well preserved irregular field pattern of probable post medieval date (cf. map 11). The field boundaries of this landscape appear to be dominated by mature hedgerows, although it is possible that the vegetation obscures earlier stone walls, all of which retain information concerning the origins of this landscape. It is possible that this enclosure is also the result of squatting or the incremental enclosure of moorland.

The historic farmsteads within the zone all lie adjacent to roads and have either loose courtyard plan forms or linear plan forms, both of which are characteristic of the Staffordshire Moorlands landscape. Both of these forms could have medieval origins and, like the field boundaries, could retain information which would enhance an understanding of the history of Biddulph Moor. Trent Head Farm, although originally constructed as a small loose courtyard complex, dates to the late 19<sup>th</sup> century which confirms the long history of this plan form within the landscape. The farmstead was named for the spring head of the River Trent which lies approximately 95m to the north west of the complex<sup>56</sup>.

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<sup>53</sup> Staffordshire County Council 2003b & associated GIS layer

<sup>54</sup> Staffordshire HER: PRN 51746, PRN 51744 and PRN 51745

<sup>55</sup> Staffordshire HER: PRN 51747

<sup>56</sup> Staffordshire HER: PRN 51783

**8.11.2 Heritage values:**

<b>Evidential value:</b> There is a high potential for the heritage assets discussed above to retain information which would aid a comprehensive understanding of the evolution of this landscape and its origins. The field boundaries and the historic buildings are of particular value. Overall there has been little research into the earlier origins of the landscape and this has affected our current understanding of the potential for below and above ground archaeological remains to survive, particularly in relation to the prehistoric periods.	High
<b>Historical value:</b> The legible heritage assets still dominate the landscape particularly the historic field pattern and the historic buildings. There are likely to be close associations between the development of the historic buildings and the origins of the field systems within the zone.	High
<b>Aesthetic value:</b> The integrity of the historic landscape is still legible despite some field boundary loss within the area of squatter enclosure. The irregular pattern and the associated mature hedgerows all positively contribute to the zone's aesthetics and a distinctive sense of place. The scattered historic farmsteads and houses the majority of which are constructed of local stone contributing to the local distinctiveness of the place.	High
<b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public road and rights of way network. An improved understanding of the history of this landscape would in turn contribute to its communal value.	Medium

**8.11.3 Recommendations:**

The heritage values identify that the heritage assets, including the scattered farmsteads, continue to make a significant contribution to the historic landscape character of the zone. The overall irregular historic field pattern survives and is complemented by the number of mature hedgerows. The loss of a few of the field boundaries has not been detrimental to the overall historic character.

The conservation and enhancement of the historic landscape character would be best achieved through:

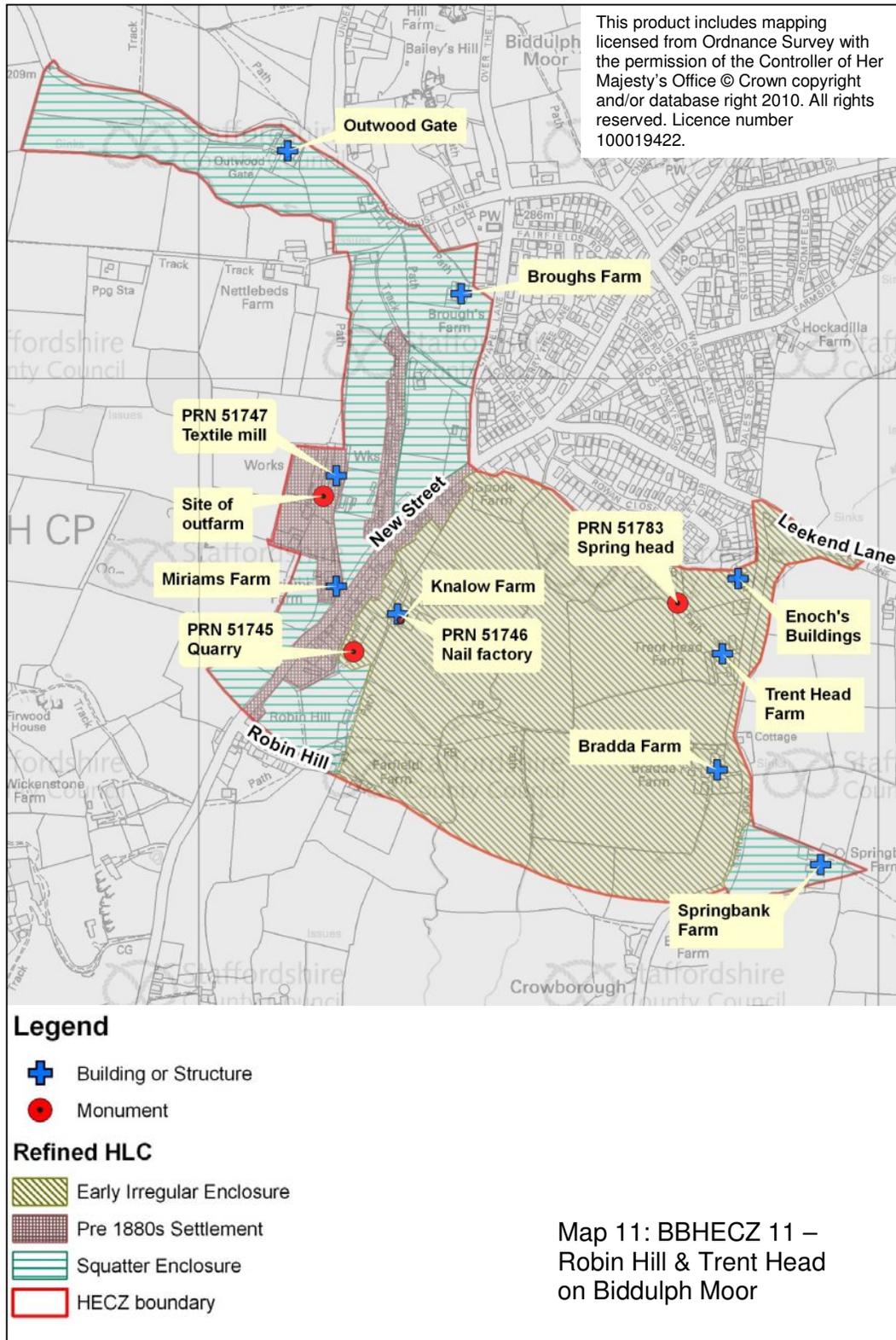
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek to respect the overall dispersed settlement plan and be designed to reflect the

local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>57</sup>.

- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigations works may be required to fulfil PPS 5 policy 12.

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<sup>57</sup> English Heritage 2010: 26 and 35



## 8.12 BBHECZ 12 – East of Biddulph Moor

### 8.12.1 Statement of heritage significance

The zone covers 73ha and is dominated by historic field systems exhibiting an overall rectilinear form (cf. map 12). The fields to the north of the Rudyard Road are small in size and have a greater regularity than the larger system to the south. It is possible they were created following an Act of Enclosure dating to 1815. The landscape to the south of Rudyard Road is less regular in its form and may have been enclosed at an earlier period. It is not covered by the Enclosure Act mentioned above. On the whole the field systems have been subject to a degree of change during the 20<sup>th</sup> century. Field boundaries have been removed in the enclosure to both the north and south of Rudyard Road, although the overall character is still legible. Field boundaries have been inserted into the enclosure to the south of Leek Road enhancing the regularity of the character in this area.

The field systems are enclosed by a mix of stone walls and mature hedgerows, which could retain information concerning the origins of this landscape and contribute to a sense of place.

There are nine surviving historic farmsteads scattered across the zone which are all constructed of local stone. Two pairs of semi detached houses, also originally constructed of stone, survive along the north side of Rudyard Road. The stone buildings contribute significantly to the local distinctiveness of this upland landscape.

### 8.12.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets discussed above to retain information which would aid a comprehensive understanding of the evolution of this landscape and its origins. The field boundaries and the historic buildings are of particular value. Overall there has been little research into the earlier origins of the landscape and this has affected our current understanding of the potential for below and above ground archaeological remains to survive, particularly in relation to the prehistoric periods.</p>	<p>High</p>
<p><b>Historical value:</b> The legible heritage assets still dominate the landscape particularly the regular historic field patterns and the historic buildings. The latter are primarily comprised of scattered stone built historic farmsteads which positively contribute to local distinctiveness. Their continuing legibility enables different phases of enclosure to be observed.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic character has been largely retained in the form of the rectilinear field systems. The historic field patterns along with the hedgerows, stone walls and the scattered historic farmsteads, all positively contribute to the zone's aesthetics and its distinctive sense of place. However, some alteration has occurred during the 20<sup>th</sup> century.</p>	<p>Medium</p>
<p><b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public road and the rights of way network. An improved understanding of the history of this landscape would in turn contribute to its communal value.</p>	<p>Medium</p>

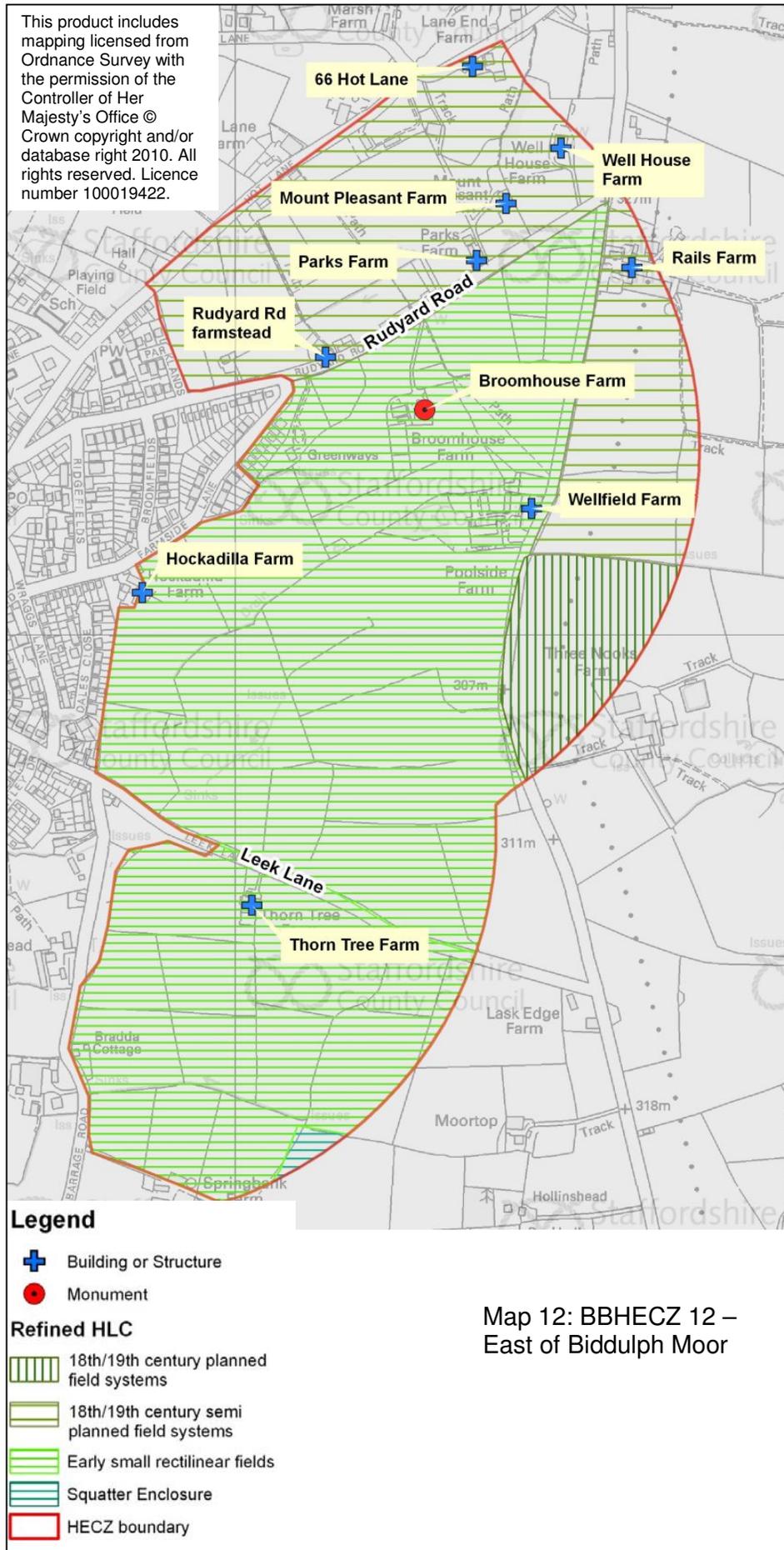
### **8.12.3 Recommendations:**

The zone exhibits a dispersed settlement pattern and a regular field pattern, which has seen some minor alteration during the 20<sup>th</sup> century. Despite this the historic landscape character is still clearly legible and the stone walls are particularly characteristic of the upland areas of the Staffordshire Moorlands.

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should aim to enhance and reflect the historic landscape character and where possible avoid excessive alteration of field boundaries. Such development should seek to reflect the local vernacular in terms of its scale and architectural form. Any new development should seek to complement the local vernacular (PPS 5 policy HE 7.5)<sup>58</sup>.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

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<sup>58</sup> English Heritage 2010: 26 and 35



## 8.13 BBHECZ 13 – Biddulph Moor

### 8.13.1 Statement of heritage significance

The zone covers 34ha and comprises the historic settlement of Biddulph Moor which was focused in the area of Christ Church in the north of the zone and the 20<sup>th</sup> century expansion which occurred along an existing network of lanes (cf. map 13).

The landscape of the zone had been moorland as the placename suggests. Yates' map (1775) suggests that this area was still moorland at the end of the 18<sup>th</sup> century, although the scale at which this map was produced may have failed to identify the extent of squatter settlement. At present the earliest developmental history of the settlement is not clearly understood. By the early 19<sup>th</sup> century a network of lanes and scattered settlement is apparent on historic maps although the origins of the lanes are also unknown. The historic narrow lanes are characteristic of Biddulph Moor and form the basis of the 20<sup>th</sup> century expansion of the settlement.

The historic buildings of the settlement include the church which was constructed in 1863 and the former school built in 1852<sup>59</sup>. These two buildings both stand on Church Lane and like the other surviving historic buildings within the zone are constructed of local stone. Domestic historic buildings can be found scattered throughout Biddulph Moor and include the stone built cottages and terraces on the corner of Church Lane and School Lane, along the north side of Rudyard Road and on Hot Lane just to the south of the junction with Rudyard Road. The 20<sup>th</sup> century properties are mostly built of red brick and comprise both single and two-storey properties which are predominantly detached some standing within large gardens.

Moor First School, on School Lane, is a large red brick school with stone dressings which was constructed in 1908. Its style is typical of Local Education Authority built schools having an E plan.

### 8.13.2 Heritage values:

<p><b>Evidential value:</b> The historic buildings of the zone have the potential to contribute to an understanding of the social and economic development of Biddulph Moor. Further research into historical development of the settlement would enable the extent to which further components of original lay out of the squatter settlement may survive and how than can contribute to the unique sense of place of this part of the Staffordshire Moorlands.</p>	<p>Medium</p>
<p><b>Historical value:</b> The legible heritage assets, the historic buildings and the network of narrow lanes, positively contribute to the local historic character of the zone. Any enhancement and restoration of the surviving 19<sup>th</sup> century buildings would contribute to the sustainable regeneration of Biddulph Moor for the benefit of the local community<sup>60</sup>. The old school has historical associations with the two owners of Biddulph Grange, the Batemans and the Heaths.</p>	<p>Medium</p>

<sup>59</sup> Staffordshire HER: PRN 01288 and PRN 53933

<sup>60</sup> English Heritage 2005; PPS 1: 18

<b>Aesthetic value:</b> The narrow winding lanes upon which Biddulph Moor has developed are an integral part of the experience of the settlement. The historic buildings stand out within the settlement as stone built structures among the brick built 20 <sup>th</sup> century houses.	Medium
<b>Communal value:</b> The heritage assets can be appreciated from the street although there are opportunities to enhance community interaction through interpretation and the promotion of the assets for sustainable development (see Historic value above). The story of the zone can also be woven into the wider history of Biddulph parish through the associations with the Bateman and Heath families who were so influential in the area during the 19 <sup>th</sup> and early 20 <sup>th</sup> centuries.	Medium

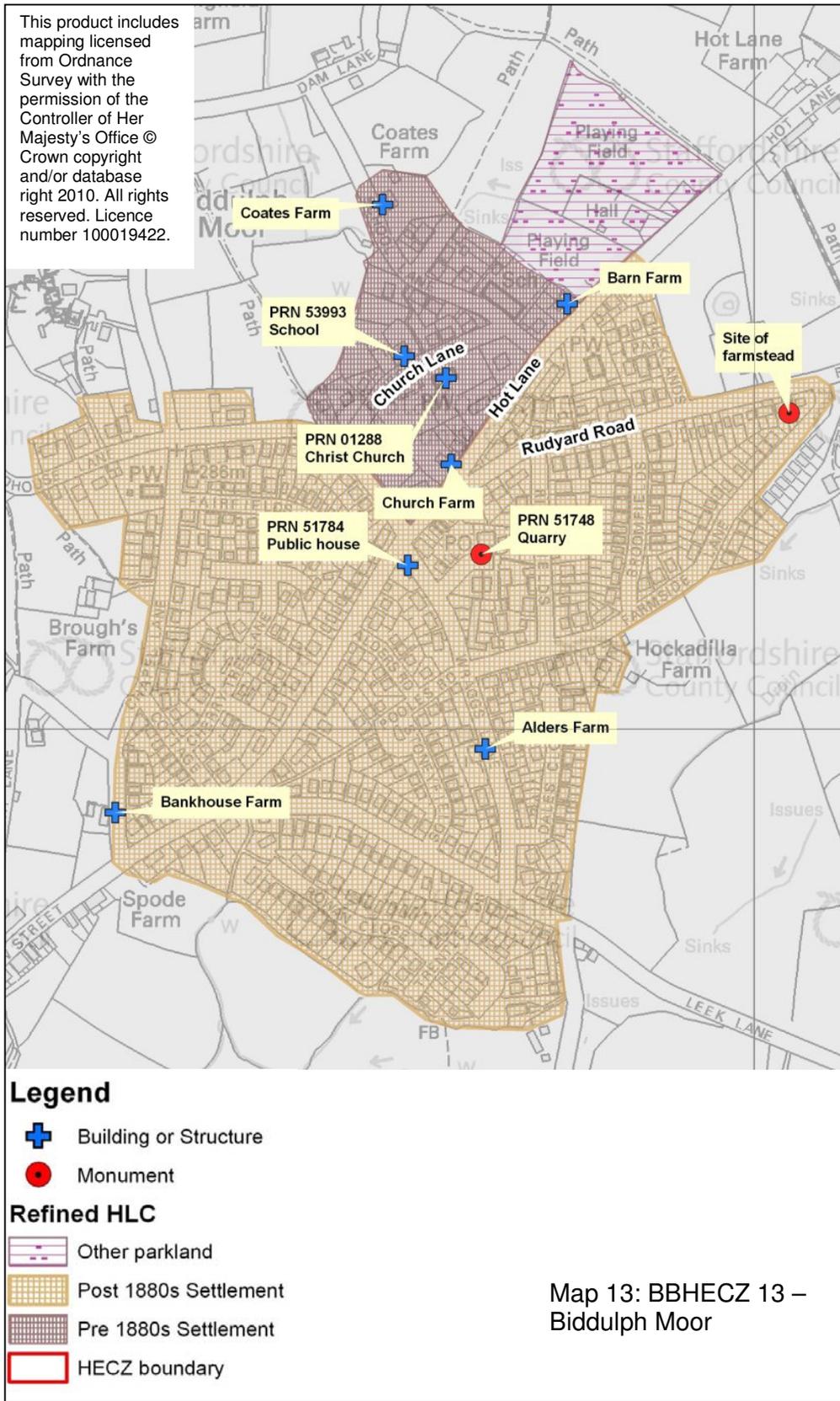
### **8.13.3 Recommendations:**

Whilst the heritage assets do not dominate the zone they do contribute to a sense of local distinctiveness particularly in the network of narrow lanes.

The heritage assets could be conserved and enhanced through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should aim to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form (PPS 5 policy HE 7.5)<sup>61</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

<sup>61</sup> English Heritage 2010: 26 and 35



## 8.14 BBHECZ 14 – North of Biddulph Moor

### 8.14.1 Statement of heritage significance

The zone covers 49ha and lies between 280m and 300m to the south and north east falling away to around 260m towards the west.

The historic landscape character of this zone is dominated by squatter enclosures, scattered cottages and small farmsteads (cf. map 14). Many of the fields have been enlarged during the 20<sup>th</sup> century but the irregular pattern is still legible and historic hedgerows survive to contribute to the aesthetics of the landscape.

The plan forms of the historic farmsteads are typical of an upland landscape and of squatter enclosures in particular. The farmsteads lie scattered across the zone; some front the narrow lanes whilst others are accessed from long drives. The farmers who established these holdings had probably been engaged in local industry supplementing their income with subsistence farming. Industry was expanding in the Biddulph area during the late 18<sup>th</sup> and 19<sup>th</sup> century. However, it is possible that the origins of squatting around Biddulph Moor may have late medieval or post medieval origins which could be identified through more detailed research.

On the western edge of the zone the settlement along Under the Hill still mostly comprises stone cottages, but there is a greater degree of 20<sup>th</sup> century brick built houses along this road than across the remainder of the zone. However, its origins as squatter enclosure are still apparent in the dispersed nature of the settlement separated by small hill side paddocks.

### 8.14.2 Heritage values:

<b>Evidential value:</b> The character of the surviving historic landscape and settlement pattern contribute significantly to an understanding of the historical development of the zone and this would benefit from further research. There is the potential for above and below ground remains to survive relating to squatting activities whose origins are currently unclear.	High
<b>Historical value:</b> The legible heritage assets dominate the character of the zone. The origins of the squatter enclosures and their relationship to the small dispersed farmsteads and cottages can still be clearly read within the landscape.	High
<b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved despite some enlargement of the fields. The legible heritage assets include the surviving irregular squatter enclosures, historic farmsteads and cottages which comprise a well preserved historic landscape which provides a sense of place being particularly distinctive of the Staffordshire Moorlands.	High
<b>Communal value:</b> The historic landscape character of this zone can be appreciated from the public rights of way network and the narrow country lanes which run through it. The ability of the community and visitors to appreciation the historic depths of this landscape may be enhanced through interpretation, which could also contribute to sustainable tourism.	Medium

### **8.14.3 Recommendations:**

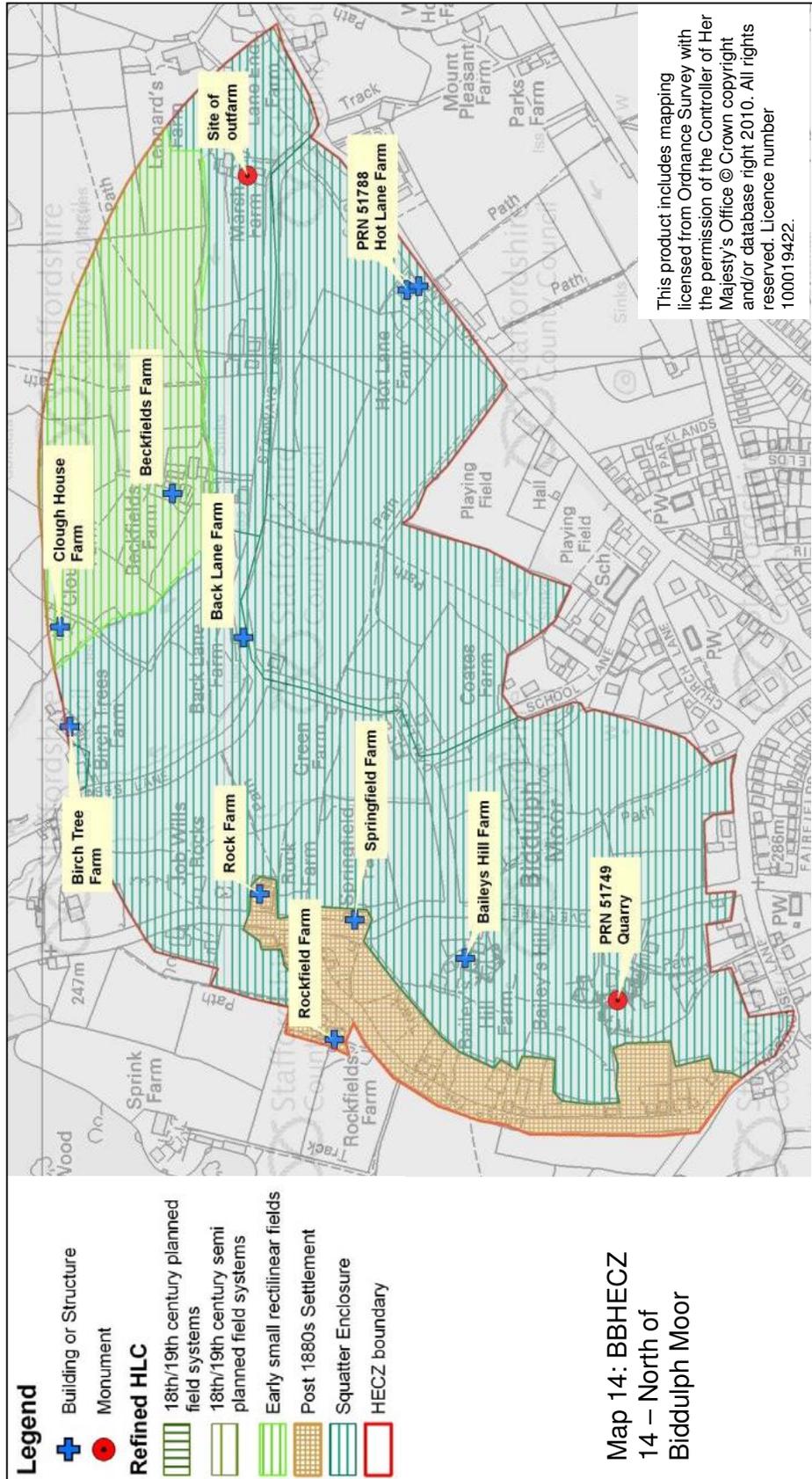
The strong sense of local distinctiveness within this zone makes it difficult for the historic landscape character to absorb significant change. The small squatter enclosures and their associated historic farmsteads are historically important to understanding the development of the Staffordshire Moorlands and are an increasingly rare landscape across much of the rest of Staffordshire.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the historic landscape character and the dispersed low level settlement pattern.
- The management of incremental development within the zone through the planning system is desirable to protect this fragile historic landscape. Should development be deemed appropriate by SMDC it should reflect the existing historic settlement pattern and its design should strengthen local distinctiveness in its scale and architectural form (PPS 5 policy HE 7.5)<sup>62</sup>.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- There is a moderate level of archaeological potential within the zone, as reflected in the high value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement which should cover all of the historic environment considerations including archaeological potential and the impacts and enhancement to the historic landscape character.

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<sup>62</sup> English Heritage 2010: 26 and 35



## 8.15 BBHECZ 15 – Sprink Side Farm

### 8.15.1 Statement of heritage significance

The zone covers 41ha and the landscape drops from a high point of around 260m AOD on the eastern edge to 160m in the west. The zone also lies immediately south of Biddulph Grange (see BHECZ 16) which is a Grade I Registered Park and Garden and a Conservation Area. Consequently the zone forms an important setting with long distance views into and out of this parkland and the gardens. There is evidence that walks were created within the zone to enable the inhabitants of Biddulph Grange and their visitors to experience the wider landscape. A stone built ornamental tunnel, formed part of an east-west path, whilst an ornamental arch formed part of a north-south path which led through woodland directly from the gardens of Biddulph Grange<sup>63</sup>. The tunnel and arch may date to the mid 19<sup>th</sup> century and be associated with James Bateman as do the monument along another walk way to the north (BBHECZ 17). They are located to the south of Sprink Side Farm which was constructed in the late 19<sup>th</sup> century as a pheasantry probably attached to Biddulph Grange and presumably associated with Robert Heath's occupation of the estate<sup>64</sup>. The woodland has since become farmland although a number of mature trees are testimony to its origins as part of the landscaping of Biddulph Grange.

The landscape to the east of Sprink Side Farm comprises planned enclosure; a regular field pattern with straight boundaries which were laid out in the mid 19<sup>th</sup> century by surveyors and were probably associated with the Biddulph Grange estate (cf. map 15). The field boundaries mostly comprise stone walls which are particularly characteristic of upland landscapes.

The landscape to the west of Sprink Side Farm has been entirely re-planned during the 1890s to form planned enclosure which was probably also laid out by a surveyor. This enclosure is associated with Woodhouses Farm which was enlarged during the same period. It is likely that this re-ordering of the landscape and the farmstead was associated with the Heath family of Biddulph Grange who were local industrialists and benefactors in Biddulph and Biddulph Moor. Prior to the 1890s the enclosure pattern was irregular in plan and had probably originated as assarts in the post medieval period or possibly earlier. Certainly Woodhouses was established as a holding by the late 18<sup>th</sup> century and prior to the construction of Biddulph Grange and its gardens in the 1840s. The farmstead has been converted to individual domestic properties and some new buildings have replaced some of the late 19<sup>th</sup> century farm buildings.

The scattered mature trees in the fields to the west of Woodhouses and the evidence of the first edition 6" OS map (1880s) suggest that this had formed part of the original landscaping of Biddulph Grange.

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<sup>63</sup> Staffordshire HER: PRN 53994

<sup>64</sup> Staffordshire HER: PRN 51690

**8.15.2 Heritage values:**

<b>Evidential value:</b> The heritage assets of the zone tell the story of the development of this landscape and its associations with Biddulph Grange which lies to the north (BBHECZ 16). There is the potential for research to enhance this understanding and to clarify the associations. The origins of the Woodhouses farmstead may be retained within the surviving historic buildings which may contribute to an understanding of the pre-Biddulph Grange landscape. The loss of the heritage assets of the zone including the mature parkland trees would diminish the ability to interpret its origins.	High
<b>Historical value:</b> The heritage assets are legible within the landscape, particularly the regular field pattern. The history of the zone is closely associated with both the Bateman and Heath families of Biddulph Grange. An understanding of the economic and social history of the Grange is not complete without understanding its influence both directly and indirectly upon the wider landscape. In the zone there has been a direct influence on the creation and retention of the heritage assets.	High
<b>Aesthetic value:</b> The historic character of the zone relates to the creation of a highly planned landscape during the 19 <sup>th</sup> century which is probably associated with the Bateman and Heath families of Biddulph Grange. The integrity of the heritage assets which comprise this inherited landscape are still intelligible and so enhance its aesthetics. It forms an important part of the setting to the Grade I Registered park and garden and Conservation Area (BBHECZ 16).	High
<b>Communal value:</b> The associations of this landscape with Biddulph Grange may not be currently widely understood by the community and visitors. However, the zone has an important contribution to make to any interpretation of the history of Biddulph and of Biddulph Grange. The ability of the community and visitors to appreciation the historic depths of this landscape may be enhanced through interpretation, which could also contribute to sustainable tourism.	Medium

**8.15.3 Recommendations:**

The zone lies to the south of Biddulph Grange Grade I Registered Park and Garden, which is also designated as a Conservation Area. The zone is important to the history of Biddulph Grange and the historic landscape character of the zone may well be the result of the influence, directly or indirectly, of the estate. It may be appropriate for SMDC to consider including the zone within an Area Action Plan.

- The conservation of the fabric of the historic landscape, including the regularity of the field pattern, the surviving mature trees and the heritage assets, is desirable. Development would not be easily accommodated within the zone without careful consideration of its impact upon the integrity of the historic landscape and its relationship with Biddulph Grange. Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to enhance the historic landscape character of the designated landscape of Biddulph Grange and respect the local

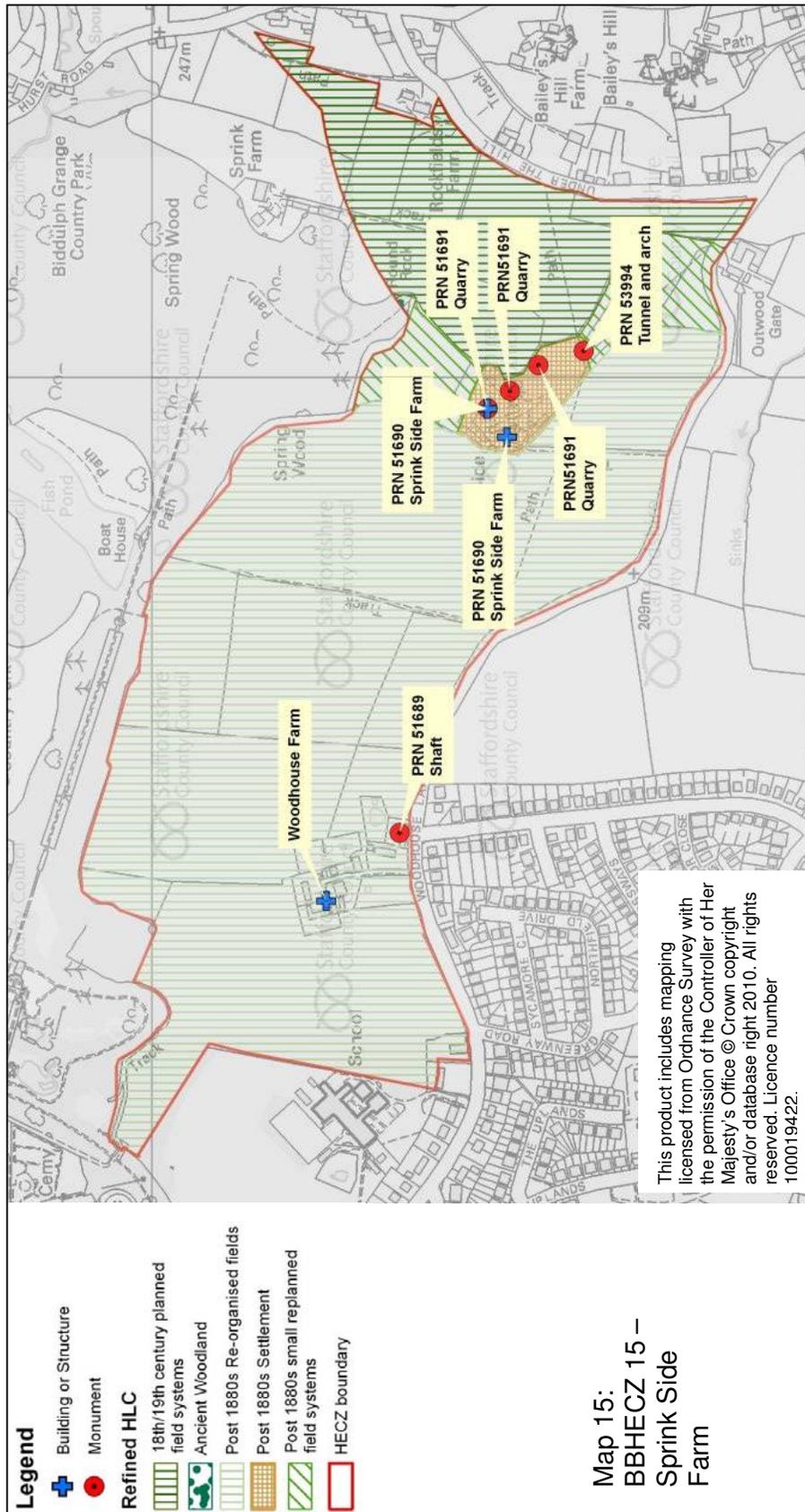
vernacular in terms of its density, scale and architectural form (PPS 5 policy HE 7.5)<sup>65</sup>.

- The setting of the Grade I Registered Park and Garden and its associated Listed Buildings are of particular importance to the local character and economy of the area. The setting of designated assets is covered by Policy HE 10 of PPS 5<sup>66</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. A Heritage Statement will be required relating to the archaeological and historic potential of the zone and addressing the impacts and enhancement to the historic landscape character (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

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<sup>65</sup> English Heritage 2010: 26 and 35

<sup>66</sup> English Heritage et al 2010: 23-35



## 8.16 BBHECZ 16 – Biddulph Grange

### 8.16.1 Statement of heritage significance

The zone covers 29ha and comprises the Grade I Registered Park and Garden of Biddulph Grange (cf. map 17). The gardens, also designated as a Conservation Area (066), were created between the 1840s and 1860s by James Bateman, the son of the industrialist John Bateman who resided at Knypersley Hall (BBHECZ 7)<sup>67</sup>. Within the gardens are 19 Listed ornamental buildings and features. The gardens were restored by the National Trust in the late 1980s/early 1990s.

Biddulph Grange itself is a Grade II\* Listed building which largely dates to 1897 following a fire which destroyed much of the earlier country house<sup>68</sup>. The rebuilding was carried out by the Heath family who had bought the estate from the Bateman's in the early 1870s<sup>69</sup>.

A further nine Listed buildings stand within the zone beyond the extent of the Registered Park and Garden. These include the Grade II Listed Biddulph almshouses which were built of red brick with stone dressings in the mid 19<sup>th</sup> century<sup>70</sup>. It is not known who established the almshouses, but their date and location suggests an association with the Bateman family.

In the south west corner of the zone lies the Grade II\* St Lawrence Church<sup>71</sup>. The core of the extant building dates to the 15<sup>th</sup> century, although it was substantially rebuilt and enlarged during the early 19<sup>th</sup> century. Within the church yard there are three Listed monuments and the remains of a possible 15<sup>th</sup> century cross. To the rear of the church stands a Grade II Listed stone built coach house and lodging of mid 19<sup>th</sup> century date (cf. map 16).

The church hall, to the south of the church, was originally constructed as a school circa 1874. It is built of the local stone and makes a positive contribution to the local character of the zone<sup>72</sup>.

There is the potential that the original medieval settlement was located within the zone and associated with St Lawrence's church which is believed to be the first constructed in the 12<sup>th</sup> century origins. Biddulph Grange is believed to stand upon the site of a medieval grange associated with Hulton Abbey the site of which lies within Stoke-on-Trent.

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<sup>67</sup> Staffordshire HER: PRN 40054

<sup>68</sup> Staffordshire HER: PRN 05548

<sup>69</sup> Wheelhouse 1997: 42; Staffordshire HER: PRN 40054

<sup>70</sup> Staffordshire HER: PRN 13487

<sup>71</sup> Staffordshire HER: PRN 06010

<sup>72</sup> Staffordshire HER: PRN 51787

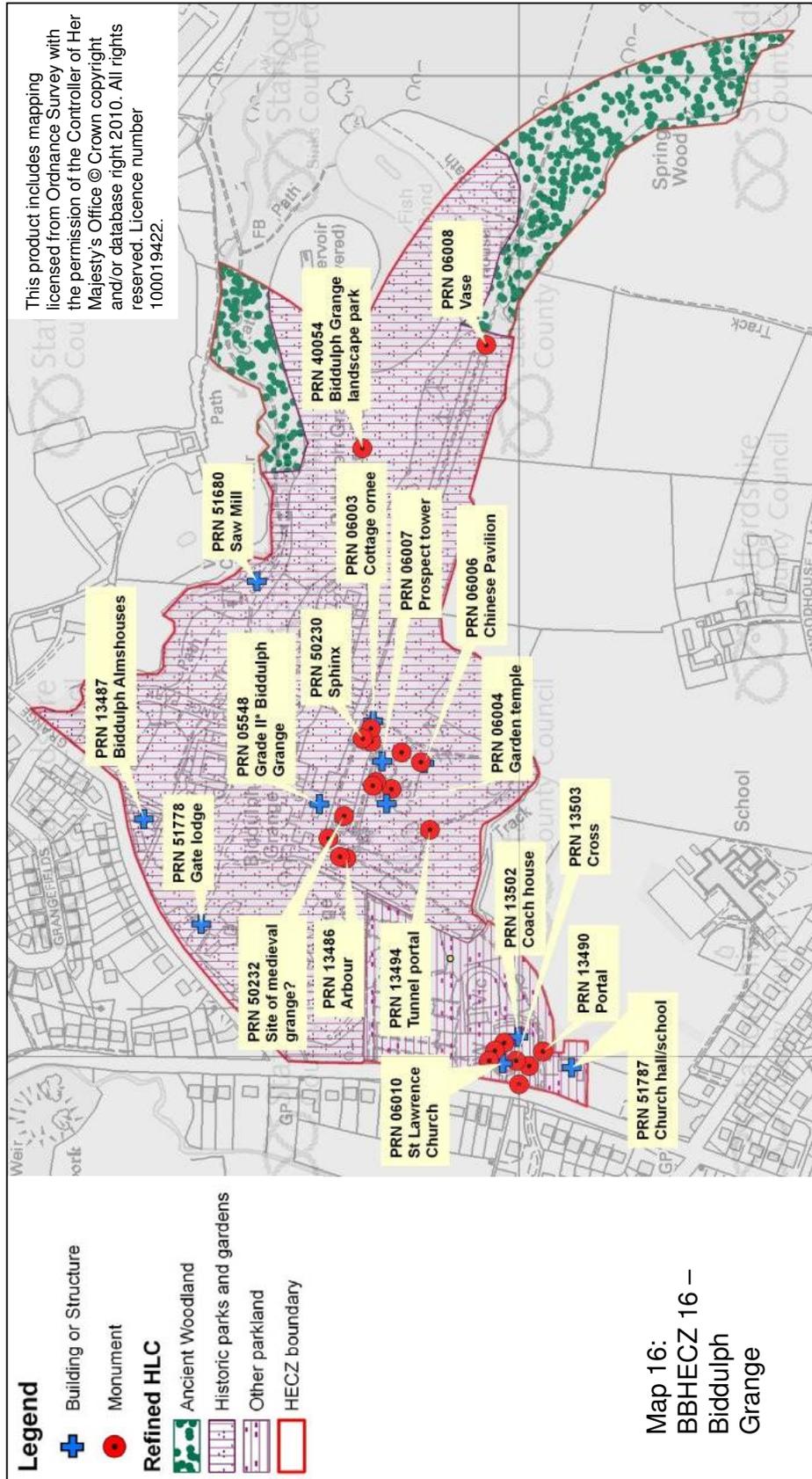
**8.16.2 Heritage values:**

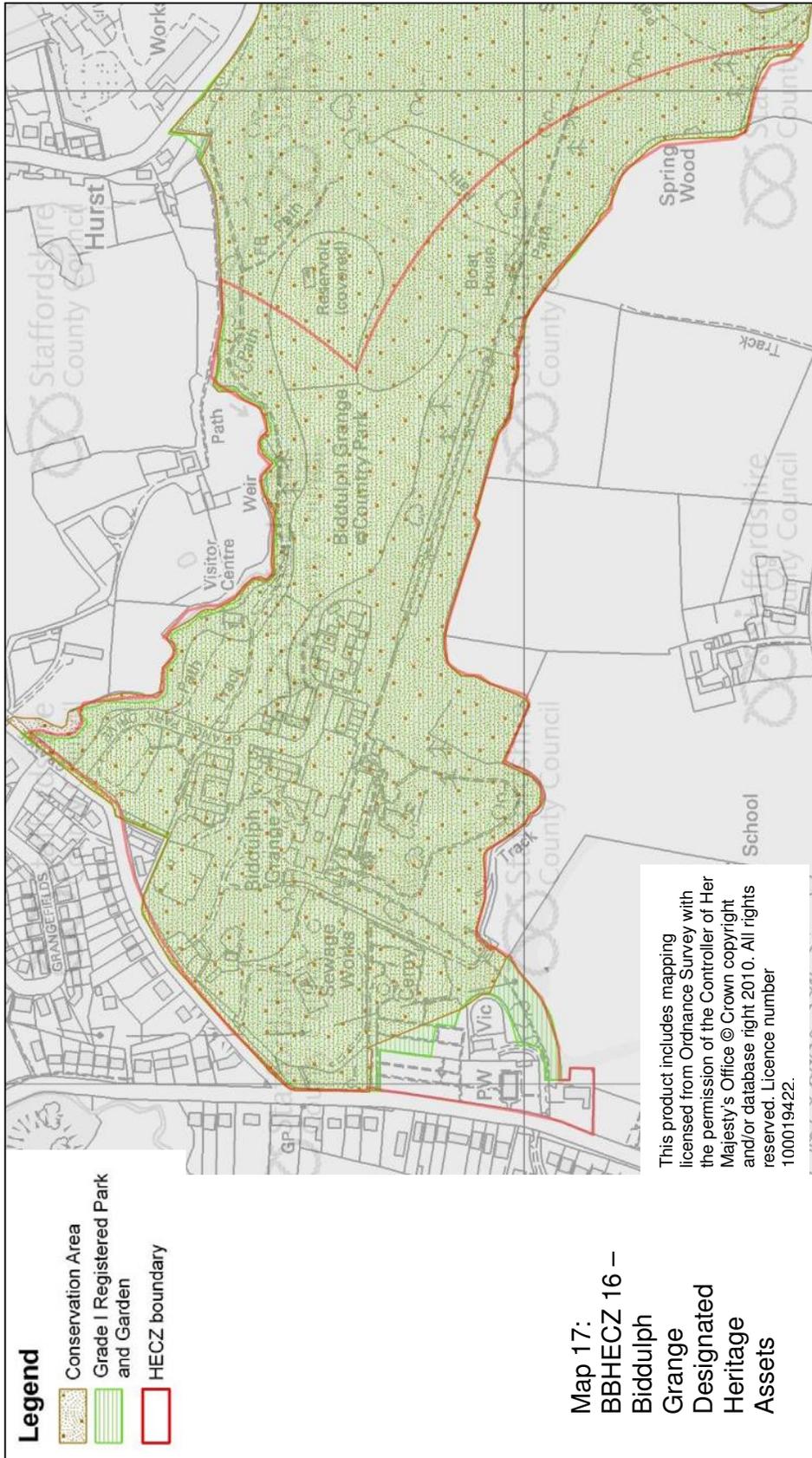
<p><b>Evidential value:</b> The heritage assets dominate the character of the zone and their loss or degradation would severely diminish the understanding of the influence of the Bateman and Heath families upon the landscape and built heritage from the 1840s onwards. There is the potential for above and below ground remains to survive which could further enhance the understanding of the development of the zone. In particular there may be archaeological deposits relating to the settlement of Biddulph in the medieval period which would contribute significantly to an understanding of the earlier landscape and its influence on the social and economic lives of the local inhabitants.</p>	<p>High</p>
<p><b>Historical value:</b> The history of the Biddulph Grange estate is tied very closely with the Bateman and Heath families who owned it during the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Their influence upon the wider landscape of Biddulph and Biddulph Moor is still apparent as this project has shown. There are numerous legible heritage assets across the zone both within and beyond the Grade I Registered Park and Garden. All of these assets contribute to an understanding of the development of the zone particularly from the mid 19<sup>th</sup> century onwards.</p>	<p>High</p>
<p><b>Aesthetic value:</b> Biddulph Grange is acknowledged as one of the most important Victorian gardens in the country. This is reflected in its Grade I Registered status and in its designation as a Conservation Area. The importance of the garden structures is also acknowledged by their Listed status. The Listed and the unlisted buildings within the zone are mostly contemporary, as well as being geographically associated, with the Grange. This suggests that the estate extended its influence within the zone significantly contributing to the sense of place.</p>	<p>High</p>
<p><b>Communal value:</b> The Grange is the premier visitor attraction in the Biddulph area and provides opportunities to understand the wider area which was strongly influenced by its owners both the Bateman and Heath families.</p>	<p>High</p>

**8.16.3 Recommendations:**

The historic built environment of the zone, both Listed and unlisted, were all to greater or lesser degrees constructed under the influence of the occupants of Biddulph Grange particularly from the mid 19<sup>th</sup> century. The Grade II\* Listed St Lawrence's Church, whilst its core is medieval, was also subject to alteration during the 19<sup>th</sup> century and this work may also be associated with the occupants of Biddulph Grange. The conservation of the area around the church may best be achieved through the extension of the Biddulph Grange Conservation Area.

Planning with the majority of the zone will be guided by the authorities responsible for the Conservation Area and the Grade I Registered Park and Garden. It may be appropriate for SMDC to consider including the zone within an Area Action Plan.





## 8.17 BBHECZ 17 – Poolford & Baileys Wood

### 8.17.1 Statement of heritage significance

The zone covers 71ha and the highest point of the zone lies on the eastern edge at approximately 180m AOD. The higher land curves around the settlement of Poolfold but drops down to the valley which runs east-west to the south of Fold Lane at between 160m to 150m AOD. The land continues to fall away to the valley of the Biddulph Brook at around 135m AOD and then rises again sharply to the west to a high point of approximately 155m in Bailey Wood.

The Scheduled earthwork remains of Biddulph castle lie within Bailey Wood and stand above the Biddulph Brook at around 145m AOD (cf. map 18)<sup>73</sup>. The castle was occupied between at least the 12<sup>th</sup> to 16<sup>th</sup> centuries at which point the lords of the manor, the de Biddulph family, moved to a new site Biddulph Old Hall, also a Scheduled Monument, approximately 250m north of the project boundary<sup>74</sup>. The archaeological potential of this site extends beyond the Scheduled area. Information concerning the management and landscaping within the zone may survive as both above and below ground archaeological remains which could contribute significantly to an understanding of the impact of the castle's occupants upon the design and management of the landscape throughout the period of occupation. Similarly landscaping is likely to have occurred from the 16<sup>th</sup> century onwards focused upon Biddulph Old Hall which may also survive as above and below ground archaeological remains.

The irregular field patterns which dominated the zone may have their origins in the medieval period as assarts in an area of woodland (cf. map 18). A study of the landscape of the zone may elucidate whether there is a relationship between the creation of the fields and the origins of the castle. Settlement within this landscape is likely to have been dispersed in nature and the two surviving historic farmsteads that comprise Marsh Green may have 13<sup>th</sup> or 14<sup>th</sup> century origins and therefore may be associated with assarting during this period<sup>75</sup>.

The influence of Biddulph Grange upon the landscape of the zone during the mid 19<sup>th</sup> century is still legible. The woodland along the valley known as 'The Clough', lying east-west to the north of Fold Lane, pre-dates the mid 19<sup>th</sup> century, but woodland lying on a north-south alignment and crossing Fold Lane is indicated as fields on the tithe map (1840)<sup>76</sup>. This later woodland appears to have been created in the 1860s by James Bateman who also constructed a bridge over a secondary tributary to the Biddulph Brook south of Fold Lane which is Grade II Listed<sup>77</sup>. The bridge formed part of a private woodland walk from Biddulph Grange to Biddulph Old Hall which included a stone built tunnel under Fold Lane as well as a second bridge taking the

<sup>73</sup> Staffordshire HER: PRN 00179; English Heritage: SM 21640

<sup>74</sup> Staffordshire HER: PRN 00069; English Heritage: SM 21636

<sup>75</sup> Placenames ending –Green begin to occur in documentary records from the 13<sup>th</sup>/14<sup>th</sup> century. Roberts & Wrathmell 2002: 54

<sup>76</sup> Staffordshire County Council 2003a

<sup>77</sup> Staffordshire HER: PRN 50002

woodland walk under a farm track just to the south of the Old Hall<sup>78</sup>. To the north of Fold Lane a public Right of Way lies to the west of a hollow way which is the remains of part of the original private walk.

Water powered industry was also well represented within the zone. The earliest of these may be the site of Biddulph Corn Mill, which local history sources suggest could have pre-dated the construction of Biddulph Old Hall in the 16<sup>th</sup> century<sup>79</sup>. The mill buildings were demolished in the late 1940s but there is the potential for above and below ground archaeological remains to survive which could inform the origins of this site; possibly as the location of the medieval manorial mill. However, a second site which may also be a contender for the site of the medieval mill lies to the east of the zone on the Biddulph Brook. By the late 18<sup>th</sup> century this watermill, Leamill, was operating as a forge with a mill pond to the south, but again its earlier origins are unknown<sup>80</sup>. In the early 20<sup>th</sup> century the mill was converted to a dye works. It is a contender for the site of a medieval mill in that it lies less than 350m to the north of Biddulph castle, the centre of the manorial estates. The origins and development of this watermill site from may also be understood through the survival of archaeological remains.

The third watermill lay to the east of the zone and was established as a silk mill by the early 19<sup>th</sup> century. However, this site does not appear to have earlier origins and the mill buildings were destroyed by a fire in the 1850s or 1860s, although the mill pond survives<sup>81</sup>. The silk mill was owned by the Reverend Holt who was related to the Bateman family of Biddulph Grange and Knypersley Hall.

Historic buildings survive within the zone at Poolfold in the east of the zone which date to the mid to late 19<sup>th</sup> century. The properties include stone built and brick rendered cottages and terraces. The Talbot Inn which stands to the north of Poolfold and was extant by 1775; the inn was apparently rebuilt in 1868<sup>82</sup>. Further historic properties stand on the Congleton Road. This section of the Congleton Road, between the junction with Grange Road and the county boundary was created in 1819 as one of the last turnpike roads in Staffordshire<sup>83</sup>. These properties therefore post-date 1819 and are also a mix of stone built and white painted brick both detached and terraces. They are likely to be associated with the site of Leamill forge (see above).

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>84</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors.

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<sup>78</sup> Staffordshire HER: PRN 53990; PRN 53987; PRN 53988

<sup>79</sup> Staffordshire HER: PRN 50664; Wheelhouse 1997: 11

<sup>80</sup> Staffordshire HER: PRN 03692

<sup>81</sup> Staffordshire HER: PRN 51676; Wheelhouse 1997: 14; Wheelhouse 2005: 14-15

<sup>82</sup> Staffordshire HER: PRN 51780

<sup>83</sup> Higgins, J 2008: 19

<sup>84</sup> Staffordshire HER: PRN 51664

**8.17.2 Heritage values:**

<b>Evidential value:</b> The heritage assets represent a continuum of activity within the zone from the medieval period onwards. These assets include the site of the castle, the influence of Biddulph Grange and the early industrial activity associated with the three mill sites. Consequently all the heritage assets contribute to an understanding of the wider history of Biddulph in terms of its social and economic development. There is also the potential for further research to identify both above and below ground features which could further enhance the understanding of the medieval, and potentially the pre-Conquest (1066), origins of the zone.	High
<b>Historical value:</b> There are potential associations within the zone between the origins of the extant historic landscape and the influence of Biddulph Castle. There are clear associations within the zone between the Bateman family of Biddulph Grange and the landscaping of the valleys within the zone during the mid 19 <sup>th</sup> century. These heritage assets are dominant within the zone and define the local distinctiveness of the historic landscape.	High
<b>Aesthetic value:</b> The well preserved historic landscape of field systems, woodland valley and ridges, and the line of the railway all contribute to the aesthetic value of the zone which illuminates the development of zone through the centuries. The importance of woodland walk from Biddulph Grange to Biddulph Old Hall has been, in part, recognised in the Listing of the surviving mid 19 <sup>th</sup> century footbridge.	High
<b>Communal value:</b> There is a high potential for engaging the community/public through the use of the public rights of way system and the line of the Biddulph Valley Railway in particular. The heritage assets of the zone could be interpreted for their own history, but they also make an invaluable contribute to a wider history of the Biddulph area and so contribute towards sustainable tourism.	High

**8.17.3 Recommendations:**

Like BBHECZ 15 and 16 this zone is has been greatly influenced by the presence of Biddulph Grange from the mid 19<sup>th</sup> century onwards. The zone also includes evidence for the medieval origins of Biddulph in the Scheduled Monument of Biddulph Castle. Further landscaping associated with this site may also survive within the zone. It may be appropriate for SMDC to consider including the zone within an Area Action Plan.

The integrity of this historic landscape and its relationships with the heritage assets which lie within and adjacent to it should be addressed with care when SMDC considers whether any land within the zone should be allocated within the Site Allocation Development Plan. Should SMDC choose to allocate land within the zone then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>85</sup>.

- Several designated heritage assets lie within and adjacent to the zone. Those adjacent include Biddulph Old Hall Scheduled Monument, the

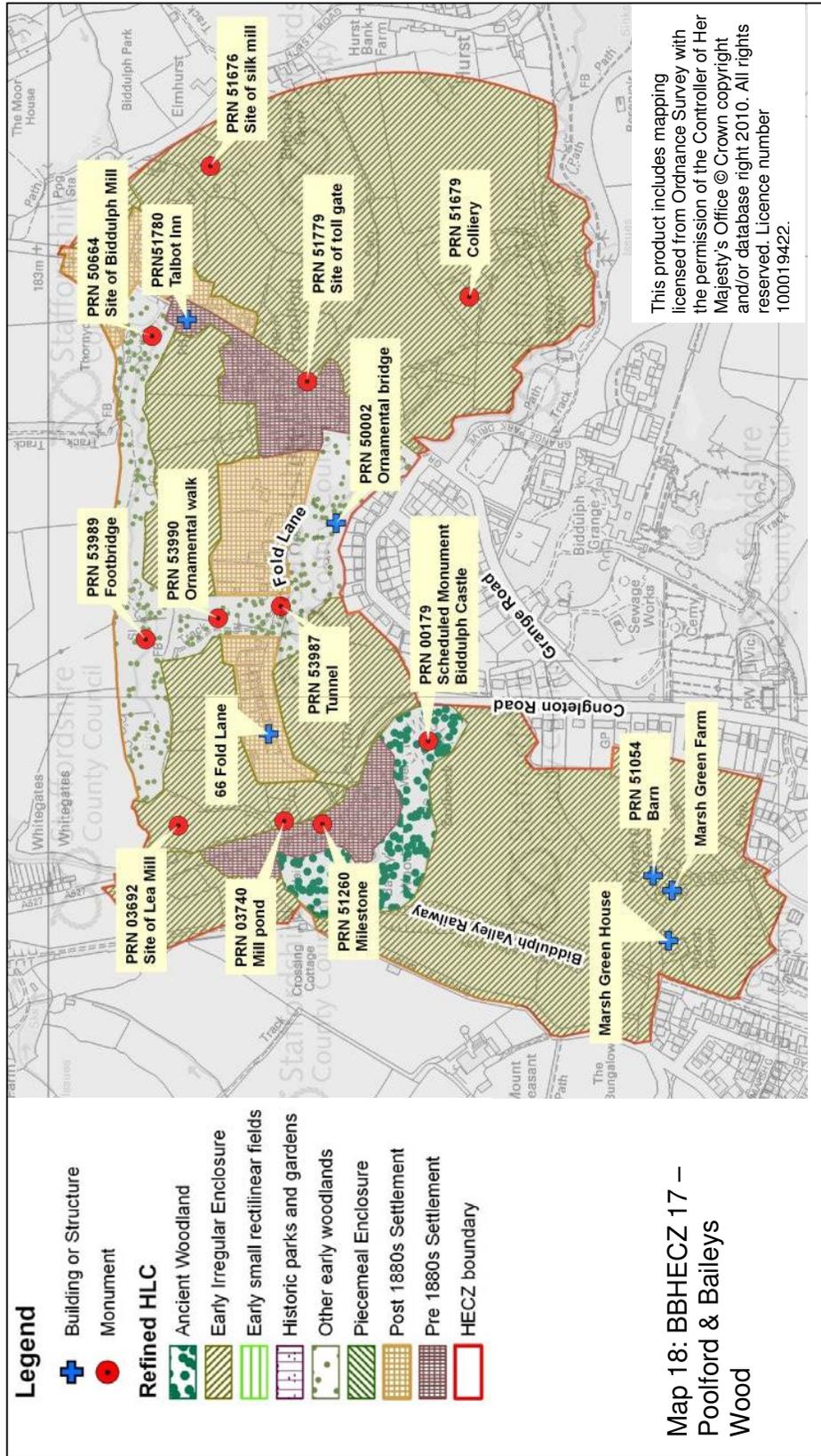
<sup>85</sup> English Heritage 2010: 26 and 35

Grade I Registered Park and the associated Conservation Area. These designations will also require consideration in any potential development. This is covered by PPS 5 Policy 9 and setting is covered by Policy 10<sup>86</sup>.

- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. A Heritage Statement will be required relating to the archaeological and historic potential of the zone and addressing the impacts and enhancement to the historic landscape character (cf. PPS 5 policy HE 6). Mitigations works may be required to fulfil PPS 5 policy 12.

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<sup>86</sup> Communities & Local Government 2010: Policy HE 9 and HE 10; see also English Heritage et al 2010: 23-35



## 8.18 BBHECZ 18 – Gillow Heath

### 8.18.1 Statement of heritage significance

The zone covers 121ha and generally the landscape falls away from the west, at around 200m AOD to between 160m AOD and 170m AOD in the east. A valley cuts through the northern part of the zone around Mount Pleasant on a broadly east – west alignment.

Settlement around the modern Gillow Heath may have at least 13<sup>th</sup> century origins and have been established as dispersed squatter settlement on heath land<sup>87</sup>. The extant irregular enclosure which dominates the historic field pattern of the zone may therefore have its origins in a similar period (cf. map 19). The fields are comprised of mature hedges perhaps further indicating their antiquity. Also characteristic of the zone are the networks of narrow lanes, bridle ways and footpaths. The majority of these lie on a roughly east – west alignment from the low ground around the settlement to the high ground at Mow Cop and Congleton Edge and may therefore have originated as access between the two landscapes at an early date.

By the mid 19<sup>th</sup> century settlement had intensified at Gillow Heath around City Bank and by the end of that century there was further settlement within the triangle of roads at the junction of Well Lane with Mow Lane. The historic properties in this area are dominated by brick cottages and short terraces. Housing of a similar style, but which has been rendered, can be found near City Bank along Marshfield Lane; only one property has exposed stonework. The expansion of settlement in this area in the mid to late 19<sup>th</sup> century was probably associated with increased industrial activity in the wider Biddulph area. Several small collieries existed within the zone to the south of Gillow Heath. A coal shaft and spoil heap associated with the early 19<sup>th</sup> century ‘The Falls’ colliery survive to the north of Akesmoor Lane<sup>88</sup>. In the last two decades of the 19<sup>th</sup> century a textile mill was established on City Bank which is still operating<sup>89</sup>. At a similar period a pottery works, whose buildings still survive, was established towards the western edge of the zone on Mow Lane where further 19<sup>th</sup> century brick and rendered cottages are present<sup>90</sup>.

There is further evidence for medieval activity within the zone. To the north of Gillow Heath around Mount Pleasant piecemeal enclosure has been identified. This field pattern probably dates to the post medieval period and is typified by a distinctive enclosure pattern comprising reverse ‘S’ field boundaries. The historic field pattern is strongly legible as few field boundaries have been removed in the period since the late 19<sup>th</sup> century. The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system comprising two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The open fields were associated with specific

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<sup>87</sup> Horowitz 2005: 275

<sup>88</sup> Staffordshire HER: PRN 51694

<sup>89</sup> Staffordshire HER: PRN 51687

<sup>90</sup> Staffordshire HER: PRN 51684

settlements and it is possible that in this instance they belonged to Biddulph manor which was focused upon the site of the castle which lies approximately 600m to the west (cf. BBHECZ 17). Mount Pleasant is an historic farmstead which has been expanded over the course of the 20<sup>th</sup> century. In the late 19<sup>th</sup> century it was a small farmstead exhibiting a parallel plan form where the farmhouse stood parallel to the farm building, most likely a cow house<sup>91</sup>. This farm appears to have been established between the mid and late 19<sup>th</sup> century and may have originated as a small-holding where the occupants combined farming with working in one of the local industries.

The earliest known property in the zone is the Grade II Listed Whitehouse Cottage on Holly Lane, located in an isolated position to the south of Gillow Heath, which dates to the late 15<sup>th</sup> century<sup>92</sup>. Unlike so many of the other properties in the Biddulph area this property retains exposed timber framing.

A further six historic farmsteads are dispersed across the zone the majority of which exhibit loose courtyard plan forms which are characteristic of many of the farmsteads in the north east of Staffordshire and nationally excavated examples have been dated to the 13<sup>th</sup> century<sup>93</sup>. It is possible that the origins of some of these farmsteads may also lie in the medieval or early post medieval periods.

### **8.18.2 Heritage values:**

<p><b>Evidential value:</b> There has been little research carried out upon the origins and development of Gillow Heath. However, the heritage assets within this zone suggest that there is a wealth of information which could contribute to our understanding the history of this small settlement through studies of the historic buildings, farmsteads and the historic field patterns. There is also the potential for below ground archaeological remains to survive associated with the development of settlement in the area from the medieval period onwards.</p>	<p>High</p>
<p><b>Historical value:</b> The legible heritage assets dominate the zone and comprise particularly the historic field patterns with their mature hedgerows. This field pattern is likely to be associated with the predominantly dispersed settlement pattern of farmsteads although further research may be able to elucidate these links. The majority of the surviving historic properties are probably closely associated with the expansion of industrial activities within the wider Biddulph area and with the small 19<sup>th</sup> century collieries which existed within the zone. The settlement in turn encouraged the diversification of industry within the zone with the establishment of the pottery works and textile mill the buildings of which survive.</p>	<p>High.</p>
<p><b>Aesthetic value:</b> The historic landscape character is comprised of well preserved irregular and piecemeal field systems with their mature hedgerows, narrow winding lanes and scattered farmsteads which all contribute to the aesthetic value of the zone and is testimony to the antiquity of this landscape.</p>	<p>High</p>

<sup>91</sup> Lake & Edwards 2008: 28

<sup>92</sup> Staffordshire HER: PRN 13506

<sup>93</sup> Edwards 2009: 37; Lake 2009: 19

<p><b>Communal value:</b> There are a number of public rights of way which could be utilised as part of the interpretation of the history and local distinctiveness of this landscape. The Biddulph Valley Railway lies adjacent and also offers opportunities for engaging the community and visitors with this landscape. The limitations are mostly related to a poor understanding of the clear associations between the heritage assets.</p>	<p>Medium</p>
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### **8.18.3 Recommendations:**

The small nature of the historic fields, their associated mature hedgerows and associations with the historic settlement pattern, which make up a strong sense of local distinctiveness within this zone, makes it difficult for the historic landscape character to absorb significant change. The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the historic landscape character and the dispersed low level settlement pattern.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be of a low density and be located so as to respect the historic fields and the overall dispersed settlement pattern. Such development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>94</sup>.
- There is a moderate level of archaeological potential within the zone, as reflected in the high value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement which should cover all of the historic environment considerations including archaeological potential and the impacts and enhancement to the historic landscape character.

<sup>94</sup> English Heritage 2010: 26 and 35

