

STAFFORDSHIRE EXTENSIVE URBAN SURVEY

STAFFORD
Historic Character Assessment

JUNE 2009
REVISED AUGUST 2011

Staffordshire County Council

English Heritage

STAFFORDSHIRE EXTENSIVE URBAN SURVEY

STAFFORD, STAFFORD BOROUGH

CONTROLLED DOCUMENT

Staffordshire County Council

EC4609.R03

Document No:

Status: **Draft**

Rev. No: **4**

	<i>Name</i>	<i>Signature</i>	<i>Date</i>
<i>Prepared by:</i>	Debbie Langley		01/07/2009
<i>Checked by:</i>	Stephen Dean		13/10/2011
<i>SCC Approved:</i>			

Revision Record

<i>Rev.</i>	<i>Date</i>	<i>By</i>	<i>Summary of Changes</i>	<i>Chkd</i>	<i>Aprvd</i>
1.	28/07/2009	DAL	Following comments from Matthew Blake (Stafford Record Office)	SAD	SAD
2.	26/08/2011	DAL	Re-working of report following amendments to methodology agreed in 2009.	SAD	SAD
3.	13/10/2011	DAT	Following comments and editing from Stephen Dean	SAD	SAD
4.	12/03/2012	DAT	Following comments and editing from Naomi Perry and Penny McKnight (Stafford Borough Council)		

Copyright © Staffordshire County Council

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

Tel: 01785 277285

Email: her@staffordshire.gov.uk

Mapping in this volume is based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown copyright and/or database right 2011 all rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Staffordshire County Council Licence No. 100019422

August 2011

CONTENTS

EXECUTIVE SUMMARY	8
Introduction	12
Background	12
Aim	13
Outputs	13
PART ONE: BACKGROUND AND SETTING.....	14
Section summary	14
1. Setting.....	17
1.1 Location	17
1.2 Geology & Topography.....	18
1.3 Sources	20
1.3.1 <i>Historical</i>	20
1.3.2 <i>Cartographic</i>	20
1.3.3 <i>Archaeological</i>	20
2. Context and historical development	21
2.1 Prehistoric.....	21
2.2 Roman (AD43 to AD409).....	23
2.3 Early Medieval Part 1(AD 410 to AD 913).....	25
2.3.1 <i>Placename</i>	25
2.3.2 <i>Economy</i>	26
2.3.3 <i>Religion</i>	28
2.3.4 <i>Settlement</i>	29
2.3.5 <i>Communications</i>	30
2.4 Early Medieval Part 2 (913AD to 1065AD).....	30
2.4.1 <i>Burh</i>	30
2.4.2 <i>Settlement</i>	31
2.4.3 <i>Economic</i>	33
2.4.4 <i>Religious</i>	34
2.5 Medieval (1066 to 1499)	34
2.5.1 <i>Town walls</i>	34
2.5.2 <i>Castle</i>	37
2.5.3 <i>Settlement</i>	39
2.5.4 <i>Administration and Education</i>	45
2.5.5 <i>Economy</i>	46
2.5.6 <i>Religion</i>	50
2.5.7 <i>Communications</i>	54
2.6 Post Medieval (1500 to 1699).....	54
2.6.1 <i>Town walls</i>	54
2.6.2 <i>Castle (Baronial)</i>	55
2.6.3 <i>Settlement</i>	55
2.6.4 <i>Administration, Welfare and Education</i>	58
2.6.5 <i>Economy</i>	60
2.6.6 <i>Religion</i>	63
2.6.7 <i>Communications</i>	64
2.7 18th & 19th century (1700 to 1899).....	64
2.7.1 <i>Town Gates</i>	64
2.7.2 <i>Castle (Baronial)</i>	64
2.7.3 <i>Settlement</i>	65

2.7.4 Administration, Education & Welfare	69
2.7.5 Economy.....	72
2.7.6 Religion.....	77
2.7.7 Communications	79
2.8 20th & 21st century (1900 to circa 2010)	80
2.8.1 Settlement.....	80
2.8.2 Open land and parks	82
2.8.3. Administration, Education & Welfare	82
2.8.4 Economy.....	85
2.8.5 Religion.....	87
2.8.6 Communications	87
PART TWO: CHARACTERISATION AND ASSESSMENT	89
Section summary	89
3. Statement of Historic Urban Character.....	92
3.2 Statement of Historic Urban Character (HUC).....	92
3.2.1 Heritage values.....	92
3.2.2 Assessment of value.....	94
4. Assessment of Historic Urban Character Areas (HUCA)	97
4.1 HUCA 1: Eastern half of Stafford Town	98
4.1.1 Statement of heritage significance.....	98
4.1.2 Built Character	100
4.1.3 Heritage values.....	102
4.1.4 Recommendations	103
4.2 HUCA 2: St Mary’s Church, Stafford.....	105
4.2.1 Statement of heritage significance.....	105
4.2.2 Built Character	106
4.2.3 Heritage Values	107
4.2.3 Recommendations	108
4.3 HUCA 3: West of Gaolgate Street and Broadeye.....	110
4.3.1 Statement of heritage significance and built character	110
4.3.2 Heritage Values	112
4.3.3 Recommendations	113
4.4 HUCA 4: South east of Queensway	115
4.4.1 Statement of heritage significance and built character	115
4.4.2 Heritage Values	117
4.4.3 Recommendations	117
HUCA 5: King’s Pool and Kingsmead Marsh	119
4.5.1 Statement of heritage significance.....	119
4.5.2 Heritage Values	120
4.5.3 Recommendations	120
4.6 HUCA 6: St George’s Hospital & Stafford Prison	122
4.6.1 Statement of heritage significance and built character	122
4.6.2 Heritage Values	123
4.6.3 Recommendations	124
4.7 HUCA 7: North of Stafford	126
4.7.1 Statement of heritage significance and built character	126
4.7.2 Heritage Values	128
4.7.3 Recommendations	129
4.8 HUCA 8: Coton Field	132
4.8.1 Statement of heritage significance and built character	132

4.8.2 Heritage Values	134
4.8.3 Recommendations	134
4.9 HUCA 9: Beaconside	136
4.9.1 Statement of heritage significance and built character	136
4.9.2 Heritage Values	137
4.9.3 Recommendations	137
4.10 HUCA 10: Littleworth.....	140
4.10.1 Statement of heritage significance	140
4.10.2 Heritage Values	141
4.10.3 Recommendations	141
4.11 HUCA 11: Lammascote	143
4.11.1 Statement of heritage significance	143
4.11.2 Heritage Values	143
4.11.3 Recommendations	144
4.12 HUCA 12: West of Foregate Street.....	145
4.12.1 Statement of heritage significance and built character	145
4.12.2 Heritage Values	147
4.12.3 Recommendations	147
4.13 HUCA 13: Marston Brook.....	148
4.13.1 Statement of heritage significance and built character	148
4.13.2 Heritage Values	149
4.13.3 Recommendations	150
4.14 HUCA 14: Sandon Road.....	151
4.14.1 Statement of heritage significance and built character	151
4.14.2 Heritage Values	152
4.14.3 Recommendations	152
4.15 HUCA 15: Stafford Common.....	153
4.15.1 Statement of heritage significance	153
4.15.2 Heritage Values	154
4.15.3 Recommendations	154
4.16 HUCA 16: Stafford Cemetery & Eccleshall Road	155
4.16.1 Statement of heritage significance and built character	155
4.16.2 Heritage Values	156
4.16.3 Recommendations	156
4.17 HUCA 17: Tillington, Holmcroft and Parkfields	158
4.17.1 Statement of heritage significance and built character	158
4.17.2 Heritage Values	159
4.17.3 Recommendations	159
4.18 HUCA 18: Stafford Castle & St Mary’s Church	160
4.18.1 Statement of heritage significance and built character	160
4.18.2 Heritage Values	161
4.18.3 Recommendations	161
4.19 HUCA 19: Castlefields	163
4.19.1 Statement of heritage significance and built character	163
4.19.2 Heritage Values	164
4.19.3 Recommendations	164
4.20 HUCA 20: West of Castletown	166
4.20.1 Statement of heritage significance and built character	166
4.20.2 Heritage Values	167
4.20.3 Recommendations	167

4.21 HUCA 21: Castletown	168
4.21.1 <i>Statement of heritage significance and built character</i>	168
4.21.2 <i>Heritage Values</i>	169
4.21.3 <i>Recommendations</i>	169
4.22 HUCA 22: Victoria Park	170
4.22.1 <i>Statement of heritage significance</i>	170
4.22.2 <i>Heritage Values</i>	171
4.22.3 <i>Recommendations</i>	171
4.23 HUCA 23: Rowley Park	174
4.23.1 <i>Statement of heritage significance and built character</i>	174
4.23.2 <i>Heritage Values</i>	176
4.23.3 <i>Recommendations</i>	177
4.24 HUCA 24: Highfields & Western Downs	178
4.24.1 <i>Statement of heritage significance and built character</i>	178
4.24.2 <i>Heritage Values</i>	179
4.24.3 <i>Recommendations</i>	180
4.25 HUCA 25: Forebridge	181
4.25.1 <i>Statement of heritage significance and built character</i>	181
4.25.2 <i>Heritage values</i>	184
4.25.3 <i>Recommendations</i>	184
4.26 HUCA 26: Lichfield Road	187
4.26.1 <i>Statement of heritage significance and built character</i>	187
4.26.2 <i>Heritage values</i>	188
4.26.3 <i>Recommendations</i>	188
4.27 HUCA 27: Queensville	189
4.27.1 <i>Statement of heritage significance and built character</i>	189
4.27.2 <i>Heritage values</i>	190
4.27.3 <i>Recommendations</i>	190
4.28 HUCA 28: Risingbrook & Rickerscote	192
4.28.1 <i>Statement of heritage significance and built character</i>	192
4.28.2 <i>Heritage Values</i>	194
4.28.3 <i>Recommendations</i>	194
5. Bibliography	195

EXECUTIVE SUMMARY

The Project

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the medieval towns within the county.

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day. Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA is assessed and recommendations are put forward.

Twenty-eight Historic Urban Character Areas (HUCAs) have been identified in the project for Stafford.

The Historical Development of Stafford

There is some evidence for human activity within the EUS project area prior to the early medieval period. However, this relates mostly to stray finds and environmental data from the former King's Pool, which lay to the east of the town centre. Two sites have identified Iron Age activity in the form of grain processing at St Mary's Church and evidence for a possible causeway to the east of the town, near Lammascote Road. The evidence for Roman activity relates mostly to pottery finds within the town, but it has been suggested that the north-south route based on Greengate Street/Gaolgate Street, forms part of a Roman road (Meeson pers comm).

Aethelflaed established a burh at Stafford in 913AD and there is good evidence for settlement dating to the early medieval period. What has not been entirely established is how much of this evidence may pre-date the establishment of the burh. Arguably the most important site found at Stafford for the early medieval period are the pottery kilns, mostly located around Tipping Street with one found on Salter Street. This pottery industry appears to have traded its wares across the West Midlands but examples have been found in Chester, Worcester and in Dublin. However, a true understanding of its economic importance is undermined by the fact that it has not been the subject of a detailed analysis.

The origins of the county are unclear, but Stafford was chosen as the county town during the medieval period. It is clear from Domesday Book (1086) that it was a fully functioning town with burgesses and a town wall. It is likely that a market also existed particularly as there is no known market charter. The importance of the market to the economy of Stafford continued throughout the following centuries; the late 20th century market hall still forms an important part of the retail economy of the town. Two earlier market places have been identified within the townscape and the medieval burgage plots are still legible along several of its streets.

As the county town Stafford became a focus for administrative and public buildings throughout the medieval and post-medieval period. Those extant in the town include the late 18th century Shire Hall and late 19th century county buildings as well as the late 20th century Borough Council offices.

Whilst Stafford had been a focus of industrial activity since at least the early medieval period; it became increasingly important to the local economy from the 19th century onwards. By the mid 19th century the manufacture of shoes and boots was the predominant industry, to the extent that it became concentrated to the north of the town where several manufactories survive alongside streets of terraced houses. However, the last shoe factory closed in the 1990s. Engineering, which largely originated to service the shoe industry, continues to be an important component of the local economy.

The earliest suburban activity dates to the medieval period and was located outside the north and south gates of the town, at Foregate and Forebridge respectively. In these suburbs four religious houses were established although no trace of them survives within the townscape other than in street names. Housing expansion beyond the historic town core proliferated from the 19th century in the form of both terraces and villas. However, the period of the greatest expansion was the mid 20th century when large housing estates, including that built for RAF Stafford at Beaconside, were constructed.

Characterisation and Assessment

- *The HUCAs' which exhibit the greatest heritage significance are those which lie within the historic town core (**HUCA 1** and **HUCA 2**), also just beyond the town walls (**HUCA 22**) and Stafford Castle (**HUCA 18**). **HUCA 3** also lies within the historic core and there remains a high potential for archaeological deposits to survive across this area as has been shown by previous interventions.*
- *The greatest concentration of listed buildings within the EUS project area lies within **HUCA 1**. There is the potential for any of the historic buildings, whether listed or not, to retain earlier fabric within their structures as has recently been demonstrated at the Old Post Office on Greengate Street.*
- *The location of the medieval suburbs lies within **HUCA 7** and **HUCA 25**. Both of these HUCAs are also important for the later suburban development which dates from the 19th century. **HUCA 7** in particular incorporates the industrial suburb where the shoe industry developed from the mid 19th century. Several of the shoe manufactories survive alongside the terraced housing.*
- *Historic settlement has also been identified in **HUCA 28** in the form of cottages which form the original historic core of Rickerscote. The Grade II listed Rowley Hall, an early 19th century country house, survives in **HUCA 23** and may stand on the site of medieval settlement.*

The landscape park associated with the country house has largely been developed for housing.

- *HUCAs which make a positive contribution to the local character of Stafford include those where there is a good survival of 19th and early 20th century suburban development. This development includes those suburbs principally comprising large villas such as at **HUCA 16, HUCA 23, HUCA 24 and HUCA 27**. Similar development is also found in **HUCA 25**. The purpose built suburb of Castletown, which is comprised of mid 19th century terraced houses, is also well preserved and is closely associated with the railway (**HUCA 21**). Further terraced housing making an important contribution to the history of Stafford and the local character of the townscape is to be found in **HUCA 7, HUCA 8 and HUCA 23**. Burton Manor Conservation Area lies within **HUCA 23**; this early 20th century development was planned upon the principles of the ‘Garden City’ movement, although the full scheme was not implemented. Other contemporary suburban development within Stafford may also have been guided by at least some of the same principles.*
- *Areas of open space also contribute to the historic character of the HUCAs. This includes the mid 19th century cemetery in **HUCA 16** and Stafford Common (**HUCA 15**). The latter is an area of common land given to the inhabitants of Stafford in the early 19th century. It had formed part of a medieval open field and earthworks relating to this period of its history survive across the character area. **HUCA 11** comprises 20th century sports grounds, but there are areas where 18th/19th century water meadow systems potentially survive.*
- *Historic industrial buildings survive and contribute significantly to the historic character of **HUCA 7**. A further 19th century factory survives, with later alterations and extensions, within **HUCA 20**. The Castle Engine Works was built for W. G. Bagnall Ltd who built railway locomotives at the site until 1961. The works makes an important historic and townscape contribution to Stafford.*
- ***HUCA 6** is dominated by 19th century institutional buildings, HM Stafford Prison and the former county lunatic asylum, later St George’s Hospital. The historic buildings associated with these two complexes are all Grade II listed in acknowledgment of their national importance. The earliest block within the prison dates to the late 18th century.*
- *Archaeological potential has been recognised in several HUCAs including those already identified. There is also a high potential for surviving archaeology in **HUCA 4, HUCA 5 and HUCA 28** and a moderate potential in **HUCA 9, HUCA 11, HUCA 12, HUCA 19, HUCA 23 and HUCA 27**.*

- *HUCAs which have been identified as having an overall low heritage significance and value are **HUCA 10, HUCA 13, HUCA 14, HUCA 17** and **HUCA 26**. These HUCAs generally comprise 20th century development, with the exception of HUCA 13 and HUCA 26 which are industrial in character. Despite their overall low values historic buildings, which contribute to the history of the town and may be worthy of local listing, survive in all of the HUCAs with the exception of HUCA 14 and HUCA 26.*

Introduction

This Historic Character Assessment report for Stafford forms one of twenty-three such reports which make up the Extensive Urban Survey (EUS) for the towns of Staffordshire. The EUS project as a whole intends to increase and synthesise the knowledge and understanding of the heritage assets that contribute to the development and character of the towns in the county.

The Staffordshire EUS Project forms part of the national programme of Extensive Urban Surveys initiated and supported by English Heritage.

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond that broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and to apply value to the historic character of these townscapes.

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the local policies which form the Local Development Frameworks (LDFs).

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents. Each report addresses the research questions laid out in the West Midlands Research Framework, by synthesising the data gathered on each of the towns. The EUS thereby also provides a basis for future research into the towns.

Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots¹

¹ Burgage plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage)

and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focused the more likely to represent an urban settlement².

Aim

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the towns. The towns are evaluated to identify the nature and extent of surviving historic environment assets whether as standing structures, below ground archaeological deposits or in the surviving historic town plan.

Outputs

The results are to be held as part of the Staffordshire Historic Environment Record (HER) in a database and spatially in GIS.

The principal outputs are the Historic Character Assessment reports for each town. These are be available as hard copies, but are also accessible through two websites. The national programme is currently held on the ADS website³ and there is a further website hosted by Staffordshire County Council⁴.

² Hunt (nd.)

³ Archaeology Data Service website: <http://ads.ahds.ac.uk/>

⁴ Staffordshire website address

PART ONE: BACKGROUND AND SETTING

Section summary

- *There is evidence for human activity within the EUS area during the Prehistoric and Roman periods. Environmental evidence from cores taken from peat deposits lying within the former King’s Pool have contributed significantly to an understanding of the local landscape, as well as the national model for the prehistoric environment. The samples suggest episodes of woodland burning during the Mesolithic; such fires may have been deliberately set by humans although there is currently little further evidence of activity. Large-scale woodland clearance, for farm land, intensified from the Neolithic through to the Iron Age and Roman period. Scattered finds of Neolithic and Bronze Age artefacts attest to some wider activity although it is not well understood at present. There is little evidence for settlement within the area of the town in either the Iron Age or Roman period, but evidence for activity is in greater abundance. There is evidence for the processing of grain in the Iron Age in the area of St Mary’s church in the town centre, as well as the possibility of an Iron Age causeway to the east. Roman pottery sherds have been discovered on a number of sites within the town centre including a whole pot discovered in Market Square. It has been postulated that the north/south route through the town (focused upon Gaolgate Street/ Greengate Street) was a Roman road⁵.*
- *Despite several excavations in the 1970s/80s and more recent interventions our understanding as to whether Stafford was settled prior to the documented establishment of Aethelflaed’s burh in 913 is still unclear. This EUS report has been completed prior to the publication of Martin Carver’s summary of works on the early excavations in Stafford and in advance of the publication of results of the 2009 Tipping Street excavations. It is anticipated that this EUS will be reprised at the end of the formal EUS project to take account of recent advances in knowledge.*
- *However, there is ample evidence of settlement and industrial activity dating to the early medieval period in Stafford, whether or not it proves to have pre- or post-dated the burh. Arguably the most important features are the pottery kilns principally found in and around Tipping Street, with one excavated in Salter Street. The pottery, known as Stafford ware, has potentially been found in other Midlands excavations. However, accurate dating has traditionally been an issue and our understanding of the influence of the Stafford pottery kilns would be greatly enhanced by an analysis of the wares. Other evidence has included a tannery, although not closely dated, on North*

⁵ Meeson pers. comm.

Walls, ovens or grain drying kilns near St Mary's Church and the earliest phases of St Bertelin's chapel.

- *It is clear that Stafford was a fully functioning town at the time of Domesday Book; the town's entry records both burgesses and a town wall. The street plan of the town dates to at least the medieval period, although it is currently unclear to what extent it was influenced by the earlier settlement. Burgage plots are still visible within the street-scene particularly along the north of Eastgate Street, Mill Street, Greengate Street and Gaolgate Street, although many of the rear plots have been developed from at least the 19th century onwards. Re-development in these streets, particularly the 19th century administrative buildings to the east of Market Square and the late 20th century retail development on the western side of Gaolgate Street has removed the legible evidence for the burgage plots.*
- *The street pattern reveals that two market places existed in Stafford; the Market Square and the junction of Eastgate Street and Tipping Street. Stafford does not have a market charter suggesting that the market function pre-dated this legal requirement. Both market places continued to be used into the 19th century, although new market halls were built in mid 19th century and in the late 20th century.*
- *A castle was established by the Normans on the western side of the town at Broadeye. This had fallen into disrepair by 1086 but appears to have been repaired in the 12th century, before falling into disuse in the 13th century. The extant Stafford castle situated approximately 2km to the west of the town appears to have been established in the late 11th century by the baron, Robert de Stafford, along with a settlement known as Monetville. The settlement did not survive although the site, along with the castle, is protected as a Scheduled Monument. The castle was rebuilt and repaired on several occasions in the medieval period and three deer parks were established. The extant stone keep dates to circa 1811.*
- *Suburban development had occurred by the 11th/12th century beyond the southern town gate at Forebridge and the northern gate at Foregate. Archaeological evidence for suburban activity at Forebridge has been identified. Religious houses were established in both suburbs; a Franciscan Friary, Greyfriars, to the north and Austin Friars to the south. Neither institution survives except in the name of streets. Two hospitals were also established in Forebridge, St John's and St Leonard's. Again neither complex has left any trace in the modern townscape, although St Leonard's is recalled in the name of a street and a Grade II Listed early 20th century school.*
- *The county town Stafford has long been a centre for administration, although during the medieval and post medieval period it vied with*

Lichfield and Wolverhampton over the right to hold the itinerant courts. The Shire Hall was rebuilt in the late 16th century to enhance this right to hold the courts. The Grade II Shire Hall was built in the late 18th century and was used as the county court until the late 20th century. A Borough Hall was built in 1877 and the first of the county council administrative buildings were constructed in 1895. These buildings were extended several times during the 20th century, whilst the Borough Council had new offices built in 1977. The town also attracted county-wide institutions such as the extant HM Stafford Prison on Gaol Road and the two asylums. The earliest prison block, which is Grade II listed, was built in the late 18th century and the site also contains a unique early 19th century block known as ‘The Crescent’. The extant Grade II listed building of St George’s Hospital was built as the county lunatic asylum in 1818 and still largely survives intact. Cotonhill Lunatic Asylum was established in the mid 19th century and is now mostly demolished. St George’s became a hospital in 1940, but has since closed, whilst Cotonhill Asylum was redeveloped as Stafford General Hospital in the 1970s. The buildings of the earliest hospital, Stafford Infirmary, constructed in the late 18th century, but significantly altered in the late 19th century survive on Foregate Street and currently form part of a retail park.*

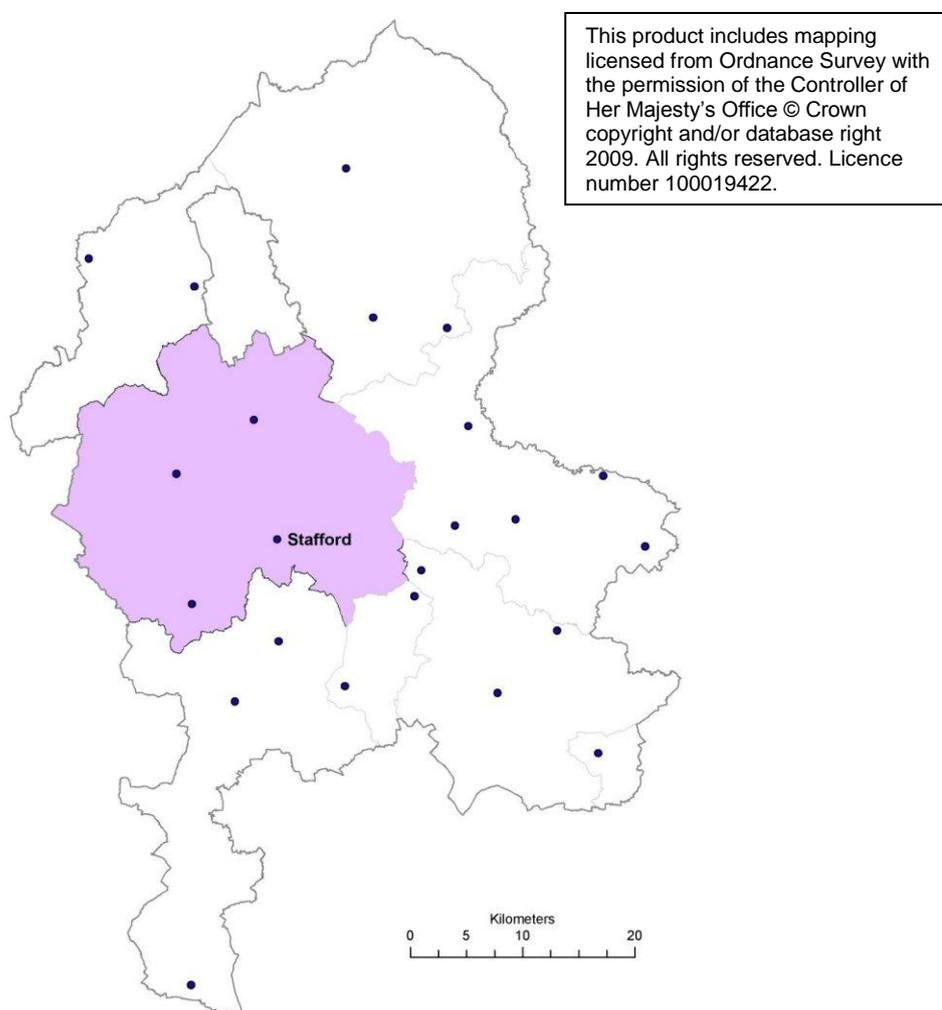
- *Stafford developed as an important industrial town from the late 18th century onwards whose principal industry was women’s and children’s shoes. This industry encouraged associated production particularly of timber, for the heels, and engineering for the machinery used in shoe making. The shoe industry relocated from the centre of the town to parts of Foregate Field in the 1860s when new streets, terraced housing and several shoe manufactories were constructed. The shoe industry declined in the mid 20th century with the last manufacturer, Lotus Shoes, closing in circa 1998. However, engineering still comprises a key employment area in Stafford with large works being located to the south west of the town centre.*
- *The success of industry during the 19th century is probably closely linked to the expansion of the suburbs during the same period. Areas of 19th century terraced houses survive to both the north of the town centre, where they are associated with the surviving shoe factories and to the north east and south. Villa developments were also a feature of this period, which generally lay beyond the area of the terraces and were aimed at the factory owners and their social contemporaries. These houses survive along Eccleshall Road, Lichfield Road and Newport Road.*
- *However, the greatest period of suburban expansion occurred in the mid 20th century (cf. map 11) and included the development of associated services such as parks, sports grounds, allotments and schools. A small estate at Burton Manor, now forming a Conservation Area, was architect-built in the 1920s following Garden City principles. Other housing estates, particularly those built by the council after 1919*

are also likely to have been constructed taking into account some of these same principles. In the mid 20th century military housing was constructed at Beaconside for RAF Stafford. The street pattern reflects a regimented military style in the grid pattern layout.

1. Setting

1.1 Location

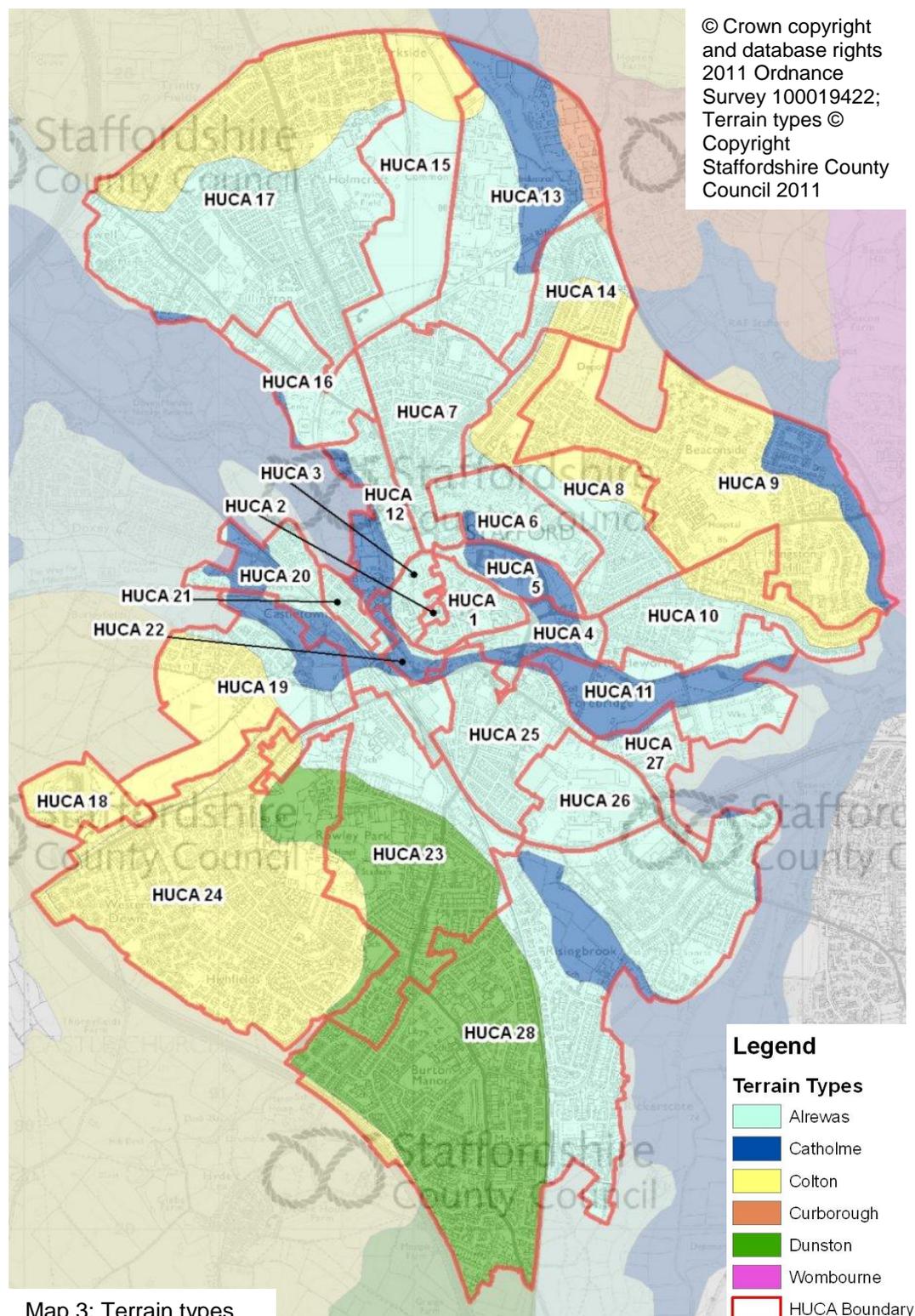
Stafford is the county town and lies almost in the centre of Staffordshire (map 1). The historic core of Stafford lies within the valley of the River Sow, which has its confluence with the River Penk approximately 2.7km to the east of the town centre.



Map 1: Location

Traditionally the primary route through the town has been that running north-south, which links Stafford with the towns of Stone and Newcastle, to the north, and Penkridge and Wolverhampton, to the south. The southerly route is now the A449 and the northerly route the A34. There are a further three routes which converge on Stafford town centre. There is a route which leaves Stafford in a north easterly direction, along the A518, towards Uttoxeter; a

the post medieval period onwards which has enabled some development across the former marshy areas; however most of the river valley area survives as fields due to its wet nature. The river valley has a surface geology of alluvium which has been deposited during flooding⁸.



Map 3: Terrain types

⁸ Ibid: 7

Map 3 shows the terrain types of the wider EUS area which are clearly dominated by the lower river terrace (Terrain type: Alrewas)⁹. However, to the south the land rises slightly to lie between 85m AOD and 95m AOD, which coincides with a change to the terrain (Terrain type: Dunston)¹⁰. This terrain type generally lies above the limit of flooding and has an underlying solid geology principally comprising soft Mercia mudstones. The highest land of the EUS area, as noted above, all lies within the Terrain type 'Colton' which is typified by a rolling landform of Mercia mudstones with deep loams¹¹.

1.3 Sources

1.3.1 Historical

The sources consulted have all been secondary in nature and the principal records are two volumes of the Victoria County History (VCH) for Staffordshire volumes. Volume V covers the area to the south and west of the town centre which formed part of Castle Church parish and volume VI which covers the remainder of the modern town. The historical study of Stafford Castle, carried out in 2001, has also been consulted¹².

1.3.2 Cartographic

The earliest plans of Stafford town centre all date to the 17th century. The first is a copy of an anonymous map the original dating to c.1600¹³. John Speeds' map dates to 1610 and a further anonymous map dates to 1681¹⁴. There is only one detailed map of Stafford dating to the 18th century and that details Lord Stafford's lands and interests in the town which was drawn by James Sheriff in 1788. William Yates' map of the county (1775) depicts the town of Stafford, but in no detail although it is useful to determine the trends of settlement across the modern extent of the town.

The 19th century maps include two town plans one by John Wood (1835) and the other dating to 1838, which also depicts the lands to the north and south of the town centre. The series of Ordnance Survey maps both 6" and 25" which were published four times between 1880 and 1938 were also extensively consulted.

1.3.3 Archaeological

Archaeological work has mostly been focused within the historic core of the town with research and archaeological work being carried out at Stafford Castle to the south west of the town between 1978 and 1998. Several salvage recordings of archaeological interest were carried out prior to the 1970s. An in-depth excavation was carried out on the site of St Bertelin's

⁹ Ibid: 12

¹⁰ Ibid: 20

¹¹ Ibid: 26

¹² Darlington (ed.): 2001

¹³ WSL 55/2/74

¹⁴ Greenslade et al. 1979: 188; WSL 66/92

chapel in the 1950s. Between 1975 and c.1988 Birmingham University undertook approximately 25 archaeological interventions in advance of development or as evaluations with the aim of understanding the Early Medieval and Medieval development of the burh and town. A history of the Early Medieval development of Stafford, based upon all the archaeological work carried out in the town, was published by Professor Martin Carver in 2010. The most recent large-scale excavation took place in Tipping Street in advance of the construction of Staffordshire County Council's new office development in 2009. The results of this work are due for release in 2012. Consequently it is intended that the Early Medieval and Medieval sections of Stafford's EUS project will be re-visited to take into account the results of these two pieces of work. Around 20 archaeological interventions have been undertaken as developer funded projects since PPG 16¹⁵ was implemented in 1990.

2. Context and historical development

2.1 Prehistoric

The earliest evidence for likely human activity in the area around Stafford comes from environmental samples taken from peat deposits at the site of the former King's Pool which lay just beyond North Walls along Lammascote Drain (HUCA 5). The study suggests that during the Mesolithic period the landscape was woodland comprised of oak, pine and elm, which may have been encouraged by rising temperatures. Charcoal deposits in the environmental samples suggest that this woodland was being burnt, possibly through human agency over a sustained period, creating discrete areas of open ground¹⁶. There is currently little other evidence for human activity in the Mesolithic period within the EUS project area other than one flint core from Clarke Street.¹⁷ The nearest dated site lies 11km to the south east, where flints dating to the Late Mesolithic were discovered within what has been interpreted as a probable hunting camp¹⁸.

There is greater evidence for human activity for the later prehistoric periods in the wider area with concentrations within the Trent Valley. Known Neolithic activity is currently restricted to stray finds of flint tools at Acton Trussell, Coppenhall, Bednall and Hopton. However, the environmental evidence from King's Pool and an excavation to the south of the Lammascote Road suggests that forest clearances were occurring from the Neolithic period and intensifying from the mid-late Bronze Age onwards, which follows a pattern identified for much of the country. It is likely that there were very few trees in this landscape, which was becoming open with some heathland appearing. By the late Bronze Age this open landscape was probably supporting a small-scale mixed farming system of arable and pasture and this pattern continued

¹⁵ PPG 16 - Planning Policy Guidance Note 16: Archaeology and Planning published November 1990.

¹⁶ Bartley & Morgan 1990:188-189; Greig 2007: 43

¹⁷ Walker 1976: 6

¹⁸ Staffordshire HER: PRN 04005; Hilton 1979: 7

to intensify through the Iron Age¹⁹. Further evidence for arable cultivation in the Bronze Age has been identified in the Trent Valley approximately 7km to the east of the town²⁰.

There is currently little evidence for settlement during the Bronze Age in the area of Stafford. However, 800m north of the King's Pool site a scatter of flint tools and debitage was identified which possibly dates to the Neolithic or Bronze Age, although they were originally assigned a Mesolithic date²¹. A Neolithic/Bronze Age flint scraper has also been found at Kingston Hill and a late Neolithic/Bronze Age flint tool approximately 1.7km to the south²². To the east of Stafford towards the Trent Valley there are two barrow sites of probable Bronze Age date and another is located near Milford on Cannock Chase²³. This evidence underscores the presence of people in the area coincident with the expansion of farming identified in the environmental data discussed above.

There are two sites which have been dated to around the mid Iron Age period providing evidence of human activity within and just beyond the area of the medieval town. The first site, just to the north of St Mary's Church, reveals further evidence for arable cultivation in the area of Stafford where two or three probable granaries were found during an archaeological excavation. The evidence from the granaries revealed that wheat was being grown and stored in the area of Stafford²⁴. The second site produced three large timbers in an area just to the north of the River Sow to the east of Queensway. The function of the timbers was not clear but it is possible, from their size and from where they were found that they may have formed part of a bridge or retaining wall along the river bank²⁵. Two picks formed from red deer antlers were discovered to the north of Lammascote Road which may also be of Iron Age date²⁶. It has been speculated that they may have been related to the construction of a causeway over the eastern marshland, although this is clearly conjectural at present²⁷ (cf. 2.3.1 for discussion on the causeway).

The scheduled Berry Ring hillfort lies approximately 4km to the south west of Stafford, dominating the lowlands. The construction for the hillfort is has not been closely dated, but unstratified finds recovered from within the monument have been dated to the Iron Age²⁸. There is little other evidence for Iron Age activity on the western side of Stafford although the hillfort suggests a

¹⁹ Bartley & Morgan 1990: 191; Worcestershire Archaeological Service 1999: 12

²⁰ Staffordshire HER: PRN 04615

²¹ Ibid: PRN 02107; Debitage: the waste from flint knapping.

²² Ibid: PRN 01944; Ibid: PRN 01943

²³ Ibid: PRN 00851 & PRN 00855; Barrow - Artificial mound of earth, turf and/or stone, normally constructed to contain or conceal burials (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

²⁴ Moffett 1994: 55; Staffordshire HER: PRN 01613: Emmer & spelt – both early forms of wheat

²⁵ Potteries Museum Field Archaeology Unit 2002: 5

²⁶ Staffordshire HER: PRN 02108

²⁷ Robinson 1968-71: 7

²⁸ Staffordshire HER: PRN 00024; English Heritage SM 21588; RCHME 1996

centralised power base was present in the area from at least the late Bronze Age/Iron Age. Such a power base would have been capable of directing labour in the construction of major projects and the hillfort would have provided a cultural, economic and administrative focus. This suggests that human activity could have been reasonably intensive in the area of Stafford, as is supported by the environmental data recovered from King's Pool.

Further evidence for sustained occupation from the Neolithic and into the Roman period exists at Acton Trussell, c.6km to the south of Stafford town centre. The nature of the earlier occupation is not currently clear, although a ditched enclosure is likely to have been present in the Iron Age²⁹. A possible stockade has also been discovered which dated to the late Iron Age, the associated gully having been backfilled in the early Roman period³⁰.

Although this evidence does not confirm a prehistoric precedent for occupation within the historic core of Stafford it does suggest an increasing exploitation of the surrounding landscape in which people were farming and making their homes. Consequently there is the potential for prehistoric sites to have existed within the limits of the modern town of Stafford and beyond.

2.2 Roman (AD43 to AD409)

There is currently fragmentary evidence for Roman occupation within the historic core of Stafford comprising pottery sherds recovered from various archaeological excavations across the town. These include 50-60 sherds of 2nd to 4th century pottery found in Clarke Street; a whole 2nd century pot from Market Square³¹ as well as several unstratified Roman pottery sherds from archaeological excavations at Bath Street and Tipping Street³². This evidence, although not conclusive, suggests that human activity was continual to a degree from the Iron Age into the Roman period within the area of the town. The Clarke Street site revealed evidence that some land reclamation from marshlands was being undertaken on the eastern side of the town during the Roman period³³. However, the extent of this activity across the wider area is not known. The environmental data from King's Pool also confirms a human presence in this area of the town suggesting that agricultural activity continued well into the Roman period³⁴.

Prior to 1976 five Roman coins had been found within the modern town, although it has been argued that all but one were recent losses. A further two mid 4th century coins were found in the archaeological excavation to the north of St. Mary's Church³⁵.

²⁹ Staffordshire HER: PRN 04003: PRN 51625

³⁰ Ibid: PRN 51623

³¹ Walker 1976: 11 - 12 & 66

³² Cane et al 1983: 55

³³ Carver 1975: 56

³⁴ Bartley & Morgan 1990: 191

³⁵ Cane et al 1983: 55

Several commentators have suggested that the significance of the Stafford area lay in the fact that it represented an important crossing point of the River Sow. It has also been suggested that the north-south route, now Gaolgate and Greengate streets, was the line of a Roman road³⁶, presumably leading to a ford across the River Sow in the area of Green Bridge. Alternatively its significance could lie in the location of a causeway crossing the marshland to the east of the modern town centre. This has been suggested as having prehistoric origins although this has not been archaeologically proven. However, it is possible that there was a crossing of the north-south route with an east-west route within the area of the town by the Roman period (cf. 2.1)³⁷.

There is evidence for Roman settlement in the wider area including c.2km to the west of the town near Stafford Castle where the site of a possible villa/farmstead has been identified through the recovery of c.350 pottery sherds of 2nd to 4th century date³⁸. An archaeological evaluation carried out in September 2008 covered an area near to the site of the supposed villa/farmstead and found further evidence of Roman activity including post holes, pits and ditches. The datable pottery was of 4th century date, but the majority of sherds could date to any point within the Roman period³⁹. The pottery suggested that the occupants of this site were active within the wider Roman economy as fine-wares from Warwickshire, Northamptonshire, Oxfordshire and the Severn Valley have been identified⁴⁰.

The settlement site at Acton Trussell continued into the Roman period where a multi-phase villa has been excavated⁴¹. The earliest phase dated to the 1st century AD when a timber building was constructed. Several episodes of rebuilding and alterations followed with the last identifiable phase dating to c. AD 340. However, it is not precisely known when the site ceased to be occupied.

This evidence suggests that there was continuity of activity in the area from the Iron Age into the Roman period, with evidence from the environmental data inferring further intensification in agricultural activity. Although the nature and extent of Roman activity within the historic core of the town is not known there is enough evidence from across the wider area to suggest that it was a significant place by this period⁴². This may be partly associated with the site of a ford across the river Sow and/or the marshland to the east, suggesting the possibility that Stafford may have been the meeting point of two long distance routes by the Roman period.

³⁶ Stafford Borough Council 1999: 2

³⁷ Stafford Borough Council 1996: 6

³⁸ Staffordshire HER: PRN 04156

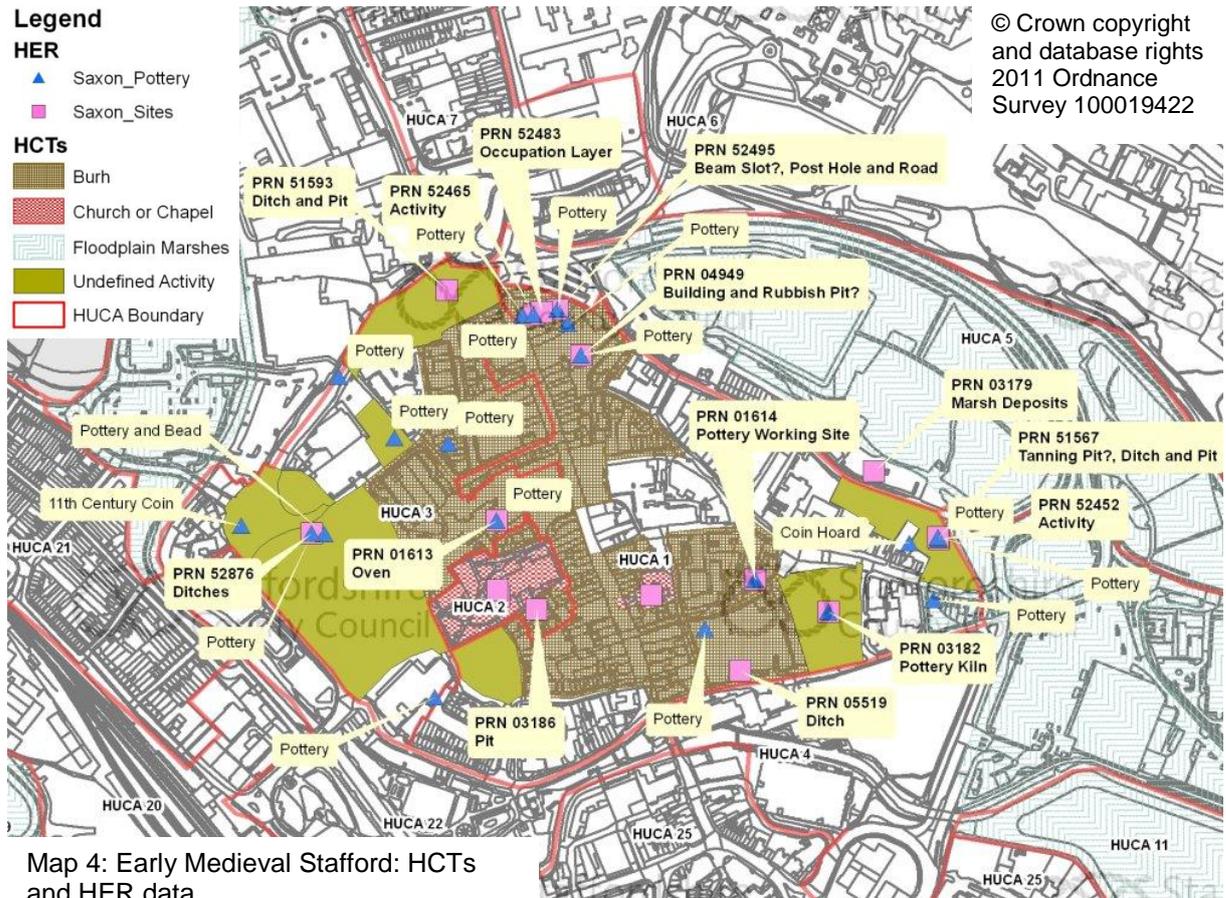
³⁹ Thames Valley Archaeological Service 2008: 14

⁴⁰ Ibid: 13

⁴¹ Staffordshire HER: PRN 04003

⁴² Cane et al 1984: 51

2.3 Early Medieval Part 1(AD 410 to AD 913)



Map 4: Early Medieval Stafford: HCTs and HER data

2.3.1 Placename

The meaning of the placename Stafford is not as straightforward as it appears. It is generally interpreted as meaning the ‘landing-place or ford’. The first element *Staff-* comes from the Old English *staeth*, which meant river-bank or shore although Gelling suggested that as applied to Stafford a landing-place may make more sense, suggesting some river traffic along the river at an early date⁴³.

Despite -ford appearing to be a straightforward interpretation it has been suggested that in Old English ford may also refer to causeways⁴⁴. The placename may, therefore, refer to the known causeway leading east away from the town (now the Lammascote Road). It has already been speculated above that this route may have prehistoric origins, although this has not been proven archaeologically (cf. 2.1). In support of this interpretation Horovitz argues that it is unlikely that the River Sow has ever been navigable and consequently the suggestion that the prefix refers to a landing-place at Stafford is unlikely⁴⁵, although it is still possible that the River Sow was navigable prior to the medieval period. Other places with this element may refer to settlements in

⁴³ Gelling 1984: 8

⁴⁴ Ibid: 38-39

⁴⁵ Horovitz 2005: 20

marshes accessible by 'log boat' at certain times of the year⁴⁶. Marshes were present to the east of the town centre as environmental and archaeological evidence has proven. Consequently the name Stafford may mean 'the causeway bordered by water or very wet ground' or if the pre-fix was *stoef* then the 'ford (or causeway through wet ground) marked by stakes or posts'⁴⁷.

This interpretation, with an early route running east out of the area of the modern town being the origin of the place-name raises questions regarding the alignment of the supposed Roman road along Gaolgate Street. The latter runs north-south through the town with its destination to the south postulated as being *Pennocrucium*⁴⁸. Such a route would necessitate a ford across the River Sow on the southern side of the town and is therefore another contender for the origins of the place-name.

It was speculated above (2.2) that Stafford may have been the meeting point of a north-south and an east-west route from an early date (cf. 2.5.7 for discussion on the western route out of the town).

2.3.2 Economy

2.3.2.1 Agriculture

There have been two interpretations of the early medieval landscape resulting from the environmental samples taken from King's Pool. The first suggested that the intensive farming which occurred from the Iron Age continued into the early medieval period⁴⁹. However, another sample from King's Pool and environmental samples taken from a site to the south of Lammascote Road have provided a different interpretation of the landscape around eastern Stafford during the late Roman and into the early medieval period. These have suggested that farming, notably arable agriculture, ceased and that there was some regeneration of woodland, a trend which was reversed later in the early medieval period⁵⁰. The site south of Lammascote Road dates this decline of human activity to c.AD300-AD600, which coincides with the late Roman period and into the first century of the early medieval period; however, the return to arable farming was dated from c.AD500/800 to AD1100/1200⁵¹. The archaeological evidence for human activity in the area during the Roman period was discussed above, however, many of the finds date between the 2nd to 4th centuries, suggesting activity continued into the 4th century at least. The evidence may therefore suggest a decline in arable agriculture in the final centuries of the Roman period, rather than occurring in the early edieval period. Overall, it appears that the evidence for arable agriculture during the

⁴⁶ Ibid; Gelling 1985: 8

⁴⁷ Horovitz 2005: 40 & 41

⁴⁸ Staffordshire HER: PRN 00062 – the site of a Roman settlement south of Penkridge on Watling Street (the A5) near Water Eaton.

⁴⁹ Bartley & Morgan 1990: 193

⁵⁰ Worcestershire Archaeological Service 1999: 12

⁵¹ Ibid: 5-6; Greig 1999:7

sub-Roman period⁵² remains inconclusive, although it does not rule out the presence of a pastoral economy.

There is evidence from excavations within the town centre for cereal production, although how far the grain was travelling to get to this site is not known. At least four ovens or grain drying kilns were discovered in an archaeological excavation c.50m north of St. Mary's Church. The ovens/kilns were dated to the early to mid 9th century⁵³ and the remains of wheat, barley, rye and oats were found associated with them. The presence of oats may suggest that horses were being kept, although it is possible that the oats were also included in the human diet⁵⁴. The excavation did not discover evidence of settlement in the vicinity of the kilns and it appears that this area was used exclusively for grain processing/baking⁵⁵. The ovens/kilns pre-date the foundation of the burh⁵⁶ in AD913 (2.4.1) and it has consequently been suggested that they were used by a possible high-status establishment or a community⁵⁷ (2.3.3).

2.3.2.2 Pottery production

On the eastern side of the town, at Tipping Street, three pottery kilns were also excavated in the 1970s and 1980s.⁵⁸ One kiln was discovered to the south of the street associated with waster⁵⁹ pits. To the north of the street two pottery kilns were discovered, one closely associated with a waster pit, as well as several wells which were interpreted as providing water for the pottery making process. The two northern sites dated to the early-mid 9th century, pre-dating the burh as did the ovens/kilns mentioned under Agriculture⁶⁰. The pottery, which has been recovered from several sites within Stafford, and possibly at other sites within Staffordshire and the West Midlands, is known as Stafford Ware; most identifiable examples have been jars and cooking pots with some bowls. It is mostly orange in colour⁶¹. Excavations c.150m to the south east at Clarke Street suggest that the pottery site was located towards the periphery of the habitable portion of the settlement⁶² (2.3.4). There was evidence for domestic activity on the site to the north of Tipping Street

⁵² What the above article calls the 'possible Dark Age' e.g. a period upto the early 7th century.

⁵³ The interpretation of this dating evidence is being reviewed prior to the publication of Professor Carver's publication on Stafford due in 2010 which suggests this represents activity during the period of the burh.

⁵⁴ Moffet 1994: 56-57 & 63; NB The date of the kilns is also being reviewed; suggesting that they actually date to the period of the burh.

⁵⁵ Crane et al 1984: 57

⁵⁶ Burh: An Anglo-Saxon fortified town or other defended site, not necessarily urban. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

⁵⁷ Moffett 1984: 63

⁵⁸ Cane et al 1984: 57-59; Staffordshire HER: PRN 03182 & PRN 01614

⁵⁹ Waster: An object which has been rejected eg due to being misshapen, spoilt etc. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

⁶⁰ these dates are also under review again suggesting that this activity relates to the period of the burh

⁶¹ Ford 1995: 29-31

⁶² Carver 1975: 55-56

however, it is not clear whether this was associated with the kilns or whether it pre-dates them⁶³.

2.3.2.3 Tanning

A possible tanning pit⁶⁴ was identified in an excavation on the far eastern side of the historic core, along North Walls. Stratigraphically it appeared to relate to activity which the excavators' stated pre-dated the late Saxon period (c.900-1065). However, this does not make it clear whether this industrial activity pre-dated the founding the burh in AD913.

2.3.3 Religion

Stafford is associated with the legend of St. Bertelin who is said to have established a hermitage on an island here during the seventh century. The first reference to St Bertelin of Stafford is in c.1175 and it is believed that the legend brings together several stories concerning one or more saints and/or other holy men with similar sounding names⁶⁵. Although it is not known whether St. Bertelin ever actually settled at Stafford it is possible that the area was associated with a holy man. A hermitage or small religious community in the area could have been established following the conversion of the kingdom of Mercia in the 7th century⁶⁶. Indeed hermits throughout Christendom often chose isolated spots such as islands, deserts, headlands and marshland in which to set up hermitages. These holy men often attracted followers and small religious communities did develop around these hermitage sites during the early medieval period.

The later church of St. Bertelin, which was attached to St. Mary's Church, was excavated in the 1950s. A wooden cross was discovered which lay beneath a coin minted between AD991 and AD997 suggesting that the cross had been buried c.AD1000⁶⁷. Oswald interpreted the cross as having originally been a standing cross which was probably burnt and buried within a wooden post-built church erected around the same time. The post holes for this church lay on a similar alignment to the cross⁶⁸. However, the wood from the cross and associated charcoal produced very different dates; the cross dated to c.AD1180, whilst the charcoal produced two similar dates of c. AD845 and AD830. This has led to a re-interpretation of the evidence which has suggested that the cross represents a 12th century burial within the chancel of the later stone-built church⁶⁹ (cf. 2.5.6). However, the possibility that the 12th century date came from a contaminated sample has not been entirely ruled out⁷⁰.

⁶³ Cane et al 1984: 57

⁶⁴ Staffordshire HER: PRN 51567

⁶⁵ Farr & Horne 1958: 6-9; Greenslade et al 1979: 186

⁶⁶ Greenslade 1974: 135

⁶⁷ Oswald 1955:15-18

⁶⁸ Ibid: and Plate 5

⁶⁹ Walker 1976: 17-19

⁷⁰ Ibid: 17; Shotton & Williams 1971: 153

The evidence that this represented an early religious site may be supported by the fact that one of the post holes from the wooden church had cut an earlier burial. Although the burial itself was not closely dated the post hole had contained a brooch known to have been produced between the 7th/8th century and 10th century. Even if the earliest church dated to the period of the burh (post AD913 cf. 2.4.4) burials were being carried out in this area prior to its foundation. It is not known how this site may relate to the area of the early to mid 9th century ovens/kilns located c.75m to the north.

2.3.4 Settlement

The earliest historical references to a settlement at Stafford date to the early 10th century when Aethelflaed⁷¹, Lady of the Mercians, began a programme of building burhs in defence of the kingdom of Mercia against Danish incursions. Burhs were constructed at both Stafford and Tamworth in AD913. It is not clear whether there had been a pre-existing settlement at Stafford or whether this was a 'new town'⁷². However, several archaeological interventions around the town have suggested that there was a human presence in the period before AD913⁷³.

The limits of the pre-Roman marshland were identified at the Clarke Street site and there appeared to be evidence of two episodes of land reclamation, one probably Roman in date, after which it returned to waterlogged conditions with the second reclamation event then occurring at some point prior to the 12th century⁷⁴. This may suggest a period of abandonment in this area of the town during the Early Medieval period.

Overall there is evidence that human activity was concentrated within the loop of the River Sow upon which Athelflaed's burh was later founded. It has been suggested that the grain processing/baking site at St Mary's Grove served a community and it is possible that this community may have been religious in nature. Although the idea of St. Bertelin founding a hermitage in this area is regarded as a legend it is possible that this may have been the site of a hermitage perhaps founded by an important eremitic holy man. The community may have survived as an oral tradition into the 12th century when St. Bertelin was first documented as being associated with Stafford. Alternatively it has been postulated that the site was an 8th or 9th century royal manor⁷⁵ thus suggesting that the burh was founded upon a pre-existing royal site. This would not be unusually practice at this period as Tamworth, also established as a burh in AD913, demonstrates.

⁷¹ The daughter of King Alfred and sister of King Edward the Elder

⁷² Walker 1976: 14

⁷³ All of the evidence for pre-burh settlement is under review and there is the suggestion that it may all relate to the period of the burh.

⁷⁴ Carver 1975: 55-56

⁷⁵ Ford 1995: 31

2.3.5 Communications

Both a north-south route and an east-west route have already been postulated as having early origins, possibly of Iron Age or Roman date (cf. 2.1 and 2.2).

The national distribution of Stafford ware pottery is not precisely known to date as it has not been closely studied. Stafford ware type pottery has been recovered from excavations at Chester, Hereford, Worcester, Gloucester and even Dublin⁷⁶. Similar pottery has also been found within Staffordshire particularly at sites to the east, including Sandon and Rocester, but also at Lichfield and Tamworth⁷⁷. Should it be proven that the pottery at these sites had their provenance at Stafford then it would be possible to speculate some of the route ways and trading links within which Stafford was located.

2.4 Early Medieval Part 2 (913AD to 1065AD)

2.4.1 Burh

In the late 9th century the Danish/Viking army arrived in the Kingdom of Mercia, of which Tamworth and Repton, Derbyshire were the principal seats. The king was dethroned and the Danes gained control of the region. However, the king of Wessex, Edward the Elder was determined to halt the advance of the Danish army and defeated them in the battle of Tettenhall in AD910⁷⁸. This victory effectively made Staffordshire a border between the English kingdoms led by Wessex and those lands controlled by the Danish army. The burhs created at Tamworth and Stafford in AD913 by Aethelflaed⁷⁹ formed part of the defence against the Danish incursion with the aim of pushing them eastwards.

The extent of the burh is not known but it has been speculated that it was smaller than the later town and may have been fossilised within its layout, possibly only encompassing the area to the west of Gaolgate/Greengate Street around the later St Mary's Church (map 5)⁸⁰. An alternative interpretation is also shown on map 5. An archaeological excavation carried out on the northern side of South Walls revealed a large ditch which lies on the same alignment as this street and which may represent part of the burh defences. The ditch appears to have been infilled in the medieval period⁸¹ (cf. 2.5.1) although its full depth could not be investigated. A road surface discovered during an archaeological excavation and aligned east-west was interpreted as possibly the line of the military inner road which would have followed the burh defences. The road surface lay c.20m to the south of the later medieval defences⁸². These two excavations appear to confirm that the

⁷⁶ Ibid

⁷⁷ Ibid

⁷⁸ Curtler 1908: 219

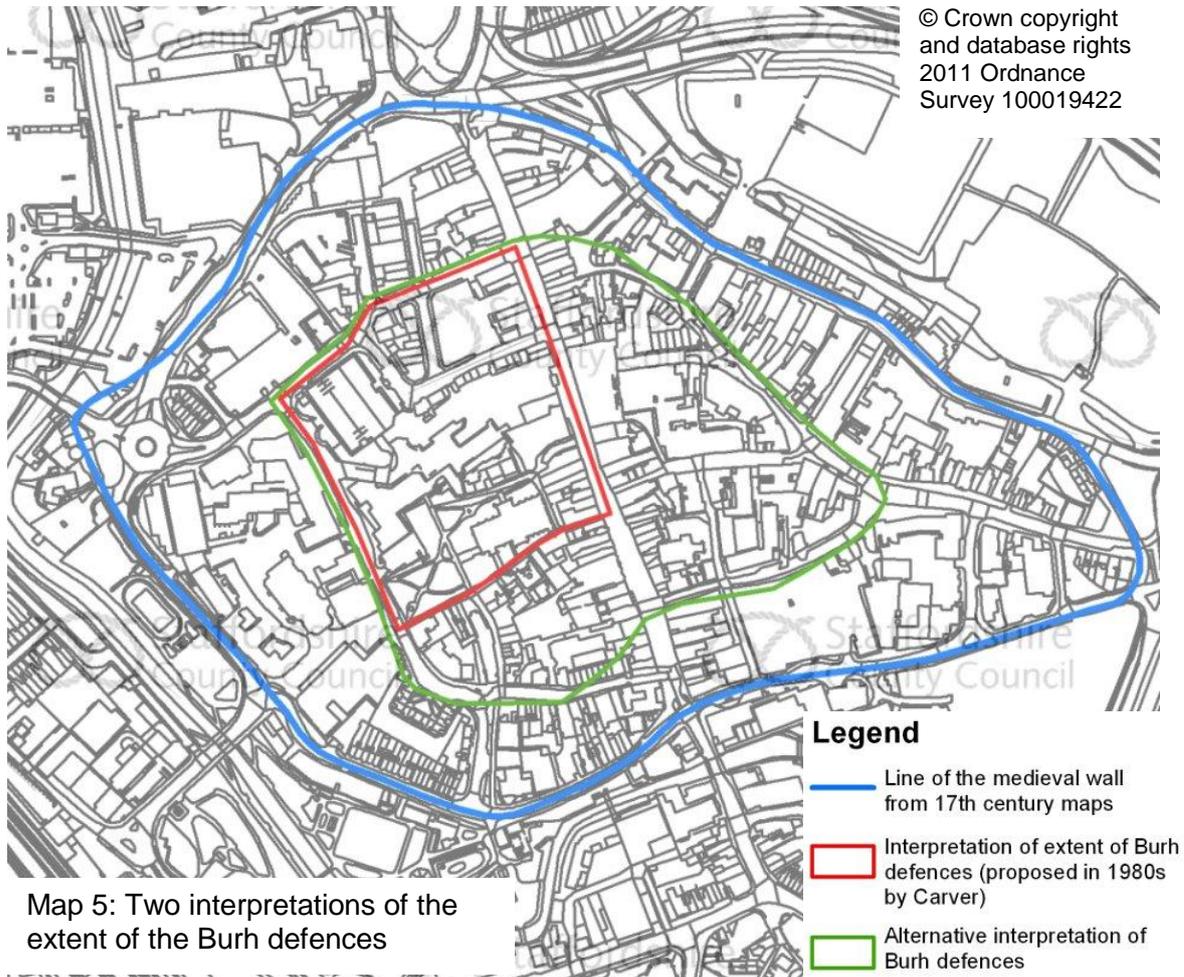
⁷⁹ Lady of the Mercians and sister to Edward the Elder

⁸⁰ Walker 1976: 19; Cane et al 1984: 51

⁸¹ Staffordshire HER: PRN 05519

⁸² Staffordshire HER: PRN 52497

burgh covered a smaller area than the later town defences, but that the latter closely followed the alignment of the burgh defences.



A reference in Domesday Book (1086), although post-conquest in date, suggests that by the later 11th century the town was surrounded by a wall. It is possible that this wall was already in place prior to the Norman Conquest (1066) and relates to the burgh (for an alternative history cf. 2.5.1).

2.4.2 Settlement

Four ditches were excavated at Broadeye which dated to the 10th/11th centuries (cf. map 4 and HUCA 3)⁸³. There was some similarity with the ditch surrounding the burgh at Tamworth, which was also founded in AD913⁸⁴. However, their alignment suggests that they surrounded a focal point which lay in the area of the current roundabout at Broadeye. This appears to have been a fortified site which probably lay outside the area of the burgh (cf. map 4 and map 5)⁸⁵. It was upon this site that a castle was located in 1070 (cf.2.5.2.1).

⁸³ Staffordshire HER: PRN 52876

⁸⁴ Cuttler et al 2009:74

⁸⁵ Ibid: 76-79

Evidence for a 10th/11th century building has been discovered at the northern end of Gaolgate Street. Elsewhere domestic activity has only been identified through secondary features such as the large pit found at South Walls, which contained pottery as well as charcoal possibly representing the debris from domestic fires⁸⁶. Other pits, which may represent evidence for either domestic or industrial activity, have been excavated to the south of St Mary's Church⁸⁷ and to the north of the historic town just south of Bull Hill⁸⁸.

The site at South Walls had formed part of the marsh and the evidence suggests that this was reclaimed during the Early Medieval period. This site, therefore, lay on the periphery of settlement and possibly beyond the burh defences (cf. map 4 and map 5)⁸⁹. Nearby a small jar containing a coin hoard was discovered in 1800. The coin hoard was considered to contain coins dating to the late 10th and early 11th century⁹⁰, which may confirm this area as lying beyond the limits of the burh.

By the time Domesday Book was compiled in 1086 Stafford was a large settlement with over 100 houses and was the principal town of the county⁹¹. The county itself was probably created in the 10th century⁹². It is likely that the main north-south route, Gaolgate and Greengate streets, formed part of the settlement by the 11th century⁹³. All of the major landholders within Staffordshire have property within the town confirming its pre-eminence in the hierarchy of 11th century settlements within the county⁹⁴.

Within the EUS project area there were four other places mentioned in Domesday Book: Coton and Tillington to the north of the town, Rickerscote and Silkmore to the south. The former three places were all recorded individually with villagers and small holders suggesting settlement. Silkmore formed part of the large manor of Bradley located 6.7km south west of the town. The manor had 10 outlying parts where there were 48 villagers and 26 small-holders; however, it is not known how many of these people may have been living in the area of Silkmore⁹⁵. Rickerscote is also described as 'lying within the lands of Bradley' and both were held by the Earl of Stafford⁹⁶.

⁸⁶ Birmingham Archaeology 2006: 19

⁸⁷ Staffordshire HER: PRN 03186

⁸⁸ Ibid: PRN 51593

⁸⁹ Birmingham Archaeology 2006: 8

⁹⁰ Staffordshire HER: PRN 00788

⁹¹ Greenslade et al 1982: 186; Dyer 2002: 4

⁹² Greenslade et al 1982: 186

⁹³ Dyer 2002: 4

⁹⁴ Hawkins & Rumble 1976: B

⁹⁵ Ibid: Tillington 11:1; Rickerscote 11:67; Coton (Cote) 8:14; Silkmore 11:6

⁹⁶ Ibid: 11: 67

2.4.3 Economic

2.4.3.1 Agriculture

An excavation at North Walls identified the presence of cereal crops particularly rye with some bread wheat⁹⁷. The environmental evidence from Lammascote Road supports this indicating that cereals, particularly rye, were being grown prior to the 12th century. The evidence also suggests that meadowland was present in the area⁹⁸. The form of arable agriculture for this period is unknown, but open fields are generally held to have their origins from around the mid 10th century⁹⁹.

Tillington, Rickerscote and Coton were all recorded in Domesday with arable lands and some meadow. Bradley manor was recorded as having a large amount of arable land, but also 15 acres of meadow¹⁰⁰. It is probable that some of this meadow land lay at Silkmore, the name of which means ‘drain to the moor’¹⁰¹. The early date for this name may imply some form of early drainage perhaps to create a manageable meadow.

2.4.3.2 Hemp & flax

Recent investigations at North Walls and the King’s Pool found evidence for hemp and flax. It was suggested that flax may have been processed in the area of North Walls taking advantage of slow flowing or still waters crucial to this form of medieval industry¹⁰².

2.4.3.3 Pottery

Although the pottery kilns at Tipping Street appear to have gone out of use by the end of the 9th century¹⁰³ a further kiln was excavated to the north in Salter Street. This kiln was dated to between AD1000 and 1080, which may suggest that the industry moved northwards. As detailed analysis of Stafford ware has yet to be undertaken it is not possible to speculate upon the lifespan of the production of this pottery¹⁰⁴.

2.4.3.4 Mint

A mint was established at Stafford in the reign of Athelstan (AD924-39)¹⁰⁵, which continued into the late 12th century¹⁰⁶. A coin hoard of 11th century coins struck at the Stafford mint was discovered at Oulton, north of Stone¹⁰⁷.

⁹⁷ Birmingham Archaeology: 2006: 14. The report refers this as the ‘Late Saxon’ period

⁹⁸ Greig 1999: 7

⁹⁹ Oosthuizen 2005: 166

¹⁰⁰ Hawkins & Rumble 1976: Tillington 11:1; Rickerscote 11:67; Coton (Cote) 8:14; Silkmore 11:6

¹⁰¹ Horovitz 2005: 495

¹⁰² Birmingham Archaeology 2006: 15; Bartley & Morgan 1990: 193

¹⁰³ Dependant upon the radiocarbon date as being accepted as correct.

¹⁰⁴ Ford 1995: 29

¹⁰⁵ The son of Edward the Elder and nephew to Athelflaed Lady of the Mercians.

¹⁰⁶ Walker 1976: 20

2.4.4 Religious

The excavations carried out on St Bertelin's Chapel in the 1950s concluded that the phase 1 wooden church probably dated to the earliest period of the burh¹⁰⁸. The wooden church was replaced by a stone structure which the excavators thought was most likely constructed in the early 11th century¹⁰⁹.

By Domesday Book (1086) the religious foundation was a collegiate church¹¹⁰ with thirteen canons who held land within the town in their own right and as prebendary¹¹¹ canons for the King¹¹². It is to be presumed that the collegiate church at this time was St Bertelin's, although it is possible that there was a church on the site of the later St Mary's (cf. 2.5.6.2).

Domesday Book also refers to the priests of the borough who held 14 properties in the town¹¹³. It is not known to which church the priests belonged; if there was a pre-cursor to St Mary's as a collegiate church then at least some of these priests may belong to St Bertelin's. Alternatively it has been suggested that St Chad's Church, which lies on the eastern side of Greengate Street, may have been founded by the Bishop of Lichfield by 1086 and that the priests may therefore have belonged to this church¹¹⁴.

2.5 Medieval (1066 to 1499)

2.5.1 Town walls

By the time of Domesday Book Stafford had become established as the principal town of the county and was already surrounded by a wall as the following entry for the town makes clear:

'The earl (Roger) himself has 31 messuages within the walls...'

It was speculated previously that the walled town may relate to the wall which had been constructed as part of the burh defences in the 10th century. Alternatively the town wall may have been re-built following the Norman Conquest as an attempt to consolidate the king's hold upon the surrounding landscape. It is known that a castle was built in 1070 following an uprising in 1069¹¹⁵ and it is possible that the town walls referred to in Domesday Book may be contemporary with the building of the castle.

¹⁰⁷ Staffordshire HER: PRN 0832

¹⁰⁸ Oswald 1955: 17-18

¹⁰⁹ Ibid: 19-20

¹¹⁰ Collegiate Church: A church attached to or founded by a college. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

¹¹¹ Oxford Dictionary of English Revised Second edition 2005: Prebend: the portion of the revenues of a cathedral or collegiate church granted to a canon. (Therefore Stafford had 13 prebends in 1086).

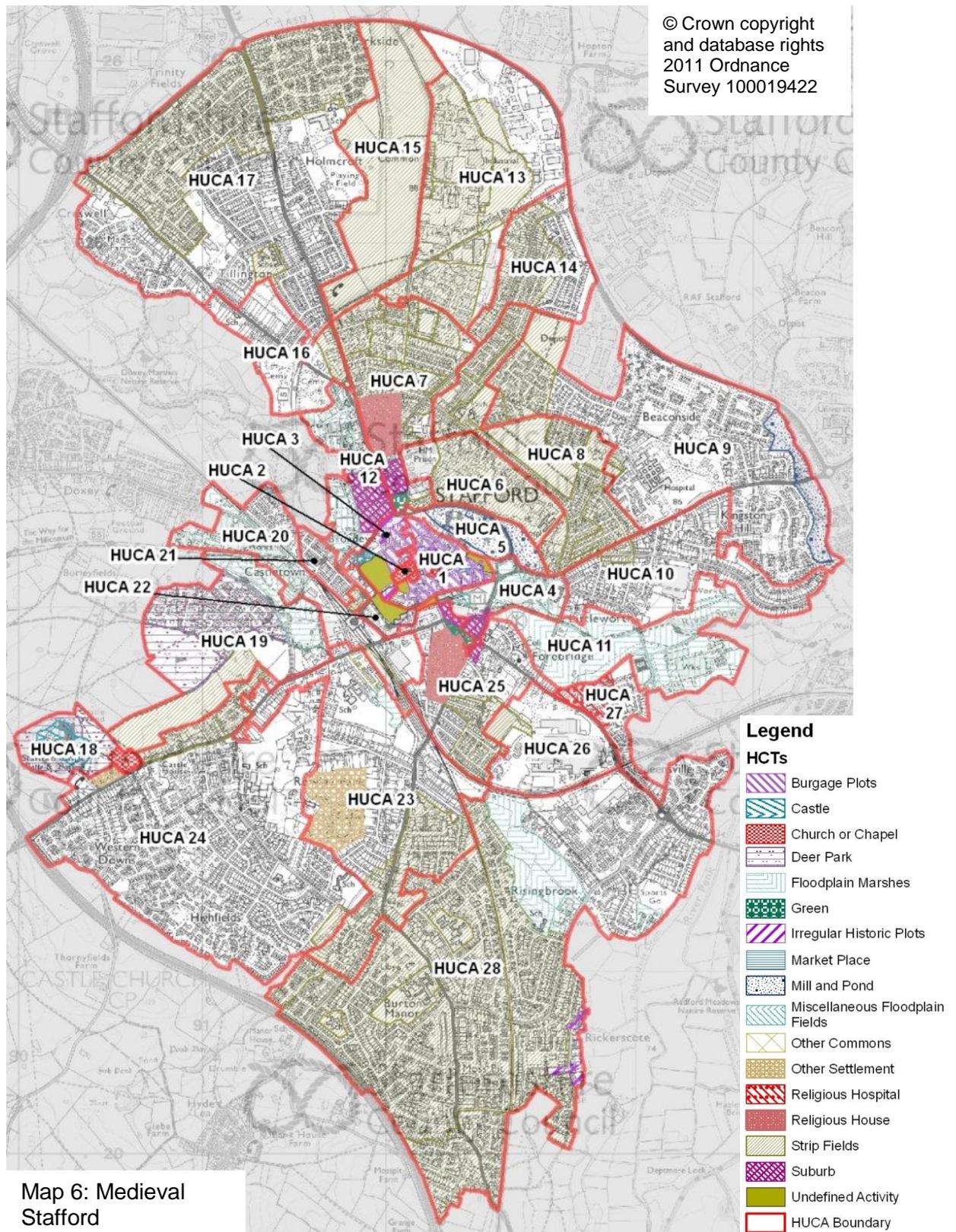
¹¹² Greenslade et al 1982: 239

¹¹³ Hawkins & Rumble 1976: B:10

¹¹⁴ Greenslade et al 1979: 245

¹¹⁵ Greenslade et al 1979: 200

In the 13th century the king granted money to pay for town walls at Stafford and it could be at this point that the town extended its boundaries to the known medieval extent¹¹⁶.



¹¹⁶ Staffordshire HER: PRN 0077

There were three town gates, to the north, east and south by the 14th/15th century (cf. map 7). The earliest references to the north and east gates occur prior to the 13th century which may imply that the earlier burh extended further north and east than previously thought or they relate to the postulated rebuilding in the mid-late 11th century. A fourth gate may have existed to the west as it is depicted upon John Speed's map of the town (1610), although it would have been destroyed by the 1620s.¹¹⁷ An anonymous map of c.1600 shows that the northern, eastern and southern gates were built of stone, however, it does not show a gate to the west where only wooden palisades and a wooden bridge are depicted. It may be that a gate had never existed to the west because this area had been dominated by the castle (cf. 2.5.2.1)¹¹⁸. In 1969, whilst laying a sewer, two walls were observed about 2.4m thick and about 2.1m apart. They were found in Foregate Street, near Gaol Square and were suggested to be the foundations of the North Gate¹¹⁹.

The extent of the medieval limits can still be traced within the town through the names North Walls and South Walls. The anonymous map dated c.1600 shows the town defences as a wall only to the north, south and to the south west, whilst the remainder of the circuit appears to be comprised of wooden palisades, notably on the western side of the town and for a short section to the north east.

It is not known to what extent the defences were walled with stone in the medieval period and it is possible that the wooden palisades to the north east represents repair work to a section of wall that had decayed between the 13th century and c.1600. However, the section to the west may only ever have had a wooden palisade as it was protected by the river, although archaeological and documentary evidence suggests that this was the site of the royal castle until at least the 14th century¹²⁰. Consequently, the town wall in this area may also have formed part of the castle and when this declined the wall was not rebuilt¹²¹.

The c.1600 map also depicts a ditch on the far side of the walls only on the eastern and southern sides. It is called Town Ditch between the North Gate and the East Gate and Thieves Ditch between East Gate and South Gate. An archaeological excavation carried out on the northern side of South Walls in 1999 discovered a large ditch which had been infilled between 12th and 15th century. It was interpreted as the town ditch which pre-dated the town wall, however, the ditch appears to be too far north to represent the limits of the medieval town and may relate to a ditch enclosing the burh¹²² (cf. 2.4.1).

¹¹⁷ Greenslade et al 1979: 200

¹¹⁸ Cuttler et al 2009: 48 & 79

¹¹⁹ Walker 1976: 26

¹²⁰ Cuttler et al 2009: 48, 74 & 79

¹²¹ Ibid: 43

¹²² Staffordshire HER: PRN 05519

2.5.2 Castle

It appears that until at least the 14th century there were two castles associated with Stafford. One was a royal castle located within the town and the other a baronial castle located c. 2km to the south west of the town centre (cf. map 6 and 7).

2.5.2.1 Town Castle (Royal)

Two possible locations have been put forward as the site of the royal castle built in 1070. One suggestion is that it had been built on the western side of the town at Broadeye where a mound once stood which was known as Castle Hill¹²³. Furthermore there is a reference in c.1200 to the castle by the river, which fits the Broadeye site more closely than any other location¹²⁴. Furthermore the location of the castle at Broadeye, which may have been built upon the site of an Early Medieval fortified site, could have been sited to protect a pre-existing western route into the town. The castle at Tamworth similarly lies adjacent to the river crossing¹²⁵.

An alternative location has been speculated at Bull Hill, which is the highest point of the town. It has been suggested that the name Bull refers to the bailey and the name Mount Street may recall the site of a motte¹²⁶. However, the name Bull Hill is first mentioned in the 16th century when it refers to a messuage and other commentators no longer believe it refers to a castle bailey¹²⁷.

The castle, however, did not have a long life as by the time of Domesday Book it is described as having been “destroyed”¹²⁸. In the 12th century there is a reference to a castle at Stafford and it has been suggested that this refers to the rebuilding of this castle¹²⁹. Excavations at Broadeye discovered a large ditch, along the same alignment as the 10th to 11th century ditches (cf. 2.4.1)¹³⁰, which appears to enclose an area to the north west up towards the existing Broadeye bridge (cf. map 7 and HUCA 3). The ditch may have formed part of the outer bailey of the 11th and 12th century castle. Pottery recovered from the ditch during the excavation dating from the late 11th to 13th century suggests the site was of high status, perhaps confirming this as the site of the royal castle¹³¹.

One of the many functions of medieval town castles was to act as a gaol. The first mention of a gaol at Stafford occurs in 1185 and a deed of c.1200 refers

¹²³ Greenslade et al 1979: 200 & Staffordshire HER: PRN 00766

¹²⁴ Carver nd.: 3. Castle

¹²⁵ Cuttler et al 2009: 74-81

¹²⁶ Walker 1976: 31-2

¹²⁷ Carver nd.: 3. The Castle; Messuage: A dwelling-house with outbuildings and land assigned to its use. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

¹²⁸ Hawkins & Rumble 1976: 10:9

¹²⁹ Greenslade et al 1979: 200

¹³⁰ Cuttler et al 2009:51-3 & fig. 6

¹³¹ Ibid: 79 & 53

to repairs to the gaol and the castle, which may imply that the gaol was located there at this date¹³². There is both documentary and archaeological evidence, in the form of a pottery assemblage, which suggests that during the 13th century there was a change of emphasis for the castle when its use may have become restricted to that of a gaol. The late 13th century pottery assemblage changes, the high status wares disappearing, suggesting the site had lost status¹³³.

However, a new prison was built apparently near Crabbery Street by the 14th century, probably between 1391 and 1394. This evidence suggests that the castle had ceased to function entirely by this date and indeed may have already been in serious decline by the late 13th century¹³⁴. In the early 14th century the suggested outer bailey ditch was backfilled probably to facilitate urban growth within the area of Broadeye¹³⁵.

2.5.2.2 Stafford Castle (*Baronnial*)

The surviving Stafford Castle was built by Robert of Stafford in the parish of Castle Church on the A518 probably in the late 11th century (HUCA 18)¹³⁶. This was located at the centre of his estate, in a dominant location, rather than in the county town, which owed loyalty to the king as well as to other barons¹³⁷.

The motte at Stafford Castle was similar in form to other Norman mottes suggesting it was constructed in the 11th century and that the first castle was probably built of timber¹³⁸. The castle was associated with a small settlement which was recorded in Domesday Book as Monetville, and it is likely that the two are contemporary¹³⁹ (cf. 2.5.3).

A stone keep appears to have been built probably in the late 12th century, but from that period the family's fortunes declined and it is not known if the keep was ever completed¹⁴⁰.

Over the course of two decades from 1348 a second stone keep was built by the first Earl of Stafford and this probably represents an upturn in the family's fortunes which was to continue into the 15th century¹⁴¹. The castle was the family's main residence during the medieval period, but from the 1440s the family began to stay here less frequently probably because it was not large enough to house all of their staff and retainers¹⁴².

¹³² Ibid 47

¹³³ Ibid: 48 & 53

¹³⁴ Ibid: 48

¹³⁵ Ibid: 80

¹³⁶ Darlington & Soden 2007: 194-6

¹³⁷ Ibid: 190

¹³⁸ Ibid:194-5

¹³⁹ Ibid: 193-4

¹⁴⁰ Ibid: 192 & 197

¹⁴¹ Darlington & Soden 2007: 207

¹⁴² Ibid: 214

Three deer parks were associated with the castle, Great Park, Little Park and Hyde Park. It is not certain at what date the parks were established, but they were all present by the 15th century¹⁴³. The deer parks appear to have covered a large area; the eastern boundary of the Great Park was the Sow, abutting the western edge of the town; to the north east the boundary appears to have been the road from Stafford to Doxey; whilst Little Park may have lain to the west of the castle towards Derrington. However, the southern extent is less well defined, but Hyde Park is likely to have been located in the area of Hyde Lea.¹⁴⁴ However, ridge and furrow earthworks, evidence of ploughing during the medieval period, have been identified on aerial photographs and during field investigations in the early 1990s across large areas of the field system north of the castle. It is possible that this area was being ploughed during the 150 years that the castle declined in importance, between the late 12th century and the mid 14th century and could, therefore, pre-date the establishment of the deer parks. Alternatively parts of the deer parks may have been cultivated periodically during their lifetime and potentially into the early 18th century when the deer parks were dis-emparked.

Throughout the medieval period the castle dominated the landscape within its extensive parkland, over which the inhabitants would have had impressive views. It is possible that following the decline of the royal castle at Broadeye the western route out of the town had become a private route to the baronial Stafford Castle. A map of 1681 appears to suggest that the bridge at Broadeye led into a parkland landscape and possibly depicts an avenue (cf. 2.6.2).

A moated site¹⁴⁵ lying c.900m to the south west of the castle, was probably located within Little Park. It has not been excavated so its relationship to the castle is not fully understood, but it may represent a hunting lodge or have formed part of a designed landscape in the medieval period, perhaps as a place from which to view the castle and its setting. Interestingly it lies at the lowest point almost half way between the two high points in the landscape; the castle and the hillfort at Berry Ring.

2.5.3 Settlement

By the late 11th century there were between 128 and 146 houses in the town and of these 51 or 52 were described as being waste, perhaps implying that Stafford had been slighted following the rebellion in 1069¹⁴⁶. However, the use of the term 'waste' may be more complex than it first appears. The historian, Robin Studd, has suggested that the references to 'waste' in Stafford borough may in fact suggest that these particular properties were exempt from paying tax rather than that they had been destroyed or demolished¹⁴⁷.

¹⁴³ Youngs & Morgan 2001: 45

¹⁴⁴ Darlington 2001: 155-6

¹⁴⁵ Staffordshire HER: PRN 00798

¹⁴⁶ Greenslade et al 1979: 186; Walker 1976: 23

¹⁴⁷ Studd 2000: 131-132

including Mill Street and Earl Street to the west, Tipping Street to the south, Eastgate Street and Salter Street to the east and Stafford Street to the north (cf. map 5)¹⁴⁹. If this does prove to be the limits of the burh then these streets may be taken to be later in date and the streets internal to this limit may have their origins in the 10th century. Overall the street pattern suggests an organic development with very little evidence of medieval town planning.

Town planning is evident across parts of the town in the form of the burgage plots which are visible on historic maps. The burgages are still apparent within the streetscape along the northern side of Eastgate Street, Mill Street and much of Greengate and Gaolgate Streets. However, a detailed assessment of the burgage plots within the town and their development has not been carried out for Stafford.

The western side of the town in the medieval period was dominated by the ecclesiastical buildings associated with the collegiate church of St Mary, as well as St Bertelin's church and the site of the medieval castle at Broadeye (cf. map 7; HUCA 2 and HUCA 3)¹⁵⁰. A property post dating the 11th/12th century and associated with a grain processing site and possible medieval tithe barn was excavated to the north of St Mary's Church and may have formed part of the ecclesiastical complex¹⁵¹. The commercial side of town, where the site of the market and fairs were located, lay to the east of the main north-south axis (cf. map 7). There is no obvious east-west axis through the town; all of the streets connecting Eastgate Street to Gaolgate and Greengate streets terminate at that junction and do not align with the streets on the western side of the north-south axis. This may be due to the fact that the western exit from the town was dominated by the site of the castle, which appears to have ceased as an administrative focal point by the mid 13th century and its physical presence appears to have been removed by at least the early 17th century¹⁵² (cf. map 7 and HUCA 3). Archaeological evidence suggests that the area of the castle was beginning to be redeveloped by the late 14th century with pits suggesting low-level industrial activity¹⁵³. The origins of the street pattern in this corner of Stafford are not known, other than that Broad Street and Queen Street were present by the early 17th century¹⁵⁴.

There is archaeological evidence for medieval structures on various sites around the town including along Eastgate Street and Tipping Street, where timber framed buildings were excavated dating from the 12th/13th century¹⁵⁵. Industrial activity to the rear of properties on Tipping Street was identified in the form of pits and a small forge-like feature of circa 1170 (cf. 2.5.5.6)¹⁵⁶. The properties along Eastgate Street, in the area of the present Clark Street, were lost in a fire in the early 13th century and according to the excavators the

¹⁴⁹ Walker 1976: 19

¹⁵⁰ Ibid: 40

¹⁵¹ Crane et al 1983: 61

¹⁵² No castle structures are indicated on either the anonymous map of c.1600 or on Speed's map of 1610.

¹⁵³ Cuttler et al 2009: 81

¹⁵⁴ Greenslade et al 1979: 189

¹⁵⁵ Staffordshire HER: PRN 03192; Carver 1975: 63

¹⁵⁶ Cane et al 1984: 63

area was given over to “agriculture”¹⁵⁷. However, given the location of the site within the town walls it is probable that these soils in fact represented garden cultivation or market gardening. The fact that the properties were not rebuilt may imply a period of population decline, although this would go against the general theory that the 13th century was a period of population growth. It is not known why rebuilding did not occur, but it effectively left this area peripheral to the town.

To the west of St Mary’s Church a building was excavated fronting onto Earl Street, which revealed evidence of later rebuilding. Pottery evidence dated activity on this site to between the 12th to 15th centuries¹⁵⁸. At Bath Street a 13th century timber building was excavated in 1981 which may have been associated with the college estate; the building appears to have been demolished possibly by the late 14th century. The site was not reoccupied until the early 19th century¹⁵⁹.

To the north in Broad Street a hearth was excavated, which by its form, was believed to have been of medieval date¹⁶⁰. This may suggest domestic activity in the northern part of the town.

Four 15th century buildings survive along the main north-south route through the town. These are largely encased within later buildings; 34 Gaolgate Street is largely a mid 18th century building which contains earlier timber framing, whilst 10 Market Square was extensively altered during the 19th century, but contains a timber framed building of c.1475¹⁶¹. The only known 15th century building away from this main route is the small timber framed property at 10 Church Street¹⁶² (plate 1). However, many other timber framed properties existed within the town until the 19th and 20th centuries some of which may have been late medieval in origin. Furthermore it is possible that other late timber framed properties may survive within properties of 18th and 19th century appearance.

¹⁵⁷ Carver 1975: 63

¹⁵⁸ Staffordshire HER: PRN 01600

¹⁵⁹ Carver nd.: ST34

¹⁶⁰ Staffordshire HER: PRN 03184

¹⁶¹ Staffordshire HER: PRN 08254 and 08307

¹⁶² Staffordshire HER: PRN 08212



Plate 1: 10 Church Street, Stafford

2.5.3.1 Suburban expansion

The lack of pressure for internal growth within the town walls is not necessarily an indication of economic decline instead it may be associated with suburban growth along the roads leading out of the town to the north and south. Medieval suburbs appear to have 11th/12th century origins in other towns within the country and are typically to be found upon the main roads outside the town gates¹⁶³. This seems to be equally true of Stafford where the northern suburb, Foregate, had begun to develop by the late 12th century (map 7; HUCA 7 and HUCA 12)¹⁶⁴. Foregate belonged to the manor of Marston, although by the early 13th century it shared in the privileges of the borough and burgage plots are likely to have been laid out along the road¹⁶⁵.

Archaeological excavation within the southern suburb of Forebridge has identified settlement activity dating from the 12th to 15th century¹⁶⁶ (map 7 and HUCA 25). Forebridge lay within Castle Church parish and formed part of the Stafford family's estate, whose seat was Stafford Castle. The settlement appears to have developed around a green and was first mentioned in 1304.

¹⁶³ Aston & Bond 1976: 108

¹⁶⁴ Greenslade et al 1979: 191

¹⁶⁵ Ibid: 222

¹⁶⁶ Staffordshire HER: PRN 50678; BUFAU 2002

The majority of the residents of Castle Church parish were recorded as living in Forebridge in 1403¹⁶⁷.

The green at Forebridge is clearly shown on maps of Stafford dating to the 17th and 18th centuries (cf. map 7)¹⁶⁸. A widening of the road is also visible in the northern suburb of Foregate. These areas were deliberately wide in order for carts to wait to pay their tolls before entering the town¹⁶⁹.

Suburbs during the medieval period were areas where development was not restricted by the need to conform to burgage layouts, the size of which were set to a national standard¹⁷⁰. The burgage plots conveyed trading privileges which would not have applied to the inhabitants who settled in the suburbs; however, in theory there was no limit to the extent of property holdings within the suburbs. The lack of restriction is probably one reason why four religious foundations were to be found within the medieval suburbs, with one in Foregate and three in Forebridge (cf. map 7; 2.5.6.5 and 2.5.6.6).

Burgage restrictions are likely to have applied in the suburb of Foregate from the early 13th century onwards when it shared in the borough's privileges. The 17th and 18th century maps suggest that development in Foregate was reasonably orderly along the main route out of the town. However, the maps show that in Forebridge buildings had begun to encroach upon The Green by at least the late medieval period suggesting there were no burghal restrictions in the southern suburb. Furthermore it may also suggest that there had been a period of expansion concentrated upon Forebridge.

2.5.3.2 Other settlement within the bounds of the modern town

Monetville, the settlement located below Stafford Castle, had been founded by the time of Domesday Book (1086) (cf. 2.5.2.2). Archaeological excavations at Stafford Castle between 1978 and 1998 failed to identify any evidence for Early Medieval activity in this area and it is likely that both the castle and the settlement were probably founded c.1070 following the rebellion in 1069. It has been suggested that it was settled by people of Norman origin, Stafford being too dangerous for them at this time¹⁷¹. The settlement survives as earthworks, forms part of the Stafford Castle Scheduled Monument (HCT 'Other Settlement' within HUCA 18 and HUCA 24 on map 6).

The settlements identified in Domesday Book (cf. 2.4.1) are all recorded in later medieval documents suggesting some level of occupation. Tillington, to the north, is believed to have been deserted at some point between 1334 and 1524¹⁷². Map 6 shows the medieval landscape associated with the small settlement of Rickerscote (lying on the eastern edge of HUCA 28). In an early 14th century tax record Rickerscote is recorded with Burton, which lies just

¹⁶⁷ Midgley & Donaldson 1959: 83

¹⁶⁸ An anonymous copy of c.1600 & Speed's map of 1610 (Greenslade et al 1979: 188)

¹⁶⁹ Slater 2007: 28

¹⁷⁰ Ibid:29

¹⁷¹ Darlington & Soden 2007: 194-5

¹⁷² Staffordshire HER: PRN 02580

beyond the southern EUS boundary¹⁷³. By the late 17th century 45 properties are recorded for the two settlements¹⁷⁴. Rowley, which also lies within the EUS project area (HUCA 23), was recorded as a separate vill with a manor house or capital messuage by the mid 15th century¹⁷⁵.

2.5.4 Administration and Education

2.5.4.1 Administration

Stafford is recorded as the principal county town in Domesday Book and is the first entry. In 1206 King John granted the town a charter confirming it as a free borough. The charter confirmed all their existing privileges as well as conferring all those enjoyed by other free boroughs within the country excepting London. The townspeople were also exempt from paying any tolls within the country outside of London and they could only be tried by the courts of the town¹⁷⁶.

However, Stafford does not appear to have had the monopoly on all of the functions expected of a county town during the medieval period. The justices of the Eyre¹⁷⁷ for instance met at Lichfield, whilst it was not until the early 15th century that the justices of the peace regularly met at Stafford, previously they had also met at Penkridge and Wolverhampton. The county court was held within the town and was first recorded in 1178, by the 1280s it met in a hall¹⁷⁸. Documentary records refer to a gaol from the 1180s, which has been associated with the royal castle (cf. 2.5.2.1) and gaol deliveries are recorded from the 1230s¹⁷⁹. It is possible that the North Gate was being used to house prisoners from as early as the late 14th century¹⁸⁰.

2.5.4.2 Education

There appears to have been a school associated with St Mary's College by at least the late 14th century¹⁸¹. Thomas Counter, rector of Ingestre, established a chantry in St Mary's (known as Counter's chantry) circa 1500 whose priest was also to act as a schoolmaster¹⁸². The location of the medieval school is unknown, but it may have been sited within the churchyard as it was by the mid 16th century¹⁸³.

¹⁷³ Midgley and Donaldson 1959: 84

¹⁷⁴ Ibid.

¹⁷⁵ Ibid

¹⁷⁶ Greenslade et al 1979: 222

¹⁷⁷ Justice of the Eyre – a court which travelled around the country hearing legal cases during the medieval period

¹⁷⁸ Greenslade et al 1979: 200 & 201

¹⁷⁹ Cutler et al 2009: 43-44; Greenslade et al 1979: 203

¹⁸⁰ Greenslade et al 1979: 227

¹⁸¹ Johnson 1979: 164

¹⁸² Ibid.

¹⁸³ Ibid.

2.5.5 Economy

2.5.5.1 Markets & fairs

A market is mentioned in late 12th century documents, but no specific charter is known¹⁸⁴. The Market Square probably existed as the site of the market by the later 13th century, but the earliest market place appears to have been located elsewhere as there is a reference to an old market place in a document of this date¹⁸⁵. It may have been located within St Mary's churchyard or alternatively at the junction of Tipping Street and Eastgate Street (cf. map 7). Market Square may have been created by the demolition of buildings along the line of the main north-south route through the town. It is likely to have been larger than the area that survives with the southern block probably representing infill which had occurred prior to the early 17th century (cf. map 7).

There was a Booth hall, with a shambles, at the corner of the market place with Greengate Street by the 15th century¹⁸⁶.

The earliest fair was granted in 1261 to take place in September. By the 17th century this had become a horse fair and was held in Eastgate Street at the junction with Tipping Street¹⁸⁷. It is possible that this had been the site of the fair since the medieval period.

2.5.5.2 Agriculture

During the medieval period the inhabitants of Stafford held land for arable cultivation and pasturing following harvesting within the open field known as Foregate¹⁸⁸. This large open field lay to the north of the town and belonged to Marston manor. They also held the right to pasture their animals on Marston field, which lay to the north of Foregate field, also within Marston manor (cf. map 6).

By the mid 15th century the inhabitants of the town were claiming the right to pasture their animals in three open fields belonging to the manor of Coton. They also held rights to pasture in lands at Lammascote farm to the east of the town and on Eastgate Common on the southern side of the Lammascote Road which lay within Forebridge manor¹⁸⁹. The town does not appear to have had its own fields, but in 1455 a 99 year lease was agreed on Pool, later Coton, Field between the town and the lord of the manor of Coton (St

¹⁸⁴ Greenslade et al 1979: 213; Palliser and Pinnock 1971: 51 and table II

¹⁸⁵ Ibid: 213

¹⁸⁶ Ibid: 213; Shambles: Traditionally a place where meat and fish were sold. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2009 English Heritage).

¹⁸⁷ Ibid: 214

¹⁸⁸ Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2009 English Heritage).

¹⁸⁹ Greenslade et al 1970: 209-210

Thomas' Priory which lay approximately 3km to the east of Stafford). The townspeople divided up the field into strips for arable and hay; animals could be turned out onto the field following harvest¹⁹⁰.

Map 7 shows further medieval open fields, within the boundary of the EUS project, to the north and west of Rickerscote. These fields are likely to have been farmed by the inhabitants of Rickerscote, Rowley, Burton and possibly Silkmore (cf. 2.5.3.2). All of these settlements lay within the historic parish of Castle Church, which existed by at least the mid 16th century¹⁹¹.

Archaeological excavations carried out in Clarke Street on the eastern edge of the town suggested that domestic activity had ceased in this area following a fire in the 13th century after which the land appears to have been cultivated¹⁹².

2.5.5.3 Watermills

A watermill was associated with Stafford in Domesday Book where it is recorded as being held by the canons of Stafford¹⁹³. It is unknown whether this mill was associated with either of the two known later mill sites.

Stafford Mill was constructed in timber during the second half of the 12th century to the south of the town on Mill Bank¹⁹⁴. A mill is recorded here, as being newly built, in historic documents dating to 1164-65 when the burgesses of the town held it from the king¹⁹⁵. Archaeological excavation established seven phases in the life of the mill with the first three dating between the 12th to 15th centuries. The mill had probably passed to the Stafford family by the end of the 12th century and they continued to own it until the late 19th century¹⁹⁶.

By the late medieval/early post medieval period the mill may have been used for both grinding corn and for fulling cloth¹⁹⁷.

The second mill was located to the east of the town to the south of Lamascote Road and was powered by the King's Pool. Permission to build a mill associated with the pool was granted in the 1190s¹⁹⁸. However, it was apparently suppressed by the Crown in the mid 13th century. Permission for its reconstruction was apparently granted in the mid 14th century¹⁹⁹. It is probably this mill which survived until the late 16th century. The mill is shown on the map of Stafford dated to c.1600 where it is marked as being having been "decayed within memorie (sic)".

¹⁹⁰ Ibid: 209

¹⁹¹ Midgley and Donaldson 1959: 82

¹⁹² Staffordshire HER: PRN 03174

¹⁹³ Hawkins & Rumble 1976: 6:1

¹⁹⁴ Birmingham Archaeology 2003: 14; Staffordshire HER: PRN 00786

¹⁹⁵ Ibid; Greenslade et al 1979: 211

¹⁹⁶ Greenslade et al 1979: 211

¹⁹⁷ Birmingham Archaeology 2003: 16

¹⁹⁸ Ibid: 212

¹⁹⁹ Staffordshire HER: PRN 00787

2.5.5.5 Fishery

The king had a fish pond north of the Lammascote Road, King's Pool, by the late 12th century (cf. map 7)²⁰⁰. This large fish pond was created through the construction of a dam which probably survives in the line of the Lammascote Road²⁰¹. An excavation in the 1970s at South Walls identified the line of the causeway or a road comprising sandstone rubble and cobbles²⁰².

A further fishery, belonging to the earls of Stafford, existed in ponds at Broadeye by the later 13th century²⁰³.

Medieval records dating to the 15th century recorded the presence of at least one fisher working in this period²⁰⁴.

2.5.5.6 Industry

Medieval records indicate some of the occupations carried out by the inhabitants of the town; these include two goldsmiths recorded in the mid 15th century²⁰⁵.

In Stafford in the 15th century there were industries which related to leather working²⁰⁶, however medieval tanning has not been identified archaeologically despite tantalising evidence from earlier and later periods (cf. 2.4.1 and 2.6.5.4). Documentary sources record a cordwainer²⁰⁷ in the town in 1170 with tanners, shoemakers and Glovers all being recorded during the 1270s and 1280s. By 1476 shoemaking was clearly significant enough to warrant its own guild²⁰⁸.

The street name Tenterbanks was first recorded in the early 17th century²⁰⁹ although 'le teynter on the walls' is mentioned in 1468²¹⁰. The name is taken from an area of land where either cloth or animal skins were laid out to dry. It is possible that tanning may have occurred in this area, between the River Sow and the town if Tenterbanks is taken to imply the presence of tanning. However, the name is probably most often associated with the cloth industry and the 15th century medieval records mention several trades such as weaver, draper and tailor²¹¹. It has been suggested that the mill on Mill Bank which was located adjacent to Tenterbanks may have partly been used as a

²⁰⁰ Greenslade et al 1979: 210

²⁰¹ Stafford Borough Archaeology Section 1999b: 3

²⁰² Staffordshire HER: PRN 03175

²⁰³ Greenslade et al 1979: 211

²⁰⁴ Dyer 2002: 19

²⁰⁵ Greenslade et al 1979: 215

²⁰⁶ Dyer 2002: 19

²⁰⁷ Cordwainer - shoemaker

²⁰⁸ Greenslade et al 1979: 216

²⁰⁹ Greenslade et al 1979: 189

²¹⁰ Carver nd.: Medieval street names

²¹¹ Dyer 2002: 19

fulling mill²¹² in the late medieval/early post medieval period²¹³ thus strengthening the area's association with cloth making. In the late 13th century the Stafford burgesses were defending their rights to sell cloth at the market in Newcastle-under-Lyme. Furthermore many of the burgesses were recorded in 1341 as deriving their livings from wool which also suggests that cloth was being manufactured in the town on at least a small scale. By 1498 woollen caps were being made in the town which became an important industry by the 16th century²¹⁴.

Further evidence for possible textile production has been identified from pollen evidence at three sites on the eastern side of the town. Flax appears to be the most common of the fibres being produced, although hemp is also present. The production of fibres from these plants requires them to be submersed in still water for long periods to separate the useful fibres from the wood. The waterlogged conditions on the eastern side of the town during the medieval period may explain why the industry seems to occur here. However, pollen samples have only been taken from archaeological investigations which lie adjacent to the site of the King's Pool. There were high levels of pollen at North Walls where it was thought that flax was either being processed very close to a small pond, present by the Early Medieval period or within the pond itself²¹⁵. The other two sites lay off the Lammascote Road, at Asda and at the new Stafford Leisure Centre. At the latter site flax production appears to date to the late medieval/early post medieval period²¹⁶, whilst at the Supermarket site it was only tentatively dated to the medieval period²¹⁷. Hemp also appears to have been processed at the Supermarket site.

Although Stafford appears to have been an important centre for pottery production in the early medieval period (cf. 2.4.3) this does not appear to have continued to any great degree into the medieval period. However, William the potter is recorded in 1275²¹⁸.

A probable malting oven dating to the 13th/14th century was excavated on the northern edge of the medieval settlement to the west of Gaolgate Street²¹⁹. Food and drink production was an important function within medieval towns and there are frequent references in medieval documents to the brewing of beer. Small scale metal working would also have been undertaken in medieval towns in order to meet demands for metal wares. It may be in this context that the possible small iron foundry discovered in Tipping Street operated in the late 12th century²²⁰. Although a pit nearby contained two axes,

²¹² Fulling Mill: A mill for beating and cleaning cloth, using soap or fullers earth. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

²¹³ Birmingham Archaeology 2003: 16

²¹⁴ Greenslade et al 1979: 216

²¹⁵ Birmingham Archaeology 2001: 16

²¹⁶ Stoke-on-Trent Archaeology 2008: 5

²¹⁷ Worcestershire Archaeological Service 1999: 6

²¹⁸ Greenslade et al 1979: 216

²¹⁹ Staffordshire HER; PRN 51597

²²⁰ Cane et al 1984: 63

shears and scissors²²¹ it is not known whether it was closely associated with the forge. It is possible that the forge, if not engaged in making such metal tools may at least have been involved in their repair.

2.5.6 Religion

2.5.6.1 College of St Mary's

St Mary's church was first mentioned in the early 13th century and the nave and aisles of the building also date to this period²²². However, it is clear that a collegiate church existed within Stafford before this date as evidenced by the 13 canons recorded in Domesday Book (1086). It is possible, therefore, that St Mary's either replaced St Bertelin's as the collegiate church or that an earlier building had stood on the site of the extant church²²³. However, an archaeological investigation carried out in 1979 at St Mary's Place to the north of the church identified sand quarries dating to between 1150 and 1200²²⁴, which were interpreted as possibly providing sand for the construction of St Mary's Church²²⁵. It has been suggested that the early 13th century church was dedicated to St Mary by King John who held the collegiate church as a free royal chapel²²⁶.

The archaeological investigations at St Mary's Place also discovered a ditch which was interpreted as enclosing the precinct around the church. It was dated to c.1250²²⁷. Further excavations at Sir Noell's Almshouses in Earl Street discovered the footings of a substantial wall aligned north-south which was interpreted as part of the precinct wall enclosing St Mary's college. Large rubbish pits were also discovered containing finds of 13th and 14th century date, which were similar to others found just to the north of St Mary's church and it has consequently been suggested that they were associated with activity within the college precincts²²⁸.

The collegiate church was supported by revenues from various lands and chapels which all lay within circa 6km of Stafford. By 1428, but probably from at least 1291, there were three principal prebends of Coton, Marston and Salt whilst within Whitgreave parish there were nine small prebends²²⁹. The revenues raised from the prebends supported the canons. By the mid 16th century the dean was supported by pensions raised from Coton, Marston and Salt as well as from the chapels of Creswell, Ingestre and Tixall. The dean and the three principal prebends also had to pay for the servants of the church; the four vicars choral, who sang the services, and the four priest vicars²³⁰.

²²¹ Ibid

²²² Evans 1970: 303; Staffordshire HER: PRN 08340

²²³ Ibid.

²²⁴ Carver nd; ST29

²²⁵ Cane et al 1983: 61

²²⁶ Evans 1970: 303

²²⁷ Carver nd: ST29

²²⁸ Carver nd: ST54

²²⁹ Evans 1970: 305

²³⁰ Ibid: 307

The house of the vicars' choral is believed to have stood on the southern side of the churchyard by at least the mid 16th century and probably earlier²³¹. The deanery is also believed to have stood within the churchyard, possibly on the western side (cf. HUCA 2)²³². By the mid 15th century it included a hall and chapel²³³. A house for the priest vicars is also mentioned in the mid 16th century, but its location is not currently known²³⁴.

2.5.6.2 *St Bertelin's Church*

Whatever the earlier history of St Mary's church the adjacent church of St Bertelin's was also retained and by the 15th century was probably being used as a guild chapel²³⁵. However, the legend of St Bertelin's association with Stafford dates to the mid 12th century²³⁶ and this interest may reflect an attempt to establish Stafford, and perhaps St Bertelin's chapel in particular, as a place of pilgrimage. Pilgrimage centres brought financial benefits not only to the church, but also to the wider town; particularly as the county's main ecclesiastical centre was the Cathedral at Lichfield.

2.5.6.3 *St Chad's Church*

St Chad's is located on the east side of Greengate Street and the earliest surviving fabric dates to the 12th century²³⁷. It served a small parish contained within the medieval town including Tipping Street, the south side of Eastgate Street and South Walls. It has been suggested that it was founded by the bishop of Lichfield for his tenants who resided in the town. By the early 15th century the parish belonged to one of the prebends in Lichfield Cathedral²³⁸.

2.5.6.4 *St Mary's church, Castle Church*

St Mary's in Castle Church lies at the foot of Stafford Castle (cf. map 6). The earliest fabric within this church is the 15th century tower²³⁹. However, there is evidence to suggest that the church pre-dated the Norman Conquest as a chapel of the College of St Mary's in the town²⁴⁰.

2.5.6.5 *Religious Houses*

The earliest religious house to be founded in Stafford was a Franciscan friary which was present by 1274. The friary was located in the suburb of Foregate

²³¹ Ibid; Staffordshire HER: PRN 52862

²³² Staffordshire HER: PRN 00771

²³³ Greenslade et al 1979: 206

²³⁴ Ibid

²³⁵ Ibid: 239

²³⁶ Farr & Horne 1958: 6-9; Greenslade et al 1979: 186

²³⁷ Staffordshire HER: PRN 00775

²³⁸ Greenslade 1979: 245

²³⁹ Staffordshire HER: PRN 08327

²⁴⁰ Youngs & Morgan 2001: 35

and by the 14th century was probably sited on the eastern side of the road heading north out of the town²⁴¹ (cf. map 7).

A house of Austin Friars was founded within the southern suburb of Forebridge in 1344 by Lord Stafford²⁴². During the development of the Friary Retail Park in 2004 three graves were discovered, which are likely to have been from the Austin Friars' burial ground²⁴³. Further human remains found in the area during the 1970s, from Friars Road²⁴⁴, Friars Walk and from a similar area to the 2004 excavation have also been suggested as being associated with the Friary²⁴⁵. The Roman Catholic church of St Austin's further south on the Wolverhampton Road was said to have been built upon land which had belonged to the Austin friary²⁴⁶ suggesting that their holdings were quite considerable within the Forebridge suburb and were probably concentrated upon the western side of what is now the Wolverhampton Road (cf. map 7 for possible extent). When the friary was dissolved in the mid 16th century the land included pasture and an orchard²⁴⁷.

2.5.6.6 Hospitals

The location of hospitals in the medieval period was dictated by several considerations. They were often located beyond the town wall partly as they required space for agricultural activities, but they also required access to water for both spiritual and practical purposes. They would be located on main roads to enable pilgrims as well as the poor and sick to access them. Alms from passers-by probably contributed greatly to their revenues and many were located at stopping places such as bridges and gates²⁴⁸. The location of the two hospitals in Stafford fit these considerations.

St John the Baptist's hospital in Forebridge was first mentioned in 1208²⁴⁹ and by 1295 there were attached tenements for the poor²⁵⁰. Its precise location has been debated, but a description of it from the 15th century suggested that it stood near Green Bridge and later documentary sources suggest that it was located on the western side of the modern Bridge Street²⁵¹ (this location is depicted on map 7). In 1929 human remains were discovered in the yard of The Grapes Hotel on the corner of Bridge Street and Newport Road²⁵². Some reports of the time suggested that they may have been Bronze Age in date, but this has not been proven²⁵³. Another report described at least some of the human remains as being contained in 'a brick structure, which somewhat

²⁴¹ Greenslade et al 1979: 207; Staffordshire HER: PRN 00776

²⁴² Staffordshire HER: PRN00777

²⁴³ Birmingham Archaeology 2004: 1

²⁴⁴ Staffordshire HER: PRN 03193

²⁴⁵ Carver nd.: sites a44 and a46

²⁴⁶ Midgley & Donaldson 1959: 97

²⁴⁷ Ibid: 92

²⁴⁸ Rawcliffe 2007: 251-274

²⁴⁹ Baugh 1970: 290; Staffordshire HER: PRN 00789

²⁵⁰ Midgley & Donaldson 1959: 83

²⁵¹ Ibid; Baugh 1970: 293 fn 56 & fn 57

²⁵² Staffordshire HER: PRN 00790

²⁵³ Ibid

resembled a vault²⁵⁴. Two stone coffins were recorded in the 19th century during the construction of The Grapes Hotel itself²⁵⁵. It is possible, therefore, that these relate to a burial ground associated with the hospital, particularly as documentary sources record burials taking place there²⁵⁶. A hospital on this site would fit most of the criteria laid out above; it was located next to the river and adjacent to one of the main bridges where alms could be begged from those waiting to enter the town as can clearly be seen in [map 5](#). The location of this hospital by the early 13th century may have helped to stimulate the growth of the Forebridge suburb.

However, it has also been speculated that the site of the hospital was located further south east along the Lichfield Road. A substantial stone building survived as part of the White Lion Inn until it was demolished in the mid 1970s²⁵⁷. A late 19th century photograph shows this structure quite clearly with two small mullioned²⁵⁸ windows²⁵⁹. Since at least the late 19th century this building was believed to include the surviving remains of the hospital. However, given the strong documentary evidence for the Bridge Street site, this building may in fact represent a high status secular property. A capital message is recorded in Forebridge in the early 16th century belonging to Lord Stafford's principal free tenants who had come to prominence by the mid 15th century²⁶⁰.

A leper hospital is mentioned in the mid 13th century located at Radford, c.2.5km to the south east of the town along the modern A34 (cf. HUCA 27)²⁶¹. References to it cease after the early 14th century and it is possible that it was re-founded and re-dedicated as St Leonard's Hospital located in Forebridge c.1km from the town²⁶². The first references to St Leonard's occur in 1386-7 when its patron was Lord Stafford; it was founded for the maintenance of a priest and the poor²⁶³. The site of the hospital is marked on the first edition 6" OS map as being located in the area of St Leonard's Primary School on St Leonard's Road²⁶⁴. The site of a burial ground is also marked on this map to the north of the modern A34, approximately 225m to the south east of the supposed hospital site²⁶⁵. The burial ground as shown on the 1st edition OS map places it, not only adjacent to the main road, but also next to the Spital Brook. Records from the 16th century note that the income of the master of the hospital came from arable, meadow and pasture which were held within the Forebridge manor²⁶⁶. The hospital lands may have extended for quite a

²⁵⁴ Baugh 1970: 293 fn 58

²⁵⁵ Carver nd.: STa45

²⁵⁶ Baugh: 291 & 293

²⁵⁷ Staffordshire HER: PRN 52620

²⁵⁸ Mullion - A vertical member dividing a window into two or more lights. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

²⁵⁹ Staffordshire Past-track: SAMS Acc No., P2000.22.28, img: 2670 (18/3045)

²⁶⁰ Midgely & Donaldson 1959: 90

²⁶¹ Staffordshire HER: PRN 50413

²⁶² Baugh 1970: 294

²⁶³ Ibid: 293

²⁶⁴ Staffordshire HER: PRN 00778

²⁶⁵ Ibid; PRN 00779

²⁶⁶ Baugh 1970: 294

distance along the road, although there is no description of the buildings present at its dissolution in the 16th century which may have indicated how extensive the hospital had become by this date.

2.5.7 Communications

There remained three main routes into the town during the medieval period. The route passing through the town from north to south, speculated as having been a Roman road and the route east past the King's Pool. In the mid 13th century a 'bridge of the king's pool' is recorded suggesting there was a road over the dam which created the pool²⁶⁷.

It has been suggested that the street pattern of Stafford implies that there was no major route to the west of the town in the medieval period²⁶⁸. However, it could be argued that the presence of the royal (town) castle during the 11th and 12th century would have influenced the location of a major westward route through the town. Subsequently this route may have suffered a gross reduction in traffic from the 13th century following the gradual decline in status of the royal castle. The reduced public prominence of any westward route may have been further exacerbated if it was adopted as a private route to the baronial Stafford Castle (cf. 2.5.2.2).

The bridge crossing the River Sow to the south of the town is likely to be the 'great bridge' referred to in c.1200 and in an agreement for its maintenance drawn up in 1351. It is not referred to as Green Bridge until the 1590s²⁶⁹.

2.6 Post Medieval (1500 to 1699)

2.6.1 Town walls

The c.1600 map clearly depicts the town gates and walls which appear to have been constructed of both stone and timber (cf. 2.5.1). Documents suggest that in the late 16th century part of the town wall to the south east was used as a quarry to repair Green Bridge²⁷⁰, although the c.1600 map shows a continual stretch of wall here. The walls were apparently repaired in the 1640s in response to the military threats of the Civil War. The walls were destroyed by Parliamentarian forces in 1644²⁷¹ and by the early 1670s the walls were said to be in ruins²⁷².

The north gate had become the town gaol during the early 17th century and the road through it was apparently widened in 1617. By the late 17th century it was a ruin and a house of correction was built upon the site retaining an

²⁶⁷ Greenslade et al 1979: 197

²⁶⁸ Walker 1976: 41

²⁶⁹ Ibid

²⁷⁰ Greenslade 1979: 199

²⁷¹ Carver nd.: 4. Town walls

²⁷² Greenslade 1979: 199

archway for the road to pass through. The southern and eastern gates survived throughout the 16th and 17th centuries²⁷³.

2.6.2 Castle (Baronial)

Numerous repairs to Stafford Castle are documented throughout the 16th century. During the later part of the 16th century and into the earlier 17th century the family moved into Fair Lodge, whose location is unknown²⁷⁴. Presumably the move was at least partly prompted by the increasing need for repairs, but as a consequence of their departure the castle fell into ruination and so it is described in 1634²⁷⁵. However, it was re-occupied at the time of the Civil War and held for the Royalists, but following a brief siege it was handed over to the Parliamentarian forces who slighted it in 1643²⁷⁶.

The deer park at Stafford Castle was surveyed in 1521 when around 400 deer were kept there. Queen Elizabeth I visited the castle via Broadeye Bridge to the west of the town in 1575; c.1600 it was described as the new bridge²⁷⁷. It is likely that by the 15th century this was a private route to Stafford Castle which took those visitors that the Stafford family particularly wanted to impress via a circuitous route through their deer park; rather than the more direct southerly route through Forebridge. Both of these routes to the castle have been proposed as having medieval origins.²⁷⁸ A map of 1681 perhaps reiterates this point²⁷⁹. Of the four routes out of the town the westward route is depicted extending through parkland and a track rather than a definite road is suggested. It should also be noted that the maintenance of Broadeye Bridge was still the responsibility of Lord Stafford in the mid 19th century.²⁸⁰

2.6.3 Settlement

Three 17th century maps²⁸¹ all suggest that the town had not expanded much beyond its medieval limits by this time and this is represented on **map 8**. Indeed all three maps show the western half of the town to be sparsely developed, particularly around Broadeye. Archaeological excavations on the western side of the town, at Bath Street and St Mary's Grove, identified post medieval cultivation or garden layers²⁸². These areas had seen some activity during the medieval period mostly represented by pits. It has been suggested that this represents a change in use for this area, although it has not yet been established how densely settled this area was during the medieval period. Consequently it is not yet possible to state with any confidence whether this

²⁷³ Ibid

²⁷⁴ Darlington & Soden 2007: 214 & 223

²⁷⁵ Ibid: 223

²⁷⁶ Ibid

²⁷⁷ Greenslade et al 1979: 197

²⁷⁸ Darlington & Jecock 2001: 19

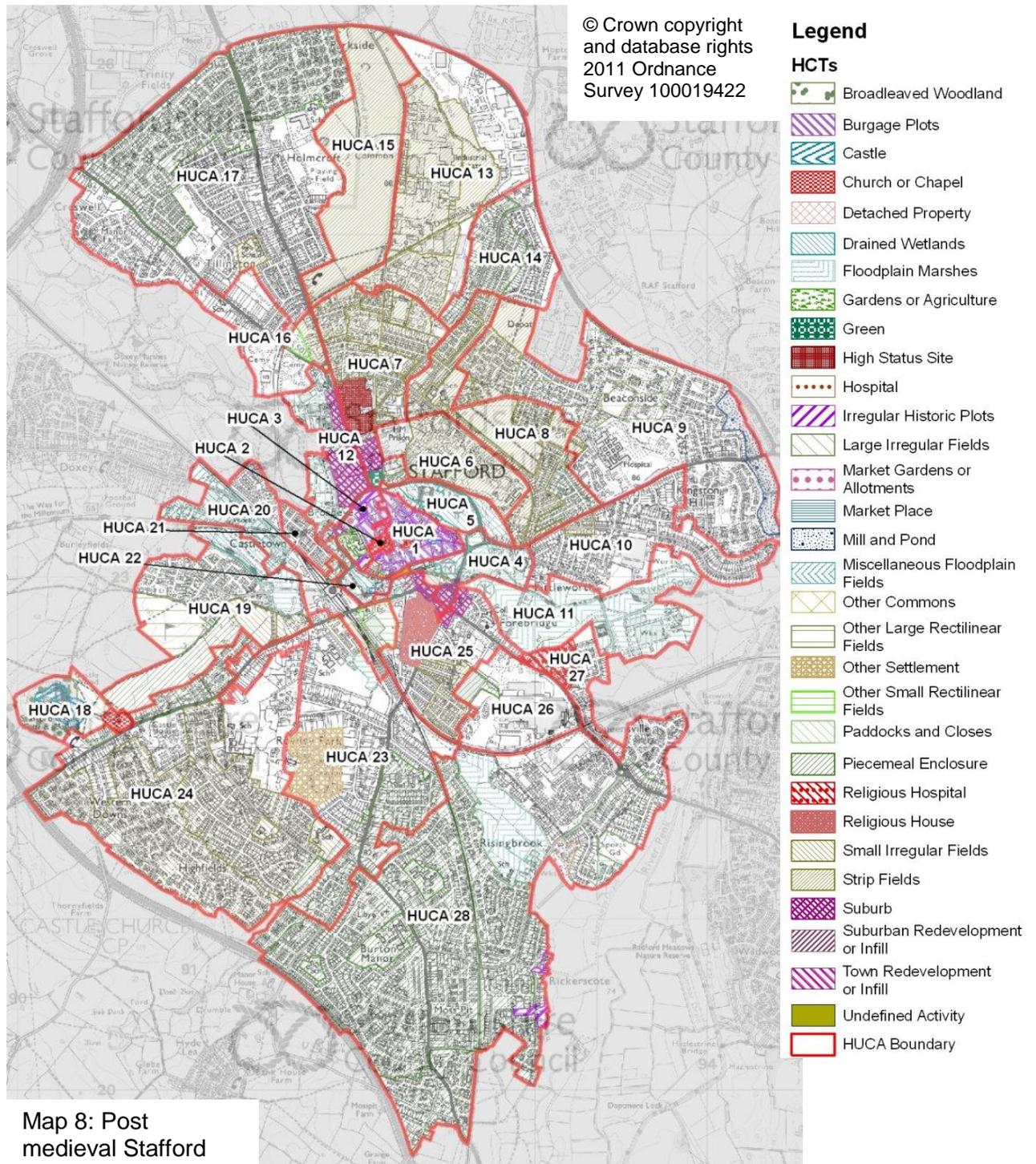
²⁷⁹ WSL 66/92

²⁸⁰ Greenslade et al 1979: 197

²⁸¹ Anonymous copy of map dated c.1600; Speed's map of Stafford 1610 (Greenslade 1979: 188); Anonymous map dated 1681

²⁸² Carver nd.: sites 18 and 34-36

area had seen a significant withdrawal of occupation from the medieval into the post medieval periods.



On the eastern side of the town at Tipping Street there was further evidence of cultivation following a period of industrial activity which appears to have ceased in the 12th century²⁸³. The land to the rear of some of the properties in Eastgate Street appears to have been used for agriculture from the 13th

²⁸³ Ibid: site 19

century into the 18th century²⁸⁴. The 17th century maps depict houses lining both sides of these streets but little is identified to the rear of these properties²⁸⁵. It is possible that there had been a change of use within the back plots. It would appear that they were no longer being used for industrial purposes and that this was coupled with a change in the way the inhabitants were disposing of their rubbish. The fact that this land was being used for agriculture, or even gardens is not necessarily evidence of the complete depopulation of the eastern side of the town from the late medieval into the post medieval period. Two early 17th century surveys suggest that many of the tenements in the town had gardens and that such land was so prized that tenants were enclosing land that did not belong to them. The survey suggests that fruit trees were particularly important while pig sties are recorded within two tenements²⁸⁶.

To the north of the town on the east side of Gaolgate Street archaeological investigations also suggest that the rear of the properties were used as gardens during the late 16th and 17th centuries. Cellars constructed on the street frontage in the 18th and 19th centuries have removed much evidence of the buildings which stood here prior to that date. The excavated remains of a cobble floor and a possible wall footing suggest a short period of activity in the early to mid 16th century close to the rear of properties along Gaolgate Street. However, by the late 16th century pit digging was occurring. This has potentially removed evidence of earlier activity in this area. However, the presence of sandstone building rubble in these pits would suggest a period of rebuilding in the later 16th century²⁸⁷.

Documentary sources suggest that higher status houses were located along Greengate Street and Gaolgate Street during the post medieval period as evidenced by the surviving timber framed High House which was built c.1595²⁸⁸. Timber framing of probable 17th century date is visible in several other buildings within these two streets²⁸⁹. Other examples have been demolished and included the Roebuck Inn, which stood at the corner of Martin Street and Greengate Street²⁹⁰ and a 17th century timber framed building demolished in c.1983 which had stood on the opposite corner of St Mary's Passage from the High House²⁹¹. Other post medieval timber framed properties may survive enclosed within buildings of 18th and 19th century appearance. Evidence for one such earlier building survives within the roof space of the former Post Office (an early 18th century town house) on Greengate Street²⁹².

²⁸⁴ Staffordshire HER: PRN 03174

²⁸⁵ WSL 55/2/74; WSL 66/92

²⁸⁶ Kettle 1968-70: 24-45

²⁸⁷ Earthworks Archaeology 2004: 15-18

²⁸⁸ Greenslade et al 1979: 190; Staffordshire HER: PRN 08285

²⁸⁹ P. McKnight pers. comm..

²⁹⁰ Staffordshire Past Track: Donor ref G94.133.0001 (83/15679)

²⁹¹ Staffordshire HER: PRN 03194

²⁹² Stephen Dean pers. comm..

2.6.3.1 Suburbs

The suburbs to the north (Foregate), and south (Forebridge), are clearly shown on the 17th century maps²⁹³. The infilling of The Green at Forebridge had clearly begun by the late medieval period, although at the time of a 1681 map of the area it is depicted as being fairly devoid of buildings (map 8)²⁹⁴.

The development of Stafford beyond the medieval town walls and its medieval suburbs was restricted by the presence of the River Sow and the marshland which still existed in the post medieval period to the east and north west of the town.

2.6.4 Administration, Welfare and Education

2.6.4.1 Administration

During the 16th century Stafford's role as the centre of administration for the county was being eroded by the growth of other Staffordshire towns; in particular Wolverhampton. By 1544 this town had taken over the gaol deliveries and by the mid 1570s was the location for the assizes²⁹⁵. Wolverhampton was an important town in the post medieval period being the location of an influential wool market. Throughout this period there were attempts to return the gaol deliveries and the assizes to Stafford, with the bishop of Lichfield supporting the claims in 1570. The Shire Hall was rebuilt in the 1580s to accommodate the assizes in the town, although it was not finally completed until 1607²⁹⁶. During the 17th century the location of the assizes was held mostly in Stafford, but occasionally in Wolverhampton²⁹⁷.

A prison is recorded within the North Gate in the mid 16th century, although this may have been located here from an earlier date (cf. 2.5.4.1). The lower storey of the North Gate was provided for use as the county gaol in the early 17th century; from which date it began to be known as 'Gaol Gate'. The county gaol was rebuilt adjacent to the North Gate in the 1620s. By the late 17th century Gaol Gate was in disrepair and permission was granted in the 1680s for a house of correction to be built on the site of the town gate²⁹⁸. An arch for the road was incorporated into the structure, which also provided access to the county gaol²⁹⁹.

2.6.4.2 Welfare

With the suppression of the religious hospitals in the mid 16th century the provision of charity moved away from the ecclesiastical sphere into the private

²⁹³ WSL 55/2/74; WSL 66/92

²⁹⁴ WSL 66/92

²⁹⁵ Greenslade et al 1979: 200-201; Assizes: the county court which heard both civil and criminal cases

²⁹⁶ Ibid: 201

²⁹⁷ Ibid

²⁹⁸ Ibid: 204 and 228

²⁹⁹ Ibid

realm (cf. 2.6.6.3)³⁰⁰. An Act passed in 1563 ordered the compulsory collection of charity payments for the relief of the poor in part to fill the hole left by the hospitals³⁰¹. The earliest private almshouses were located in Martin Lane and were built c.1564, although by 1606 they appear to have gone out of use³⁰². John Palmer, the rector of St Mary's, provided for an almshouse in his will in 1639 in Martin Street³⁰³. The only surviving Post Medieval almshouses in the town are those provided by Sir Martin Noell which included a chapel and were built c.1660³⁰⁴ (Plate 2).



Plate 2: Sir Martin Noell Almshouses

2.6.4.3 Grammar School

Following the dissolution of St Mary's College in 1547 the Counter's chantry priest was retained as the school master, although the school building which stood in the churchyard was seized by the Crown³⁰⁵. The burgesses petitioned King Edward VI for funding for the school and he granted revenues from the former collegiate estate in 1550, which became known as 'the Free Grammar School of King Edward VI'³⁰⁶. The grammar school was established in the disused St Bertelin's Chapel where it remained until the early 19th century³⁰⁷. The school was originally a day school for the sons of the town's inhabitants, but boarders were being taken on by c.1600³⁰⁸.

³⁰⁰ Astill 2000: 228

³⁰¹ Greenslade et al 1979: 230

³⁰² Ibid: 265

³⁰³ Ibid

³⁰⁴ Staffordshire HER: PRN 08314

³⁰⁵ Evans 1970: 308; Johnson 1979: 164

³⁰⁶ Ibid; Greenslade et al 1979: 206; Johnson 1979: 164

³⁰⁷ Johnson 1979: 164-166

³⁰⁸ Ibid: 165

2.6.5 Economy

Documentary sources suggest that Stafford had seen an economic decline by the mid to late 16th century. Queen Elizabeth I visited Stafford in 1575 where she heard complaints from the townspeople that the loss of the assizes to Wolverhampton had helped to reduce prosperity in the town³⁰⁹. This decline was compounded by the fact that there was no longer a market for woollen caps: an Act of Parliament passed in 1571 to encourage the country to wear them failed to have an impact³¹⁰.

Earlier in the 16th century the Chantry Commissioners, who were tasked with suppressing the hospitals of St John and St Leonard in Forebridge noted that the town was one of four in the county “where most need is to have hospitals for the relief of the poor”, suggesting that an economic decline had set in by this point³¹¹. However, they also reported that in the case of St Leonard’s charity had not been given to the poor in the last 20 years³¹². From the late medieval period onwards there had been a change in attitudes towards the poor, whereby they became increasingly marginalised in society. Essentially those who were considered to be deserving had to prove their need before they received charity³¹³. It is possible therefore that this changing attitude towards the poor was in part responsible for the reduction in charity given in Stafford during the 16th century. Consequently this may not necessarily be evidence that the town was in economic decline during this period; rather a reflection of changing social attitudes throughout the nation.

2.6.5.1 Markets and fairs

Stafford appears to have continued to be a successful market town during the post medieval period. The market cross which stood in Market Square was repaired for the visit of Queen Elizabeth I in 1575³¹⁴. It is likely that Gaolgate Street was the site of a cattle market by the 16th century as it is referred to as Rothermarket and Cow Street between the 15th and 17th centuries³¹⁵.

The three fairs which had been licensed in the medieval period were supplemented by a further two fairs in 1614 and 1685. One of the earlier fairs was dealing in horses by the early 17th century by which time the wide junction of Tipping Street and Eastgate Street was known as Horsefair. The fair licensed in 1685 was established specifically to deal in horses and cattle³¹⁶.

The innkeepers formed part of a guild by 1590³¹⁷ and their presence in the town is often associated with the success of the market, providing

³⁰⁹ Greenslade et al 1979: 265

³¹⁰ Ibid: 216

³¹¹ Ibid: 290

³¹² Ibid: 294

³¹³ Astill 2000: 225

³¹⁴ Greenslade et al 1979: 213

³¹⁵ Greenslade et al 1979:213

³¹⁶ Ibid

³¹⁷ Ibid: 216

accommodation to visitors and those travelling across country. However, their success is also probably due to Stafford being an administrative centre for the county (cf. 2.6.4).

2.6.5.2 Agriculture

During the early 1980s archaeological interventions noted post medieval, and sometimes medieval, cultivation soils across the town; that is the area lying within the walls³¹⁸. It is likely that most of this cultivation relates to gardening activities and certainly gardens are a feature of a 17th century survey of Lord Stafford's lands within the town (cf. 2.6.3)³¹⁹.

The lease of Coton Field, granted in 1455, was re-issued for a further 99 years in 1554, but in 1663 the lord of Coton manor, Walter Fowler, challenged the corporation's rights to the field. However, the town peoples' rights to pasture their animals following harvest on the three fields in Coton manor was confirmed in 1669³²⁰. Coton Field was leased to the town again in 1699³²¹. Agriculture appears to have continued to be an important part of the inhabitants' livelihood throughout the post medieval period.

Land described as waste in Castle Church, between the church and Forebridge was enclosed by Lord Stafford in 1512³²². A map of 1788 shows Green Common as surviving, presumably as a much smaller area than previously.

2.6.5.3 Mills

The watermill, which stood to the east of Eastgate, was in ruins by c.1570³²³ and is depicted on the c.1600 map as such.

Alterations to the watermill on Mill Bank were carried out in the mid 16th century and an archaeological excavation suggested that these resulted in a mill with two parallel waterwheels serving separate mills to the north and south³²⁴.

By the early 17th century there were three malt mills in the town; one was located in Salter Street³²⁵. Malt Mill Lane still connects Salter Street to North Walls. By the late 17th century the town corporation had built their own malt mill and in 1690 a ruling was passed which stated that all the town's innkeepers should grind their malt at the town mill³²⁶.

³¹⁸ Carver nd.: nos. 18, 22, 34, 35/36, 37, 42, 43, 45 and 46; Carver 1975: 63;

³¹⁹ Kettle 1968-70

³²⁰ Greenslade et al 1979: 208

³²¹ Ibid: 209

³²² Midgley & Donaldson 1959: 94

³²³ Greenslade et al 1979: 212

³²⁴ Staffordshire HER: PRN 00786

³²⁵ Greenslade et al 1979: 212

³²⁶ Ibid

A windmill had been built in Foregate by the later 16th century but its precise location is unknown³²⁷.

2.6.5.4 Industry

Cloth making is represented by two guilds the first was established in 1609 and the second in 1682. It is likely that this trade had continued throughout the medieval and post medieval periods; there is also evidence that the watermill at Mill Bank was used to full cloth as well as grind corn during the early post medieval period³²⁸ and possibly earlier.

Leatherworking trades are also represented, a glovers' company being established in 1614-5 and a saddlers company in 1672³²⁹. Shoemakers, glovers and tanners are all recorded in documentary sources during the 17th century³³⁰. A 17th/18th century tanning pit was archaeologically excavated at North Walls in 1999³³¹. An archaeological excavation in Clark Street to the south of Eastgate Street discovered a series of large pits dating to the 17th/18th century³³². The function of the pits was not discussed, but it is possible they may have been industrial in nature. The site lies approximately 55m to the south of the tanning pit at North Walls and it was not uncommon for noxious industries to be concentrated on the edge of settlements. Both sites lie adjacent to the marshland east of the town which would have provided water for the industry.

By the 16th century the making of woollen caps was an important industry for the town, but by the close of the century it appears to have severely declined³³³.

The most influential trades people in the 17th and 18th century were said to be the retailers, particularly the butchers and mercers³³⁴. The butchers had their own guild by 1566³³⁵. Their trade was presumably dependant upon the success of the cattle market held in Gaolgate Street and which were probably brought into the market from the surrounding countryside. By the 16th and 17th century the farming of cattle dominated sheep farming in Staffordshire³³⁶.

Despite the claims for an economic decline during the 16th century by the 17th century the evidence suggests that the town was at least economically stable with little evidence of a complete decline except in certain industries, notably cap making.

³²⁷ Ibid: 213

³²⁸ Birmingham Archaeology 2003: 16

³²⁹ Greenslade et al 1979: 216

³³⁰ Ibid

³³¹ Staffordshire HER: PRN 51574

³³² Carver 1975: 63

³³³ Greenslade et al 1979: 216

³³⁴ Ibid: 215

³³⁵ Ibid: 216

³³⁶ Palliser 1976: 102

2.6.6 Religion

2.6.6.1 St Mary's Church

The spire of St Mary's Church was blown down in 1594 and appears to have been rebuilt as a tower by 1611³³⁷. The college was dissolved in 1548 and various buildings were recorded at this date including a deanery and houses for the canons and vicars choral (cf. 2.5.6.1)³³⁸. The vicars' choral's house is believed to have been used by the master of the grammar school by the early 17th century when it was known as 'College House' (HUCA 2)³³⁹.

St Bertelin's chapel was converted to house the grammar school in the mid 16th century (cf. 2.6.4.2)³⁴⁰.

2.6.6.2 Other denominations

A Roman Catholic chapel and school were established in the town after 1685, but it was destroyed during a riot in 1688³⁴¹.

By 1650 Stafford had a strong Baptist congregation, but nothing further is known of their activities in the town until the 19th century. However, in 1672 several Quakers' were imprisoned for preaching in the town³⁴², so it is possible that the Baptists' were similarly oppressed. By this date the Quakers had already bought land in Foregate Street for a burial ground, although a house for worship was not purchased until 1674³⁴³. A Presbyterian meeting house with an attached burial ground was opened in 1689 in Balk Passage in the town and this was encased within the later chapel which was considerably extended during the 19th century³⁴⁴.

2.6.6.3 Religious Houses

The two friaries, the Franciscan's in Foregate and the Austin's in Forebridge were both suppressed in 1538. A 16th century inventory of the Franciscan friary buildings included a church, hall, kitchen, buttery and brewhouse. A house called Grey Friars stood on this site by 1610 surrounded by a wall with a gatehouse³⁴⁵ (cf. map 8). Whether any of the friary buildings survived within this arrangement is unknown. Grey Friars was apparently demolished during the Civil War (1644)³⁴⁶, however, a large property surrounded by a wall and with a gatehouse is clearly depicted in the area of Grey Friars upon the 1681 map.

³³⁷ Carver nd.

³³⁸ Evans 1970:308; Carver nd.

³³⁹ Greenslade et al 1979: 206; Staffordshire HER: PRN 52862

³⁴⁰ Johnson 1979: 164

³⁴¹ Greenslade 1979: 250

³⁴² Ibid: 253

³⁴³ Ibid

³⁴⁴ Ibid: 255; RCHME 1986: 217

³⁴⁵ Greenslade et al 1979: 270

³⁴⁶ Ibid

The church of the Austin friary, in the southern suburb of Forebridge, was demolished in 1542³⁴⁷.

2.6.6.4 Hospitals

The hospitals of St John's and St Leonard's were both suppressed by the Chantry Commissioners in 1548. Some of the buildings belonging to St John's survived into the 17th century³⁴⁸.

2.6.7 Communications

The bridge to the south of the town had been rebuilt in stone by the later 16th century and was first referred to as Green Bridge in the 1590s³⁴⁹.

A bridge is depicted on the c.1600 map west out of the town at Broadeye. It is clearly shown as a wooden bridge. Speed's map (circa 1611) suggests there was a new bridge at Broadeye and is clearly depicted as being of stone. The 1681 map clearly shows a stone bridge with a stone gate.

2.7 18th & 19th century (1700 to 1899)

2.7.1 Town Gates

The South Gate was demolished in 1777. Most of the East Gate was taken down c.1800, but part of the northern side was left standing and was later incorporated into a shop³⁵⁰. The remainder of Gaol Gate to the north of the town appears to have been demolished by c.1800³⁵¹.

2.7.2 Castle (Baronial)

Following its demolition in the mid 17th century the site of the castle was plundered for its stone and gravel so that by the end of the 18th century little remained. In 1783 landscaping was carried out which included the heightening of the keep walls, but by c.1800 very little of the medieval fabric survived. In c.1811 the surviving 'sham' castle was built, which is almost entirely of 19th century date³⁵².

The Great Park was dis-emparked in 1735³⁵³ and it is likely that at this point the landscape was enclosed for agriculture. It is also probable that Burleyfields Farm and Hill Farm were developed at some point after this date to farm this new landscape.

³⁴⁷ Ibid

³⁴⁸ Ibid: 291 & 293

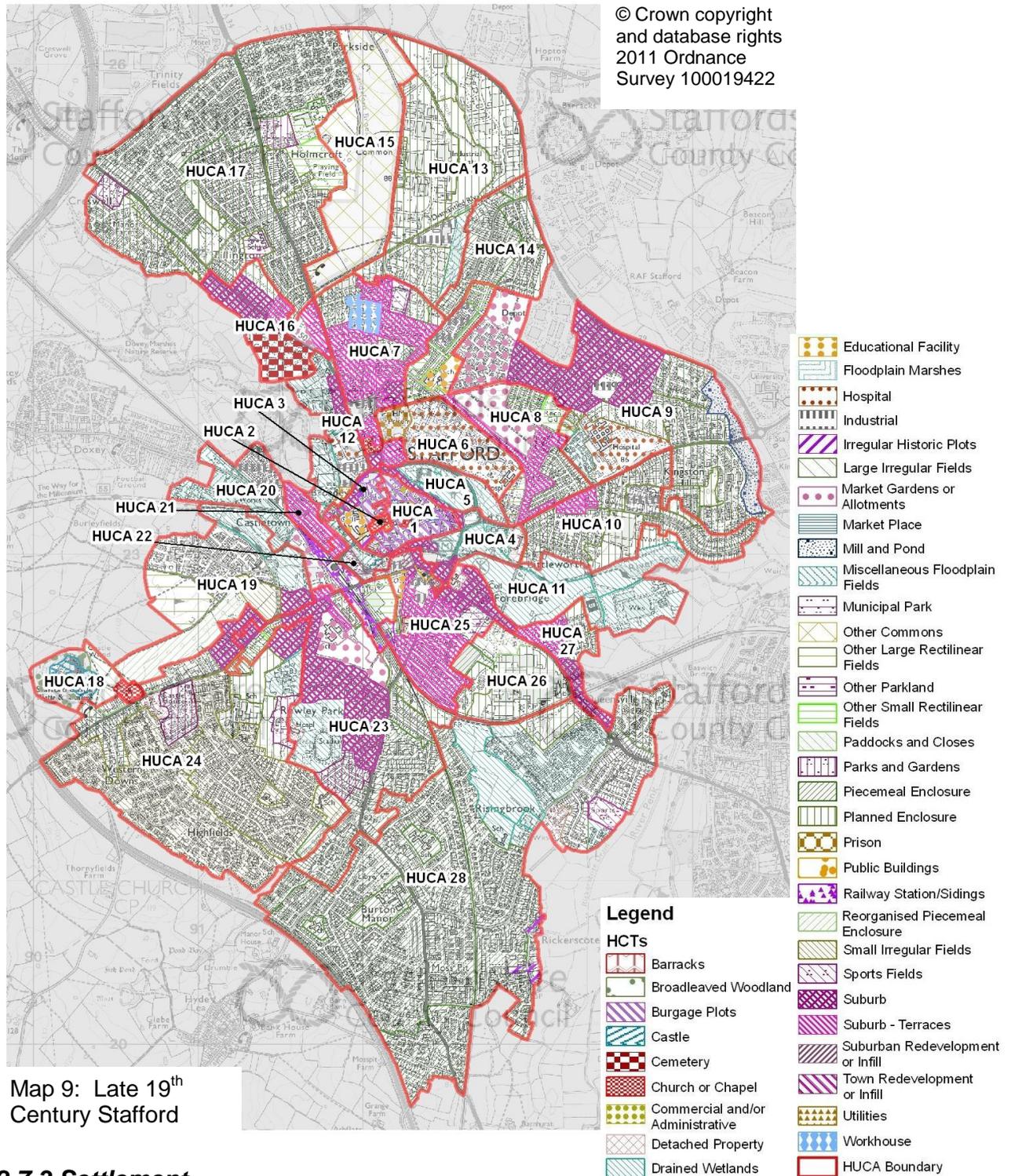
³⁴⁹ Greenslade et al 1979: 197

³⁵⁰ Ibid: 199

³⁵¹ Ibid: 191

³⁵² Darlington & Soden 2007: 223 & 225

³⁵³ Darlington & Jecock 2001: 16



2.7.3 Settlement

2.7.3.1 Town

A comparison of the town map (1681) and Sheriff's map (1788) suggests that settlement had expanded within Broadeye on the western side of the town. This had occurred mainly along Broad Street and the former Cherry Street, now lost within Stafford College, and parts of Tenterbanks. The medieval occupation levels in this area are not yet clearly understood so it is not possible to say with any confidence whether the expansion during the 18th

century represents the re-occupation of a formerly settled area, but this is likely. However, few historic buildings survive within Broadeye.

Around twenty-two 18th century buildings are known to survive within the town. These historic structures are generally concentrated along the main north-south axis of Greengate and Gaolgate Street and along Salter Street and Eastgate Street, where the burgrave plots were also still largely legible within the townscape (cf. map 9). They were probably built originally as residences, although they have all since been converted to other uses. The earliest is the Grade II* listed Chetwynd's House on the corner of Greengate Street and Mill Bank which was constructed in c.1700 and was the home of William Chetwynd (mayor of Stafford in 1742, 1750 and 1763)³⁵⁴. In the 19th century it was the home of William Horton, who built the first boot and shoe factory in Stafford³⁵⁵. Other listed 18th century buildings in the town include a purpose built bank dating to c.1795³⁵⁶ and the Shire Hall dating 1795-8³⁵⁷.

Of the eleven 19th century listed buildings within the town only three are not definitely domestic in origin, although there are three further buildings in Greengate Street, which may have been purpose-built shops in the early 19th century³⁵⁸. Nos. 6 and 7 Market Square was built as a bank in c.1810, as was the Old Bank House also in Market Square which dates to c.1840³⁵⁹.

2.7.3.2 Suburbs

Two late 18th century maps³⁶⁰ suggest that the expansion of Stafford beyond the limits of the medieval town wall and suburbs had not occurred by this date. The stimulus for settlement expansion appears to have been the Acts of Enclosure and Drainage which were passed in 1800³⁶¹ (cf. map and 2.7.5.3).

The land to the north of Stafford appears to have been developed at an earlier date than that to the south. Gaol Square was probably created circa 1800 within the area of the northern medieval suburb of Foregate and partially upon the site of the town gate (Gaol Gate). This was made possible by the re-location of the county gaol and house of correction (cf. 2.7.4.1). Gaol Road, running almost parallel to Foregate Street, was constructed as part of this opening up of the area in circa 1803 and was probably also encouraged by the re-location of Stafford County Gaol further out of town in the late 18th century³⁶². The development of streets and buildings within the area between these two roads was probably at least partially encouraged by the expansion of industry, and of boot and shoe manufacture in particular (cf. 2.7.4.5). Several streets had been constructed by 1838; County Road and Sash Street,

³⁵⁴ Staffordshire HER: PRN 08277; Extract from unknown publication: William Chetwynd born 1664 and died 1770

³⁵⁵ Staffordshire HER: PRN 08277

³⁵⁶ Ibid: PRN 08300

³⁵⁷ Ibid: PRN 08301

³⁵⁸ Ibid: PRN 08266, PRN 08290 and PRN 08291

³⁵⁹ Ibid: PRN 08306, PRN 08304 and PRN 08298

³⁶⁰ Yates' map of Staffordshire (1775) Sheriff's map of Stafford (1788)

³⁶¹ Greenslade et al 1979: 210; Midgley & Donaldson 1959: 94

³⁶² Greenslade et al 1979: 191

linking Gaol Road to Foregate Street and further north Cross Street, Friar Street and New Street (cf. HUCA 7). The earliest housing development was probably speculative by individual builders and was probably not funded by the shoe manufacturers. Until the 1860s the majority of manufacturing sites were probably workshop-sized buildings lying adjacent to the rear of the manufacturer's house³⁶³. Such workshops, known as shoe warehouses, are known to have existed in Foregate, Greyfriars, Browning Street and New Street³⁶⁴.

The increase in purpose-built all-encompassing shoe factories from the 1860s onwards may have further stimulated housing development as the workers were no longer home based and needed to be close to their place of employment. By the late 19th century this area was dominated by terraced housing and manufactories (cf. map 10).

Even into the later 19th century employers lived adjacent to their works, but increasingly as they gained in social status, they began to seek more desirable properties in pleasant surroundings. In 1851 only the three largest manufacturers lived away from their place of business; two of these in the southern suburb of Forebridge³⁶⁵. During the mid 19th century villas, detached and in terraces, were being built to house Stafford's growing middle classes. Such properties included the Grade II Listed Brunswick Terrace and those along the adjacent Newport Road (HUCA 23). To the north similar properties were built along Eccleshall Road, including 181-183 (formerly 'The Hollies') which was built circa 1879 for the shoe manufacturer Richard Podmore (HUCA 16)³⁶⁶.

At Forebridge to the south of the town centre the settlement was still largely centred upon The Green by the early 19th century. The earliest surviving buildings are 7-10 Bridge Street³⁶⁷ which contains a 17th century core and 6 The Green, which dates to the mid to late 18th century³⁶⁸. A map of Stafford dated 1838 shows development across The Green while two distinct streets had been laid out to the north (Lichfield Road) and to the south (Bailey Street) leading into Wolverhampton Road. This map also shows a large building set in its own grounds further south east along the Lichfield Road marked as 'Forebridge Hall', but now known as Green Hall³⁶⁹. This Grade II listed building dates to the early 19th century, by 1851 it was occupied by the shoe manufacturer Edwin Bostock³⁷⁰. However, the extant house is likely to have replaced an earlier property on the same or similar site. In 1732 this house appears to have had three gables and a large barn off Lichfield Road³⁷¹. On the opposite side of Lichfield Road a further large house was built c.1810, which became St Joseph's Convent in the early 20th century. The suburb of

³⁶³ Harrison 2005a: 16, 17 and 21

³⁶⁴ Ibid: 20

³⁶⁵ Ibid: 21-23

³⁶⁶ Ibid: 92

³⁶⁷ Ibid: PRN 08189

³⁶⁸ Ibid: PRN 14105

³⁶⁹ Ibid: PRN 08296

³⁷⁰ Harrison 2005a: 22

³⁷¹ Midgley & Donaldson 1959: 91

The Hough, further along Lichfield Road, apparently dates from the mid 19th century at a similar period as the construction of St Paul's Church³⁷².

Settlement along Wolverhampton Road existed by the late 18th century and this may have encouraged the construction of the Catholic chapel in 1791 (cf. 2.7.6.2)³⁷³. The streets around the Catholic Church on Wolverhampton Road, many of which take their names from the Austin Friars and include Middle Friars and Friars Terrace, date to the 1860s/70s³⁷⁴. Many terraced houses survive in this area. On the eastern side of Wolverhampton Road, further terraced housing survives in the area between Cramer Street and Shrewsbury Road, which mostly date to the 1860s/70s with the exception of Cramer Street and Alexander Road, the latter dating to the early 20th century³⁷⁵. The Oval, a road of high status houses, was laid out in the grounds of Green Hall in the mid 1890s (although the majority of the buildings are of 1920s/30s date)³⁷⁶.

In 1835 Forebridge was transferred from Castle Church parish to the borough of Stafford³⁷⁷. It appears that this stimulated further, mainly residential development. Garden Street must have existed by c.1830 as a house of approximately this date survives on the corner of Cramer Street with an adjacent stable block³⁷⁸. Cramer Street itself was apparently laid out in the 1880s³⁷⁹. Part of the land which was transferred was the area now known as Castletown to the west of the town centre. Suburban development in Castletown in the form of terraced houses began in the mid 19th century. This development was probably encouraged by several industrial developments in the 1860s and 1870s (Henry Venables' sawmill and W. G. Bagnalls' engine works cf. 2.7.5.4 and HUCA 20), but was probably initially stimulated by the opening of the railway station in 1837³⁸⁰. A terrace of five Grade II listed houses along Newport Road was built between 1837 and 1850 specifically to house railway workers³⁸¹ and Castletown itself was said to be dominated by homes for the railway workers by 1876³⁸².

Other areas which expanded during the 19th century included the village of Doxey to the west, outside the EUS project area, and at Queensville to the south of the railway line on the Lichfield Road (HUCA 27). The small hamlet of Littleworth to the east of the town had new streets laid out by the 1880s and a school was built there in anticipation of housing development (HUCA 10)³⁸³. Corporation Street was laid out in the 1890s and some houses had been built along it by the time the second edition 25" OS map was published in 1901 as

³⁷² Ibid

³⁷³ Yates 1775; Greenslade et al 1979: 250

³⁷⁴ Ibid

³⁷⁵ Ibid

³⁷⁶ Ibid; P. McKnight pers. comm..

³⁷⁷ Greenslade et al 1979: 194

³⁷⁸ Staffordshire HER: PRN 08265 & PRN 14090

³⁷⁹ Greenslade et al 1979: 194

³⁸⁰ Ibid: 195

³⁸¹ Staffordshire HER: PRN 08330

³⁸² Greenslade et al 1979: 195

³⁸³ Greenslade et al 1979: 193

are houses to the north east of Sandon Road in Peel and Victoria Terraces (HUCA 8 and HUCA 7)³⁸⁴.

Rowley Hall, a Grade II listed country house was built c.1817 situated in its own grounds; this property may have been located upon the site of or in the area of a medieval manor house (cf. 2.5.3.2)³⁸⁵. By the end of the 19th century this area was still relatively rural in character with a few roads to the north, including Crescent Road and Lawn Road, having been developed with higher status suburban homes. Lawn Terrace comprises eight Grade II listed houses, which were built in 1868 as part of a scheme to provide higher status housing.³⁸⁶ However, the venture had failed to attract customers and the development of this area appears to have stalled for several decades³⁸⁷.

Map 9 shows the extent of suburban expansion, particularly of the terraced houses, across the landscape, particularly when compared with maps 6 and 8.

2.7.4 Administration, Education & Welfare

2.7.4.1 Administration

The 16th century Shire Hall was demolished, along with several houses to the east, in the 1790s to make way for a new hall which was completed in 1798. The Grade II* Shire Hall was extended in the 1850s³⁸⁸ and operated as the county court until the 1980s.

The Borough Hall³⁸⁹ was built in 1877 and may have been used by the county council until the County Buildings³⁹⁰ were completed in Martin Street in 1895. The County Buildings had been extended by 1899 (HUCA 1).

The prison reformer John Howard visited Stafford's county gaol in the late 18th century and found its conditions to be inadequate³⁹¹. Howard compiled a book revealing the poor conditions of gaols in the country, which was instrumental in the passing of the 1784 Prison Reform Act³⁹². This required Justices of the Peace to examine county gaols and if they were found to be in poor repair new prisons should be built. If the current site was unsuitable then the new prison should be sited elsewhere. This was undoubtedly the background to the decision to construct the new county prison in Foregate field between 1787 and 1793. The Grade II late 18th century prison block survives within the extant complex³⁹³. The prison was enlarged on three occasions during the 19th century; each occasion was prompted by

³⁸⁴ Ibid

³⁸⁵ Staffordshire HER: PRN 08337

³⁸⁶ Ibid: PRN 14088

³⁸⁷ Greenslade et al 1979: 195

³⁸⁸ Ibid: 202; Staffordshire HER: PRN 08301

³⁸⁹ Staffordshire HER: PRN 08236

³⁹⁰ Ibid: PRN 08312

³⁹¹ Greenslade et al 1979: 204

³⁹² Brodie et al 2002: 38

³⁹³ Staffordshire HER: PRN 08246

successive Prison Reform Acts. The 1824 Act advocated that each category of prisoner (which was based on age, sex and offence) should be held separately. Architectural plans of ‘ideal prisons’ were proposed which provided separate yards and buildings. At Stafford this resulted in construction of 13 separate yards³⁹⁴. This Act may also have resulted in the construction of the Grade II Listed North Detention Block, also known as ‘The Crescent’ by the architect Joseph Potter Junior in 1833³⁹⁵. The curving form of the architecture allowed for the provision of multiple small yards, but also reflected the architectural fashion of the day³⁹⁶. This building is believed to be the only example of its kind to survive³⁹⁷. The 1839 Act introduced the separate cell system where inmates were to be provided with large cells and their interaction was curtailed³⁹⁸. Two new blocks were constructed at Stafford to provide accommodation based on the new system. Both prison blocks are Grade II Listed, were designed by Joseph Potter Junior and were built in circa 1840 and circa 1853 respectively. The 1839 Act became compulsory in 1865 and this may have been instrumental in the decision to significantly enlarge ‘The Crescent’ in the 1860s³⁹⁹.

2.7.4.2 Welfare

A general infirmary was built to serve Stafford between 1769 and 1772 in Foregate Street; extensions to the complex included a fever ward in 1829⁴⁰⁰. It was restored and enlarged between 1892 and 1897⁴⁰¹. There was also an infectious diseases hospital at Kingston Hill by the late 19th century⁴⁰².

By the mid 19th century there were two lunatic asylums located in Stafford. The earliest (later the County Asylum) had been built in 1818 to the south of Crooked Bridge Road. It was originally intended for all social classes but after 1854 it was used solely for lower status patients. The buildings survive as a Grade II listed building, St George’s hospital; the former sanitary wards also survive. It is a very early example of this type of hospital, which was forward thinking in its architectural design and ethos regarding patient care. Its architecture was of a classical style and the hospital resembled a country house. It was felt that this restrained and elegant building style was ‘calming’ and would benefit patient recovery. The complex was designed to increase the activity of the patients rather having them lying in their beds. They were encouraged to work in the extensive gardens, the laundry, kitchens and the on-site farm as part of their therapy. The gardens are shown on the first edition 25” OS map as lying to the north west and south east of the main range. Woodland landscaping and single trees are depicted to the south and these largely survive. This map also depicts the ‘Asylum Farm’, where

³⁹⁴ Brodie et al 2002: 61

³⁹⁵ Staffordshire HER: PRN 08249

³⁹⁶ Brodie et al 2002: 73 and 74

³⁹⁷ Ibid: fig. 3.30

³⁹⁸ Ibid: 91-2

³⁹⁹ Ibid: 74

⁴⁰⁰ Greenslade et al 1979: 234; Staffordshire HER: PRN 00567

⁴⁰¹ Greenslade et al 1979: 234

⁴⁰² Ibid

presumably inmates were also encouraged to work, making the whole venture self-sufficient⁴⁰³.

Cotonhill Asylum was built in 1854 for higher status patients and also stood in its own landscaped grounds. Only the chapel and the lodges survive today⁴⁰⁴.

The parish workhouse was opened in the outbuildings of College House on the south side of St Mary's churchyard in 1738⁴⁰⁵. When College House was demolished its timbers were sold to support the foundation of the workhouse⁴⁰⁶. The workhouse comprised six chambers as well as a work room and other service rooms. It was said to be in a poor state by 1806⁴⁰⁷. The Castle Church parish workhouse stood in Forebridge by the late 18th century⁴⁰⁸. Both of these workhouses were replaced by the Union Workhouse which was built in Marston Road in 1837-8⁴⁰⁹. This workhouse was constructed to form four courtyards, which were usually separated into male and female areas, and stood in its own landscaped grounds⁴¹⁰. By circa 1880 the site included a smallpox hospital to the north west of the plot and by circa 1900 a large infirmary had been constructed to the south.

Two public baths are known to have served Stafford during the late 19th century. Friary Baths in Forebridge, which opened in 1871, is marked on the first edition 25" OS map of 1880 suggesting it was still operating at that date. The Royal Brine Baths opened on Bridge Street in 1892; the brine bath being fed from a spring on Stafford Common⁴¹¹.

2.7.4.3 Education

The King Edward VI Grammar School, which was housed in St Bertelin's Chapel was moved to a purpose-built schoolhouse in Gaol Square in 1801 following the demolition of the chapel⁴¹². This building proved to be unfit for purpose and another school house was built nearby in Gaol Square in 1813, where it remained until the 1860s⁴¹³. A new school was built on Newport Road between 1860-2 and was funded largely by the Salt family (cf. 2.8.3.3)⁴¹⁴.

There are several other surviving 19th century schools in Stafford, although they are no longer used for education. The Stafford National School was opened in 1825 in Gaol Road and was re-named Christ Church in 1856⁴¹⁵.

⁴⁰³ Staffordshire HER: PRN 05566 & PRN ??

⁴⁰⁴ Staffordshire HER: PRN 05565; Greenslade et al 1979: 234

⁴⁰⁵ Evans 1970: 307; Greenslade et al 1979: 206 and 231

⁴⁰⁶ Greenslade et al 1979: 206

⁴⁰⁷ Ibid: 231

⁴⁰⁸ Ibid

⁴⁰⁹ Ibid.; Staffordshire HER: PRN 52863

⁴¹⁰ Ordnance Survey. 1880. 1:500 map

⁴¹¹ Ibid: 234

⁴¹² Johnson 1979: 165

⁴¹³ Ibid

⁴¹⁴ Greenslade et al 1979: 234; Ibid: PRN 14320

⁴¹⁵ Ibid: 231

However, a survey of historic schools undertaken in the 2007 suggested that the surviving buildings on the site were built in three phases all of which date to the late 19th century⁴¹⁶. St Mary's Church of England School was built to the south of the churchyard upon the site of the parish workhouse in 1856; it survives as a Grade II listed building⁴¹⁷. To the south of the town in Forebridge, St Paul's Primary School has been identified as dating to the mid 19th century⁴¹⁸.

A Technical School was built in 1896 on Earl Street⁴¹⁹; it has since been used as local government offices but by the 21st century had been converted to a public house and flats⁴²⁰.

2.7.5 Economy

2.7.5.1 Markets & fairs

Stafford remained a thriving market town throughout the 18th and 19th centuries and until the mid 19th century activity was still focused upon Market Square. In 1853-4 a guildhall was built with a market hall to the rear which specialised in food. By the late 19th century this hall was known as St John's Market. In 1880 the butchers' market was transferred from Market Square into an extension of the market hall⁴²¹.

Livestock markets also continued and in 1838 there was a cattle market in Eastgate Street, which transferred to Market Square in 1839. By the late 19th century there were three private cattle markets at the Junction Inn, Newport Road, the Talbot Inn, Victoria Road and at the Sun Inn in Lichfield Road⁴²².

Pig and sheep markets were still in evidence by 1877. The former was held in Gaol Square to the north of the town with the sheep market taking place in Eastgate Street⁴²³.

Pitcher Bank in Eastgate Street got its name from a crockery market which was being held here by 1835⁴²⁴. It has been speculated that this was the site of a market during the medieval period although there is no evidence for continued into the 19th century (cf. 2.5.5.1). This site is shown on map 9.

Several fairs were still in operation in the 18th and 19th centuries dealing in horses, sheep, cattle, wool and cheese. Only three cattle fairs and a monthly cheese fair survived by the turn of the 20th century⁴²⁵.

⁴¹⁶ Staffordshire HER: PRN 51589

⁴¹⁷ Greenslade et al 1979: 231; Staffordshire HER: PRN 08303

⁴¹⁸ Staffordshire HER: PRN 51884

⁴¹⁹ Ibid: PRN 14079

⁴²⁰ P. McKnight pers. comm..

⁴²¹ Greenslade et al 1979: 213

⁴²² Ibid: 213-4

⁴²³ Ibid: 214

⁴²⁴ Ibid

⁴²⁵ Ibid

2.7.5.2 Mills

The watermill on Mill Bank was rebuilt with two waterwheels in the 1830s by George Brewster, a corn miller⁴²⁶.

The windmill at Broad Eye was built as a flour mill in 1796 from material salvaged from the 16th century Shire Hall which had been demolished in 1793-4⁴²⁷. By the mid 19th century a steam engine had been added to the windmill to increase the efficiency of flour milling, but operations appear to have ceased in 1896. The sails and machinery were removed and it was then used as a warehouse.⁴²⁸

2.7.5.3 Agriculture

The archaeological excavation along the eastern side of Clark Street and south of Eastgate Street suggested that agricultural activity was being carried out until at least the late 18th century in this area⁴²⁹. The excavation also noted a series of large pits of 17th to 18th century date, but did not suggest whether they were used for domestic waste or for industrial purposes⁴³⁰. However, map evidence from the early 17th century onwards suggests that this area of Eastgate Street was developed and it is possible that the cultivation noted in the excavation related to garden soils or an area of land given over to market gardening.

By the end of the 18th century Foregate field was being farmed on a three course rotation⁴³¹. In 1800 an Act of Parliament was passed to enclose various open fields and commons to the north, south and east of the town⁴³². The fields were laid out with straight boundaries by surveyors and created a landscape with a geometric pattern, which is identifiable on map 43 as 'Planned Enclosure'. The area known as Stafford Common was retained as open land and from 1834 the townspeople had the right to graze cattle from May until Christmas Eve⁴³³.

Coton Field, however, remained open until the Stafford Corporation Act (1880) was passed to allow enclosure and is shown on map 43 as Strip fields. The field was slowly developed, with only the Coton Field Allotments surviving⁴³⁴.

The drainage of the marshlands around Stafford appears to have been undertaken around the mid 19th century; particularly the construction of the Broad Eye-Pans Drain to the west and the Rickerscote Drain to the south

⁴²⁶ Staffordshire HER: PRN 00786

⁴²⁷ Staffordshire HER: PRN 03279; Friends of Broad Eye Windmill 1998: 4

⁴²⁸ Ibid

⁴²⁹ Carver 1975: 63

⁴³⁰ Ibid.

⁴³¹ Greenslade et al 1979: 209

⁴³² Ibid

⁴³³ Ibid: 210

⁴³⁴ Ibid: 209

east. The River Sow was straightened and deepened in response to this drainage work⁴³⁵.

2.7.5.4 Industry

By the early 18th century cloth was considered to be an important industry in the town although it is not known whether the townspeople were involved in its manufacture or solely in its sale. Stocking makers were recorded in the town during the mid 18th century and a cotton factory had been established in 1803⁴³⁶. A silk mill operated between c.1835 and c.1861⁴³⁷, but its location is not known. Hat making had apparently become an important industry by the early 19th century⁴³⁸.

By the mid 19th century Stafford's principal industry was the manufacture of boots and shoes⁴³⁹. Shoemaking had been an important industry in the town since the medieval period and was traditionally located in the area of Broad Eye⁴⁴⁰. Shoemaking was carried out in the homes of the workers and the shoes were made bespoke for the individuals requiring them⁴⁴¹. From the 17th century ready-made shoes were being produced and eventually the industry became organised with the first processes being carried out in shoe warehouses, usually located behind the shoe masters' house, whilst the 'making up' continued to be undertaken as a cottage industry in the shoemakers/cordwainers homes⁴⁴². In Stafford William Horton, of Chetwynd House, is believed to have been the first manufacturer of ready-made shoes⁴⁴³. He built a shoe warehouse behind Chetwynd House in Mill Street for this purpose circa 1812, which operated until circa 1854⁴⁴⁴. The number of shoe manufacturers in the town more than doubled between 1784 and 1818⁴⁴⁵. In 1854 there were 24 bespoke shoemakers still working in the town in the traditional manner and there were 18 manufacturers⁴⁴⁶.

⁴³⁵ Midgley & Donaldson 1959: 94

⁴³⁶ Greenslade et al: 217

⁴³⁷ Ibid

⁴³⁸ Ibid

⁴³⁹ Harrison 2005a: 13

⁴⁴⁰ Ibid: 19

⁴⁴¹ Ibid: 12

⁴⁴² Ibid: 12-16

⁴⁴³ Ibid: 12

⁴⁴⁴ Ibid: 12 and 17; Jenkins 1967: 231

⁴⁴⁵ Greenslade et al 1979: 217; Harrison 2005a: 13; Jenkins 1967: 231

⁴⁴⁶ Harrison 2005a: 13

Legend

- Shoe factories as marked on the first and second edition OS maps

© and database right Crown copyright and Landmark Information Group Ltd (All rights reserved 2011). Licence No. LM00589.



Map 10: Shoe making district on the second Edition 25" OS map

The development of purpose-built factories run on an industrial scale with powered machinery and housing multiple manufacturing processes was only slowly adopted in the Stafford shoe industry. The front wall of what is believed to be the first purpose-built shoe warehouse (1857) survives on the corner of the Tipping Street and Eastgate Street (HUCA 1). However, from the 1860s industrialised shoe manufacturing began to be concentrated in the

area to the north of Stafford between Foregate and Sandon Road (HUCA 7 and map 10), although manufactories continued to operate within the town centre into late 19th century⁴⁴⁷. At least eight of the established manufacturers moved to newly built premises in this area between circa 1863 and circa 1878; this is not including any new manufacturers who may have moved into Stafford during this period⁴⁴⁸. Several of these factories survive including Richard Podmore's manufactory on Wogan Street, which is better known as the Stafford Box Company, and the factory standing on Marston Street between Fancy Walk and Rowley Street (later C. H. Riley's) (cf. plate 3)⁴⁴⁹. The expansion of the manufactories to the north of Stafford also encouraged the development of housing for the workers and some of the owners (cf. 2.7.3.2 and map 10)⁴⁵⁰.

The growth of the shoe industry led to an increase in service industries such as tanning, the manufacturer of packaging and wooden heels, as well as the metal ware required for the manufacture of shoes⁴⁵¹. A large tannery existed between Eastgate Street and Back Walls which was bought by the shoe manufacture T. B. Elley in 1842 for the shoe trade⁴⁵². Archaeological work in this area has shown that tanning had occurred on this site from the 17th century onwards (cf. 2.6.5.4)⁴⁵³.

The shoe industry also encouraged the establishment or relocation of engineering works to Stafford. Three notable engineering companies operated in Stafford during the late 19th century all of which were originally engaged in the manufacture of tools and machinery for the shoe industry⁴⁵⁴. These three companies were all based in the shoemaking quarter of the town: W. H. Dorman had a works in Foregate Street in 1870; Keats Bros. Co. in Gaol Road by 1886, but who moved to Albion Works, Marston Road circa 1890 and John Evans (later Lloyd, Yates & Knight) set up in Fancy Walk in 1881⁴⁵⁵.

Other engineering works include W. G. Bagnall Ltd who set up an engine factory at the Castle Engine Works in Castle Street in 1876 where they built steam and diesel locomotives⁴⁵⁶. Several companies involved in the manufacture of abrasive products, possibly associated with the shoe trade (for example through the provision of sharpening equipment for shoe knives), existed in 1872⁴⁵⁷. The most significant of these was Rooper & Harris Ltd who worked out of the Castle Works in 1893 and which eventually became the Universal Grinding Wheel Co. Ltd. (cf. 2.8.4.3)⁴⁵⁸. The earliest industrial

⁴⁴⁷ Ibid: 44; First edition 1:500 OS map circa 1880

⁴⁴⁸ Ibid: 44-45

⁴⁴⁹ Staffordshire HER: PRN 50361 and PRN 50363

⁴⁵⁰ Ibid: 56

⁴⁵¹ Ibid: 64

⁴⁵² Harrison 1979: 54

⁴⁵³ Staffordshire HER: PRN 51567

⁴⁵⁴ Greenslade et al 1979: 219

⁴⁵⁵ Ibid

⁴⁵⁶ Greenslade et al 1979: 219

⁴⁵⁷ Staffordshire Industrial Archaeology Society 2000: 97

⁴⁵⁸ Ibid.

site in this area was probably the Castletown sawmills established by Henry Venables in Doxey Road in 1864⁴⁵⁹.



Plate 3: Boot & shoe factory, Marston Road

Other industry associated with Stafford included brewing and salt working. There were two breweries in the town in 1860, although there was only one surviving at the turn of the 20th century⁴⁶⁰. A saltworks was established on the southern edge of Stafford Common in 1893 following the discovery of salt in the area in 1877⁴⁶¹. This site probably supplied brine to The Royal Brine Baths in the town centre.

The increase in large-scale industrial works outside of the town centre during the 19th century is highlighted when comparing maps 42 (Post Medieval Stafford) and 43 (18th/19th century Stafford).

2.7.6 Religion

2.7.6.1 Anglican Churches

St Bertelin's Church to the rear of St Mary's was demolished in 1801⁴⁶².

The architect Sir Gilbert Scott extensively restored St Mary's Church, rebuilding the southern aisle, transept and crossing, between 1841 and

⁴⁵⁹ Greenslade et al 1979: 218

⁴⁶⁰ Ibid: 219

⁴⁶¹ Greenslade et al 1979: 221

⁴⁶² Ibid: PRN 00774

1842⁴⁶³. He was also responsible for the restoration of St Chad's church in 1870. This included the rebuilding of the west front and the south aisle walls⁴⁶⁴.

Three churches were established in the 19th century to serve the new communities in the growing northern and southern suburbs. Christ Church in Foregate Street to the north of the town was consecrated in 1839 initially as a chapel of ease, but by 1844 it had its own parish⁴⁶⁵. St Paul's Church, Lichfield Road in Forebridge was consecrated in 1844 with a parish covering Forebridge, Castletown and Rickerscote⁴⁶⁶. A daughter church was built in Castletown in the 1860s and was consecrated to St Thomas. A mission church to serve Rickerscote followed in 1877⁴⁶⁷.

2.7.6.2 Other denominations

A Grade II listed Roman Catholic chapel was opened in Wolverhampton Road in 1791 upon land which had apparently belonged to the medieval Austin Friary (cf. 2.5.6.5). The surviving church was built in 1861-2 and was designed by the architect E. W. Pugin⁴⁶⁸. The presbytery built in 1791 survives as a Grade II listed building⁴⁶⁹.

The earliest surviving non-conformist chapel in Stafford is the Grade II* Quaker Meeting House in Foregate Street which was built in 1730. The burial ground had been purchased in 1668 and was extended in 1680 and 1725⁴⁷⁰. The Presbyterians had a chapel by the late 17th century (cf. 2.6.6.2) and other non-conformist chapels were also established during the 18th century. The Congregationalists had converted an existing building in Salter Street by 1788 and the Methodists were holding meetings in a house in Cherry Street in 1785⁴⁷¹.

By the 19th century there were many other non-conformist denominations meeting within the town and the few chapels which survive are mostly of this date. One of the earliest surviving Brethren Meeting Houses, a Grade II listed building, was built in Church Lane in 1839 complete with a small graveyard.⁴⁷² A Methodist New Connexion chapel built in 1847-8 survives in Gaol Square, although it no longer serves as a chapel⁴⁷³ and a Baptist Church built in 1895-6 survives at The Green, Forebridge⁴⁷⁴.

⁴⁶³ Staffordshire HER: PRN 08340

⁴⁶⁴ Ibid: PRN 00775

⁴⁶⁵ Greenslade et al 1979: 248

⁴⁶⁶ Ibid; Staffordshire HER: PRN 14090

⁴⁶⁷ Greenslade et al 1979: 248

⁴⁶⁸ Ibid: 250; Staffordshire HER: PRN 08538

⁴⁶⁹ Staffordshire HER: PRN 08359

⁴⁷⁰ Greenslade et al 1979: 250; Staffordshire HER: PRN 08244

⁴⁷¹ Greenslade et al 1979: 250

⁴⁷² Staffordshire HER: PRN 14076; Greenslade et al 1979: 250

⁴⁷³ RCHME 1986: 218; Greenslade et al 1979: 250

⁴⁷⁴ Greenslade et al 1979: 250

2.7.6.3 Cemetery

The municipal cemetery to the south west of Eccleshall Road was opened in 1856⁴⁷⁵, by 1880 it had two mortuary chapels both of which survive.

2.7.7 Communications

2.7.7.1 Coaches

By the late 18th century Stafford was one of the stations on several long distance coaching routes. As a consequence there were four coaching inns in the town⁴⁷⁶; only the Swan Hotel and The Bear Inn in Greengate Street survive⁴⁷⁷. The main roads out of the town were all turnpiked in the 18th century in an attempt to improve the state of the roads and thus shorten road journey times, particularly by coach. The road improvements would presumably have helped to ensure the continuing success of the town's markets and fairs during this period.

2.7.7.2 Canals

The Staffordshire and Worcestershire canal was opened in 1772 approximately 2.5km to the south east of the town. In order to link the town to the canal a tramway was built from Radford Wharf to a wharf on the River Sow to the south of Green Bridge, but this venture ceased in 1818. In 1814 a short branch canal was constructed from the canal into the River Sow to the north east of Baswich, known as St Thomas' lock⁴⁷⁸. The river was then made navigable for boats up to the east end of Green Bridge where a further branch was cut to a coal wharf⁴⁷⁹.

2.7.7.3 Railways

The Grand Junction Railway, which ran between Birmingham and Warrington, opened with a small station at Stafford in 1837. The station was re-located and enlarged in 1861-2. Three further lines were opened; one which ultimately linked Stafford to London was opened in 1847. A well preserved goods shed dating to c.1860 stands adjacent to this railway line off Friars Terrace⁴⁸⁰. Another railway line to Wellington in Shropshire, via Newport was opened in 1849 and a line to Uttoxeter was opened in 1867⁴⁸¹.

The railway had a significant impact upon the town as heavy engineering companies were attracted here throughout the 19th century. Among these firms was the previously mentioned Castle Engine Works which produced

⁴⁷⁵ Greenslade et al 1979: 235

⁴⁷⁶ Greenslade et al 1979: 198

⁴⁷⁷ Staffordshire HER: PRN 14086 and PRN 08283

⁴⁷⁸ Greenslade et al 1979: 198; Staffordshire HER: PRN 50013

⁴⁷⁹ Greenslade et al 1979: 198; Staffordshire HER: PRN 50014

⁴⁸⁰ Staffordshire HER: PRN 50457

⁴⁸¹ Greenslade et al 1979: 198

railway locomotives. The railway was also an important employer in the town with many employees living in Castletown (cf. 2.7.3.2).

Victoria Road, with a bridge over the River Sow, was constructed in 1865-6 to provide a direct link between the town and the railway station⁴⁸².

2.8 20th & 21st century (1900 to circa 2010)

2.8.1 Settlement

Map 11 shows the direction and expanse of suburban development during the 20th and early 21st centuries. Much of the early 20th century expansion occurred along the main roads such as Weston Road and Tixall Road to the east (HUCA 10) and Stone Road to the north (HUCA 17). The latter formed part of Holmcroft where private houses were built from the mid 1930s and council housing from the late 1940s⁴⁸³. To the north east houses were built along a purpose-built road, Oxford Gardens, from the first decade of the 20th century (HUCA 8 and HUCA 14)⁴⁸⁴.

Council houses were built on two estates, Coton Field and Lammascote in 1913-14 and further council houses were built in the 1920s and 1930s to the north of the railway station either side of the Stone Road. In the post war period further council estates were built at Coton Farm on Douglas Road; south of Corporation Street and at St Peter's Gardens, Rickerscote⁴⁸⁵.

Other areas of Stafford which had become residential during the early 20th century include Rowley Grove and Park Crescent at Rowley Bank, where villas were developed⁴⁸⁶. Further housing was constructed in this area during the 1920s and 1930s⁴⁸⁷. Burton Manor Village, to the south of Rowley Bank in HUCA 23, was conceived as a 'garden city' suburb with the first houses being built in 1926 for the Hall Engineering Company⁴⁸⁸. However, only a fraction of the original estate was actually built, comprising Manor Square and Manor Green⁴⁸⁹. The housing estate was designated as a Conservation Area in 2008. The 'Garden City' movement was initiated in the late 19th century by Ebenezer Howard who sought to improve the housing and environment of working people believing that it would initiate a new civilisation⁴⁹⁰. It began as a private enterprise and was taken up by business owners of which Burton Manor is an example. Following the Housing Act (1919) council housing also took on some of the key principles⁴⁹¹. Some of these principles can be seen within the early and mid 20th century housing estates in Stafford. The

⁴⁸² Ibid: 189

⁴⁸³ Greenslade et al 1979: 193

⁴⁸⁴ Ibid: 194

⁴⁸⁵ Ibid: 195-6

⁴⁸⁶ Ibid: 196

⁴⁸⁷ Ibid: 196

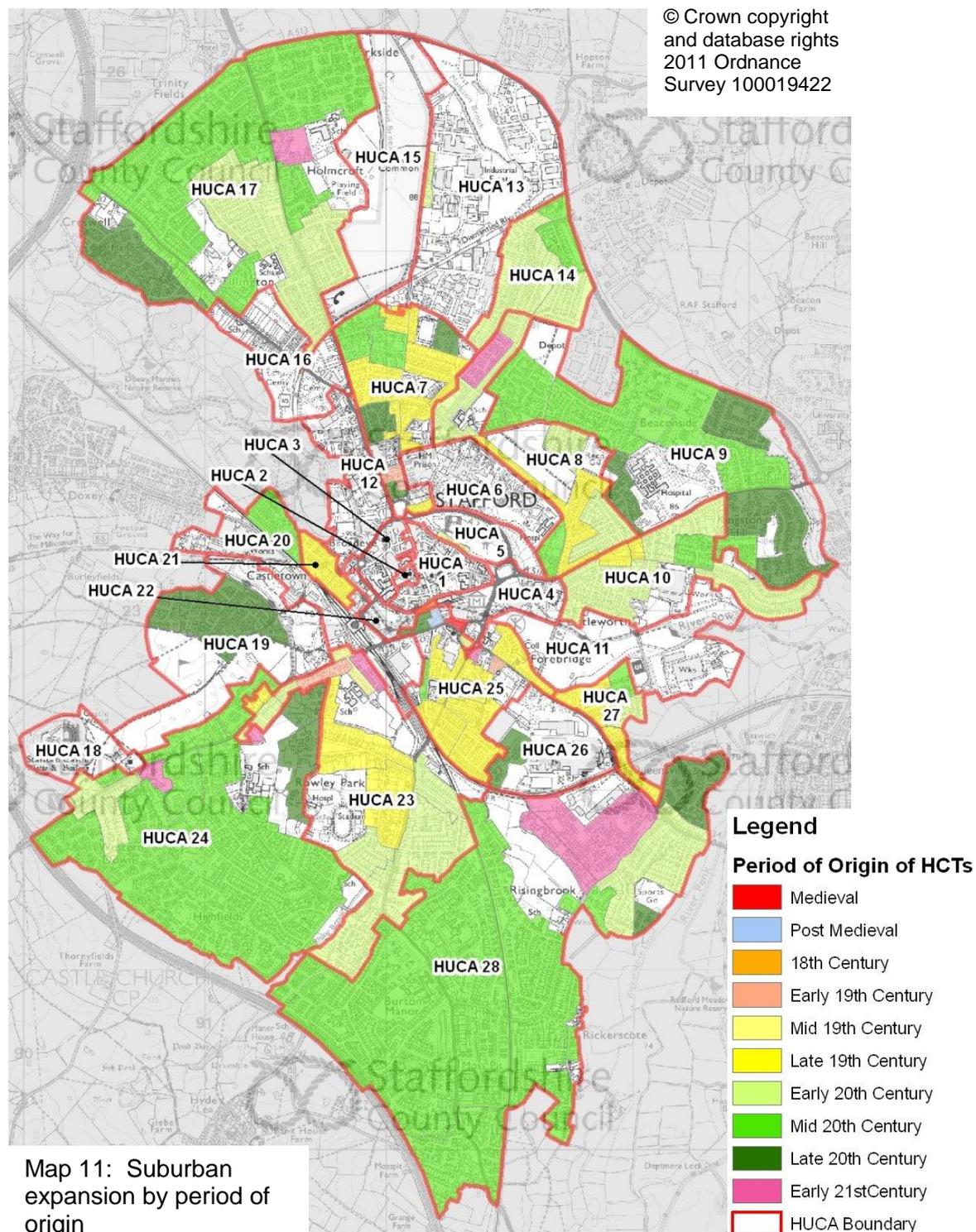
⁴⁸⁸ Stafford Borough Council. 2008. Web 30/10/2008

⁴⁸⁹ Ibid.

⁴⁹⁰ Miller 2010: 1

⁴⁹¹ Ibid: 18, 22, 79 and 86

movement has had a profound influence on housing development throughout the 20th century⁴⁹².



The greatest increase in housing development occurred during the mid 20th century and included the development of Beaconside, to the north east, was

⁴⁹² Ibid: 86-89

primarily developed as a housing estate for RAF Stafford in the 1950s (HUCA 9)⁴⁹³.

Some of the late 20th and early 21st century development has been carried out upon the site of earlier development including industrial sites such as the Lotus Factory on Sandon Road (HUCA 8) and a concrete works north of Silkmore Lane (HUCA 28).

2.8.2 Open land and parks

There are several areas of open or park land within the study area most notably Stafford Common to the north. Part of Coton Field was preserved for allotments and these date from the late 19th century. Two large sports fields either side of Riverway adjacent to the River Sow also provide large open space on the eastern side of the town. North of Silkmore Road the drainage system which ensures that the land does not return to marsh has left another substantial area of green space.

The golf course to the north east of Stafford Castle had been established by the 1920s.

Victoria Gardens to the south of the town was opened with a bandstand in 1908 and was extended twice in 1911 and the 1930s⁴⁹⁴.

2.8.3. Administration, Education & Welfare

2.8.3.1 Administration

The Borough Hall continued to be used as local government offices during the 20th century until it was converted into the Gatehouse Theatre⁴⁹⁵. Stafford Borough Council offices were built in the late 20th century upon the site of the Royal Brine Baths.

The County Buildings were extended several times during the first half of the 20th century, the first block of offices being completed in 1915. Further buildings were constructed in the 1970s⁴⁹⁶.

The county gaol was used as a military detention centre during the First World War until 1921. It was not reused as a prison until 1939 when it reopened for civilians⁴⁹⁷. It continues to serve as a prison in the early 21st century.

⁴⁹³ Greenslade et al 1979: 194

⁴⁹⁴ Ibid: 189

⁴⁹⁵ Staffordshire HER: PRN 08236

⁴⁹⁶ Greenslade et al 1979: 202

⁴⁹⁷ Ibid: 205

2.8.3.2 Welfare

Large parts of the General Infirmary in Foregate Street were demolished 1999-2000 to make way for a retail park, although the range fronting onto the road survives⁴⁹⁸.

The County lunatic asylum in Crooked Bridge Road was renamed St George's Hospital in 1940. By the early 21st century the buildings were no longer in use, but survive as a Grade II listed building⁴⁹⁹. However, the main blocks at the Cotonhill asylum were demolished in 1976 and a new general hospital was constructed upon the site⁵⁰⁰. A few original buildings, the chapel and two lodges, survive⁵⁰¹.

In 1948 the Union Workhouse was converted into an old people's home and hospital. This was demolished in 1974 and a new hospital was opened in Corporation Street in 1974⁵⁰² which was still operating in the early 21st century.

2.8.3.3 Education

The Grade II listed St Leonard's School was built at the new suburb of The Hough c.1910 to 1915 upon the supposed site of St Leonard's medieval hospital⁵⁰³. Other schools were built to serve the outer suburbs during the 20th century.

St Mary's Church of England National School closed in 1939 and the buildings were converted to a shopping centre in 1990⁵⁰⁴.

The Stafford Girls High School was formed in 1903 and moved into a purpose-built building in 1907; it was extended in a similar style in 1930⁵⁰⁵. The school, in The Oval (HUCA 25), was designed by John Hutchings, the County Architect, who was responsible for revolutionising school design to promote maximum light and ventilation⁵⁰⁶. The Girls High School removed to new buildings at West Way, Highfields in 1963 (HUCA 24) and The Oval buildings became part of Stafford College⁵⁰⁷. In the early 21st century the buildings were converted to flats⁵⁰⁸.

⁴⁹⁸ Staffordshire HER: PRN 05567

⁴⁹⁹ Staffordshire HER: PRN 05566

⁵⁰⁰ Staffordshire HER: PRN 05565; Greenslade et al 1979: 234

⁵⁰¹ Staffordshire HER: PRN 05565

⁵⁰² Greenslade et al 1979: 231

⁵⁰³ Staffordshire HER: PRN14099

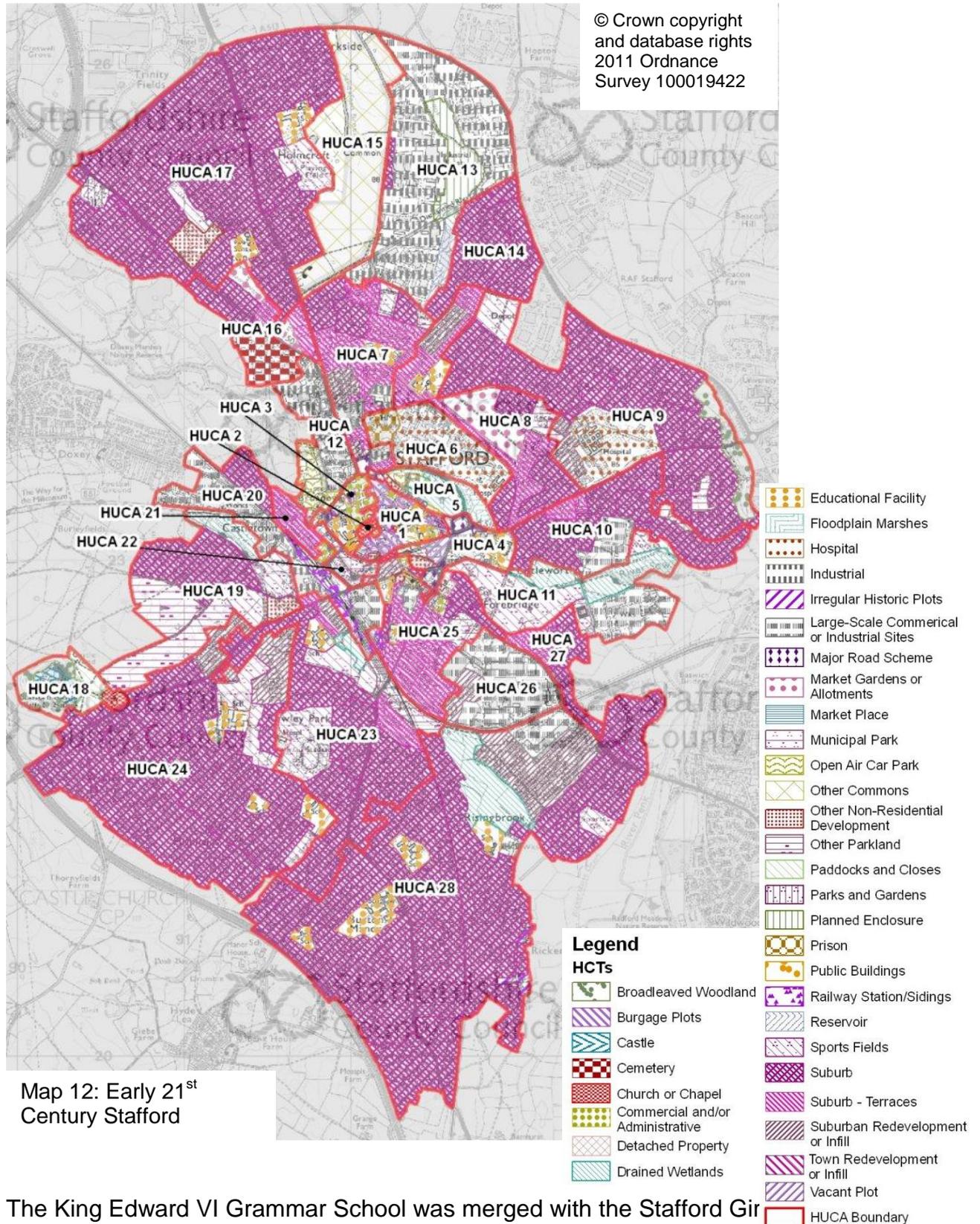
⁵⁰⁴ Staffordshire HER: PRN 08303

⁵⁰⁵ Greenslade et al 1979: 264; P. McKnight pers. comm..

⁵⁰⁶ P. McKnight pers. comm..

⁵⁰⁷ Greenslade et al 1979: 264; P. McKnight pers. comm..

⁵⁰⁸ P. McKnight pers. comm..



The King Edward VI Grammar School was merged with the Stafford Girls High School in 1976 to form the King Edward VI High School. The newly formed High School was housed in the former Girls High School buildings at West Way (HUCA 24). The former Grammar school buildings were initially being used as the Chetwynd middle school. However, by the early 21st

century the Grade II Listed buildings were being used as an educational centre known as the Chetwynd Centre (HUCA 25)⁵⁰⁹.

The Technical School in Earl Street was built in the late 19th century (see above) and a new building for the technical college was eventually completed on Tenterbanks in 1956. It became Stafford College of Further Education and was extended to cover a much larger area between Earl Street and Tenterbanks⁵¹⁰. By the early 21st century the development of the college had effectively removed Cherry Street although its alignment is still discernible in parts.

2.8.4 Economy

2.8.4.1 Markets and Fairs

The livestock market at the Talbot Inn was still operating in the 1930s and was taken over as the corporation Smithfield at this time⁵¹¹. Part of St John's market to the rear of the guildhall appears to have been demolished to make way for the Guildhall shopping centre during the late 20th century. The market survives in a building off Crabbery Street and Broad Street.

In 1909 the fairs were removed to land at Lammascote fair, but by the 1930s all the town's fairs had ceased⁵¹².

2.8.4.2 Mills

The watermill at Mill Bank was demolished in 1957⁵¹³. It was archaeologically excavated in 2003 and the waterwheels from the mill are displayed on Mill Bank along with the date stone. The remains of the mill pond also survive within Victoria Park.

The tower of the windmill at Broad Eye still stands and in the early 1900s it was used as a factory producing mineral water. Between the 1920s and 1940s it was used as a shop when it fell into disrepair. The Friends of Broad Eye Windmill was formed in the 1990s and aim to restore the building as a heritage resource⁵¹⁴.

2.8.4.3 Industry

The shoe district, lying between Foregate and Sandon Road, still retained many shoe factories in the early 20th century, but by the later 1930s there were only nine shoe factories left in Stafford (cf. HUCA 7)⁵¹⁵. The reduction

⁵⁰⁹ Staffordshire HER: PRN 14320

⁵¹⁰ Greenslade et al 1979: 265

⁵¹¹ Ibid: 214

⁵¹² Ibid

⁵¹³ Staffordshire HER: PRN 00786

⁵¹⁴ Staffordshire HER: PRN 03279; Friends of Broad Eye Windmill 1998: 4-5; P. McKnight pers. comm..

⁵¹⁵ Third Edition 25" OS map (circa 1920); Greenslade et al 1979: 217-218

in the number of factories was probably the result of the amalgamation of individual businesses as around 3,000 people were still employed in the industry during the 1930s⁵¹⁶. The largest of these was Lotus Ltd which had formed out of the Bostock family's business (cf. 2.7.5.4). Lotus were originally based in the Bostock's 19th century factory on Foregate Street until a fire in 1901 led to the company moving to a new factory in Sandon Road in 1903 (HUCA 12 and HUCA 8)⁵¹⁷. After 1957 Lotus was the only shoe manufacturer still operating in Stafford until circa 1998 when the factory was finally demolished⁵¹⁸.

In the early 20th century the industries associated with shoe manufacture expanded and some moved into the former shoe factories. One such company was the Stafford Box Co. who took over at least part of the former Podmore shoe factory in Marston Road (c.1916)⁵¹⁹. The company began producing boxes for the shoe industry in the early 20th century⁵²⁰. The Marston Street buildings survive having been converted to domestic apartments in 2003/4⁵²¹. Several of the former shoe manufactories and associated shoe buildings survive within the Foregate area⁵²².

A large engineering works was opened on the western side of Lichfield Road in 1903 and was extended in 1940 and again in 1960. In 1962 a new factory was built at the far end of St Leonard's Avenue. By 1970 all of these buildings formed part of G. E. C⁵²³. Part of the works off Lichfield Road was redeveloped in the early 21st century as part of a retail park, but the remainder of the works still operated in 2009 as two companies Areva T & D Ltd and G.E.C Alstom; the site off St Leonard's Avenue forming part of the former company.

The locomotive company, Bagnalls at Castle Engine Works, was taken-over several times during the 20th century and construction of locomotives at the works ceased in 1961⁵²⁴. A number of the industries which were established in the 19th century have survived in some form including the grinding wheel company, originally Rooper & Harris Ltd., which following mergers circa 1914 became Universal Grinding Wheel Co. Ltd⁵²⁵. By 1921 the works in Castletown had been relocated to a new factory on Doxey Road (HUCA 20)⁵²⁶. The business still operates, under French ownership, on the Doxey Road⁵²⁷. W. H. Dorman, which originated as an engineering works supplying machinery to the shoe industry, diversified into motor engineers during the

⁵¹⁶ Greenslade et al 1979: 218

⁵¹⁷ Ibid.

⁵¹⁸ Information from the Past Track website: Donor Ref: ' SAMS Acc. No., P99.6.518, img: 3307 (16/3610)'; Staffscc-net viewed 27/07/2011

⁵¹⁹ Harrison 2005b: 98

⁵²⁰ Ibid.

⁵²¹ Harrison 2005c: 110-123

⁵²² P. McKnight pers. comm..

⁵²³ Greenslade et al 1979: 220

⁵²⁴ Greenslade 1979: 219

⁵²⁵ Greenslade et al 1979: 220; staffscc.net nd. Web 01/08/2011

⁵²⁶ Ibid; Ibid

⁵²⁷ Staffscc.net. nd.a.. Web 01/08/2011

early 20th century⁵²⁸. The company moved from Foregate to Tixall Road in the 1920s and continues to operate as Perkins Engines (Stafford) on this site (HUCA 10)⁵²⁹.

By 1920 a further two salt works had been established near Stafford Common. A court order signalled the end of the Stafford salt industry following complaints about building subsidence in the north of the borough⁵³⁰.

A series of industrial estates have been established during the post war period to the east of Common Road to the north east of the town centre (HUCA 13 on map 12). Industrial sites still exist around Castletown and to the south west of the town (HUCA 20 and HUCA 26 on map 12).

2.8.4.4 Retail

Several streets within the town centre have been redeveloped since the Second World War to create purpose built shopping centres (see [map 10](#)). These include Princess Street, Stafford Street and the northern side of Crabberly Street. The Guildhall Shopping Centre which incorporates the old Guildhall dates to the late 20th century.

Late 20th century retail parks and large supermarkets have become established adjacent to the ring road, along Foregate Street and at The Green in Forebridge.

2.8.5 Religion

Christ Church in Foregate Street and St Thomas' Church in Castletown have both been demolished since 1979⁵³¹.

Churches were built within the outer suburbs during the post war period to serve these new communities. St John the Baptist's Church in Littleworth was opened in 1928 and St Peter's Church in Rickerscote Road was opened in 1957⁵³².

Three non conformist chapels were demolished in the late 1960s/early 1970s; a Primitive Methodist chapel, Snow Hill built in 1849; a Baptist Chapel in Water Street and a Congregationalist chapel in Martin Street dating to 1811-1812⁵³³. In 1988 the former Presbyterian Chapel, which may have incorporated the original building of 1689, was demolished to make way for the extant Trinity Church⁵³⁴.

2.8.6 Communications

⁵²⁸ Staffscc.net. nd.b. Web 01/08/2011

⁵²⁹ Ibid.

⁵³⁰ Greenslade et al 1979: 222

⁵³¹ Staffordshire HER: PRN 03147

⁵³² Greenslade et al 1979: 249

⁵³³ Greenslade et al 1979: 250

⁵³⁴ P. McKnight pers. comm..

2.8.6.1 Canals & rivers

Coal was still being brought to the coal wharf at Green Bridge along the River Sow from the Staffordshire and Worcestershire canal at Baswich in the early 1930s. However, the coal wharf in Stafford had been backfilled by 1939⁵³⁵.

2.8.6.2 Railways

The two local railway lines closed in the 1960s; that to Wellington via Newport and the line to Uttoxeter⁵³⁶. Both of these railway lines had been established as cycle paths within the town by the early 21st century. The railway station was re-built in 1962 as part of a modernisation scheme, which included the electrification of the West Coast mainline⁵³⁷.

2.8.6.3 Roads

The M6 was opened approximately 2.5km to the west of the town in 1962⁵³⁸. Two motorway junctions serve Stafford to the north and south thus ensuring that it is connected to the national road system.

The ring road was opened in the 1970s in order to reduce traffic levels through the centre of the town.

⁵³⁵ Greenslade et al 1979: 198; Staffordshire HER: PRN 50014

⁵³⁶ Greenslade et al 1979: 198

⁵³⁷ P. McKnight pers. comm..

⁵³⁸ Greenslade et al 1979: 196

PART TWO: CHARACTERISATION AND ASSESSMENT

Section summary

- *The HUCAs' which exhibit the greatest heritage significance are those associated within the historic town core (**HUCA 1** and **HUCA 2**), just beyond the town walls (**HUCA 22**) and Stafford Castle (**HUCA 18**). **HUCA 1** represents the core of the medieval town where the early plan form is still legible in the form of burgage plots, market places and street pattern; whilst **HUCA 2** focuses upon the medieval and earlier religious heart of the town; the Grade I listed St Mary's Church and the Grade II* Listed St. Chad's Church. Victoria Park, lying just to the south of the town centre, provides the focus of **HUCA 22**. The **HUCA** incorporates the River Sow and the site of the medieval watermill. The park was established in the early 20th century and retains its municipal character in the surviving structures and buildings. **HUCA 18** is the site of the Scheduled Stafford Castle and its associated earthworks which potentially include the site of the deserted settlement of Monetville. In all four **HUCAs** there is a high potential for below ground archaeological deposits to survive.*
- ***HUCA 3** also lies within the historic core and there remains a high potential for archaeological deposits to survive across this area as has been shown by previous interventions. The medieval street pattern is also largely preserved, with the loss of only one street. However, whilst historic buildings still make a positive contribution to the townscape, there has been significant redevelopment during the 20th century. This development has included works associated with Stafford Castle, the Crown Court and retail development to the west of Gaolgate Street.*
- *The greatest concentration of listed buildings within the EUS project area lies within **HUCA 1**. There is the potential for any of the historic buildings, whether listed or not, to retain earlier fabric within their structures.*
- *Also of particular heritage importance are the areas identified as having formed part of the medieval suburbs lying to the north and south of the town centre. **HUCA 25** focuses upon the suburb of Forebridge where archaeological remains of medieval settlement have been recorded. This suburb incorporates the site of the medieval St John's Hospital and Austin Friary. The **HUCA** is also characterised by 19th century suburban expansion comprising both villas and terraced houses. These historic properties and the associated street pattern make an important contribution to the historic character of the wider townscape. **HUCA 7**, lying to the north incorporates the site of the medieval suburb of Foregate, which includes the site of the medieval Franciscan friary. However, few historic buildings survive along Foregate Street, although exceptions include the Grade II* Friends Meeting House (1730). The*

HUCA also incorporates the industrial suburb which lies between Foregate Street and Gaol Road which began to develop from the mid 19th century onwards. The historic character of the HUCA has seen late 20th century redevelopment, but enough survives of the terraced housing and factories, principally involved in the shoe industry, for it forms an important townscape element, which encapsulates an important period in Stafford's history.

- *Historic settlement has also been identified in **HUCA 28** in the form of cottages which form the original historic core of Rickerscote. The Grade II listed Rowley Hall, an early 19th century country house, survives in **HUCA 23** and may stand on the site of medieval settlement. The landscape park associated with the country house has largely been developed for housing.*
- *HUCAs which make a positive contribution to the local character of Stafford include those where there is a good survival of 19th and early 20th century suburban development. This development includes those suburbs principally comprising large villas such as those in **HUCA 16**, **HUCA 23**, **HUCA 24** and **HUCA 27**. Similar development is also found in **HUCA 25**. The purpose built suburb of Castletown, which is comprised of mid 19th century terraced houses, is also well preserved and is closely associated with the railway (**HUCA 21**). Further terraced housing making an important contribution to the history of Stafford and the local character of the townscape is to be found in **HUCA 7**, **HUCA 8** and **HUCA 23**.*
- *Within some HUCAs there is a contrast in building style between that of the 19th century speculative building and the early 20th century development which was increasingly influenced by the philosophy behind the Garden City Movement. This can be seen in **HUCA 8** and **HUCA 27**. However, it is in **HUCA 23** where the full impact of Garden City principles can be appreciated even though the suburb was not completed to its original plan. The importance of the Burton Manor suburb to Stafford's townscape was acknowledged in its designation as a Conservation Area in 2008.*
- *Areas of open space also contribute to the historic character of the HUCA. This includes the mid 19th century cemetery in **HUCA 16** and Stafford Common (**HUCA 15**). The latter is an area of common land given to the inhabitants of Stafford in the early 19th century. It had formed part of an open field and earthworks relating to this period of its history survive across the character area. **HUCA 11** comprises 20th century sports grounds, but there are areas where 18th/19th century water meadow systems potentially survive.*
- *Historic industrial buildings survive and contribute significantly to the historic character of **HUCA 7**. A further 19th century factory survives, with later alterations and extensions, within **HUCA 20**. The Castle*

Engine Works was built for W. G. Bagnall Ltd who built railway locomotives at the site until 1961. The works makes an important historic and townscape contribution to Stafford.

- *HUCA 6 is dominated by 19th century institutional buildings; HM Stafford Prison and the former county lunatic asylum, later St George's Hospital. The historic buildings associated with these two complexes are all Grade II listed in acknowledgment of their national importance and St. George's Hospital lies within a Conservation Area. The earliest block within the prison dates to the late 18th century and is a unique survivor of its type.*
- *Archaeological potential has been recognised in several HUCAs including those already identified. There is also a high potential for surviving archaeology in **HUCA 4, HUCA 5 and HUCA 28** and a moderate potential in **HUCA 9, HUCA 11, HUCA 12, HUCA 19, HUCA 23 and HUCA 27**.*
- ***HUCA 10, HUCA 13, HUCA 14, HUCA 17 and HUCA 26** generally comprise 20th century development. This is predominantly housing development, with the exception of HUCA 13 and HUCA 26 which are industrial in character. However, historic buildings are also present within these HUCAs (with the exception of HUCA 14 and HUCA 26) which contribute to the history of the town and may be worthy of local listing.*

3. Statement of Historic Urban Character

The HCTs used within the Extensive Urban Survey have been chosen to reflect the townscape character and consequently have differed from those chosen for the broader Historic Landscape Character (HLC). A list of the HCTs used within the EUS forms Appendix 2.

The HCTs were based upon the current character and upon an understanding of the development of the town as identified within the background summarised in Part One.

The HCTs are dated by period of origin and the over arching periods are broken down as follows:

Early Medieval	410AD to 1065AD
Medieval	1066 to 1485
Post Medieval	1486 to 1799
Early 19 th century	1800 to 1834
Mid 19 th century	1835 to 1864
Late 19 th century	1865 to 1899
Early 20 th century	1900 to 1934
Mid 20 th century	1935 to 1964
Late 20 th century	1965 to 1999
Early 21 st century	2000 to 2009

Table 1:
Periods

3.2 Statement of Historic Urban Character (HUC)

The Historic Urban Character Areas have been defined using the HCT's to identify areas of similar origin, development and character. Eight HUCAs have been identified for Stafford.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available⁵³⁹.

This is followed by a table covering the Heritage values (which will have been outlined in the 'Statement of significance' paragraph) and a series of recommendations specific to each HUCA.

3.2.1 Heritage values

These values 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 HUCA 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

⁵³⁹ In line with English Heritage 2008: paragraph 38

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 HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape 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 townscape and how they interact – this can include townscapes/street patterns 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 and their contribution to heritage-led regeneration 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 integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town.
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 to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.

Table 2: Heritage values

3.2.2 Assessment of value

The aim of applying values of high, medium, low is to **indicate** the likely 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 through 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.

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes.

Evidential value (see * below for regarding archaeological potential)	High	There is a high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Staffordshire and more widely.
	Medium	There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.
	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 potential of the individual sites being developed.

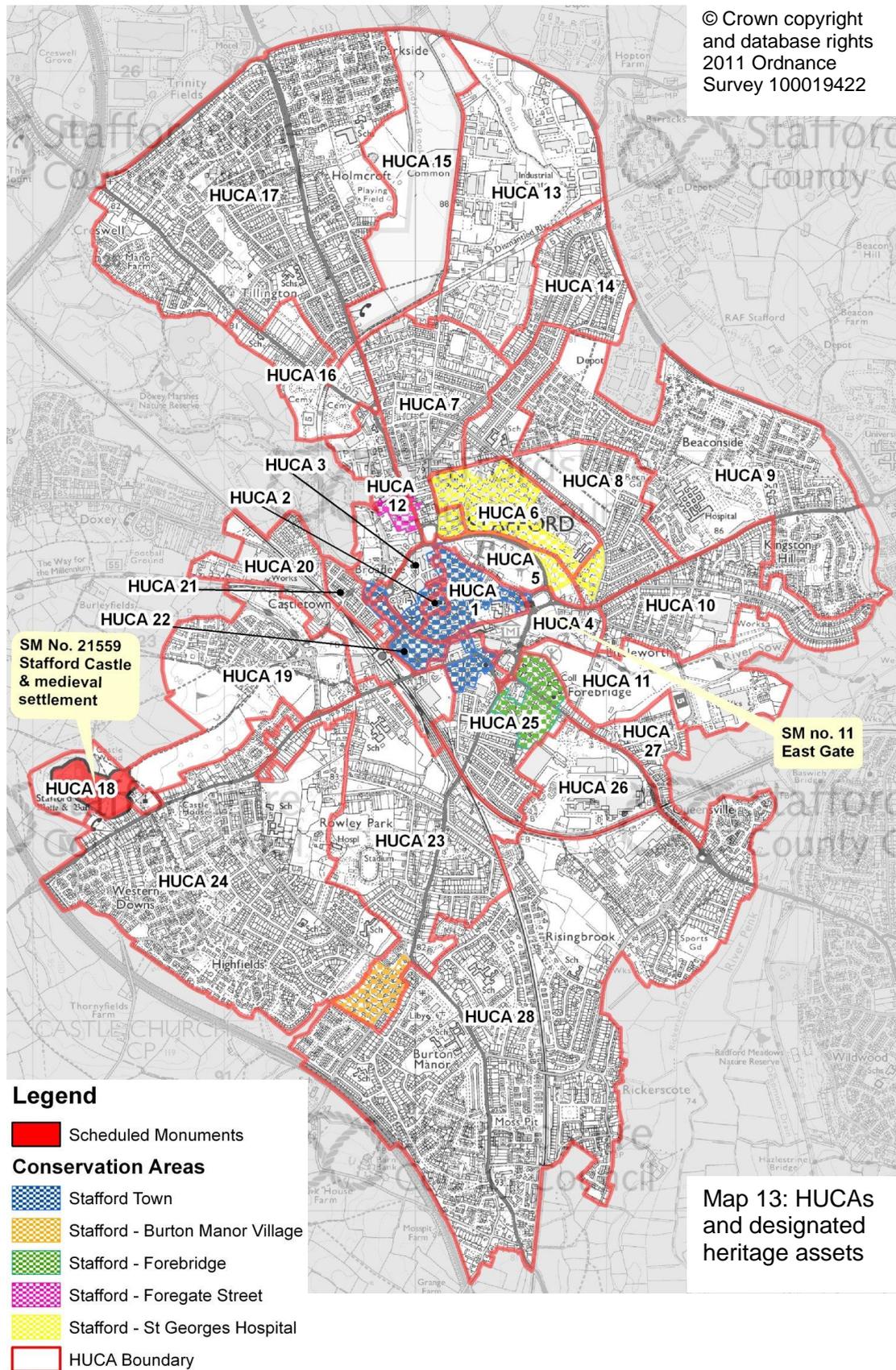
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20 th /21 st century alterations to the historic character.
	Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area 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; where they exist their associations are not clearly understood.
Aesthetic value	High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
	Medium	The components of the townscape are legible, but there may have been considerable impact by 20 th or 21 st century re-development of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.
	Low	The aesthetics of the historic character have been significantly impacted by 20 th or 21 st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
Communal value	High	Contains numerous heritage assets which 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	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
	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.

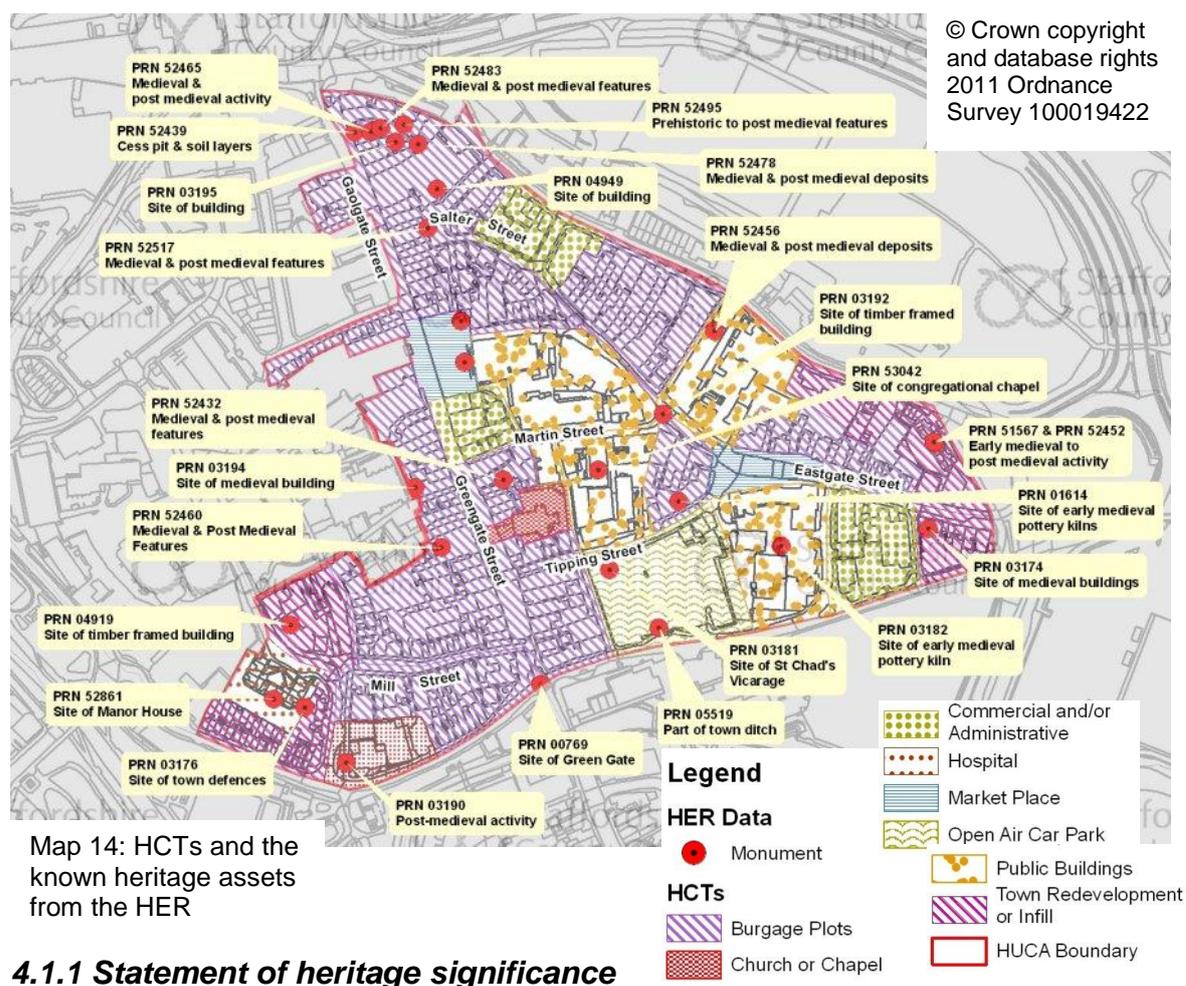
Table 2: Assessment of Heritage values

*The potential for below ground archaeological remains to survive will not be comprehensively addressed within the EUS project. Due to the nature of the project and its time constraints it will not be possible to model archaeological deposits based upon probability and impacts of current development therefore this project must be seen as a guide to potential but that ultimately the decision as to whether archaeological mitigation is an appropriate measure will be decided as part of the planning process.

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: Eastern half of Stafford Town



The HUCA represents the historic core of the county town, which is dominated by retail and administrative buildings (map 14). The latter are generally purpose built structures dating from the late 18th century through to the early 20th century.

The town shows no particular evidence for deliberate street planning and it is possible that it grew organically. However, it has been suggested that Greengate/Gaolgate Street, the primary north-south route through the town, represents the line of a Roman road, possibly making use of an earlier fording point of the River Sow in the area of Green Bridge. If this was substantiated by archaeological or documentary evidence it would mean that the subsequent development of the settlement was determined by a feature which pre-dated the establishment of the Saxon burh in AD913. Furthermore its development may be determined by another potentially early route which leaves the town to the east, along Eastgate Street into Lammascote Road. Some commentators have suggested prehistoric origins but this has not been proven archaeologically. The potential for pre-existing routes, and its location on a low lying promontory into the Sow Valley (cf. map 3), may account for the layout of the street pattern, which appears slightly skewed towards the eastern exit. Town planning during the medieval period is apparent from the

surviving burgrave plots which were discernible on the 19th century ordnance survey maps and which are mostly fossilised within the street scene, the back plots having largely been developed (cf. map 14). Archaeological work has also revealed evidence for burgrave plots at Eastgate Street⁵⁴⁰. Further evidence for town planning is evident from the 17th century maps which depict the town wall, probably constructed in either the 11th or 13th century.

Two market places are fossilised within the modern town, the earliest may have been located at the junction of Tipping Street and Eastgate Street, which may have taken advantage of an important route from the east and thereby account for the street pattern in this area. The main market place, however, lies mid way along Greengate/Gaolgate Street and is still known as Market Square. This formed the market place by the later 13th century and is perhaps further evidence for medieval town planning with the very square shape of it perhaps being created through the demolition of earlier buildings facing onto the main north-south route.

In most commentaries on Stafford, the Market Square lies virtually in the centre of the Saxon burh, whilst the Eastgate Street site appears to lie on its very eastern edge. This may suggest an earlier market in another location, perhaps associated with St Mary's church (see HUCA 2). However, the true extent of the Saxon burh is currently unknown, although archaeological evidence has suggested that it was smaller than the medieval town, as depicted on 17th century maps (cf. map 3 for possible extent of burh and 2.4.1). A large ditch excavated on the northern side of South Walls may have enclosed the burh as it appears too far north to be part of the medieval defences⁵⁴¹. Map 4 shows the possible extent of the burh within the character area. Also shown on this map are two areas where evidence from archaeological work has suggested Saxon activity possibly of an industrial nature, including two pottery kilns, one to the north and one to the south of Tipping Street⁵⁴² and a possible tanning pit at North Walls⁵⁴³. The tanning pit, which was not closely dated, was located in a marshy area where medieval industrial activities appear to have included the processing of flax suggesting that this area lay outside the burh in the 10th century.

The pottery kilns represent an important industry during the later Saxon period, with three being excavated within the character area in the late 20th century; two at Tipping Street and one in Salter Street (dated to the 10th and 11th century respectively). While the dating of the Tipping Street kilns has been called into question the dates given do indicate that they pre-dated the establishment of the burh. However, the establishment of the burh and proven activity of 9th to 11th century date means there is high potential for Saxon period archaeological deposits to survive within the character area.

Documentary records suggest a range of industries being undertaken by the inhabitants during the medieval and post medieval period. Archaeological

⁵⁴⁰ Carver 1975: 63

⁵⁴¹ Staffordshire HER: PRN 05519

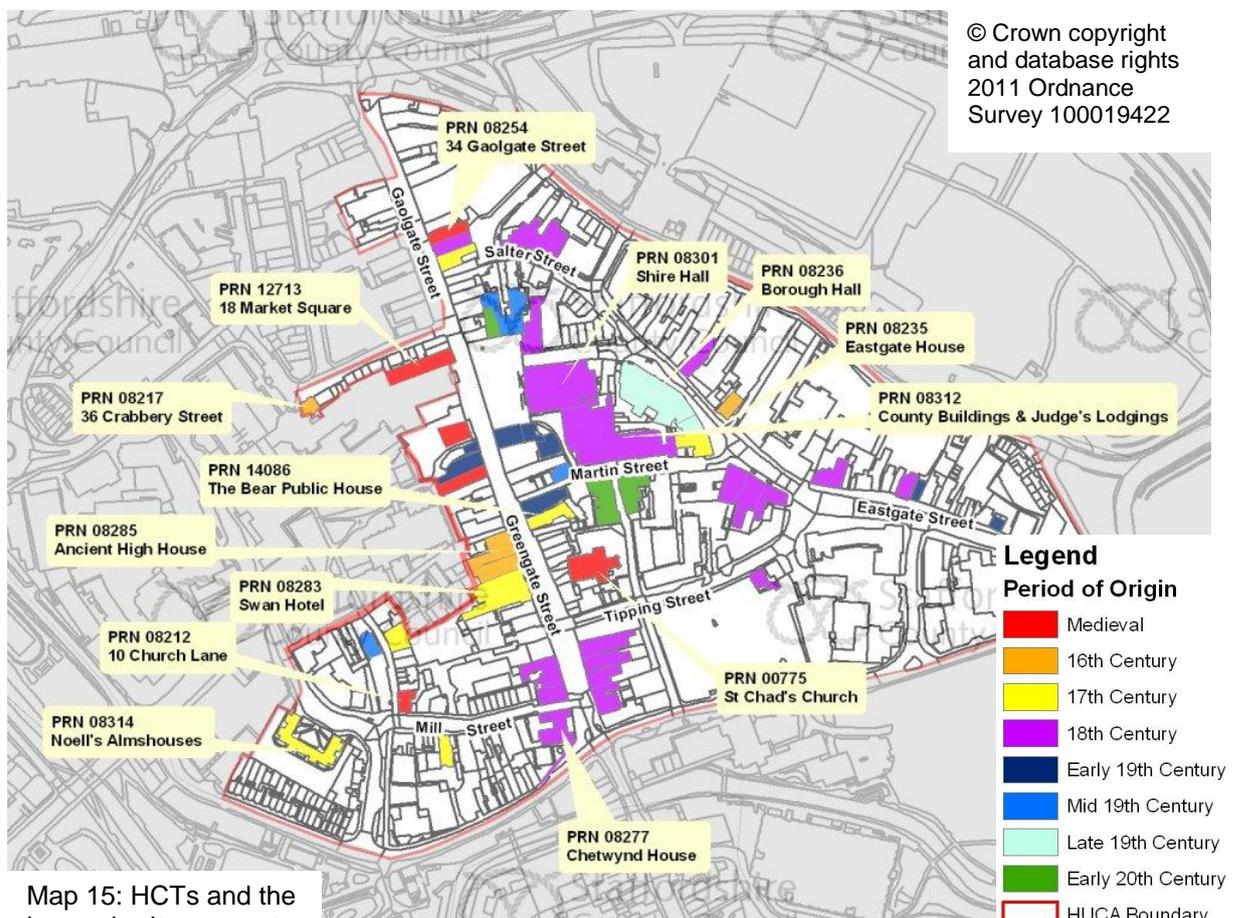
⁵⁴² Staffordshire HER: PRN 03182 and PRN 01614

⁵⁴³ Staffordshire HER: PRN 51568

work has recovered evidence for only a few of these industries including flax processing on the eastern side of the town. The site at North Walls recovered evidence of a 17th/18th century tanning pit suggesting that this was the side of the town where tanning took place at least intermittently from the Saxon period. Documentary evidence suggests a tannery existed here into the late 19th century. Access to water, important to this industry, would have been available on the edge of the town. Archaeological work also recovered evidence for small scale metal working on this side of the town.

The importance of industry within the town was evidenced into the late 18th and 19th centuries. Several shoe factories were established within the town during this period as was a brewery to the north of South Walls.

4.1.2 Built Character



Map 15: HCTs and the known heritage assets from the HER

The historic built environment is particularly well represented within this character area where there are 55 Listed Buildings. The earliest of these is the 12th century Grade II* St Chad's Church, facing onto Greengate Street⁵⁴⁴. It was the focus of a small parish in the medieval period and a church may have been present here prior to the Norman Conquest (1066).

⁵⁴⁴ Staffordshire HER: PRN 00775

The majority of the Listed Buildings lie along Greengate/Gaolgate Street; the earliest of which are three buildings whose origins have been identified as being of 15th century date, although they have all been subsequently altered (cf. map 15). A further four Listed buildings have been recognised as having 16th century origins. Of all of these properties only 10 Church Lane, The Ancient High House and 17th century Bear Inn have exposed timber framing⁵⁴⁵. The Grade II* Ancient High House, built circa 1595 for John Derrington, is three storeys with decorative timber framing⁵⁴⁶. It is said to be the largest timber framed town house in the county. Other timber framed buildings do survive within the town, but have generally been refaced in the 18th and 19th century with brick and stucco. Number 18 Market Square has 15th century origins, but was re-fronted in stucco circa 1700.⁵⁴⁷

Some of the surviving 16th and 17th century buildings have been constructed of dressed stone including 36 Crabbery Street, formerly known as Noah's Ark Inn (cf. map 15)⁵⁴⁸. This building is believed to date to the early 17th century and is traditionally associated with Queen Elizabeth I's visit to Stafford. The late 17th century Grade II* Sir Martin Noell's Almshouses and Chapel in Mill Street is also constructed of dressed stone⁵⁴⁹.

The remaining listed buildings are of 18th and 19th century date although it is possible that some of these buildings may retain elements of earlier structures within their fabric. One such building is 34 Gaolgate Street, which has been dated to the 18th century, although earlier timber framing survives internally⁵⁵⁰. The unlisted historic buildings within the character area also have the potential to retain earlier fabric within later structures.

Several buildings are associated with historic persons or events, although not all of these can be substantiated beyond doubt. King Charles I and Prince Rupert are believed to have stayed at the Ancient High House in 1642, during the Civil War; Charles Dickens' stayed at The Swan Hotel during a visit to Stafford. The Grade II* Chetwynd House was built circa 1700 for William Chetwynd, MP and Mayor of Stafford; by the late 18th century it was the home of William Horton a boot and shoe manufacturer (cf. 2.7.5.4). The late 17th century Grade II* Eastgate House, currently the Stafford Registrar Office, was the home of another shoe manufacture, T. B. Eley between 1838 and 1858 (cf. 2.7.5.4)⁵⁵¹.

Predominant within the streetscape around Martin Street are the administrative buildings of Staffordshire County Council, the majority of which are constructed of dressed stone (HCT 'Public Buildings' on map 14). The earliest of these buildings is the Shire Hall which was built between 1795-8 as

⁵⁴⁵ Staffordshire HER: PRN 08212, PRN 08285 and PRN 14086

⁵⁴⁶ Staffordshire HER: PRN 08285

⁵⁴⁷ Staffordshire HER: PRN 12713

⁵⁴⁸ Staffordshire HER: PRN 08217

⁵⁴⁹ Staffordshire HER: PRN 08314

⁵⁵⁰ Staffordshire HER: PRN 08254

⁵⁵¹ Staffordshire HER: PRN 08235

the county court; the nearby Judges' House dating to 1799-1802⁵⁵². The adjacent County Buildings were built in the late 19th century and other buildings have been constructed around Martin Street to form an administrative centre during the 20th century. These also include the Borough Hall of 1877 which faces onto Eastgate Street⁵⁵³. Other 18th and 19th century buildings have been converted to council offices during the later 20th century.

4.1.3 Heritage values

<p>Evidential value: Archaeological work has been carried out across the character area and the survival of deposits has been generally been found to be good. Consequently there is a high potential for further deposits to survive across the HUCA. There is also a high potential for palaeo-environmental remains to survive within the historic core. The surviving street pattern is also of at least medieval, if not earlier, date. Some burgage plots survive, particularly within the street scene, although there has been considerable backplot infilling from at least the 19th century. Extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.</p>	High
<p>Historical value: The heritage assets are particularly legible within the HUCA and comprise the historic buildings, the street pattern, including the two market places and burgage plots. This is despite 20th century insertions which include the police station and magistrate's court lying between Eastgate Street and South Walls. The historic buildings in particular, both listed and unlisted, enable an understanding of the development of the town and its social and economic aspirations and fortunes to be read within the townscape. An important aspect of the townscape is the concentration of public buildings lying to the east of Market Square most notably the 18th century Shire Hall. Several buildings have historical associations with person of note including The Swan Hotel, 36 Crabberly Street and Chetwynd House.</p>	High
<p>Aesthetic value: The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Stafford Town Conservation Area and the nationally listed buildings and structures. Change within the HUCA should therefore seek to contribute to the sustainable regeneration of the town for the benefit of the local community and for sustainable tourism.</p>	High
<p>Communal value: Public buildings are a particular feature of the townscape; these include the Shire Hall and a museum housed in the Ancient High House. There is the potential for heritage interpretation to enable a greater appreciation and understanding of the history of the town for the benefit of the community and visitors. Access to and an understanding of the heritage assets of the HUCA could be enhanced through interpretation for the public benefit. This may support potential sustainable tourism opportunities and offer opportunities for sustainable regeneration of the urban core.</p>	High

⁵⁵² Staffordshire HER: PRN 08301 and PRN 08312

⁵⁵³ Staffordshire HER: PRN 08236

4.1.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Stafford's history as well as to its sense of place. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁵⁵⁴.
- The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁵⁵⁵.
- There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Stafford Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance⁵⁵⁶. Any works on or within the vicinity of the Grade II* Listed Buildings should consult English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁵⁵⁷.
- The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- There is a particularly high potential for below ground archaeological deposits to survive across the entire HUCA, as has been shown by previous works. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins,

⁵⁵⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁵⁵ Ibid.

⁵⁵⁶ The Conservation Area Appraisal is accessible online at <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁵⁵⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

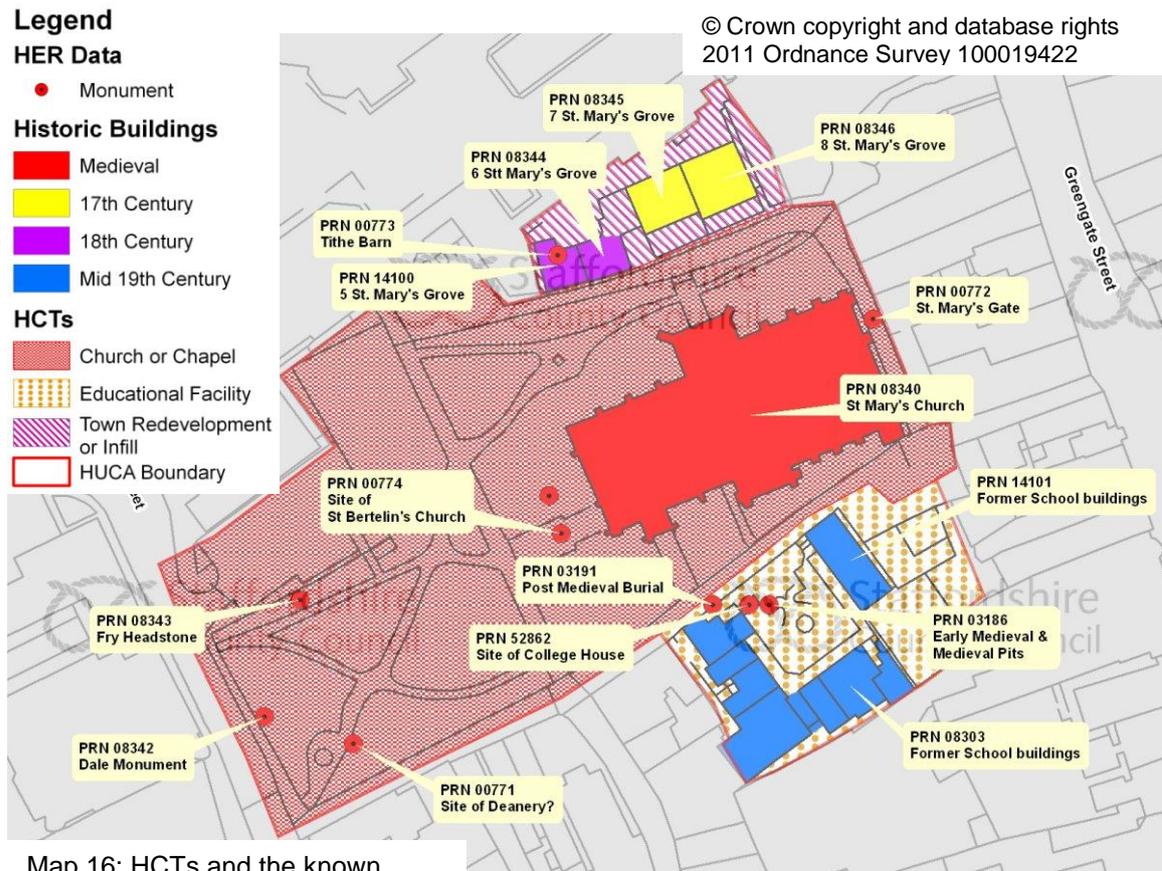
development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁵⁵⁸.

- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁵⁵⁹.

⁵⁵⁸ Ibid.

⁵⁵⁹ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.2 HUCA 2: St Mary’s Church, Stafford



Map 16: HCTs and the known heritage assets from the HER

4.2.1 Statement of heritage significance

This character area probably lay at the centre of the Saxon Burh and an early church, St Bertelin’s, was excavated here during the 1950s. The Church had stood to the rear of the later St Mary’s until the early 19th century, but the archaeological excavations proved that it had been a religious site since at least the period of the Burh (founded 913AD) if not earlier⁵⁶⁰ (cf. 2.3.3 and 2.4.4). The church was used as a guild chapel in the later medieval period and was demolished in 1801. The footprint of the church survives as a Grade II listed structure (plate 4).

The buildings of the Grade I listed St Mary’s Church date to the early 13th century. However, St Bertelin’s probably represents the site of the earliest church which was excavated in the 1950s (cf. plate 4). The first phase was probably of timber and is likely to have been 10th century in date; it was probably replaced by a stone church in the early 11th century (cf. 2.4.4)⁵⁶¹.

⁵⁶⁰ Staffordshire HER: PRN 00774

⁵⁶¹ Staffordshire HER: PRN 08340



Plate 4: Footprint of St Bertelin's Church

The entire HUCA formed the enclave of a college which had been founded by 1086 when Domesday Book was compiled. Several buildings are known from documentary records to have been associated with the college during the medieval period, as well as the churches of St Bertelin's and St Mary's. These included a tithe barn in the area of St Mary's Grove and a priest's house which stood to the south of the zone⁵⁶².

Archaeological evidence from the zone includes a series of pits dated to between the 10th and 14th century reaffirming activity in this zone from the period of the burh into the medieval period.

4.2.2 Built Character

The historic built environment of the zone contributes strongly to the historic character (cf. map 16). The Grade I Listed St Mary's Church is constructed of dressed stone and the earliest fabric dates to the 13th century although there are later alterations⁵⁶³. The building was partially rebuilt in the mid 19th century under the architect Sir Gilbert Scott.

Other than the church itself there are a further six Grade II listed buildings and two Grade II listed burial monuments within the HUCA. On the north side of the churchyard, numbers 5 to 8 St Mary's Grove, mostly appear to date to the mid 18th century. Number 5 is a three storey brick built property of circa 1760, whilst number 6 dates to circa 1750 and has two storeys of roughcast brick. Numbers 7 and 8 appear to date to circa 1740 although they were originally built as a pair of houses of brick and timber framing dating to circa 1685. It is

⁵⁶² Staffordshire HER: PRN 00773 & PRN 00771

⁵⁶³ Staffordshire HER: PRN 08340

possible that the other two properties may also have earlier origins. These buildings still appear to post date the Dissolution of the college in 1548 and it is possible that they replaced earlier college buildings.

To the south of the church lies the Grade II listed former school and the associated master's house. Both of the structures were built by Sir Gilbert Scott in 1856 and like the church are built in dressed stone⁵⁶⁴. The complex was converted into a shopping centre in 1990. This property lies along a street called St Mary's Grove which is probably named after a former gate which would have enclosed the close around St Mary's Church⁵⁶⁵.

4.2.3 Heritage Values

<p>Evidential value: The fact that this HUCA has lain at the spiritual heart of the town since the Early Medieval period has been proven by a series of archaeological excavations in the area. There is the potential for buildings associated with the medieval collegiate church to also survive within the HUCA as buried remains. Consequently there is a high potential for further archaeological deposits to be encountered within the HUCA, which will contribute to our understanding of the development of the town and the church site. The extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.</p>	High
<p>Historical value: The legible heritage assets dominate the HUCA with the Grade I listed church lying at the centre. The extant street pattern is also likely to have its origins in the medieval period and have been closely related to activities within the enclosed religious site. There are historical and architectural associations between the Grade I church and the 19th century Grade II listed former school buildings.</p>	High
<p>Aesthetic value: The HUCA is characterised by the extant St Mary's church, the remains of St Bertelin's chapel and its graveyard with Listed monument. The former school is also aesthetically closely associated with the rebuilding of the church; both being by the architect Sir Gilbert Scott. The importance of the HUCA to the wider townscape has consequently been acknowledged in the designation of the Stafford Town Conservation Area.</p>	High
<p>Communal value: The Church is a focal point within the townscape as well as a place which brings people together for spiritual worship. St Mary's Churchyard provides an area of public open space within the town centre. The former school buildings are in retail use creating an interaction with the community/public. There is the potential for heritage interpretation to enable a greater appreciation and understanding of the history of the town for the benefit of the community and visitors. Access to and an understanding of the heritage assets of the HUCA could be enhanced through interpretation for the public benefit. This may support potential sustainable tourism opportunities and offer opportunities for sustainable regeneration of the urban core.</p>	High

⁵⁶⁴ Staffordshire HER: PRN 08303 and PRN 14101

⁵⁶⁵ Staffordshire HER: PRN 00772

4.2.3 Recommendations

The heritage significance and values have identified the HUCA as being of particular importance to the history of Stafford in its extant historic buildings and the archaeological potential.

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁵⁶⁶.
- Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Stafford Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance⁵⁶⁷. Any works on or within the vicinity of the Grade I Listed Building should consult English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁵⁶⁸.
- Individual properties could be considered for local listing to acknowledge their contribution to the local sense of place or their place in the town's history in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)⁵⁶⁹.
- The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- There is a high potential for below ground archaeological deposits to survive within the HUCA There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance

⁵⁶⁶ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁶⁷ The Conservation Area Appraisal is accessible online at

<http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁵⁶⁸ Department for Communities and Local Government 2012.

⁵⁶⁹ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

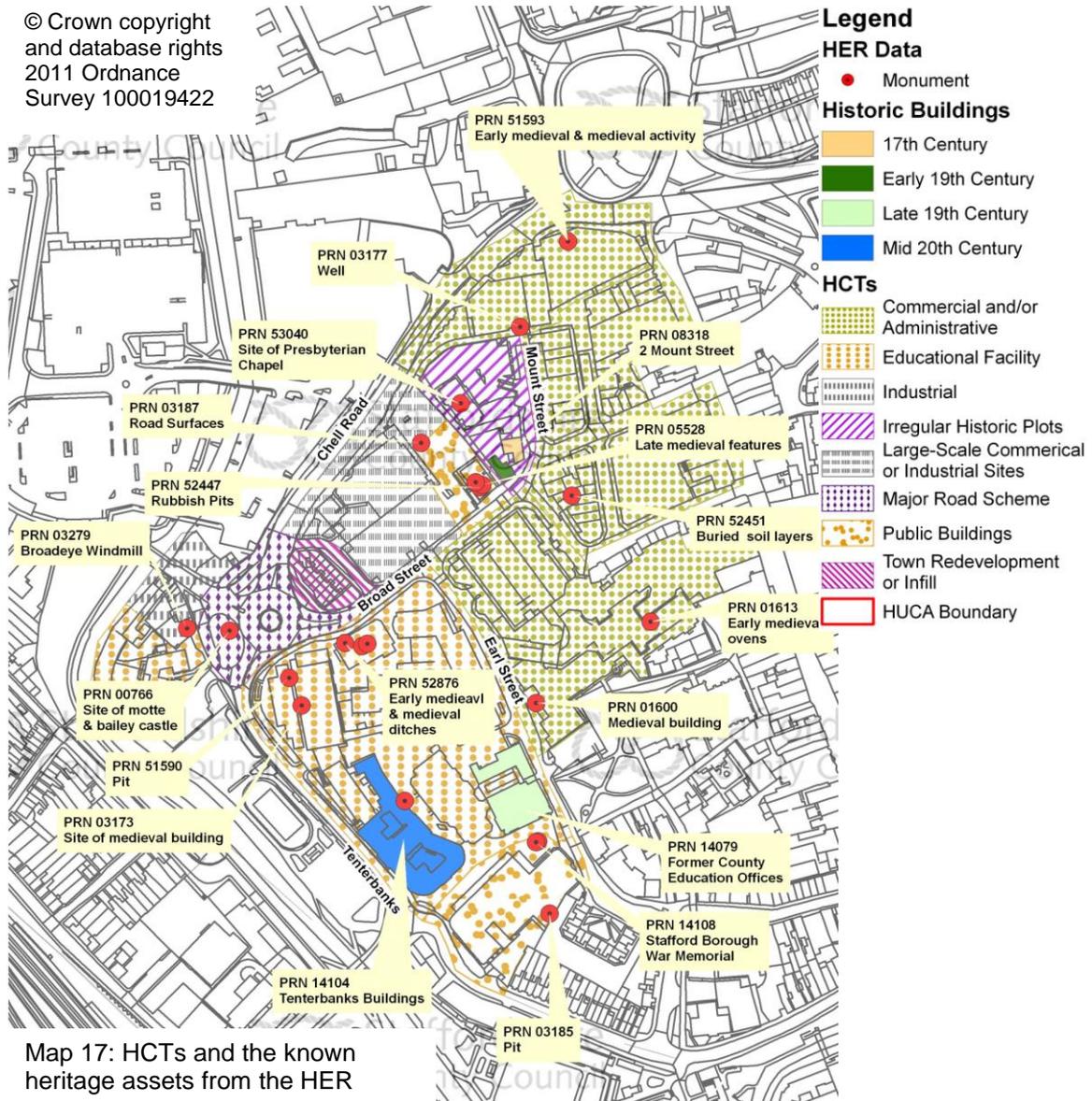
the understanding of their significance; this is supported in para. 128 of NPPF⁵⁷⁰.

- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁵⁷¹.

⁵⁷⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁷¹ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.3 HUCA 3: West of Gaolgate Street and Broadeye



4.3.1 Statement of heritage significance and built character

The character area has undergone considerable re-development during the late 20th century (HCTs ‘Commercial and/or Administrative’, ‘Large-Scale Commercial or Industrial Sites’, ‘Major Road Scheme’ and ‘Public Buildings’ on map 17). Stafford College (HCT ‘Educational Facility’) dominates the south western part of the area, which expanded considerably during the late 20th century. However, the earliest college building is the Grade II listed Tenterbanks Buildings⁵⁷². The shell of the building was completed in 1937 and it was used as an army hospital during the war, before being finally completed in 1946. A Grade II listed building, of late 19th century date, stands on Earl Street. It was originally built as a Technical School, but was later used as offices and by the early 21st century had been converted to a public

⁵⁷² Staffordshire HER: PRN 14104

house and flats⁵⁷³. Part of the Stafford Town Conservation Area lies within the HUCA (cf. map 13).

The eastern half of the character area is dominated by late 20th century purpose-built shops fronting onto Gaolgate on Street (HCT 'Commercial and/or Administrative' on map 17). This phase of redevelopment has obliterated the medieval burgage plot layout and replaced earlier buildings of probable medieval origin. However, earlier plan form evidence does survive within the HUCA to the rear of the late 20th century shopping development, facing onto Mount Street, where at least post medieval property boundaries survive (HCT 'Irregular Historic Plots on map 17). The extant historic buildings in this area include two Grade II listed buildings and whilst both appear to date to c.1810 number 2 Mount Street retains a 17th century wing to the rear⁵⁷⁴. A boot and shoe manufactory built by the late 19th century also survives on Mount Street, although little further is currently known about its history⁵⁷⁵. The other surviving early industrial building within the HUCA is the Grade II Listed Broadeye Windmill, which dates from the 18th century (cf. 2.7.5.2).

Despite the extensive redevelopment which has altered the character of the historic plot boundaries there has been little change to the medieval street pattern within the HUCA. The exceptions to this are the road roundabout to the west (HCT 'Major Road Scheme' on map 17) and the removal of Cherry Street in the late 20th century to facilitate expansion to Stafford College.

The 17th century maps of the town indicate the densest development within the HUCA, other than that fronting onto Gaolgate Street, occurred along Mount Street, Crabbery Street, Chapel Street and Earl Street. Across the remaining area only dispersed settlement is indicated. The locations of archaeological interventions which have found evidence for medieval activity have tended to concentrate within those streets where the greatest population density is indicated on the 17th century maps. The most unequivocal evidence for medieval settlement, however, was a series of post holes and beams slots indicating a building (or series of buildings) dating to between 12th and 15th centuries located in Earl Street⁵⁷⁶. Rubbish pits and evidence for probable late medieval industrial activity has been found at Broad Street and a 13th/14th century malting oven at Bull Hill⁵⁷⁷.

It is currently unclear to what extent there was medieval settlement across the remainder of the HUCA although a rescue excavation in 1969 on Tenterbanks identified post holes and beam slots suggesting a building of probable 13th century to post medieval date⁵⁷⁸. It is possible that there was de-population in this area during the medieval period or that settlement had always been

⁵⁷³ Staffordshire HER: PRN 14079; P. McKnight pers. comm..

⁵⁷⁴ Staffordshire HER: PRN 08194 and PRN 08318

⁵⁷⁵ Ordnance Survey 1:500 map 1880

⁵⁷⁶ Staffordshire HER: PRN 51590

⁵⁷⁷ Staffordshire HER: PRN 05528 and PRN 51597

⁵⁷⁸ Staffordshire HER: PRN 03173

dispersed with the open spaces being given over to market gardening activities or pasture.

However, it is likely that the royal castle of Stafford stood in the vicinity of Broadeye, possibly in the area of the road roundabout (HCT ‘Major Road Scheme’ on map 17)⁵⁷⁹. Early medieval and medieval features, principally ditches and pits have been recorded in excavations within Stafford College. One ditch feature of medieval date has been interpreted as forming part of the defences of the outer bailey of the castle⁵⁸⁰. This ditch was cut on the same alignment as four early medieval ditches. The orientation of the early medieval ditches suggested that they were enclosing a feature to the north east of the town, possibly a fortified residence, the site on which the castle was later established⁵⁸¹.

The line of the medieval town defences also coincides with the boundary of the HUCA and there is the potential for below ground deposits associated with this feature to survive. The boundary of the burh, whose extent is currently unknown, may also partly lie within the HUCA.

The eastern half of the character area is believed to have lain within the Saxon burh (cf. 2.4.1). The most substantial feature excavated within this area are the ovens or kilns lying to the north of St Mary’s Grove and which have been dated to the pre-burh settlement, although the results of dating analysis has recently been called into question with suggestions that they are contemporary with the burh⁵⁸². However, an earlier phase of activity was also identified on this site in the form of two or three probable granaries of Iron Age date. Other evidence for Saxon activity has been identified in areas beyond either of the hypothesised limits of the burh (cf. map 4 and map 5) particularly to the north where a ditch and a series of pits were excavated⁵⁸³.

4.3.2 Heritage Values

<p>Evidential value: Previous archaeological work within the HUCA has been successful in locating well preserved deposits from the prehistoric period onwards. Consequently there is a high potential for further deposits to survive across the HUCA. There is also a high potential for palaeo-environmental data to survive within the historic core. The surviving street pattern is also of at least medieval, if not earlier date. Extant historic buildings also have the potential to retain earlier fabric relating to their origins and function, particularly the former boot and shoe manufactory, which may further inform our understanding of the social and economic history of the town.</p>	High
<p>Historical value: The legible heritage assets include designated and undesignated historic buildings as well as the street pattern and the Stafford Town Centre Conservation Area. These heritage assets make a positive contribution to the wider townscape despite</p>	Medium

⁵⁷⁹ Staffordshire HER: PRN 00766

⁵⁸⁰ Cuttler et al 2009: 79

⁵⁸¹ Ibid: 75-6

⁵⁸² Carver pers.comm.

⁵⁸³ Staffordshire HER: PRN 51596 and PRN 51593

redevelopment to the north.	
Aesthetic value: Parts of the HUCA lies within the Stafford Town Centre Conservation Area which highlights its importance to the historic and local character of the town (cf. map 13). The integrity of the historic character in the northern portion of the HUCA has been impacted by late 20 th century redevelopment. However, the survival of the most of the medieval street pattern provides an enduring historic framework to the built environment.	Medium
Communal value: The HUCA forms part of the commercial core of Stafford and some historic buildings are accessible to the public. There is the potential for heritage interpretation to enable a greater appreciation and understanding of the history of the town for the benefit of the community and visitors. Access to and an understanding of the heritage assets of the HUCA could be enhanced through interpretation for public benefit. This may support potential sustainable tourism opportunities and offer opportunities for sustainable regeneration of the urban core.	Medium

4.3.3 Recommendations

The heritage significance and values have recognised the contribution of heritage assets, both in the built environment and as below ground archaeology, to an understanding of Stafford's history as well as to its sense of place. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁵⁸⁴.
- The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁵⁸⁵.
- Where alterations or changes are proposed to all of the listed buildings and to unlisted buildings/structures within the Conservation Area, the applicant should refer to the Stafford Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should

⁵⁸⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁸⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

take place in the first instance⁵⁸⁶. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁵⁸⁷.

- There is a particularly high potential for below ground archaeological deposits to survive across the entire HUCA, as has been shown by previous works. There is also the potential for historic buildings (designated or undesignated) to retain earlier architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁵⁸⁸.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁵⁸⁹.

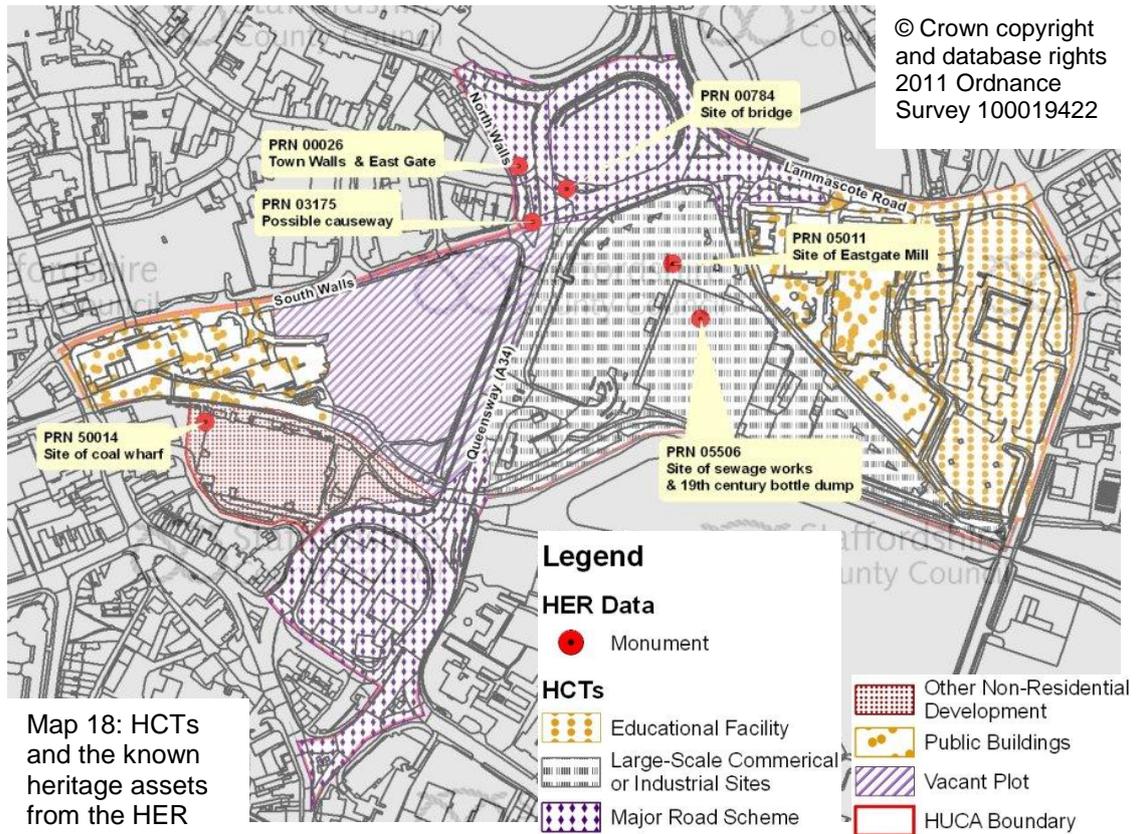
⁵⁸⁶ The Conservation Area Appraisal is accessible online at <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁵⁸⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁸⁸ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁸⁹ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.4 HUCA 4: South east of Queensway



4.4.1 Statement of heritage significance and built character

The character area lies to the south east of the town centre, beyond the line of the medieval town wall. The Scheduled Monument of East Gate lies on the western edge of the town, just within the HUCA⁵⁹⁰. Part of the town wall also survives in the western portion of the HUCA although it was moved here in 1939 from its original position as part of a road widening scheme. However, there remains the potential for below ground deposits to survive associated, not only with the Scheduled East Gate, but also the connecting defences⁵⁹¹.

The HUCA is dominated by changes in the townscape which mostly date to the late 20th century. The road system was upgraded to form part of the ring road constructed around the town centre in the mid 1970s and this dominates a substantial portion of the area (HCT ‘Major Road Scheme’ on map 18). The alterations to the road have probably been responsible for attracting the development of large-scale buildings and car parks including the supermarket, former multi-storey car park and the Borough Council Offices during the late 20th and early 21st century (cf. ‘Large-Scale Commercial or Industrial Site’, ‘Other Non-Residential Development’ and ‘Public Buildings’ on map 18). The large leisure centre on Lammascote Road was built in the early 21st century, whilst the HCT ‘Vacant Plot’ is the site of a mid 20th century leisure centre; the site is currently (March 2012) awaiting redevelopment. The former school on

⁵⁹⁰ English Heritage: SM 11; Staffordshire HER: PRN 00026

⁵⁹¹ Staffordshire HER: PRN 00767

Riverway was built in 1939, but was used as council offices between circa 1994 and December 2011.

The river Sow bisects the character area on a roughly east-west alignment. The course of the river was altered as part of a wider drainage scheme around Stafford in the mid 19th century. The river was made navigable from the east as far as Green Bridge where a coal wharf was constructed to supply fuel to the town⁵⁹². A disused multi-storey car park now stands on the site of the coal wharf (map 18). Even in the 19th century the HUCA was largely on the periphery of the settlement; this was confirmed during an archaeological excavation on the supermarket site where 19th century sewage works and a bottle dump was recorded⁵⁹³.

The presence of the river was responsible for the earlier wetland character of the area (cf. map 2 and HCT 'Floodplain marshes' on map 4). The eastern route out of the town, the Lammascote Road, is believed to have been a causeway over the floodplain marshes; by the medieval period it probably formed the dam to King's Pool to the north (cf. HUCA 5 and 2.5.5.5). There is a hypothesis that this route had its origins in the prehistoric period (cf. 2.1) and a possible medieval causeway was excavated in the area of the East Gate⁵⁹⁴. Environmental samples were taken from the supermarket site which provided evidence for a probable medieval flax and hemp processing industry, which was reliant upon waterlogged conditions. This evidence also provided information regarding the prehistoric landscape around the town (cf. 2.1).

The site of Eastgate Mill also probably lies within the HUCA as shown on the sketch plan of the town (circa 1600). Documentary evidence suggests that the mill existed between the late 12th and the early 17th century (cf. 2.5.5.3)

There is archaeological evidence for prehistoric activity to the north of the River Sow, recovered as part of the supermarket development. This came in the form of Iron Age timbers which have been radio carbon dated to 390BC to 80BC. Their function has not been positively identified, but it has been suggested that they may have formed part of a bridge or retaining wall along the river bank⁵⁹⁵.

The area of the road roundabout to the south of the character area may have fallen within or towards the edge of the medieval suburb of Forebridge (cf. map 7).

⁵⁹² Staffordshire HER: PRN 50014

⁵⁹³ Staffordshire HER: PRN 05506

⁵⁹⁴ Staffordshire HER: PRN 03175

⁵⁹⁵ Staffordshire HER: PRN 52515

4.4.2 Heritage Values

Evidential value: There remains the potential for archaeological deposits to survive within the HUCA as has been shown in previous interventions particularly in the vicinity of the River Sow, the medieval suburb of Forebridge and around East Gate. There is also the potential for elements of the medieval mill and palaeo-environmental remains to survive particularly within the area of former (and current) marshland.	High
Historical value: The only legible heritage asset is the Scheduled and Grade II Listed town wall.	Low
Aesthetic value: The HUCA has seen considerable alteration during the late 20 th century, although parts of it lie adjacent (and even within) the Stafford Town Conservation Area.	Low
Communal value: From a heritage perspective there is little of value.	Low

4.4.3 Recommendations

The heritage significance and values has particularly highlighted the potential for below ground archaeological deposits to survive.

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁵⁹⁶.
- Where alterations or changes are proposed which may impact upon Stafford Town Conservation Area and its setting, the applicant should refer to the Stafford Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance⁵⁹⁷. Any works on or within the vicinity of the Scheduled Monument should consult English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁵⁹⁸.
- There is a high potential for below ground archaeological deposits and palaeoenvironmental remains to survive within the HUCA, as has been shown by previous works. There is also the potential for elements of the medieval mill site to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to

⁵⁹⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁹⁷ The Conservation Area Appraisal is accessible online at <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁵⁹⁸ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

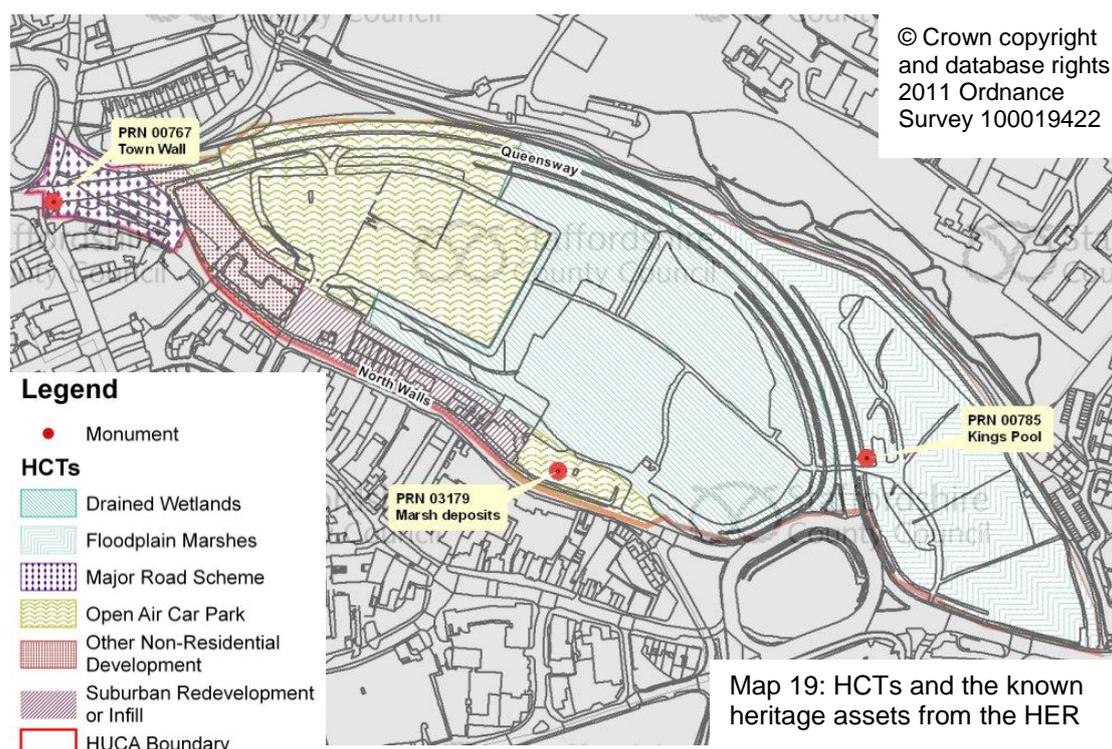
record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁵⁹⁹.

- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁶⁰⁰.

⁵⁹⁹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁰⁰ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

HUCA 5: King’s Pool and Kingsmead Marsh



4.5.1 Statement of heritage significance

The character area lies to the north east of the town centre and comprises the Kingsmead Marsh wetland nature reserve, an area of 19th century drained wetlands and two mid/late 20th century car parks (HCT ‘Floodplain Marshes’, ‘Drained Wetlands’ and ‘Open Air Car Park’ on map 19). The nature reserve, which lies to the east, falls within the St George’s Hospital Conservation Area. In the medieval period this area formed the King’s Pool, a fishpond which had been created by the 12th/13th century⁶⁰¹. Lammascote Road probably runs along the pool dam; by the late 12th century it appears to have also been used to power a watermill (cf. HUCA 4)

Mapping evidence suggests that King’s Pool had been drained by the late 16th century⁶⁰². The extent to which the drainage system shown on the sketch plan of circa 1600 survives is currently unknown. It may have been re-laid as part of the drainage works carried out in the mid 19th century (cf. 2.7.5.3). Late 19th century mapping, particularly the 1:500 OS map of circa 1880, suggests that this area had been used as a water meadow (cf. 2.7.5.3).

Prior to the creation of the pool this area had formed marshland which encompassed the town on its eastern, western and southern edges (cf. map 2 and map 4). Environmental information has been extracted from this area which provided evidence of land use in the vicinity of the marsh from the Mesolithic to the late Roman period. Marsh deposits were also revealed in an

⁶⁰¹ Staffordshire HER: PRN 00785

⁶⁰² Anon. circa 1600 map

excavation on North Walls, buried beneath later garden soils and demolition layers⁶⁰³.

The line of the medieval town wall is indicated on 17th century maps as probably running across the western extent of the HUCA where the HCTs ‘Suburban Redevelopment or Infill’ and ‘Other Non-Residential Develop’ are shown on map 16. This area appears to have been developed by the late 18th century although the earliest of the extant buildings appear to date to the early 20th century. The peripheral location of this area, lying on the edge of the town may offer opportunities for the survival of evidence for industrial activity from the medieval period onwards.

4.5.2 Heritage Values

Evidential value: There is a high potential for palaeo-environmental evidence to survive within the HUCA, as has been shown by previous work. There is also the potential for below ground archaeological deposits to survive associated with historic plots along North Walls, previous industrial activity and for the remains of the medieval town defences.	High
Historical value: There are few legible heritage assets although the Kingsmead Marshes attests to the origins of this landscape as an area of floodplain marshland.	Low
Aesthetic value: The area of the extant floodplain marshes, Kingsmead Marshes Nature Reserve, has been acknowledged as contributing to the townscape by its inclusion in the St George’s Hospital Conservation Area.	Medium
Communal value: The Kingsmead Marshes Nature Reserve is publically accessible. An interpretation of the history of the landscape of this area of Stafford, from the prehistoric period onwards, would improve the community and visitors’ understanding of environmental change and the role of the HUCA in the town’s history.	Medium

4.5.3 Recommendations

The heritage significance and values has identified the importance of the potential for the survival of below ground archaeological deposits. The significance of the marshland to the townscape has been acknowledged in its inclusion in the St George’s Conservation Area.

- Where alterations or changes are proposed within that portion of the HUCA lying within or adjacent to the St George’s Hospital Conservation Area, the applicant should consult with the Stafford Borough Conservation Officer in the first instance⁶⁰⁴. All of the

⁶⁰³ Staffordshire HER: PRN 03179

⁶⁰⁴ The Conservation Area Appraisal is accessible online at <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

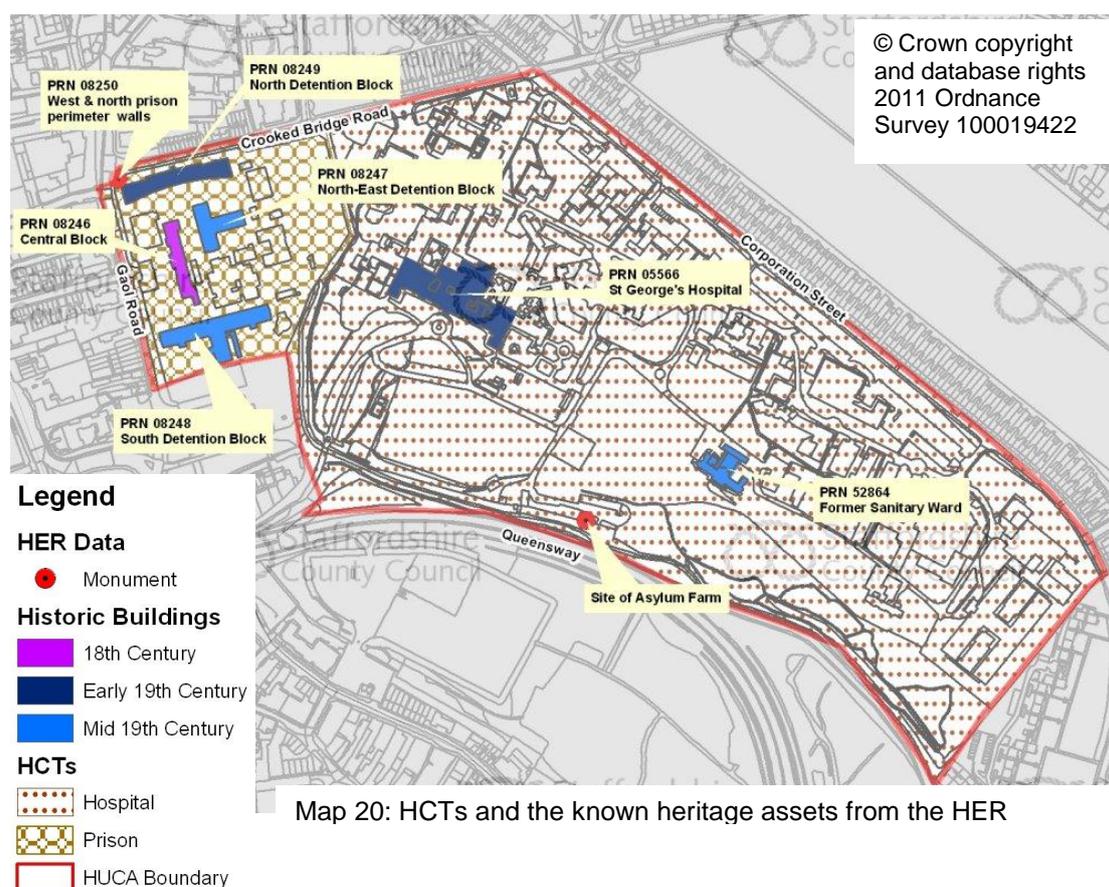
designated heritage assets and their settings are covered under para. 132 of NPPF⁶⁰⁵.

- There is a high potential for below ground archaeological and palaeo-environmental deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁰⁶.

⁶⁰⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁰⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.6 HUCA 6: St George's Hospital & Stafford Prison



4.6.1 Statement of heritage significance and built character

The character area is dominated by the historic buildings associated with St George's Hospital and Stafford Prison; many of which are listed. The Stafford – St George's Hospital Conservation Area (092) also covers most of the HUCA (map 13). The area lying outside of the Conservation Area, in the south eastern portion, forms further extant hospital buildings which developed from the mid 20th century onwards.

The earliest prison building is the Grade II listed three storeyed brick central prison block built between 1787 and 1793 (cf. map 20 and 2.7.4.1). The Grade II listed north and west high perimeter walls are contemporary with this building⁶⁰⁷. It was extended from the early 19th century onwards and three further Grade II listed buildings survive. All three were designed by the architect Joseph Potter Junior. The earliest of his buildings, dated 1832-3 is the three storey cell block which is known as 'The Crescent'⁶⁰⁸. The plan form of this building reflects the architectural pretensions of the time and is the only prison block designed as a crescent to survive nationally⁶⁰⁹. The other two cell blocks date to the circa 1840 and the early 1850s respectively. Both are of a similar plan being brick built in a 'T' shape, but one is of three storeys and

⁶⁰⁷ Staffordshire HER: PRN 08246 and PRN 08250

⁶⁰⁸ Staffordshire HER: PRN 08249

⁶⁰⁹ Brodie et al 2002: 74

the other four storeys⁶¹⁰. The architectural phases of the prison reflect the philosophies and requirements of the prison reform legislation that was passed during the late 18th and 19th centuries (cf. 2.7.4.1).

St George’s Hospital was probably constructed upon part of one of the arable open fields known as Coton Field, which was not enclosed until after 1880 (cf. map 20; 2.5.5.2 and 2.7.5.3). The Grade II listed main range of St George’s Hospital, was built in 1818 as the county asylum and is likely to be one of the earliest surviving asylums in the country⁶¹¹ (cf. 2.7.4.2). Its red-brick Georgian façade is reminiscent of a large country house, a deliberate design feature (and part of patient therapy) to make it not look like an institution in contrast to the style of the earlier prison. The landscaping associated with the hospital largely survives and several of the farm buildings associated with Asylum Farm survived until the early 21st century. The gardens and the farm were principally developed also as part of the therapy for patients with ‘work’ and ‘usefulness’ an underlying ethos in patient care; the farm also provided a degree of self-sustainability. As such both the farm and gardens too were part of the programme of patient therapy for the institution.

The hospital continued to expand throughout the 19th century and most of the buildings still survive including a sanitary ward (cf. map 20)⁶¹². It was re-named St George’s hospital in 1940. The historic buildings of St George’s ceased to be used as a hospital in 1994.

4.6.2 Heritage Values

Evidential value: Despite 20 th century redevelopment within the grounds of St George’s Hospital there remains the potential for features relating to its landscaping, and to former hospital buildings including Asylum Farm, to survive. The HUCA otherwise lay within Coton Field which had formed part of the agricultural economy from the medieval period onwards.	Medium
Historical value: The legible historic buildings dominate the HUCA; some of the landscaping of the Hospital also survives. Both the prison and the hospital were largely contemporary in date and buildings were constructed as large impressive public buildings. Consequently these architect designed buildings reflected the contemporary philosophy, and in the case of the prison the changing legislation and prison reform ethos regarding the welfare, improvement and the rehabilitation of inmates. However, the architecture was also designed, particularly in the case of the hospital, but possibly also in the prison block known as ‘The Crescent’, as a statement of the philanthropic values of the county town.	High
Aesthetic value: The integrity of the historic character is well preserved, despite the construction of further buildings in the 20 th century. The character of the HUCA is enhanced by the fact that these buildings were constructed on a large-scale and are overall	High

⁶¹⁰ Staffordshire HER: PRN 08247 and PRN 08248

⁶¹¹ Staffordshire HER: PRN 05566

⁶¹² Staffordshire HER: PRN MST 14298

contemporary in date. The importance of these parts of the HUCA to the history and local character of Stafford has been recognised in the designation of the St George’s Conservation Area.	
Communal value: The importance of these institutions to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation. However, the buildings themselves are not publically accessible.	Medium

4.6.3 Recommendations

The heritage significance and values has identified the importance of the historic buildings of both complexes, but also the surviving landscaping of St George’s Hospital. Their contribution to the townscape of Stafford has been acknowledged in the listing of the key buildings and the designation of the St George’s Conservation Area.

- A statement of significance (Heritage Statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁶¹³.
- The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶¹⁴.
- The designation of the ‘The Crescent’ as a Grade II Listed building should be re-evaluated in the light of it being the only surviving prison block of its type.
- Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant consultation with the Stafford Borough Conservation Officer should take place in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁶¹⁵.
- Change within the HUCA should be sympathetic to its historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

⁶¹³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶¹⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

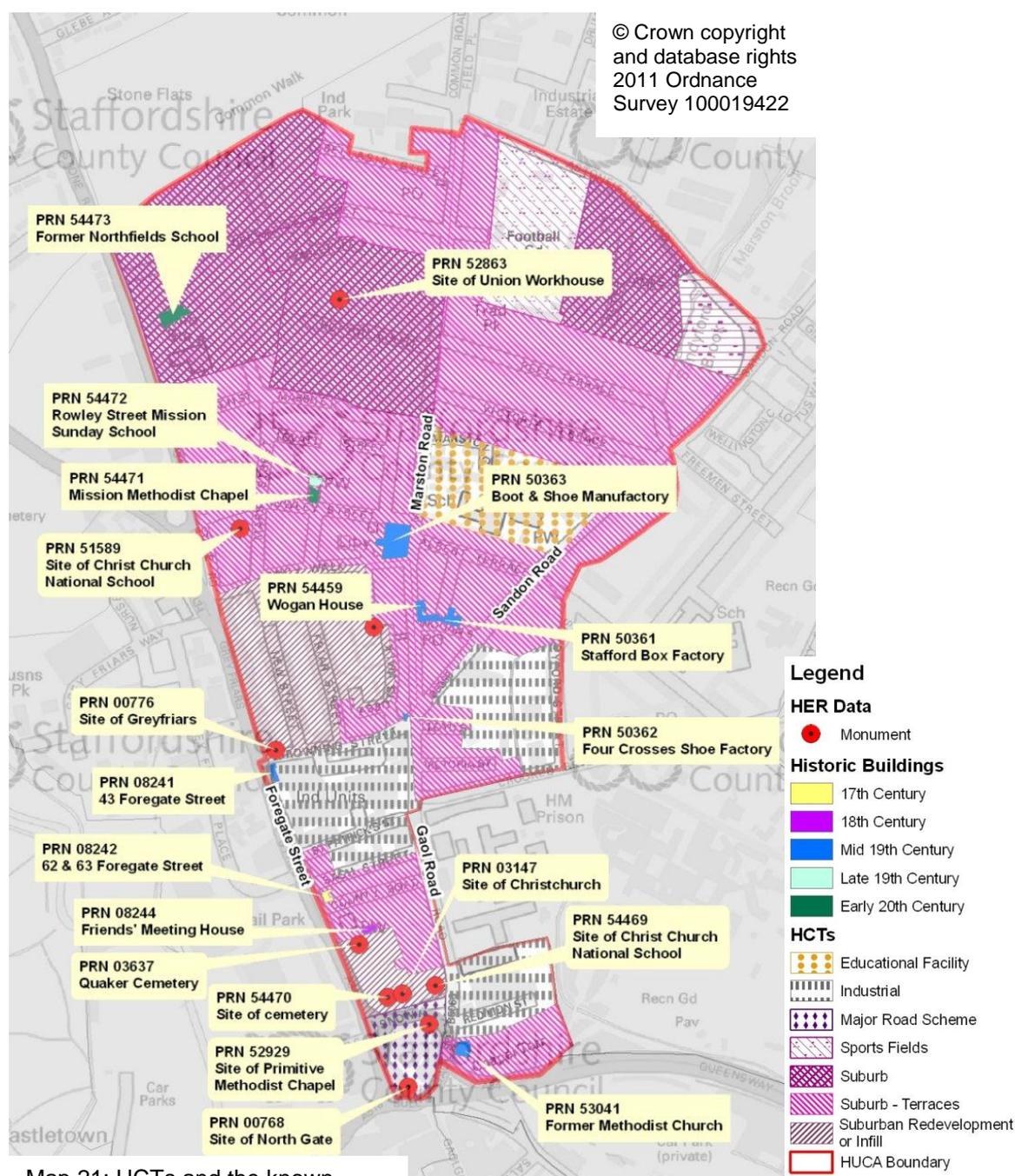
⁶¹⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

- There is a moderate potential for below ground archaeological deposits to survive within the HUCA, particularly relating to the development of St George’s Hospital. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶¹⁶.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled ‘Streets for All: West Midlands’ and where appropriate to the SCC ‘Conservation in the Highways’ document⁶¹⁷.

⁶¹⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶¹⁷ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.7 HUCA 7: North of Stafford



Map 21: HCTs and the known heritage assets from the HER

4.7.1 Statement of heritage significance and built character

The character area incorporates an area of early suburban expansion, which had probably begun by the late 12th century at Foregate (HCT 'Suburb' on map 7). These earliest suburbs were located along the primary northern route out of Stafford, Foregate Street, however, much of this area has been redeveloped during the mid to late 20th century (HCTs 'Major Road Scheme' and 'Suburban Redevelopment and Infill' on map 21). Despite this redevelopment two listed buildings survive. The Grade II listed 62 and 63

Foregate Street has late 17th century origins and is evidence of the earlier origins of this area⁶¹⁸. The Grade II* Friends Meeting House is located closer to the town off Foregate Street and was built in 1730 although the cemetery had probably been established in the 17th century (cf. 2.7.6.2)⁶¹⁹. These historic buildings are incorporated into the Foregate Street Conservation Area.

Currently little archaeological work has been carried out to establish the origins and nature of the medieval suburb and how it developed throughout the post medieval period. Maps created in the 17th century appear to suggest that the suburb extended as far as the site of the late 13th century Franciscan Friary, which lay to the north of St Patrick's Street⁶²⁰. It appears that the friary had been replaced by a house called Grey Friars by c. 1610 (cf. 2.6.6.3). The site of the northern town gate also lies within the HUCA; part of it is believed to have been seen during sewerage works in 1969 (cf. 2.5.1). There is the potential, therefore, that more of the gate and the town defences may survive as below ground deposits in the area of HCT 'Major Road Scheme' on map 21.

The majority of the HUCA is dominated by later suburban expansion which had its origins in the early and mid 19th century (cf. 2.7.3.2). Development in this area was initially stimulated by the construction of several new roads during the early 19th century; notably Gaol Road and Gaol Square (cf. 2.7.3.2). The growing importance of the manufacture of boots and shoes in the town, along with associated industries further stimulated development from the mid 19th century onwards (cf. 2.7.3.2 and 2.7.5.4). Consequently, the built character of much of the HUCA continues to be dominated by 19th and early 20th century terraced houses (HCT 'Suburb – Terraces' on map 21).

Several contemporary factories survive within this 19th century expansion, many of which were involved either directly or indirectly with the shoe industry (including HCT 'Industrial' which lies Foregate Street and Gaol Road on map 21).⁶²¹ The number of known shoe factories is shown on map 10; of these around 14 appear to survive. However, further smaller factories and workshops may also survive such as the possible former shoe factory standing at Four Crosses (cf. map 21)⁶²². Other buildings from related industries also existed within the HUCA, some of which may also survive. A history of the Stafford Box building on Wogan Street identified its origins as a shoe factory built in 1862, but also that the large property, 159 Marston Road (or Wogan House) had been the home of the owner (cf. 2.7.5.4 and map 21). An historical and archaeological survey of the whole area could potentially identify further associations between building types. Such work would comprehensively enhance the current understanding of the impact of this industry within the townscape and its influence on the housing for its workers.

⁶¹⁸ Staffordshire HER: PRN 08242

⁶¹⁹ Staffordshire HER: PRN 08244 and PRN 03637

⁶²⁰ Staffordshire HER: PRN 00776

⁶²¹ Three noted factories on the Staffordshire HER: PRN 50361, PRN 50362 and PRN 50363

⁶²² Staffordshire HER: PRN 50362

It would also establish to what extent this continues to contribute to the local character of the area.

Suburban expansion also led to the construction of buildings aimed to support the educational and spiritual welfare of the inhabitants. Several of these buildings have been demolished; including Christ Church which was built as a chapel of ease with a graveyard in the late 1830s⁶²³. Two schools which lay within the Christ Church district have also been demolished⁶²⁴. The girls and infants school lay adjacent to the church in Gaol Street. It had been established as a mixed National School in 1825. A new boys school was opened in Rowley Street in 1873; this building was demolished circa 2007⁶²⁵. Those that survive include a former Baptist Chapel, now a Masonic Hall built on Gaol Square in 1848⁶²⁶. A Wesleyan Chapel, dated 1909, with a Sunday School of circa 1886, survive in Rowley Street⁶²⁷. The Northfields Infants School, on Stone Road in the northern portion of the HUCA was opened in 1909⁶²⁸.

Despite the generally good preservation of terraces, industrial buildings and the associated street pattern there have been some areas of substantial redevelopment during the late 20th century (HCT ‘Suburban Redevelopment or Infill’ on map 21). Housing development to the far north of the HUCA (HCT ‘Suburb’ on map 21) dates to the mid 20th century. This also covers the redevelopment of the union workhouse which had been established on what had been the edge of Stafford in 1837-8⁶²⁹.

4.7.2 Heritage Values

<p>Evidential value: There is the potential for the remains of the medieval town defences to survive, as has been shown during previous investigations. There is also the potential, despite subsequent redevelopment, for the survival of below ground archaeological deposits to survive associated with medieval suburban activity along Foregate Street and the site of the Friary. There is also the potential for the historic buildings of the HUCA, especially within the area of 19th century industrial and housing development, to retain architectural and structural detailing which would inform our understanding of those aspects of Stafford’s social and economic history.</p>	High
<p>Historical value: The legible heritage assets continue to dominate the area of 19th century industrial suburbs despite some redevelopment. The extant street pattern, housing and former shoe factories, as well as any other related industrial buildings, are a legible reminder of the importance of this industry to the economic success of Stafford during the 19th and into the 20th century.</p>	High

⁶²³ Staffordshire HER: PRN 03147 and PRN 54470

⁶²⁴ Staffordshire HER: PRN 54469

⁶²⁵ Staffordshire HER: PRN 51589

⁶²⁶ Staffordshire HER: PRN 53041

⁶²⁷ Staffordshire HER: PRN 54471 and PRN 54472

⁶²⁸ Staffordshire HER: PRN 54473

⁶²⁹ Staffordshire HER: PRN 52863

<p>Aesthetic value: Very few of the heritage assets are covered by national designations with the exception of the Grade II* Friends Meeting House and the three Grade II Listed properties in Foregate. However, it is clear that the areas defined as HCT ‘Suburb – Terraces’ and some of the ‘Industrial’ areas, make a significant contribution to the local character and the sense of place. Some redevelopment of the area and of individual buildings has occurred, but the overall integrity of the historic character of this 19th century industrial quarter can still be easily read within the townscape.</p>	High
<p>Communal value: The majority of the HUCA is still industrial or domestic in nature, although some of the former factories are in commercial use allowing some limited public access. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation to augment potential sustainable tourism opportunities.</p>	Medium

4.7.3 Recommendations

The heritage significance and values sections have identified the importance of the heritage assets to both the extant townscape, and its local character, as well as to an understanding of the social and economic history of the town.

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁶³⁰.
- Where alterations or changes are proposed to the buildings, whether Listed or not, within the Foregate Street Conservation Area the applicant should consult with the Stafford Borough Conservation Officer should take place in the first instance. Any works on or within the vicinity of the Grade II* Listed Buildings should consult English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁶³¹.
- The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶³².
- An historic and architectural survey of the 19th century industrial suburbs would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of

⁶³⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶³¹ Ibid.

⁶³² Ibid.

heritage assets including the formation of a Conservation Area in the most complete parts to acknowledge the importance of the industry to Stafford's history and to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings could be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)⁶³³.

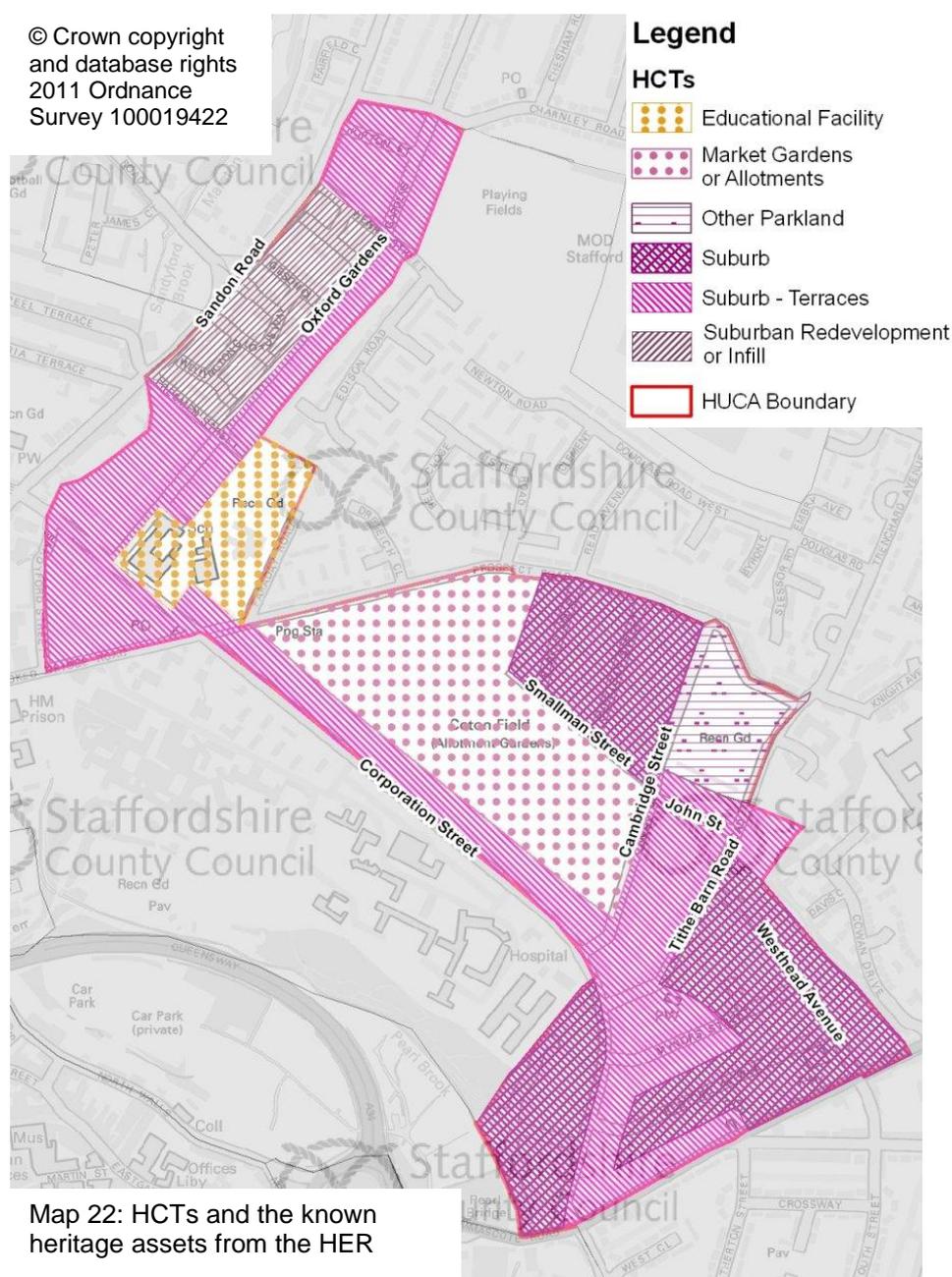
- The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPFF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- There is a high potential for below ground archaeological deposits to survive along Foregate Street and associated with the town defences. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPFF⁶³⁴.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document⁶³⁵.

⁶³³ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁶³⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶³⁵ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.8 HUCA 8: Coton Field



4.8.1 Statement of heritage significance and built character

The HUCA represents the expansion of suburban development in a north easterly direction beyond the former lunatic asylum (cf. map 11 and HUCA 6) in the final two decades of the 19th century. This involved the insertion of new streets, the first of which was Corporation Street and the southern part of Oxford Street (map 22). These streets cut across part of the medieval open field known as Coton Field (cf. 2.5.5.2 and 2.6.5.2 and 2.7.5.3). Terraced houses developed incrementally across the character area, being constructed by individual builders, from the late 19th century onwards (cf. HCT 'Suburb – Terraces' on map 22). The differing architectural detailing visible on the terraced houses is an indicator of the piecemeal nature of this development.

The majority of the terraced houses across the HUCA are set in small front gardens with low garden walls with a gate. Oxford Gardens, and the terraced housing which survives on its south eastern side, was laid out in the early 20th century probably as a result of the Lotus Shoe factory relocating to a site between the Sandon Road and Oxford Gardens in 1903⁶³⁶. The terraced houses in this street were probably built for the skilled workers and foremen. The Lotus factory operated from this site until 1998 (cf. 2.8.4.3). The site was re-developed for housing in the early 21st century (HCT 'Suburban Re-development or Infill' on map 22).

Tithe Barn Road to the south east of the HUCA may have originated as a trackway to provide access into Coton Field, and consequently may have medieval origins. Whilst the extant road largely follows the alignment of the original trackway it was straightened and widened in the early 20th century when further terraced houses were laid out along either side. Two new streets, John Street and Cambridge Street, were also created at this time.

The remaining suburban development (HCT 'Suburb' on map 22) was constructed in the early and mid 20th century. The short, straight streets around Smallman Street were probably constructed around the time of the First World War, but the housing may have only been completed in the years after 1918. A single row of traditional terraces on the east side of Cambridge Street may suggest that originally the streets were laid out with this type of development in mind. However, by the time the houses were built the philosophy governing domestic architecture had changed and was increasingly influenced by the 'Garden City Movement' (cf. 2.8.1). Consequently the majority of properties in this area, laid out in short terraces of four houses, are set well back off the road and within larger gardens than the earlier houses. The later suburbs to the south east are similarly set within large gardens, but there are also semi-detached properties as well as the shorter terraces. Even the names of the roads reflect the changing priorities for domestic architecture with 'avenues' replacing streets and tree planting taking place to line new roads. These elements were undoubtedly part of the development plan for the area with improved environmental conditions for residents.

Coton Field had belonged to the manor of Coton, but was leased to Stafford from 1455. The Coton Field Allotments were established in the late 19th century after the commoner's rights to the open field were extinguished under the Stafford Corporation Act (1880). This ultimately enabled the suburban expansion, but a large area of allotment gardens, which had their origins in the passing of this Act, survive within the HUCA (cf. HCT 'Market Gardens or Allotments' on map 22).

⁶³⁶ Greenslade et al 1979: 218

4.8.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford within an area which had formed part of a medieval open field system. The suburban houses potentially retain architectural indicators relating to the aspirations of the developers and the original inhabitants.	Low
Historical value: The legible heritage assets comprise the range of suburban houses and the associated street pattern. The architectural forms of the different building types across the HUCA reveal the social and economic history of suburban expansion in this area of Stafford. The built environment reflects the social standing and aspirations of the original inhabitants of the HUCA in the surviving architectural forms.	Medium
Aesthetic value: The HUCA is characterised by suburban development and the associated school. The historic character of the HUCA makes a positive contribution to the local sense of place within the suburban areas of the town and provides an insight into the changing fashion in the built form of suburbs between the late 19 th and the early/mid 20 th century.	Medium
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.8.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th to mid 20th century suburban expansion which has included new roads and differing architectural philosophies.

- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶³⁷. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing* (2012)⁶³⁸.
- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to

⁶³⁷ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶³⁸ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

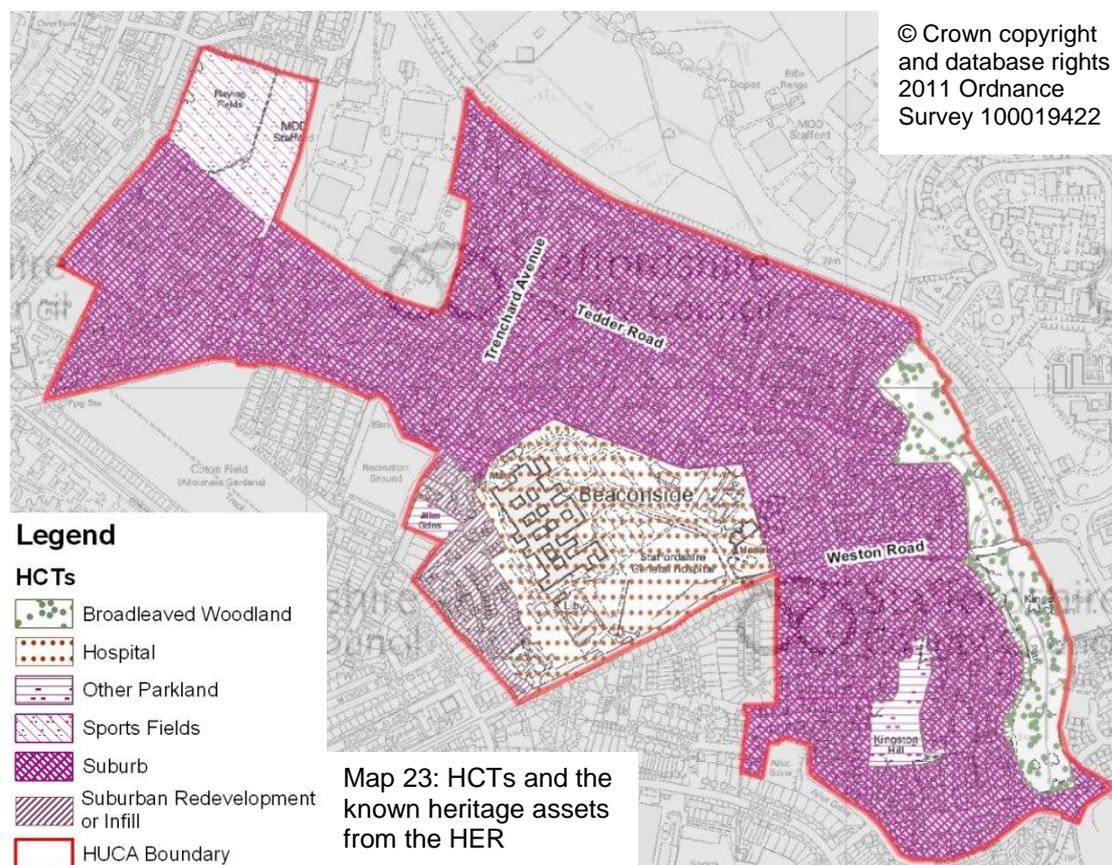
record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶³⁹.

- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁶⁴⁰.

⁶³⁹ Department for Communities and Local Government 2012.

⁶⁴⁰ Staffordshire County Council. 2011. Web:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.9 HUCA 9: Beaconside



4.9.1 Statement of heritage significance and built character

The character area mostly comprises post-war suburbs principally built for the service personnel posted at RAF Stafford (cf. 2.8.1). The housing mostly comprises semi-detached houses in roads set in a grid-pattern perhaps applying a military philosophy to town planning. Further settlement expansion has occurred at a later date to the east of the Beaconside estate. This housing contrasts with the military housing estate in its long cul-de-sacs and mix of detached and semi-detached properties.

The extant Stafford General Hospital was built upon the site of the Cotonhill Mental hospital from 1976 onwards (map 23). The Cotonhill Mental Hospital originated as the Cotonhill Asylum in the mid 19th century; it was originally built for wealthy patients and was located well away from the lunatic asylum at St. George's Hospital⁶⁴¹. It was a large building with a separate chapel and standing in landscaped grounds (cf. 2.7.4.2). Only a few 19th century buildings survive including the former asylum chapel and two gate lodges.

⁶⁴¹ Staffordshire HER: PRN 40124

The eastern edge of the character area is dominated by King Pool Covert (HCT ‘Broadleaved Woodland on map 23), which was present by at least the late 19th century. A probable medieval mill pond, King’s Pool, was sited within the covert, but it appears to have been drained during the 20th century⁶⁴². It is likely that the pond had fed the watermill at the medieval monastic site of St Thomas’ Priory, the remains of which survive c.750m to the south east.

To the east of the character area a scatter of 44 small flint tools were recovered in the late 1940s⁶⁴³. The flints were dated to the Mesolithic period, but a more recent re-appraisal has questioned this date suggesting that some of the artefacts may in fact be of Neolithic or Bronze Age date. To the south, at Kingston Hill, a Neolithic/Bronze Age flint scraper was discovered in 1929⁶⁴⁴. This evidence probably relates to casual loss, although it is possible that the 44 flints may relate to a flint working site overlooking the resource-rich marshlands of the River Sow during the later prehistoric period.

The manor of Coton was recorded in Domesday Book (1086) and although only one villager and a slave are mentioned there was land for four ploughs. By the mid 15th century the manor was held by St Thomas’ Priory with three open fields although how many villagers there were working these fields is unknown. By the early 19th century only Coton Hill Farm is recorded within the character area, this had been removed further north by the end of the century because the original site was used for the development of the Asylum.

4.9.2 Heritage Values

Evidential value: Whilst the HUCA lies beyond the historic core of Stafford within an area given over to farming since at least the medieval period there is evidence of earlier activity within the area. Archaeological and palaeo-environmental deposits may survive associated with the former King’s Pool. The latter could contribute to our understanding of earlier environments and landscape change.	Medium
Historical value: There are very few legible heritage assets within the character area other than the historic buildings associated with the site of Cotonhill Asylum. Whilst now surrounded by late 20 th century development they still contribute to an understanding of the social and economic history of the HUCA; particularly as a comparison for the surviving buildings at St George’s Hospital (cf. HUCA 6).	Low
Aesthetic value: The historic character of the HUCA is dominated by late 20 th century suburban and hospital development. The surviving Cotonhill Asylum buildings do, however, make a positive contribution to a local sense of place.	Low
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.9.3 Recommendations

⁶⁴² Staffordshire HER: PRN 04928

⁶⁴³ Staffordshire HER: PRN 02107

⁶⁴⁴ Staffordshire HER: PRN 01944

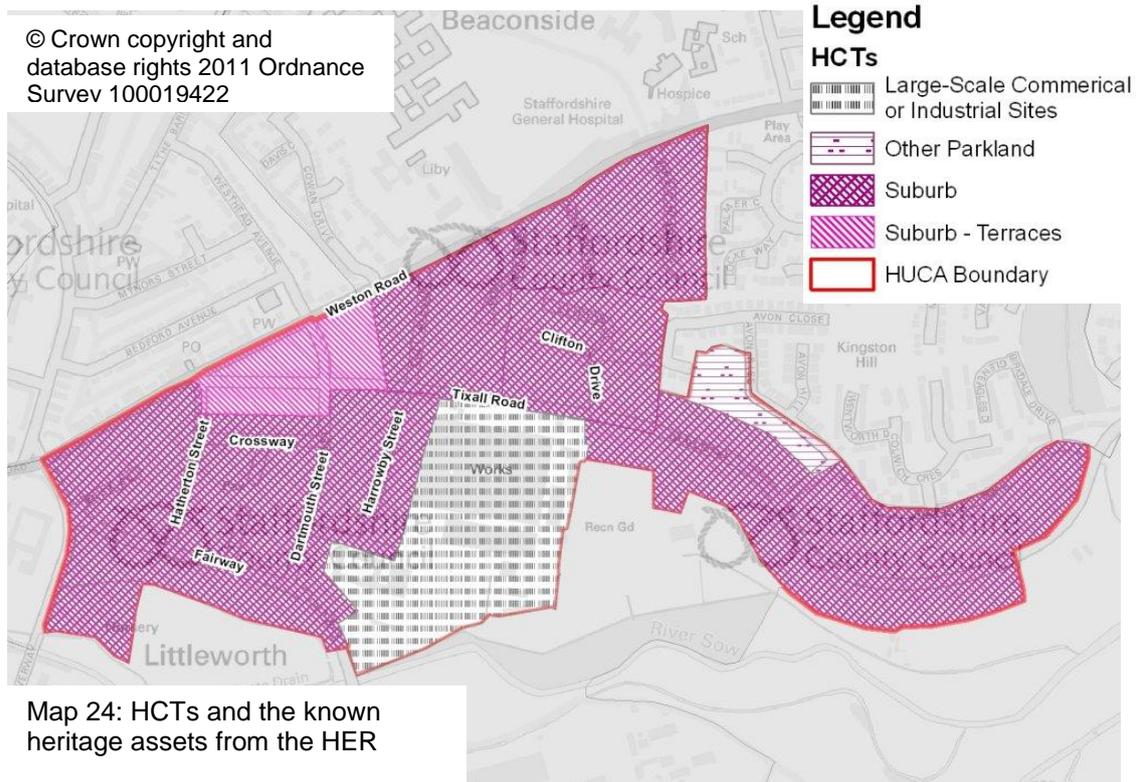
The assessment of the heritage assets has identified a degree of heritage interest within the HUCA.

- Change within the HUCA should be sympathetic to its historic character. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- Individual properties could be considered for local listing to acknowledge their contribution to the local sense of place in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)⁶⁴⁵.
- There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁴⁶.

⁶⁴⁵ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁶⁴⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.10 HUCA 10: Littleworth



4.10.1 Statement of heritage significance

Settlement at Littleworth appears to have existed by the early 19th century, although historic maps suggest it may have been concentrated on northern side of Weston Road (in HUCA 8). By the 1880s terraced houses had been constructed in the angle of Weston Road and Tixall Road, which includes St Thomas' Street (HCT 'Suburb – Terraces' on map 24). Many of these properties survive and display a variety of architectural detailing although several have been rendered.

No further development appears to have occurred within the HUCA until the early 20th century and includes the terraced houses lying along Harrowby Street. Settlement continued to expand in the area from the 1920s along Tixall Road and on an estate centred on Fairway/Crossway/Hatherton Street and Dartmouth Street (cf. map 11). This estate is dominated by short terraces and semi-detached houses standing in their own gardens. The remainder of the early 20th century houses were semi-detached many with driveways and garages.

The expansion of houses in this area was probably stimulated by the decision of W. H. Dorman Ltd to move their premises from Foregate Street to a new site on the Tixall Road. The early 20th century factory largely survives (cf. 2.8.4.3).

The houses on Clifton Drive and Clifton Rise, to the north of the Tixall Road, were constructed upon the site of a small 19th century brick works.

4.10.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford within an area which had farmland by at least the 19 th century. The suburban houses potentially retain architectural indicators relating to the aspirations of the developers and the original inhabitants. The Dorman factory may also retain information which could contribute to our understanding of an early 20 th century engineering works.	Low
Historical value: There is likely to be an historic association between the early 20 th century suburban expansion and the location of the contemporary factory. Mid to late 19 th century terraced houses survive, some of which retain architectural detailing providing clues to their role in the social and economic history of Stafford. However, many of these properties have since been rendered obscuring much of the detailing.	Low
Aesthetic value: The HUCA largely comprises early 20 th century suburban housing and the associated factory. The integrity of the local character of this HUCA survives within the townscape.	Low
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.10.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th to mid 20th century suburban expansion which has included new roads and differing architectural philosophies.

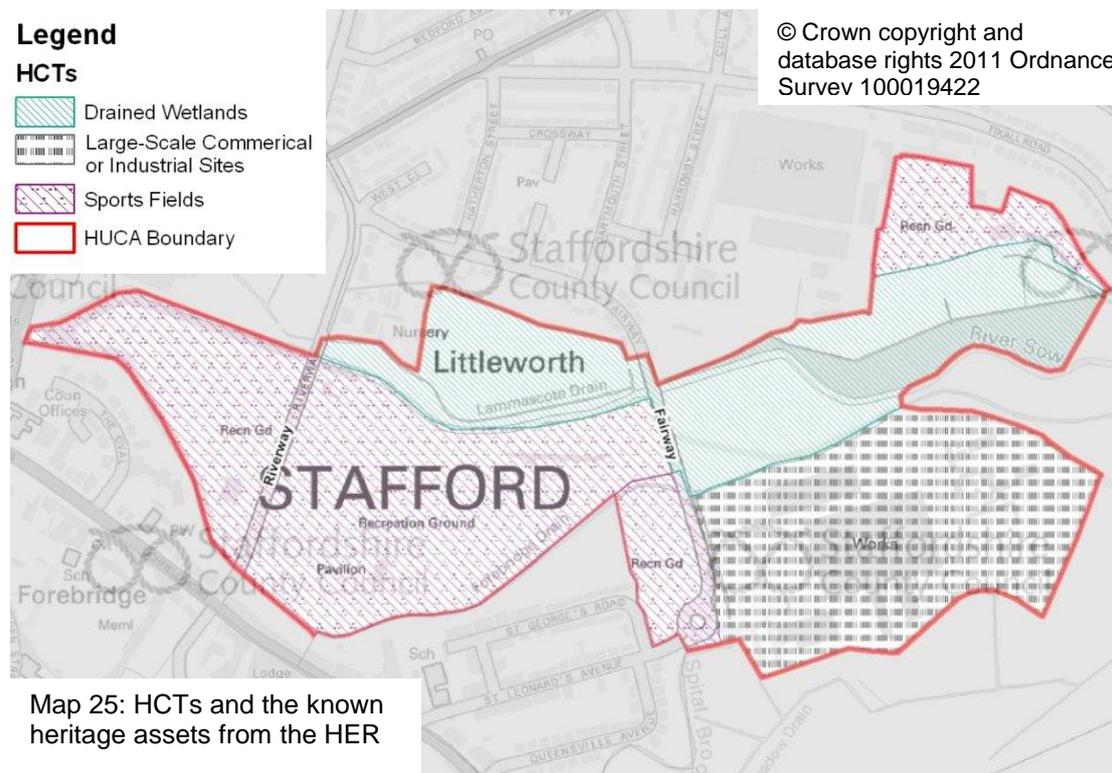
- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶⁴⁷. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁶⁴⁸.
- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁴⁹.

⁶⁴⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁴⁸ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁶⁴⁹ Department for Communities and Local Government 2012.

4.11 HUCA 11: Lammascote



4.11.1 Statement of heritage significance

The River Sow passes through the character area from west to east. It is dominated by open land including sports grounds and playing fields which were established upon the floodplain fields in the post war period. A large engineering works (HCT 'Large-Scale Commercial or Industrial Site' on map 25) was established in 1962. It now operates as part of Areva T & D Ltd (cf. 2.8.4.3).

To the north of the character area there are surviving floodplain field systems (HCT 'Drained Wetlands' on map 25). This character area had formed marshes until the mid 19th century when a programme of drainage was undertaken (cf. 2.7.5.3). Water meadows have been identified across this area with some surviving earthworks and drains⁶⁵⁰.

4.11.2 Heritage Values

<p>Evidential value: There is the potential for archaeological deposits to survive below the alluvium of the Sow Valley, particularly as the character area has seen little development. Upstanding remains associated with the water meadow system also survive.</p>	<p>Medium</p>
<p>Historical value: There are few legible heritage assets, although the water meadows provide evidence for systems of land management of this area during the 19th century. Many of the drains continue to function as part of the drainage of this area.</p>	<p>Medium</p>

⁶⁵⁰ Staffordshire HER: PRN 52259

Aesthetic value: The water meadows and drainage systems within the HUCA form a small part of a wider area of drained wetlands to the east beyond the HUCA. They therefore make a positive contribution to the historic character of this wider area.	Medium
Communal value: A public right of way follows the course of the River Sow providing some access into the landscape of the drained wetlands. Further research into the water meadows and their survival could provide material for the presentation of these features and their importance to the local landscape to the community and visitors.	Medium

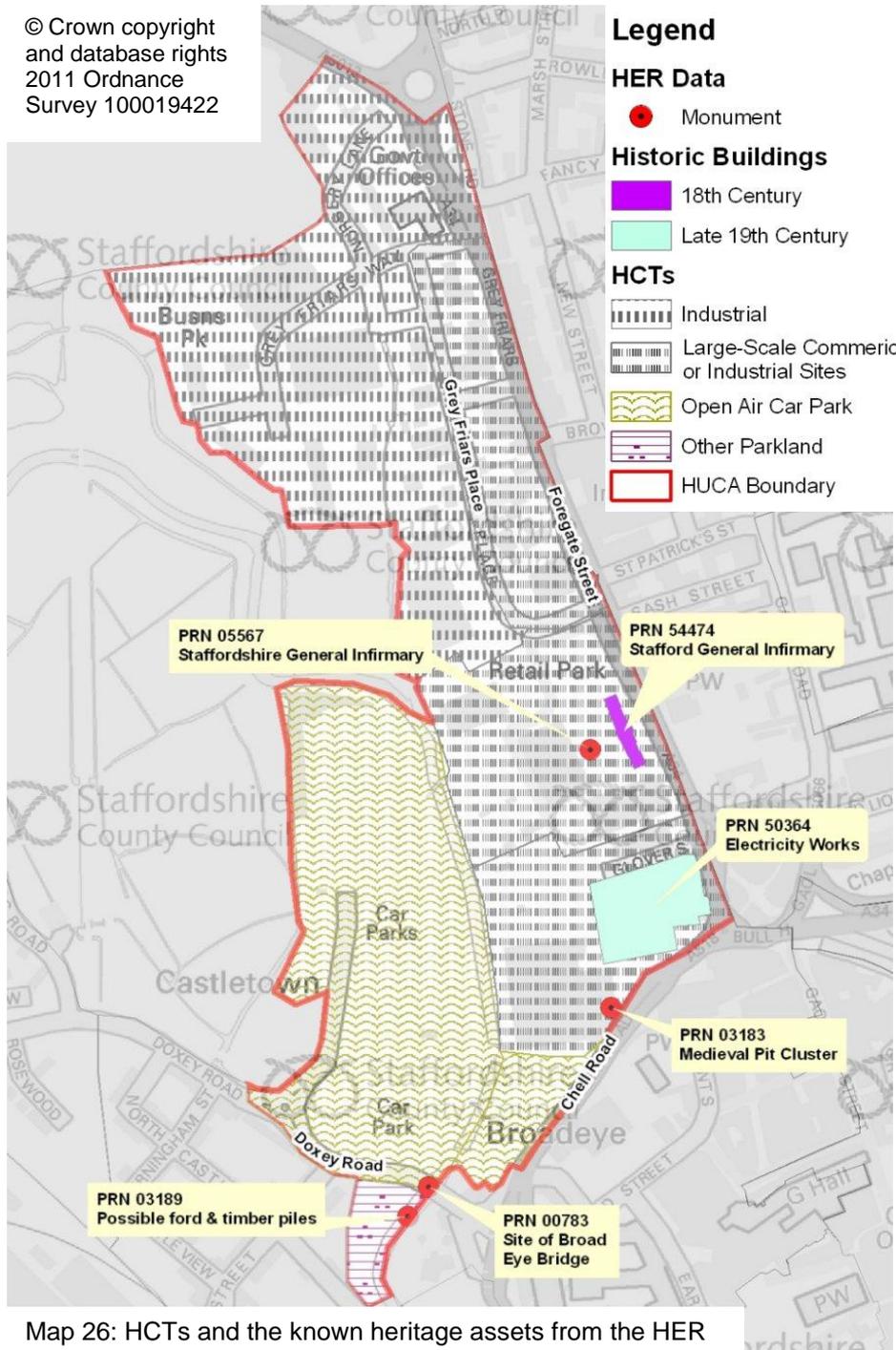
4.11.3 Recommendations

The heritage significance and values sections had identified the presence of surviving water meadows which contribute to an understanding of the management of the landscape from the 19th century onwards.

- The conservation and enhancement of the water meadow features should be encouraged.
- There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁵¹.

⁶⁵¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.12 HUCA 12: West of Foregate Street



4.12.1 Statement of heritage significance and built character

The character area lies on the west side of Foregate Street, which has been the main route north out of Stafford probably since the later Saxon period. It has been speculated that this route follows the line of a Roman road, but this has not been proven archaeologically. There is evidence for medieval activity, just to the north of the historic core of the town on Chell Road, in the

form of a cluster of pits (cf. map 26)⁶⁵². These features may indicate that this area, which was on the far side of the town wall, was used as a midden at this period or they may have been associated with the medieval suburb of Foregate. The suburb is known to have existed by the late 12th century and had probably continued to extend along Foregate Street into the post medieval period (cf. 2.5.3.1 and 2.6.3.1; map 7).

The Stafford General Infirmary was established in the late 18th century and the principal range of this building, designed by Benjamin Wyatt Senior survives, although it was significantly altered in the 1890s⁶⁵³. By circa 1880 the hospital complex included a laundry and a garden to the rear. The 1890s alterations, carried out by the architect Sir Aston Webb, enlarged the hospital complex considerably. A detached mortuary was also built and the gardens were extended westwards. Most of the hospital complex was demolished circa 1999 to allow the construction of a retail park, although three hospital buildings, including the original 18th century range survive fronting onto Foregate Street. The importance of the hospital building to Stafford's townscape has been acknowledged in its incorporation in the Foregate Street Conservation Area. A power station was constructed to the south of the hospital in 1895. The chimney to the power station was demolished in the 1960s⁶⁵⁴.

In the early 19th century the Elley family, one of the largest boot and shoe manufacturers in Stafford, relocated to the western side of Foregate Street and established a large factory here⁶⁵⁵. By the end of the 19th century several rows of terraced houses had been constructed including 'Forebridge Square' which may have been built for Elley's workers⁶⁵⁶. By the 1880s a second boot and shoe manufactory had been established at the southern end of the HUCA as had a large timber yard, which may have been associated with the shoe industry.

However, much of the HUCA was redeveloped during the mid to late 20th century being dominated by large-scale industrial and/or commercial units and a large open air car park (cf. map 26). The car park was constructed upon the site of a water meadow, which was probably established as part of the drainage works undertaken throughout the town in the mid 19th century⁶⁵⁷. The water meadow was fed by the River Sow which flows south through the character area. Evidence for a ford and a series of wooden stakes were discovered to the south of Broad Eye Bridge in the 1970s⁶⁵⁸.

The current Broad Eye Bridge is 20th century in date, but it replaces at least two earlier bridges⁶⁵⁹. The bridge represents the western exit from the town

⁶⁵² Staffordshire HER: PRN 03183

⁶⁵³ Staffordshire HER: PRN 54474 and PRN 05567

⁶⁵⁴ Staffordshire HER: PRN 50364

⁶⁵⁵ Harrison 1978: 51 and 54

⁶⁵⁶ Ibid

⁶⁵⁷ Staffordshire HER: PRN 52113

⁶⁵⁸ Staffordshire HER: PRN 03189

⁶⁵⁹ Staffordshire HER: PRN 00783

and it has been speculated that this was not a major route in the medieval and post medieval periods (cf. 2.5.7).

4.12.2 Heritage Values

Evidential value: Despite redevelopment in this area there remains the potential for below ground archaeological deposits to survive relating to both medieval settlement and 19 th century industrial activity particularly associated with the shoe industry	Medium
Historical value: Few legible heritage assets survive with the exception of the General Infirmary buildings and the late 19 th century power station.	Low
Aesthetic value: The importance of the surviving Staffordshire Infirmary buildings to the townscape of Staffordshire has been acknowledged in the designation of the Foregate Street Conservation Area.	Medium
Communal value: From a heritage perspective the communal value is low.	Low

4.12.3 Recommendations

The heritage significance and values sections have identified the survival of two historic buildings and the potential for below ground archaeological deposits.

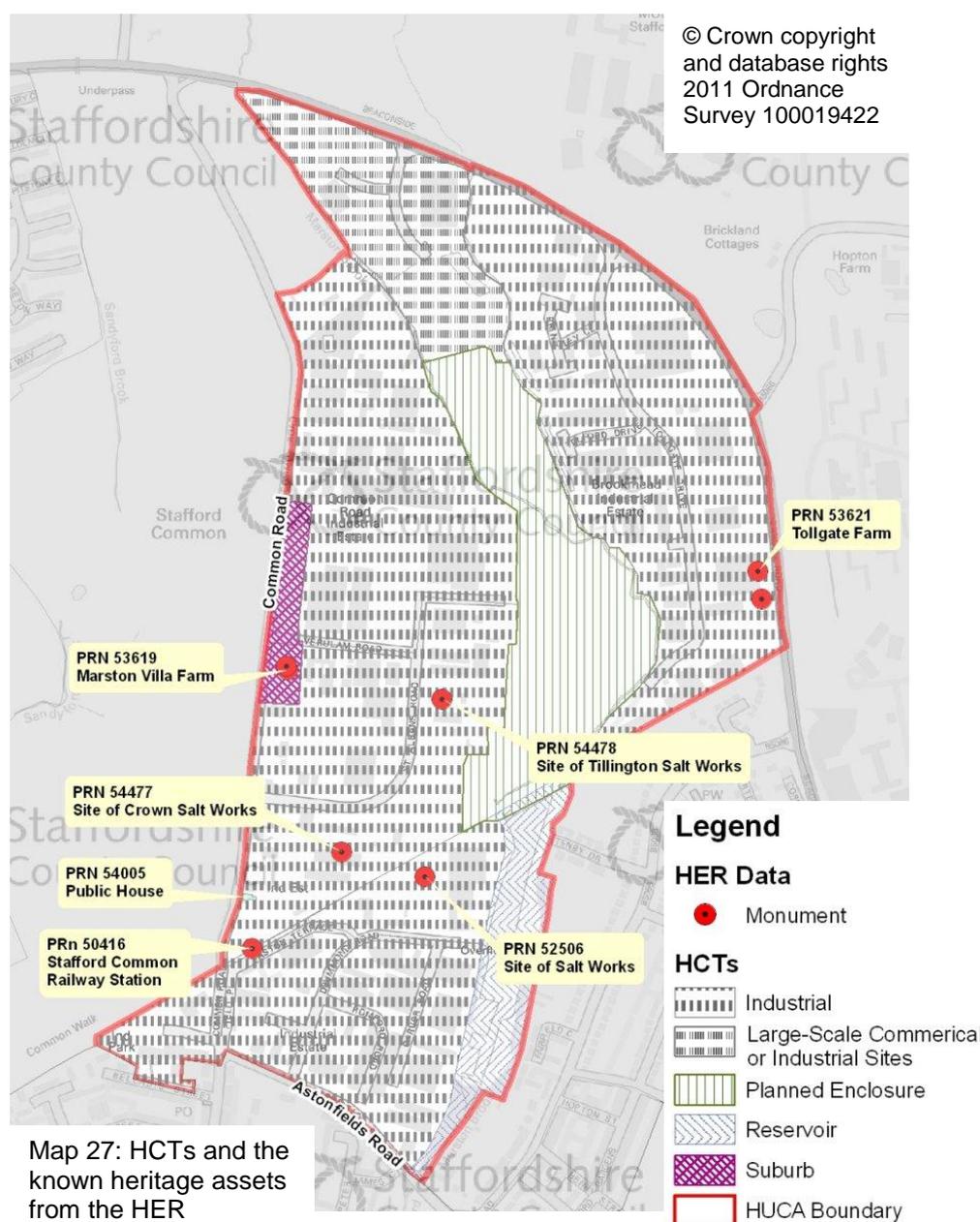
- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶⁶⁰. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁶⁶¹.
- There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁶².
- A Conservation Area Appraisal should be undertaken for the Foregate Street Conservation Area.

⁶⁶⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁶¹ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁶⁶² Department for Communities and Local Government 2012.

4.13 HUCA 13: Marston Brook



4.13.1 Statement of heritage significance and built character

The HUCA is dominated by industrial units and industrial estates; there are few houses with the exception of those along the eastern side of Common Road (HCT ‘Suburb’ on map 27).

The line of the Stafford to Uttoxeter railway is still visible within the character area. The line opened in the late 19th century and Stafford Common railway station opened in 1874. The line was closed to passengers in 1939 and to freight in the 1950s, although the station buildings were not demolished until 1973⁶⁶³. Rows of terraced houses, called Providence Place and Railway Terrace, had been constructed to the north of the railway line by the late 19th

⁶⁶³ Staffordshire HER: PRN 50735 and PRN 50416

century. These houses may have been built to provide homes for railway workers. Whilst the majority had been demolished by the end of the 20th century one terrace and ‘The Rifleman’ public house survive fronting onto Common Road (encompassed in HCT ‘Industrial’ on map 27).

The industrial origins of the HUCA lie in the late 19th century when in 1877 salt was discovered on the southern edge of Stafford Common (cf. 2.7.5.4). Three salt works were built to extract this resource and were located close to the railway line by circa 1920 (cf. map 27)⁶⁶⁴. The two works to the north of railway had been demolished by 1963 facilitating the construction of the extant industrial estates⁶⁶⁵. Salt production in Stafford ceased in 1970 (cf. 2.8.4.3).

The extant houses (HCT ‘Suburb’ on map 27) on Common Road date to the early 20th century and are comprised of semi-detached houses and short terraced ranges each consisting of four houses. These properties are likely to have been associated with the expansion of the salt industry in the same period. Just to the south of these houses (also within HCT ‘Suburb’) is an extant farmstead, previously known as Marston Villa. The complex survives although its farm buildings have been converted to domestic use. This is one of two farmsteads which existed in the HUCA by the late 19th century. The other stood on Sandon Road, but has since been demolished.

The landscape which the two complexes farmed had formed part of Marston Field, one of the open fields belonging to Marston manor from the medieval period⁶⁶⁶. The open field was enclosed following an Act of Parliament (1800) to create a regular landscape of ‘Planned Enclosure’ (cf. 2.7.5.3). Parts of this field system still survive within the HUCA (cf. map 27).

4.13.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford within an area which had formed an arable landscape by at least the medieval period. The 19 th century terraces, public house and the late 20 th century suburban houses potentially retain architectural indicators relating to the aspirations of the developers and the original inhabitants.	Low
Historical value: Despite the character of the HUCA being dominated by late 20 th and early 21 st century industrial development heritage assets are still legible within the townscape. The railway and the extant 19 th century buildings are likely to be associated, whilst the early 20 th century houses are testimony to the early importance of industry within the HUCA.	Low
Aesthetic value: The HUCA largely comprises late 20 th century industrial development, although the late 19 th century and early 20 th century buildings contribute to an earlier historic character, which contributes to a local sense of place	Low

⁶⁶⁴ Staffordshire HER: PRN 52506, PRN 54477 and PRN 54478

⁶⁶⁵ Hunting Surveys Ltd 1963: Run 25: 0438

⁶⁶⁶ Greenslade et al 1979: 209-10

Communal value: The HUCA mostly comprises industrial development and from a heritage perspective its value is low.	Low
---	-----

4.13.3 Recommendations

The heritage significance and values have identified a degree of historic interest.

- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶⁶⁷. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁶⁶⁸.
- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁶⁹.

⁶⁶⁷ Department for Communities and Local Government 2012. Web:

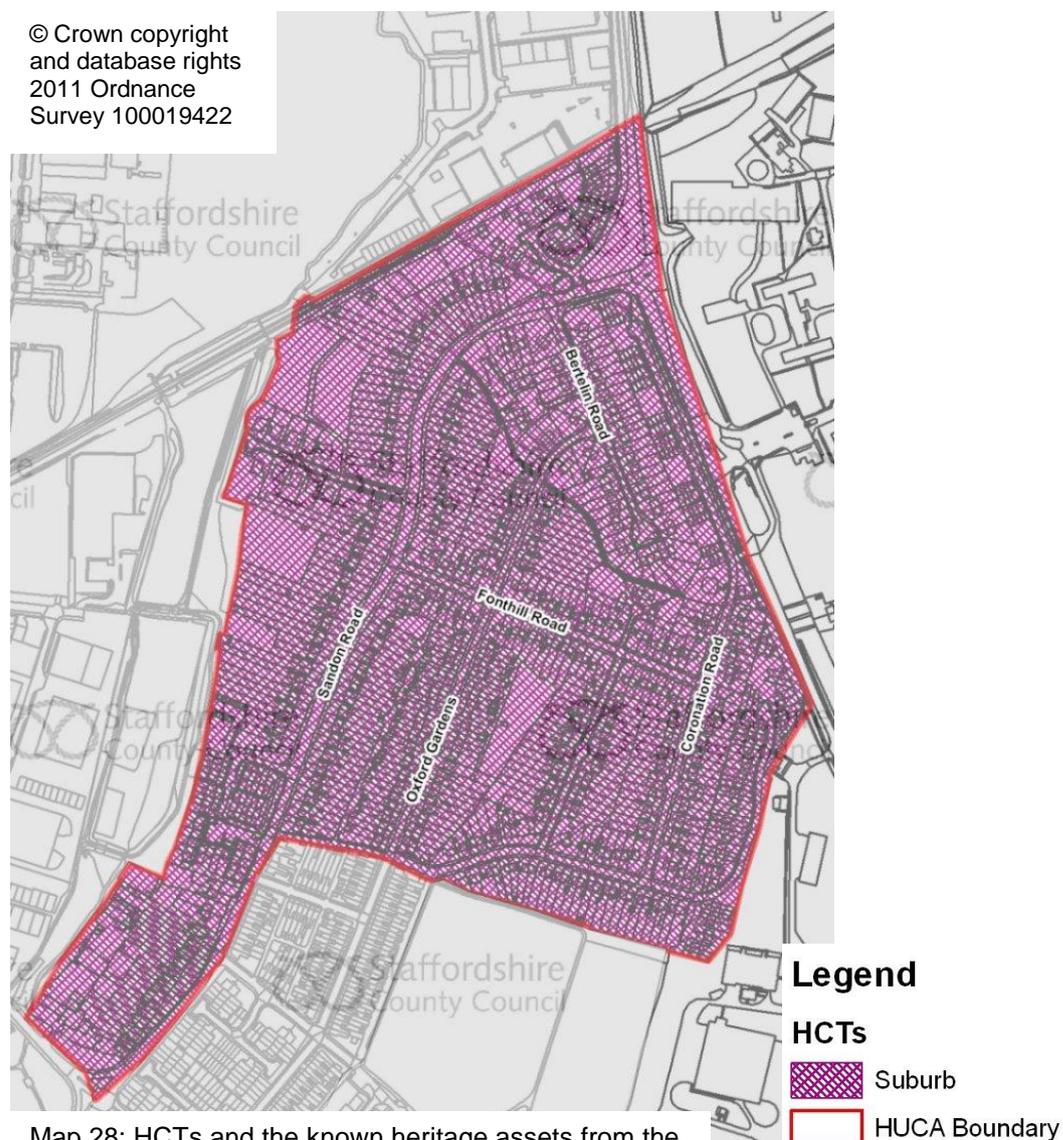
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁶⁸ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁶⁶⁹ Department for Communities and Local Government 2012.

4.14 HUCA 14: Sandon Road

© Crown copyright
and database rights
2011 Ordnance
Survey 100019422



Map 28: HCTs and the known heritage assets from the HER

4.14.1 Statement of heritage significance and built character

The character area is dominated by a suburban character comprising housing estates of early and mid 20th century date. The earliest properties lie along the southern portion of Sandon Road and comprise terraced houses. Housing expanded further northwards in the early 20th century along Sandon Road and along purpose-built roads including Oxford Gardens, Chesham Road and Coronation Road (cf. map 28). The properties mostly comprise semi-detached houses, although there are terraces of six houses in Oxford Gardens. All of the properties have front gardens of sufficient size to provide driveways for cars; a number of houses have purpose-built garages to the side. The houses along Bertelin Road, to the far north of the HUCA, had been built by the early 1960s.

This suburban expansion was constructed upon field systems created in both the post medieval (HCT ‘Piecemeal Enclosure’ on map 8) and the 18th/19th century (HCT ‘Planned Enclosure’ on map 9). The houses were largely built upon a field system, which was probably enclosed in the post medieval period.

4.14.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford within an area which was an agricultural landscape of fields by the late 19 th century. There is currently little evidence for human activity beyond this within the HUCA.	Low
Historical value: The HUCA is dominated by 20 th century housing development and forms part of the suburban expansion of Stafford which is probably closely linked with the growth of industry in the town during this period (cf. 2.8.4.3). The houses represent the legible social and economic history of the town during the 20 th century.	Low
Aesthetic value: The historic character of the HUCA is principally defined by early 20 th century suburban development along purpose built roads.	Low
Communal value: The HUCA mostly comprises domestic dwelling and from a heritage perspective its value is low.	Low

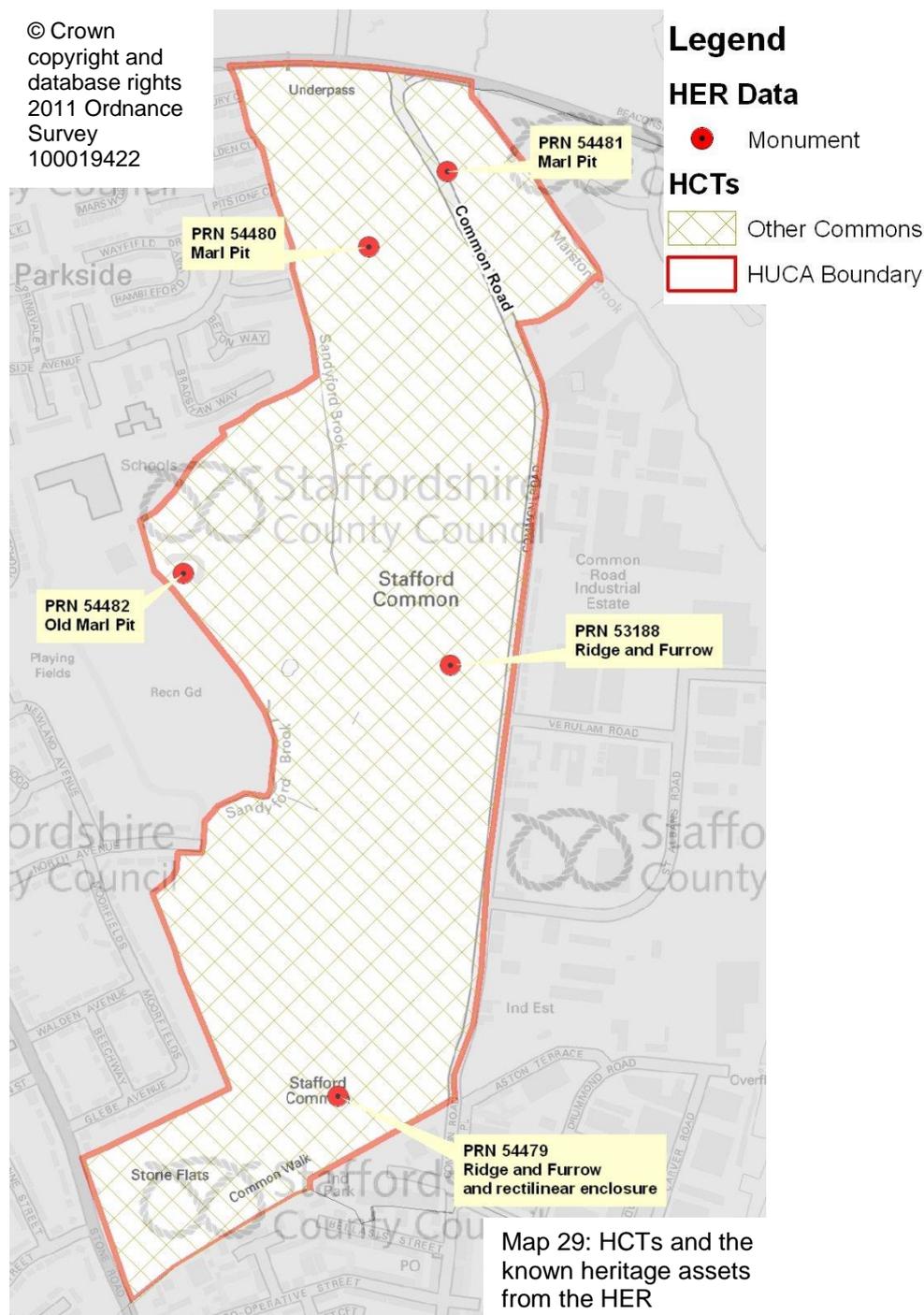
4.14.3 Recommendations

The heritage values and significance have identified that overall there is a low historic environment interest, but the suburban development in itself contributes to an understanding of Stafford’s 20th century social and economic history.

- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁷⁰.

⁶⁷⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.15 HUCA 15: Stafford Common



4.15.1 Statement of heritage significance

The HUCA is characterised by a large area of open grassland known as Stafford Common (map 29). From at least the medieval period onwards this landscape had formed part of one of the open fields belonging to Marston manor (Marston Field cf. 2.5.5.2 and map 6). There are legible heritage assets within the HUCA which reveal the origins of this area as a functioning part of the arable economy of Marston manor. Ridge and furrow earthworks

and at least three marl pits are all features of an arable landscape; the former resulted from the action of the plough and the latter were extraction pits for marl to improve the soil (cf. map 26). The fact that these features survive is due in part to the late date at which the open field system of agriculture was abandoned; this occurred following an Act of Enclosure passed in 1807 and this area has since been used predominantly for pasture.

Even during the medieval period the townspeople of Stafford had the rights to pasture their animals on Marston Field at certain times. What became known as Stafford Common was granted to the townspeople as grazing land as part of the Enclosure Act in the early 19th century.

4.15.2 Heritage Values

Evidential value: There are extant earthworks across the HUCA with the potential for further above ground archaeology to survive. The fact that the area has not been development also increases the potential for below ground deposits to survive although since at least the medieval period the area had formed part of an open field.	Medium
Historical value: The legible heritage assets are all testimony to the origins of this area as part of the open field system belonging to Marston Manor from the medieval period until the early 19 th century. Stafford Common in its present form, as an area of pasture, dates from the latter period, although common pasture was granted to the townspeople of Stafford at certain times from the medieval period.	High
Aesthetic value: The HUCA denotes a rural character within the northern suburbs of Stafford. The Common is an important component of the local character of the townscape, which is largely unchanged from its creation in the early 19 th century.	High
Communal value: The HUCA is an important area of public open space within the wider townscape. The survival of the heritage assets provides the potential for the history of the HUCA to be presented to be present to community and visitors.	High

4.15.3 Recommendations

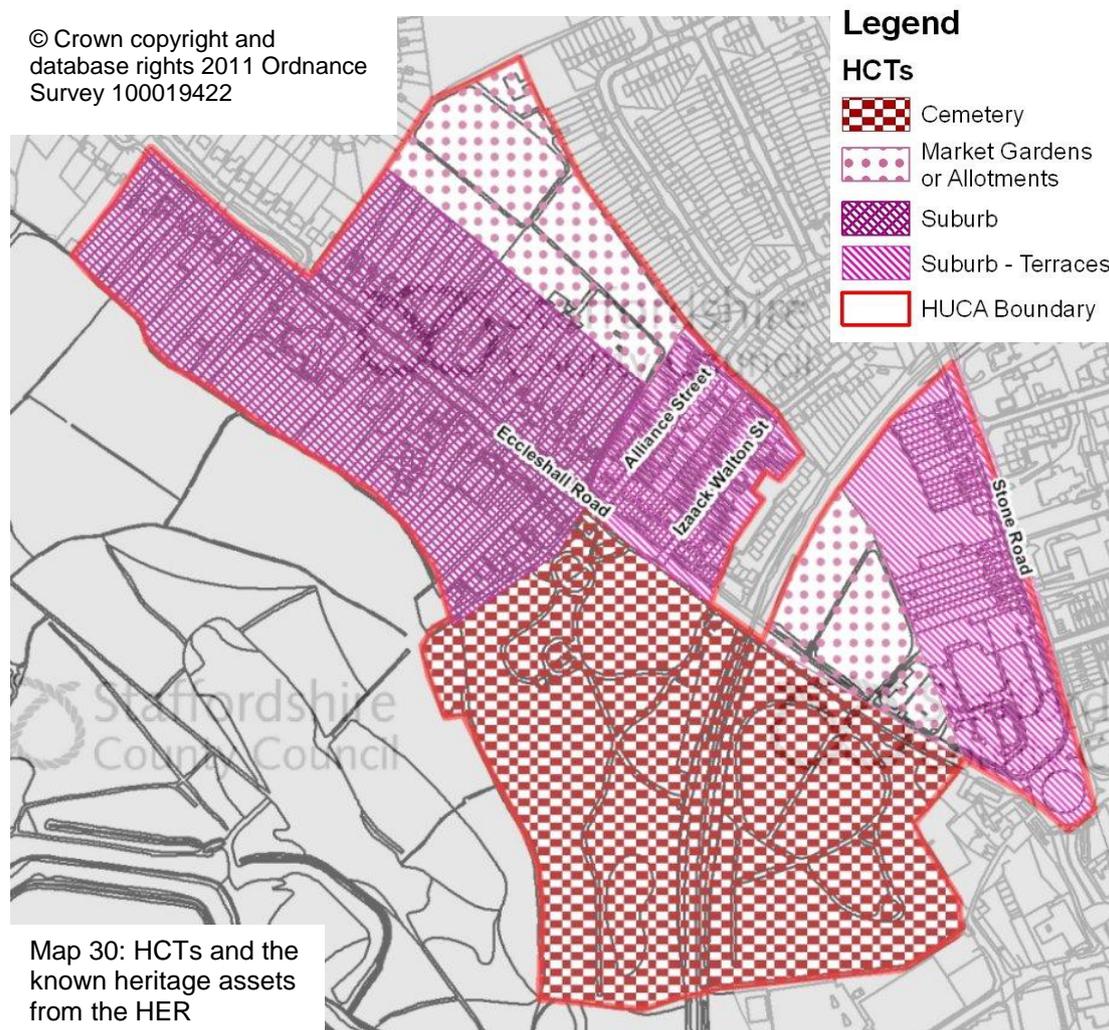
The heritage significance and values has identified the importance of Stafford Common to the history of the area. This history can be read within the landscape in the form of the ridge and furrow earthworks and the marl pits.

- There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁷¹.

⁶⁷¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

- The conservation and/or enhancement of the legible heritage assets should be encouraged.

4.16 HUCA 16: Stafford Cemetery & Eccleshall Road



4.16.1 Statement of heritage significance and built character

Stafford Cemetery dominates the southern half of the character area (map 30). It was opened in 1856 and by the early 20th century it had been extended to the far side of the railway line. Several historic buildings survive within the grounds of the cemetery including two mortuary chapels. The surviving gravestones and funerary monuments, particularly in the older parts of the cemetery, enhance the character of the 19th century cemetery and retain valuable information regarding the developing population of Stafford during the 19th and 20th centuries.

The remainder of the HUCA is dominated by late 19th century suburban expansion along the two main roads; Stone Road and Eccleshall Road. The earliest development was the large detached villas along the Eccleshall Road north of the cemetery (HCT 'Suburb' on map 30). 'The Hollies' was built in 1879 for a shoe manufacturer and it is likely that the earliest of the other

properties were of a similar date. Development infill, has occurred from the early 20th century onwards, mostly of similarly large properties.

The earliest of the terraced houses were being built along Alliance Street and Izaak Walton Street in the 1880s (HCT ‘Suburb – Terraces’ on map 30). The remaining terraced housing, including those along Stone Road, had been completed by circa 1900.

The two areas of allotment gardens were laid out in the mid 20th century.

4.16.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford within an area which had probably formed fields prior to development.	Low
Historical value: Heritage assets dominate the majority of the HUCA in the form of the 19 th century cemetery, historic buildings and the associated street pattern. The variety of housing types across the HUCA from the large villas on Eccleshall Road to the smaller terraces all contribute to an understanding of the social and economic history of Stafford’s development as an industrial town in the 19 th century. ‘The Hollies’ was built for a shoe manufacturer. The allotments also a role in understanding the social history of early and mid 20 th century Stafford.	High
Aesthetic value: The integrity of the HUCA as a 19 th century suburb and cemetery is largely well preserved, although individual buildings may have been subsequently altered.	Medium
Communal value: The heritage assets can only be appreciated from street level, although interpretation may enhance the community and visitor appreciation and understanding.	Low

4.16.3 Recommendations

The heritage significance and values has identified the importance of the historic built environment to the local character of the HUCA.

- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶⁷². Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁶⁷³.

⁶⁷² Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁷³ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

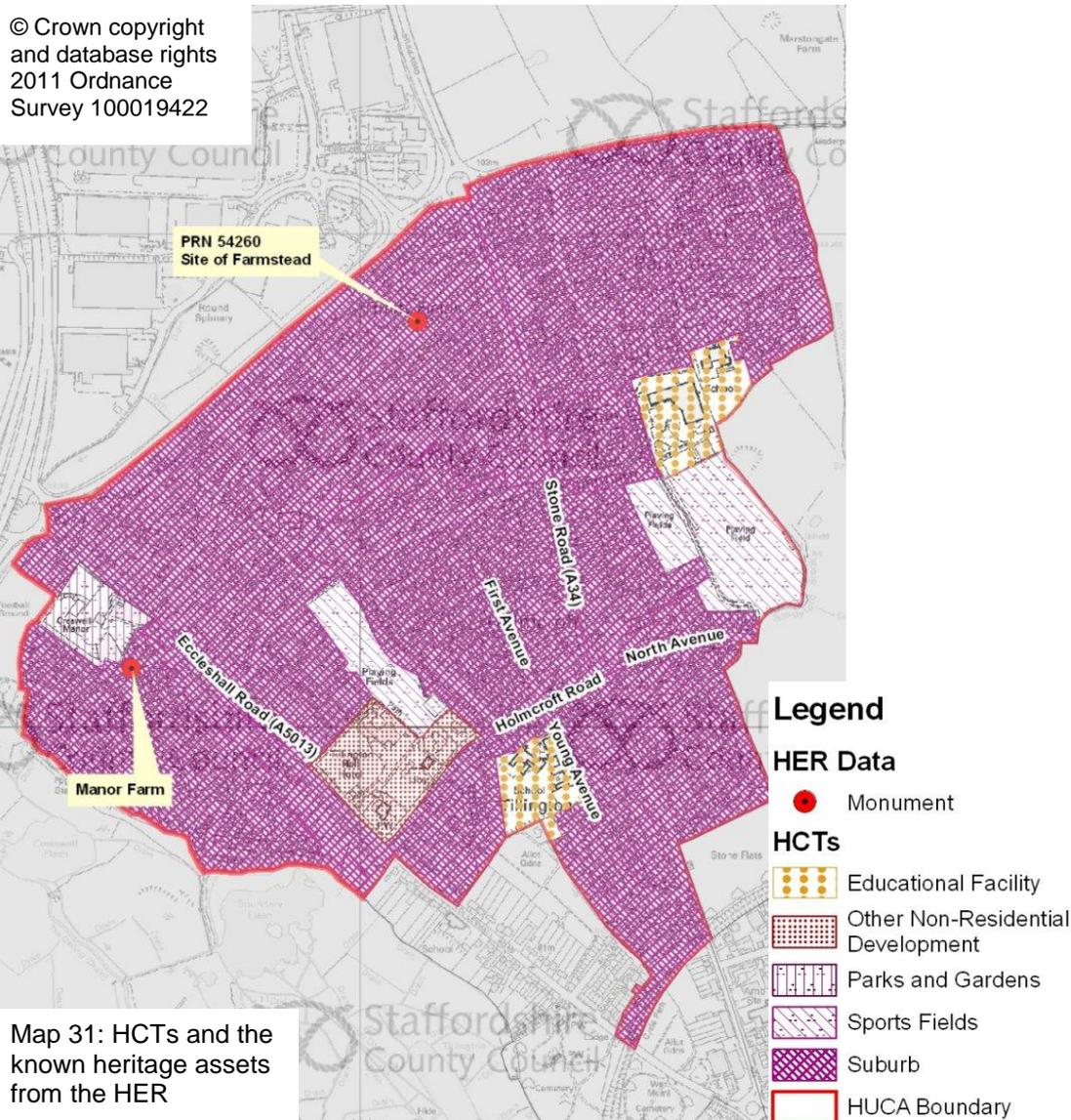
- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁷⁴.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled ‘Streets for All: West Midlands’ and where appropriate to the SCC ‘Conservation in the Highways’ document⁶⁷⁵.

⁶⁷⁴ Department for Communities and Local Government 2012.

⁶⁷⁵ Staffordshire County Council. 2011. Web:

<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.17 HUCA 17: Tillington, Holmcroft and Parkfields



4.17.1 Statement of heritage significance and built character

The character area is dominated by large housing estates, which were spread across the HUCA throughout the 20th century (cf. map 11). The earliest of these, built in the 1930s, lies off the Stone Road at Holmcroft. Several purpose built roads were constructed including Holmcroft Road, First Avenue and Young Avenue to the west of Stone Road and North Avenue to the east. A school, Tillington Manor, was constructed at the same period to serve the new community.

The majority of the housing was constructed during the mid 20th century spreading along Eccleshall Road as ribbon development and across the former field system along purpose-built roads. Housing at Trinity Fields lies to the west of Stone Road, whilst Parkside lies to the east. A second school was built to further serve the growing communities.

To the south west of Eccleshall Road a housing estate comprising detached houses was constructed partly upon the site Creswell Hall landscape park and partly upon the site of a farmstead known as Manor Farm. Creswell Hall had once stood to the north west of the M6, beyond the EUS project area, and its landscape park (probably laid out in its final form in the 18th or 19th century) extended for approximately 1km along the Eccleshall Road. The farm buildings of Manor Farm were demolished to make way for the housing estate, but the farmhouse, now Creswell Manor, survives. It lies behind a low stone wall and mature trees screen the site from the Eccleshall Road.

Tillington, lying to the north of the Eccleshall Road, is recorded in Domesday Book (1086) with seven heads of household. There was also land for four ploughs implying that arable agriculture was being carried out. This evidence does not necessarily imply a village for the settlement may have been dispersed across the landscape. However, it is possible that there was a degree of contraction associated with Tillington following the medieval period⁶⁷⁶. By the early 19th century Tillington comprised quite widely scattered farmsteads and cottages. The origins of Tillington Hall, shown on late 19th century maps, are currently unclear. An historic building survives at the core of the extant complex which was substantially enlarged in the 20th century and is currently used as a hotel.

4.17.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford within an area which had probably formed fields prior to development.	Low
Historical value: Two undesignated historic buildings survive within the HUCA, although Tillington Hall has been considerably altered during the 20 th century. The survival of these buildings contributes to an understanding of the earlier history prior to suburban expansion. The suburbs themselves contribute to an understanding of Stafford's 20 th century history.	Low
Aesthetic value: The HUCA comprises 20 th century housing estates, each associated with purpose built streets. Other than the two historic buildings little of the earlier historic character survives.	Low
Communal value: The HUCA mostly comprises domestic dwelling and from a heritage perspective its value is low.	Low

4.17.3 Recommendations

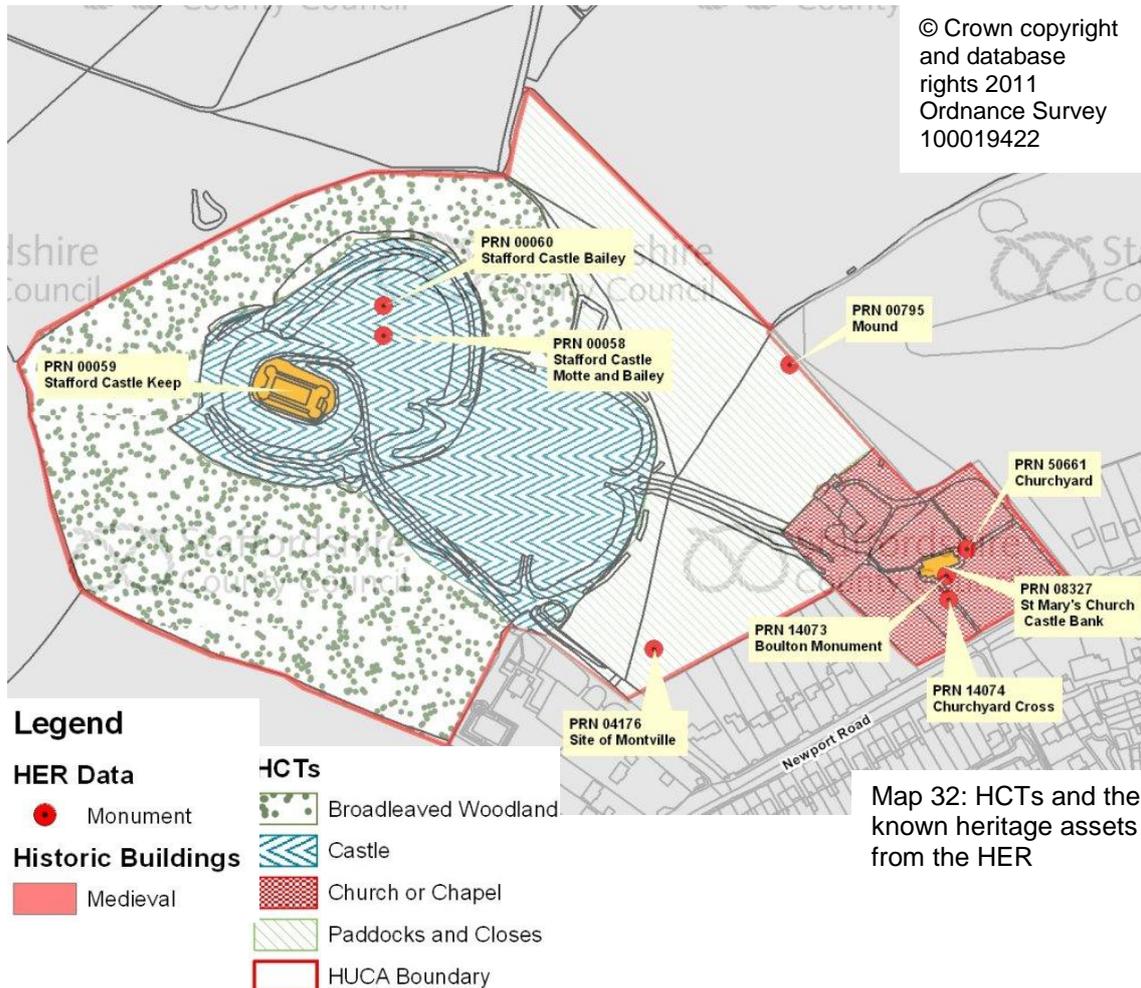
The heritage values and significance have identified that overall there is a low historic environment interest, but the suburban development in itself

⁶⁷⁶ Staffordshire HER: PRN 02580

contributes to an understanding of Stafford’s 20th century social and economic history.

- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁷⁷.

4.18 HUCA 18: Stafford Castle & St Mary’s Church



4.18.1 Statement of heritage significance and built character

The first phases of the castle were probably built in the late 11th century by Robert of Stafford⁶⁷⁸. A settlement, known as Monetville was probably established at the same time, although this became deserted during the course of the medieval period (cf. 2.5.3.2)⁶⁷⁹. The castle was rebuilt in stone in 1348 and three deer parks had been established by the 15th century (cf.

⁶⁷⁷ Ibid.

⁶⁷⁸ Staffordshire HER: PRN 00058

⁶⁷⁹ Staffordshire HER: PRN 04176

2.5.2.2). The whole complex including the well-preserved earthworks around the castle: the remains of gardens; the inner and outer bailey and the possible remains of the settlement of Monetville is protected as a Scheduled Monument⁶⁸⁰. A programme of archaeological excavation and historic assessment of the castle and the associated earthworks was carried out between 1978 and 1998, which included survey work of the earthworks surrounding the castle.

The surviving Grade II listed stone keep dates from c.1811 and was probably reconstructed as a folly⁶⁸¹. It is possible that the woodland which surrounds the slopes of the motte was established as part of the landscaping of the area at this time (cf. HCT ‘Broadleaved Woodland’ on map 32).

It is possible that the Grade II listed St Mary’s Church had been established prior to the Norman Conquest (1066), although the earliest surviving fabric has been dated to the 15th century (cf. 2.5.6.4)⁶⁸². Two of the early 19th century monuments in the churchyard are also Grade II listed⁶⁸³.

4.18.2 Heritage Values

Evidential value: There is a high potential for both above and below ground archaeological remains to survive associated with Stafford Castle, as has been shown by the survey work carried on the site, and associated with the church.	High
Historical value: The legible heritage assets dominate the HUCA, which is principally comprised of the historic buildings of the two Grade II listed buildings: Stafford Castle and St Mary’s Church. The archaeological and historic importance of the site has also been recognised by the designation of a large part of the HUCA as a Scheduled Monument.	High
Aesthetic value: The two key buildings, the church and the castle, contribute significantly to the local character of Stafford. The castle in particular, standing as it does on its motte, is an important feature of large area of the western Staffordshire landscape.	High
Communal value: Stafford Castle is open to the public and St Mary’s church is a focal point within Stafford’s western suburbs as well as a place which brings people together for spiritual worship.	High

4.18.3 Recommendations

The heritage significance and values has identified the historic and archaeological importance of both Stafford Castle and St Mary’s church to the origins and local character of Stafford.

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic

⁶⁸⁰ English Heritage: SM 21559

⁶⁸¹ Staffordshire HER: PRN 00059

⁶⁸² Staffordshire HER: PRN 08327

⁶⁸³ Staffordshire HER: PRN 14073 and PRN 14074

environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁶⁸⁴.

- Where alterations or changes are proposed to the listed buildings the applicant consult with the Stafford Borough Conservation Officer in the first instance⁶⁸⁵. Any works on or within the vicinity of the Scheduled Monument should consult English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁶⁸⁶.
- Where proposals are likely to directly or indirectly impact upon the Scheduled Monument or its setting English Heritage should be consulted at an early state to determine whether Scheduled Monument Consent is required.
- There is a high potential for both above and below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁸⁷.

⁶⁸⁴ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁸⁵ The Conservation Area Appraisal is accessible online at

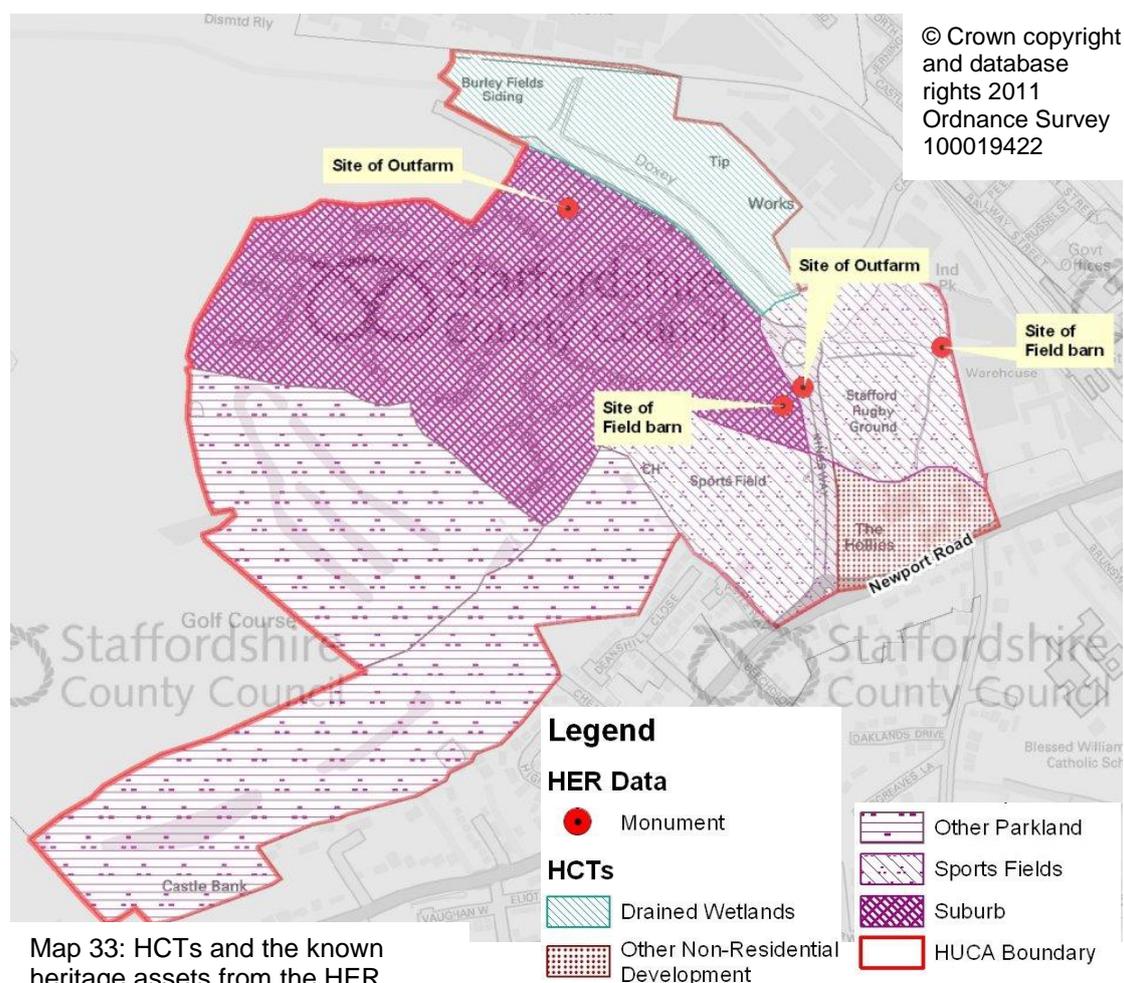
<http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁶⁸⁶ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁶⁸⁷ Ibid.

4.19 HUCA 19: Castlefields



4.19.1 Statement of heritage significance and built character

The HUCA is dominated by open landscape comprising a golf course (HCT 'Other Parkland'), sports fields and an area of drained wetlands (cf. map 33). The golf course and the sports fields were established in the mid 20th century. The faint remains of ridge and furrow earthworks survive in two areas of the golf course. This is evidence that this landscape was ploughed from at least the medieval period.

The only buildings within the HUCA are the large housing estate constructed in the late 20th century principally comprising detached houses and 'The Hollies' (cf. HCTs 'Suburb' and 'Other Non-Residential Development' on map 33). The latter include a large detached house of at least late 19th century

date, but two large commercial buildings were constructed to the rear in the mid 20th century.

Doxey Drain lies to the north of character area, which formed part of the drainage works all around Stafford carried out during the mid 19th century. This area had formed a marsh prior to its drainage and consequently there is the potential for deposits containing palaeoenvironmental data relating to previous land use from the prehistoric period onwards, to survive. However, part of the area has been used as a tip.

4.19.2 Heritage Values

Evidential value: There is the potential for below ground archaeological and palaeoenvironmental deposits to survive in the area of the drained wetlands. Earthworks also survive within the area of the golf course.	Medium
Historical value: There are few legible heritage assets other than the ridge and furrow earthworks and the property known as 'The Hollies'.	Low
Aesthetic value: The historic character of the HUCA is dominated by a mid 20 th century golf course and late 20 th century housing.	Low
Communal value: From a heritage perspective the communal value is low.	Low

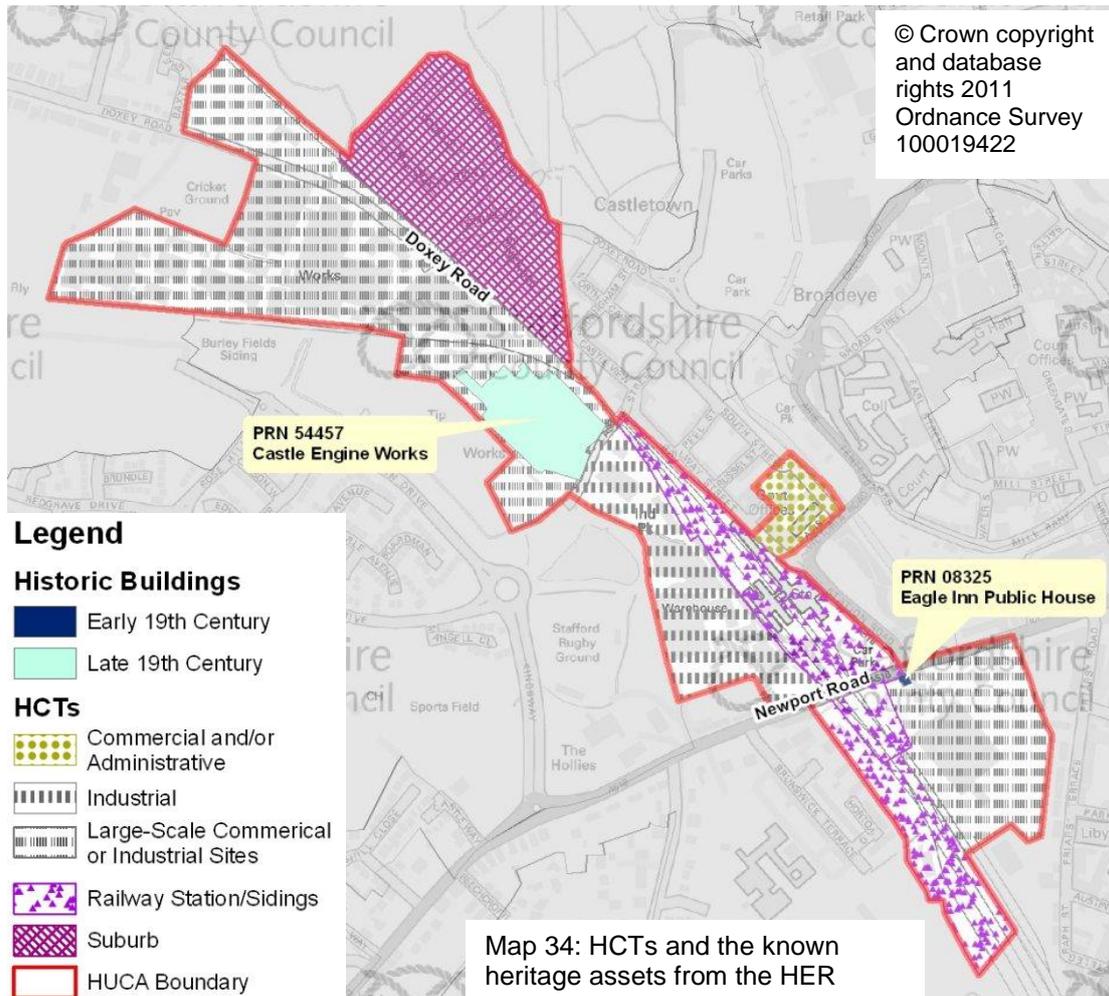
4.19.3 Recommendations

The heritage significance and values sections have identified a few heritage assets, which contribute to the history of the HUCA, but overall the character is defined by mid and late 20th century landscaping and development.

- There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁶⁸⁸.
- The conservation and/or enhancement of the legible heritage assets, notably the ridge and furrow earthworks, should be encouraged.

⁶⁸⁸ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.20 HUCA 20: West of Castletown



4.20.1 Statement of heritage significance and built character

The HUCA is dominated by industrial development comprising large units the majority of which were built in the mid and late 20th century (map 34). The earliest industrial complex, however, is the former Bagnall's locomotive factory, Castle Engine Works, on Castle Street which was first built in 1876, but has since been enlarged and altered (cf. 2.7.5.4)⁶⁸⁹. The locomotive works was located adjacent to the railway.

The origins of the railway lie in the 19th century, but the extant railway station was re-built in the later 20th century. Short sections of two other railway lines survive within the character area, both of which are now used as cycle paths. The Stafford & Uttoxeter Railway leaves the main line in a north easterly direction⁶⁹⁰. It had opened in 1867, but was closed by 1951. The line of the Stafford to Wellington Railway leaves the mainline in the southerly direction, which was constructed in 1849 and closed in the 1961s⁶⁹¹.

⁶⁸⁹ Staffordshire HER: PRN 54457

⁶⁹⁰ Staffordshire HER: PRN 50735

⁶⁹¹ Staffordshire HER: PRN 50655

The only significant area of housing within the HUCA is the estate lying to the north, Timberlands, which was constructed in the early 21st century. Prior to the housing development this area had formed part of the industrial character of the HUCA which in the 19th century had comprised a timber yard and saw mill.

The earliest building within the character area is the Eagle Inn, Newport Road, which is a Grade II Listed Building dating to c.1800⁶⁹².

4.20.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford in an area which had comprised part of the rural economy. Historic industrial buildings survive within the Castle Engine Works which may retain information that could contribute to Stafford's industrial history.	Low
Historical value: There are a number of legible heritage assets including the railway, Grade II public house and the Castle Engine Works. These heritage assets contribute to an understanding of the 19 th century industrial development of Stafford.	Medium
Aesthetic value: Overall the historic character of the HUCA comprises mid to late 20 th century industrial development and early 21 st century housing. The surviving historic buildings make a positive contribution to the local character.	Low
Communal value: From a heritage perspective the communal value is low.	Low

4.20.3 Recommendations

The heritage significance and values sections have identified limited heritage assets which contribute to the local character and Stafford's industrial history.

- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁹³.
- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶⁹⁴. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community

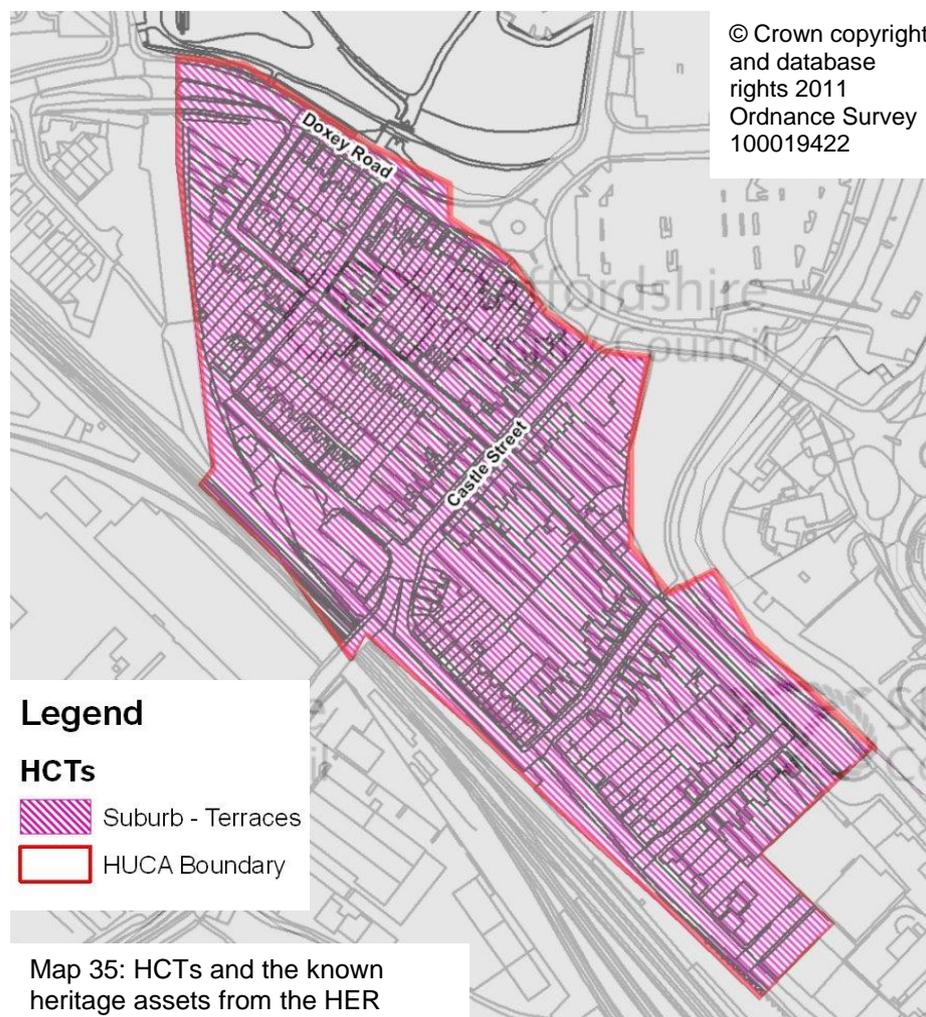
⁶⁹² Staffordshire HER: PRN 08325

⁶⁹³ Ibid.

⁶⁹⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁶⁹⁵.

4.21 HUCA 21: Castletown



4.21.1 Statement of heritage significance and built character

The development of the streets and terraced houses which comprise the mid 19th century suburb of Castletown appears to have followed the construction of the railway line (map 35). Certainly the area appears to have been predominantly occupied by railway workers by the late 19th century.

The houses were probably built speculatively by individual builders. Whilst the houses are of a similar scale the variations in the architectural detailing of the properties reflect this piecemeal construction. An analysis of these streets would probably reveal further evidence of the social and economic history of Stafford during the 19th century.

⁶⁹⁵ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

4.21.2 Heritage Values

Evidential value: The HUCA lies beyond the historic core of Stafford.	Low
Historical value: Heritage assets dominate the HUCA in the form of the mid 19 th century terraced houses and the associated street pattern. The terraced houses contribute to an understanding of the social and economic history of Stafford during the mid 19 th century, although many properties have been significantly altered.	Medium
Aesthetic value: The legibility of the historic character of the mid 19 th century suburb, comprising the terraces and street pattern, is well preserved and makes a positive contribution to the sense place in this part of Stafford.	Medium
Communal value: The HUCA mostly comprises domestic dwelling and from a heritage perspective its value is low.	Low

4.21.3 Recommendations

The heritage significance and values has identified the importance of the historic built environment to the local character of the HUCA and its historic association with the railway.

- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁶⁹⁶. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁶⁹⁷.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled ‘Streets for All: West Midlands’ and where appropriate to the SCC ‘Conservation in the Highways’ document⁶⁹⁸.

⁶⁹⁶ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

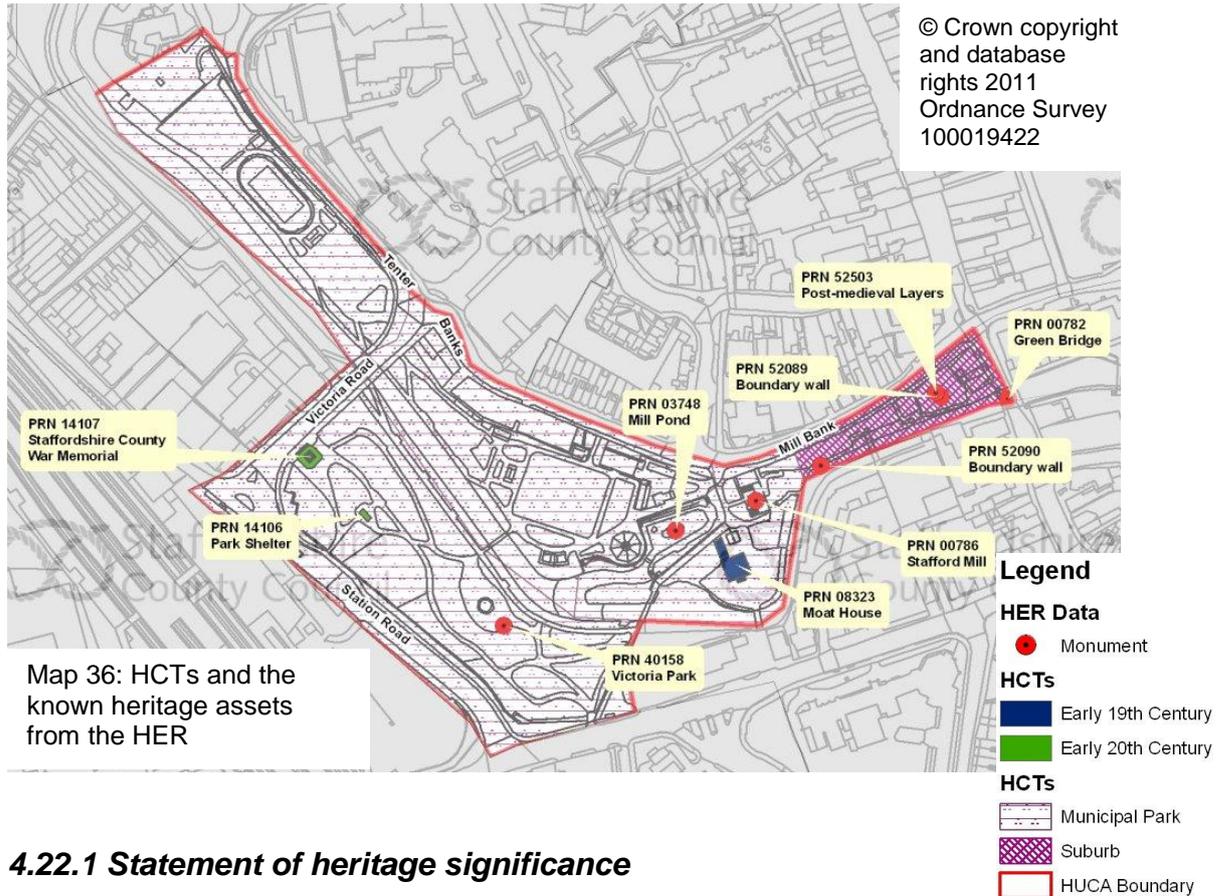
⁶⁹⁷ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁶⁹⁸ Staffordshire County Council. 2011. Web:

<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁶⁹⁹.

4.22 HUCA 22: Victoria Park



4.22.1 Statement of heritage significance

The character area is dominated by Victoria Park, which opened in 1908 and was twice extended in 1911 and during the 1930s⁷⁰⁰. The features of the park include a bowling green, a band stand and a Grade II Listed park shelter dated to 1905 (cf. map 36)⁷⁰¹. The war memorial stands just outside of the park facing onto Victoria Road. It is also a Grade II Listed structure which was erected in 1920⁷⁰².

The river Sow bisects Victoria Park and in the medieval period provided a boundary between the town and the southern suburb of Forebridge, which lay

⁶⁹⁹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁷⁰⁰ Staffordshire HER: PRN 40158

⁷⁰¹ Staffordshire HER: PRN 14106

⁷⁰² Staffordshire HER: PRN 14107

in the manor of Castle Church. The historic route across the river is Green Bridge, the extant structure being of late 19th century date⁷⁰³. This replaced an earlier stone bridge, which in turn had probably replaced a medieval bridge, possibly that mentioned in c.1200 (cf. 2.5.7).

The river also fed a watermill and mill pond on Mill Bank until 1957 when the mill was demolished⁷⁰⁴. Archaeological excavations on the site of the watermill identified several phases, the first dating to the 12th century with the final phase in the 1830s (cf. 2.5.5.3, 2.6.5.3, 2.7.5.3 and 2.8.4.2). The waterwheels from the mill remain on display at the site of the mill.

To the south of the mill there is a Grade II Listed large detached house, Moat House, which was constructed circa 1810⁷⁰⁵.

The line of the medieval town walls crossed through this character area. They were extant in the 17th century⁷⁰⁶. An archaeological evaluation carried out on the south side of Mill Bank identified several phases of activity the earliest dating to the 17th century⁷⁰⁷. There is the potential for further archaeological deposits to survive within the character area associated with the town wall and activities which would have been carried out on the far side of it. The street name Tenterbanks, for instance, suggests that the drying of cloth or animal skins was carried out in this area (cf. 2.5.5.6).

4.22.2 Heritage Values

Evidential value: There is the potential for below ground archaeological and palaeoenvironmental deposits to survive within the HUCA. Such deposits may reveal evidence for industrial activity and the remains of the medieval town boundary (ditch and wall).	High
Historical value: There are numerous legible heritage assets within the HUCA which contribute to an understanding of the history of Stafford from the remains of the watermill to the layout and structures of the early 20 th century Victoria Park.	High
Aesthetic value: The historic character of the early 20 th century park is well preserved and its importance to the townscape has been confirmed in its inclusion in the Stafford Town Conservation Area and the listed buildings.	High
Communal value: Victoria Park provides an important public open space within the townscape.	High.

4.22.3 Recommendations

The heritage significance and values sections have identified the importance of the historic environment, particularly the character of Victoria Park, to the wider townscape.

⁷⁰³ Staffordshire HER: PRN 00782

⁷⁰⁴ Staffordshire HER: PRN 00786 and PRN 03748

⁷⁰⁵ Staffordshire HER: PRN 08323

⁷⁰⁶ Staffordshire HER: PRN 00767

⁷⁰⁷ Staffordshire HER: PRN MST 13966

- A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁷⁰⁸.
- The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁰⁹.
- There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings and structures, whether Listed or not, within the Conservation Area the applicant should refer to the Stafford Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance⁷¹⁰. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷¹¹.
- There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁷¹².

⁷⁰⁸ Department for Communities and Local Government 2012. Web:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

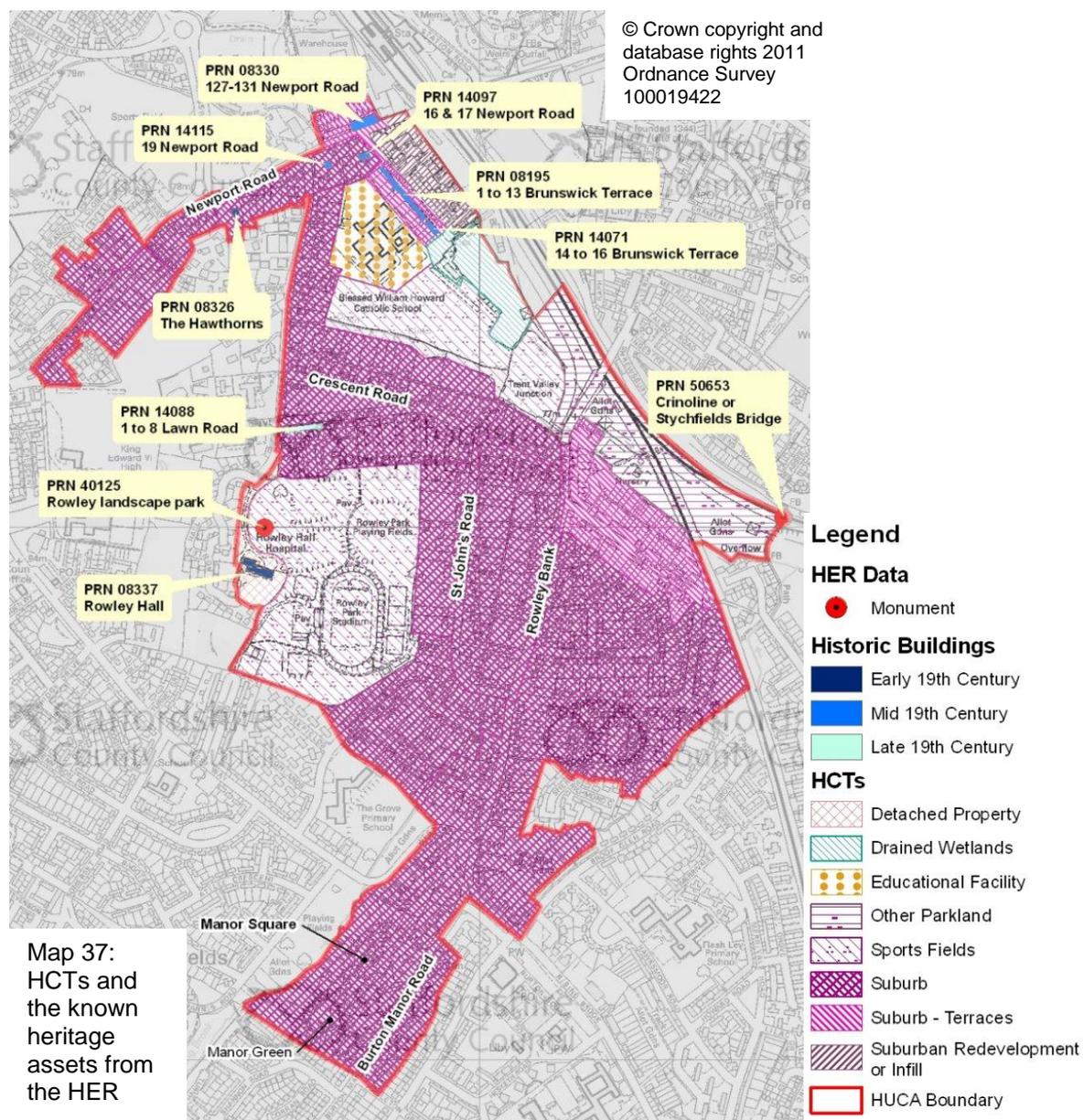
⁷⁰⁹ Ibid.

⁷¹⁰ The Conservation Area Appraisal is accessible online at
<http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁷¹¹ Department for Communities and Local Government 2012. Web:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁷¹² Ibid.

4.23 HUCA 23: Rowley Park

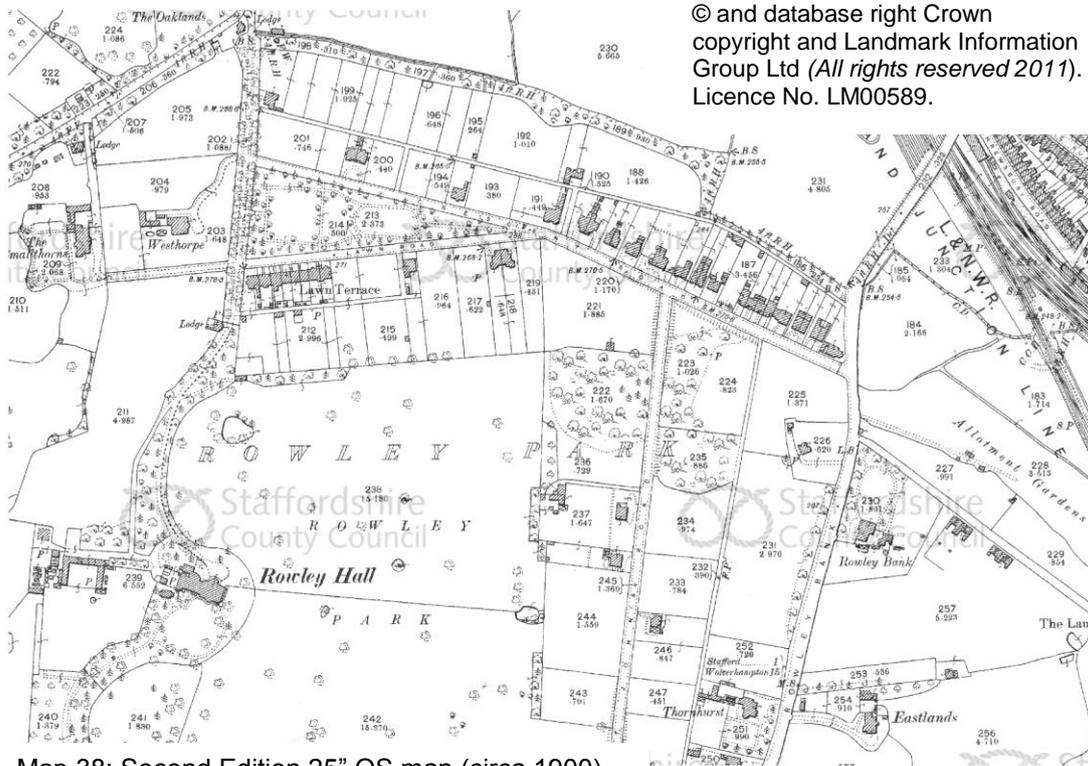


4.23.1 Statement of heritage significance and built character

The earliest extant property within the HUCA is the Grade II listed Rowley Hall which was built c.1817 (cf. map 37). A landscape park was established around the hall but the characteristics of the parkland have been lost to a sports ground and other development during the 20th century. However, it is possible that Rowley Hall lies on the site of a medieval manor house (cf. 2.5.3.2).

The historic character of the HUCA, however, is dominated by suburban expansion. The earliest surviving houses are located on the Newport Road to the north of the HUCA (cf. map 11). These are a mix of both large semi-detached villas and long terraced houses which lie not only on either side of Newport Road, but also along Brunswick Terrace. The importance of many of

these properties, not only to the Stafford townscape, but nationally has been acknowledged by their Grade II Listed status. The earliest of these is The Hawthorns, Newport Road which is a large detached house built circa 1830⁷¹³. The remaining properties including Brunswick Terrace, a row of thirteen houses, and the five former railway workers cottages on Newport Road, were all built circa 1850 (cf. map 37)⁷¹⁴.



Map 38: Second Edition 25" OS map (circa 1900)

However, the core of the HUCA relates to a planned development of well-proportioned suburban houses proposed in the 1860s, although the final development took several decades to complete⁷¹⁵. This development, Rowley Park, was laid out over part of Rowley Hall's landscape park and three roads formed part of the earliest phase, Crescent Road, Lawn Road and Rowley Park Pleasure Gardens. Numbers 1-8 Lawn Road were built in 1868 by the Stafford Land, Building and Improvement Co. Ltd as part of this scheme and are now Grade II Listed⁷¹⁶. The houses were principally detached and semi-detached villas aimed at the higher strata's of Stafford's late 19th century community. Map 38 shows how few houses had been built by circa 1900. Infilling of the vacant plots has occurred throughout the 20th century, but the principals of the original scheme continue to be reflected by the construction of large detached houses.

The remainder of the suburban expansion, which extends into the southern portion of the HUCA and west along Newport Road, to the north, dates to the

⁷¹³ Staffordshire HER: PRN 8326

⁷¹⁴ Staffordshire HER: PRN 08195, PRN 14071 and PRN 08330

⁷¹⁵ Greenslade et al 1979: 159

⁷¹⁶ Staffordshire HER: PRN 14088

early 20th century. The small housing estate of Burton Manor, lying to the far south of the HUCA, has been designated as a Conservation Area. Work commenced on a plan to develop a large suburb at Burton Manor in 1926 as a private housing estate for the employees of Hall Engineering Company. The suburb intended to follow the principles of the ‘garden city’ movement to provide decent housing and improve the environment of the inhabitants (cf. 2.8.1)⁷¹⁷. However, despite plans for 200 houses, a cinema, a school and tennis courts only 70 houses were built⁷¹⁸. The two roads upon which the Conservation Area is focused, Manor Green and Manor Square, are the exemplars of the scheme, the houses, of several architectural styles, having been built in an ‘arts and crafts’ style⁷¹⁹. The full scheme was never fully realised due to the economic downturn of the later 1920s/1930s.

4.23.2 Heritage Values

<p>Evidential value: The HUCA lies beyond the historic core of Stafford within an area which had probably formed fields prior to development. There is the potential for below ground archaeological remains associated with earlier settlement to survive in the vicinity of Rowley Hall. The Hall itself may also retain architectural features, which may contribute to an understanding of its origins.</p>	Medium
<p>Historical value: The origins and different styles of housing across the HUCA tell the story of Stafford’s suburban growth from the late 19th century onwards. Rowley Hall provides an understanding of the earlier history of the HUCA as a landed estate. The importance of the earliest houses has been acknowledged in their designated status and the largest of them set the tone for the future development across the former landscape park. Two plans for suburban housing, aiming to improve the environment for the inhabitants, were planned within the HUCA neither of which were completed, but sufficient evidence survives for us to understand their aims. Burton Manor is of particular importance as it set out to put into practice the ‘garden city’ principles as a private enterprise.</p>	Medium
<p>Aesthetic value: The historic character of the HUCA as a suburb is well preserved although the development was ultimately piecemeal in execution despite the two plans by Stafford Land, Building & Improvement Co. in the 1860s and for Burton Manor in the 1920s. However, the importance of the growth of the suburbs in the 19th century has been acknowledged in the designation of specific buildings as Grade II Listed buildings. The terraces along Newport Road being built for railway workers, although the remainder of much of the HUCA was planned as a higher status suburb. This changed in the early 20th century with the commencement of Burton Manor. The importance of this suburb to Stafford’s townscape and to a wider understanding of the Garden City Movement’s principles has been acknowledged in the designation of the Conservation Area.</p>	Medium

⁷¹⁷ Miller 2010

⁷¹⁸ Stafford Borough Council nd.

⁷¹⁹ Ibid

Communal value: The HUCA largely comprises domestic dwellings, but the suburban townscape exemplified in the architectural style and detailing can be appreciated from the street. Burton Manor Conservation Area has been highlighted by English Heritage as an exemplar for community action in highlighting and seeking to conserve the historic and architectural importance of this suburb ⁷²⁰ .	Medium
---	--------

4.23.3 Recommendations

The heritage significance and values has identified the importance of the historic built environment to the local character of the HUCA.

- Where alterations or changes are proposed to the listed buildings, and any buildings within Burton Manor Conservation Area the applicant should consult with the Stafford Borough Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷²¹.
- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷²². Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁷²³.
- There is the potential for below ground archaeological deposits to survive within parts of the HUCA. There is also the potential for Rowley Hall to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁷²⁴.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic

⁷²⁰ English Heritage 2011. HELM web accessed 16/08/2011

⁷²¹ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

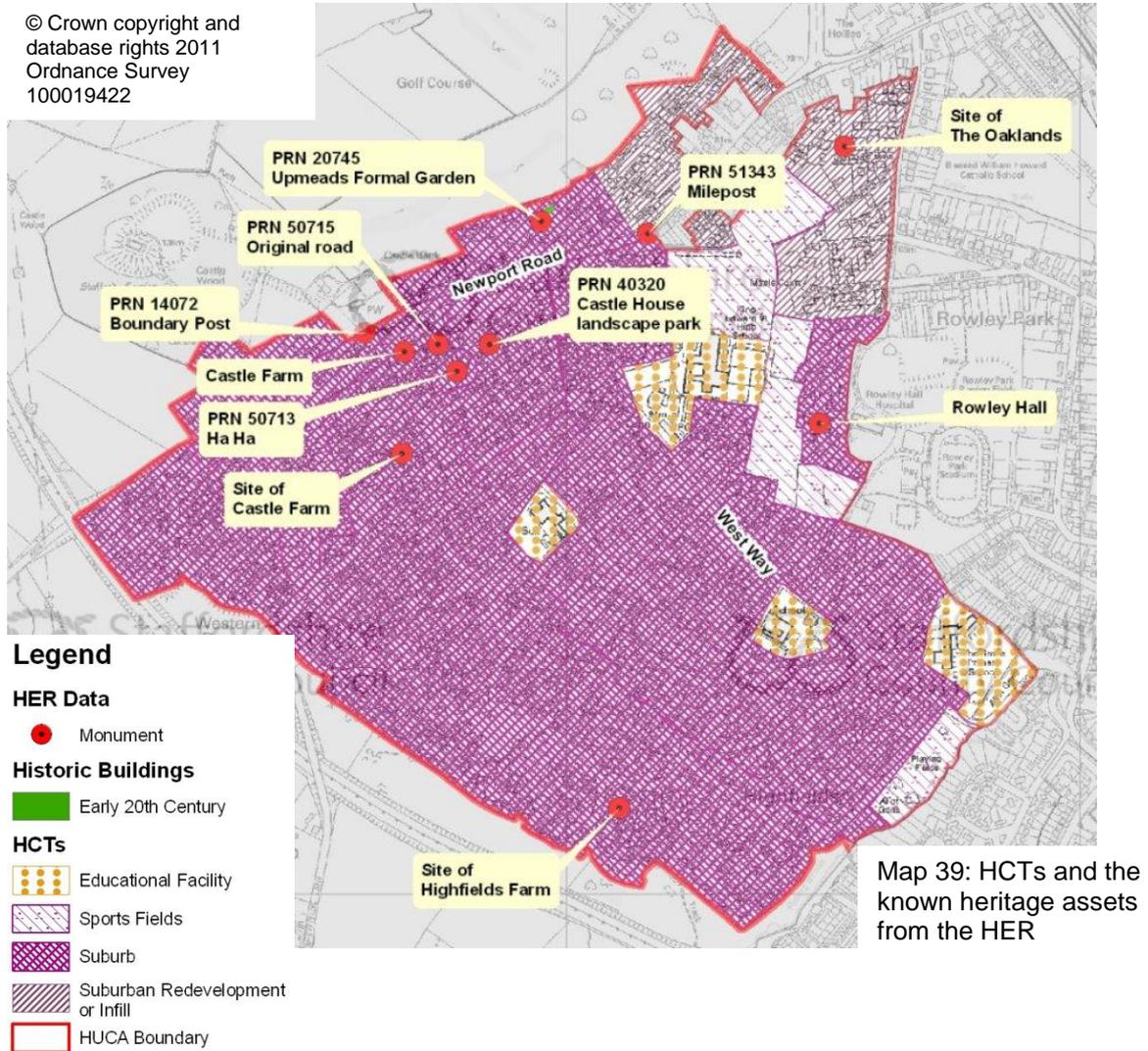
⁷²² Ibid.

⁷²³ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁷²⁴ Department for Communities and Local Government 2012

Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled ‘Streets for All: West Midlands’ and where appropriate to the SCC ‘Conservation in the Highways’ document⁷²⁵.

4.24 HUCA 24: Highfields & Western Downs



4.24.1 Statement of heritage significance and built character

The HUCA is dominated by suburban expansion the majority of which was carried out in the mid 20th century (cf. map 11). This expansion included ribbon development of large detached houses along the northern side of Newport Road. To the south, purpose-built estates were developed principally comprising semi-detached houses, although the estate based

⁷²⁵ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

around Monetville Drive is entirely of detached properties. Three schools with associated sports fields were provided to serve the community (cf. map 39).

A large housing estate at Western Downs was built in the late 20th century. The remainder of late 20th and early 21st century housing has been constructed as infilling or the redevelopment of earlier houses (cf. HCT ‘Suburban Redevelopment and Infill’ on map 39). That to the north side of Newport Road comprises both detached houses built within the formerly large gardens of the earlier properties fronting onto the road and an estate built upon the site of the late 19th century Highfield House. Housing infill during the late 20th century is also characteristic of the area to the west of Rowley Avenue, although the four large detached houses which were the first properties to be constructed here in the late 19th century survive.

The Grade II* Listed Upmeads House, lying to the north of Newport Road, is surrounded by later housing including within its original garden. The property dates to the early 20th century⁷²⁶.

These properties were built upon fields, but the origins of only a few of these field systems can be identified. The HCT ‘Planned Enclosure’ on map 9 were probably enclosed or re-planned in the 18th/19th century by surveyors using straight field boundaries and so creating fields and road systems with strong geometric patterns. By the late 19th century a landscape garden had been established to the south of Newport Road and some development had also begun to appear (cf. map 39 and map 9). However, these areas have been subject to substantial residential development in the late 20th/early 21st century (cf. map 39).

Part of the deserted medieval settlement of Monetville may have been located on the northern side of Castlebank, below Stafford Castle (see HUCA 18), just within this character area⁷²⁷. The precise location of the settlement has not been confirmed and it is possible that it may have extended over a wider area than has generally been supposed (cf. 2.5.3.2).

4.24.2 Heritage Values

Evidential value: There is the potential for evidence of the medieval settlement of Monetville to survive as below ground deposits in part of the HUCA. On the whole the area had formed part of a field system prior to its development during the 20 th century.	Low
Historical value: Heritage assets are legible within the HUCA principally the 19 th and early 20 th century properties which initialised development in this area and which include the Grade II* Upmeads House.	Medium
Aesthetic value: The earliest historic character of large detached houses within their large gardens has been somewhat eroded during the late 20 th century through infill development either on the site of the properties or within their gardens. Further west the HUCA	Low

⁷²⁶ Staffordshire HER: PRN 08328 and PRN 20745

⁷²⁷ Staffordshire HER: PRN 04176

retains its character of mid and late 20 th century suburban development.	
Communal value: The HUCA mostly comprises domestic dwelling and from a heritage perspective its value is low.	Low

4.24.3 Recommendations

The heritage significance and values sections have identified limited historic interest within the HUCA principally in the form of the built environment, which include the Grade II* Upmeads House.

- The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)⁷²⁸. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- Individual properties could be considered for local listing to acknowledge their contribution to the local sense of place in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)⁷²⁹.
- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁷³⁰.

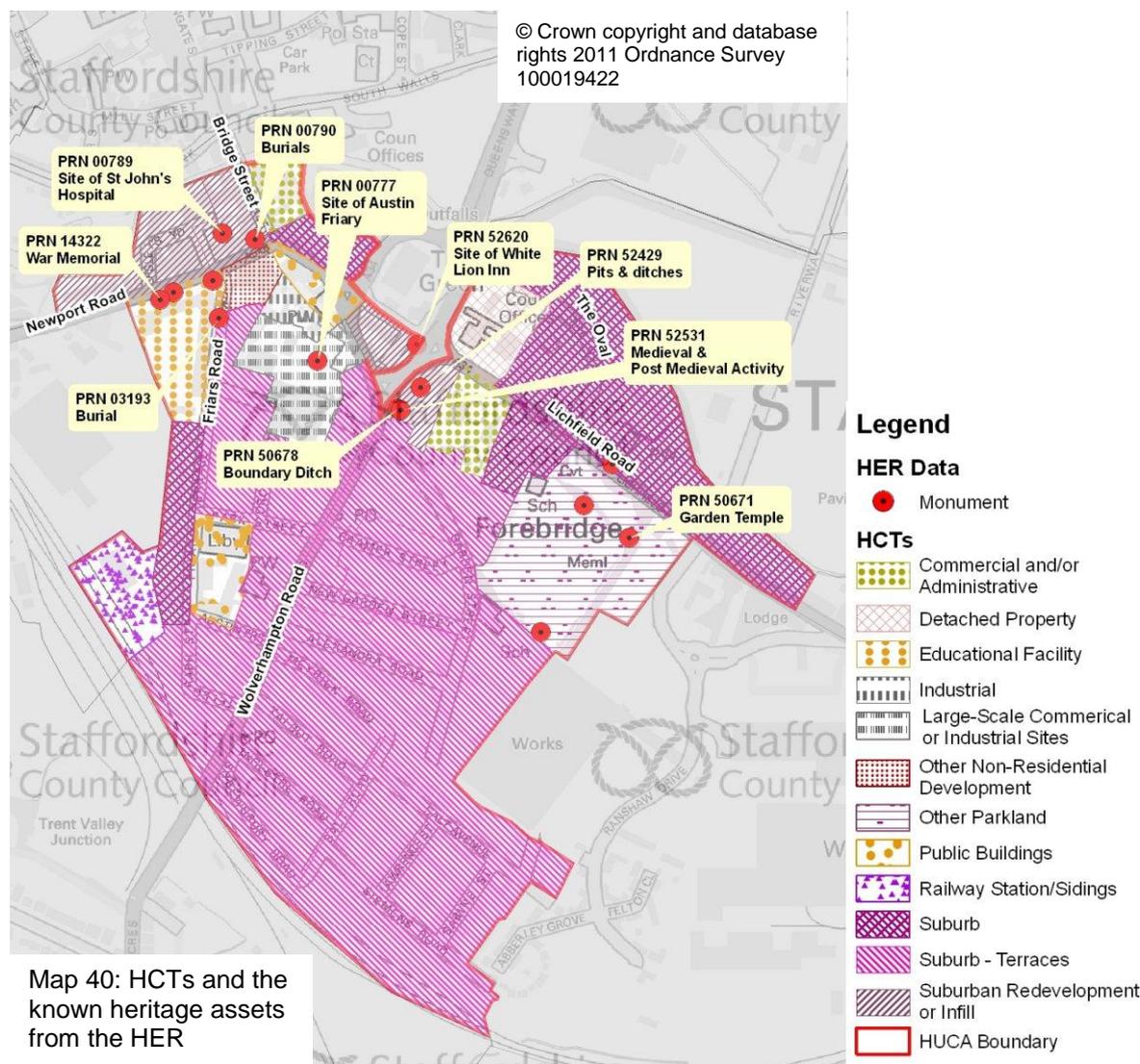
⁷²⁸ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁷²⁹ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁷³⁰ Department for Communities and Local Government 2012.

4.25 HUCA 25: Forebridge



4.25.1 Statement of heritage significance and built character

The character area incorporates one of the earliest suburbs in Stafford, Forebridge, whose origins date to the medieval period (cf. 2.5.3.1 and map 7). Evidence for the medieval suburbs has been discovered in archaeological excavations at Drakeford Court on Queensway (opposite White Lion Street) where a medieval property boundary and several pits were recorded (cf. map 40)⁷³¹. The suburb was concentrated upon the main route out of Stafford, to the north of the HUCA, and around 'The Green'. The latter was a large green whose form largely survived, albeit with some development, into the late 18th century. The historic street pattern survives in the line of Lichfield Road and

⁷³¹ Staffordshire HER: PRN 50678, PRN 52532 and 52534

Wolverhampton Road, but the creation of the ring road in the mid 1970s has removed much of the earlier pattern. Several historic properties were also lost including the White Lion public house, which appeared to retain elements of a medieval high status timber-framed property⁷³² (cf. 2.5.6.6). This medieval suburban expansion was probably associated with the establishment of the Austin Friary and St John's Hospital (cf. 2.5.6.5 and 2.5.6.6). Human remains have been discovered during 19th and 21st century developments on the sites of both of these religious foundations⁷³³.

Map 40 reflects the redevelopment of large parts of the area of the medieval suburbs and the religious houses in particular HCTs 'Large-scale Commercial and/or Industrial Sites', 'Other Non-Residential Development' and 'Commercial and Administrative' which largely date to the mid to late 20th century. The areas identified as HCT 'Suburban Redevelopment or Infill' on map 40 originated in several periods from the post medieval (fronting onto Bridge Street), to the mid 19th century (adjacent to White Lion Street) and the late 20th century. The importance of the area of Post Medieval character within Bridge Street has been acknowledged through its inclusion in the Stafford Town Conservation Area (cf. map 13). This area includes the earliest known building within the HUCA, the Grade II Listed 7 to 10 Bridge Street, which probably stands upon the site of St John's Hospital. The front of the row of buildings was extended forwards circa 1820 and presents a Georgian exterior of red brick, however, the rear retains its 17th century origins⁷³⁴. Also of historic interest within Bridge Street is the Grade II Listed former cinema, which was built in 1913⁷³⁵.

There are a further 20 Listed Buildings lying within the character area, the majority of which date to the 19th century and generally lie within the area of later suburban expansion along Lichfield Road and Wolverhampton Road (HCT 'Suburb' on map 40). The importance of the heritage assets to the character of the wider townscape has been acknowledged by the inclusion of Friars Road, Friars Walk and Bailey Street in the Stafford Town Conservation Area and of The Oval, Garden Street and part of Lichfield Street in the Forebridge Conservation area (cf. map 13).

The earliest property on Wolverhampton Road is the Presbytery to the Austin Friars Roman Catholic Church which was established in the late 18th century upon land believed to have been held by the friary in the medieval period. To the south of the church lies one of the largest areas of terraced housing in Stafford, although some later infilling mainly of semi-detached housing has occurred (HCT 'Suburban Redevelopment or Infill' on map 40). The streets for this development were laid out on either side of Wolverhampton Road during the late 19th century. The terraces are principally of red brick, although some have been roughcast or painted, and the variations in the architectural detailing of the properties indicate their piecemeal construction by individual

⁷³² Staffordshire HER: PRN 52560

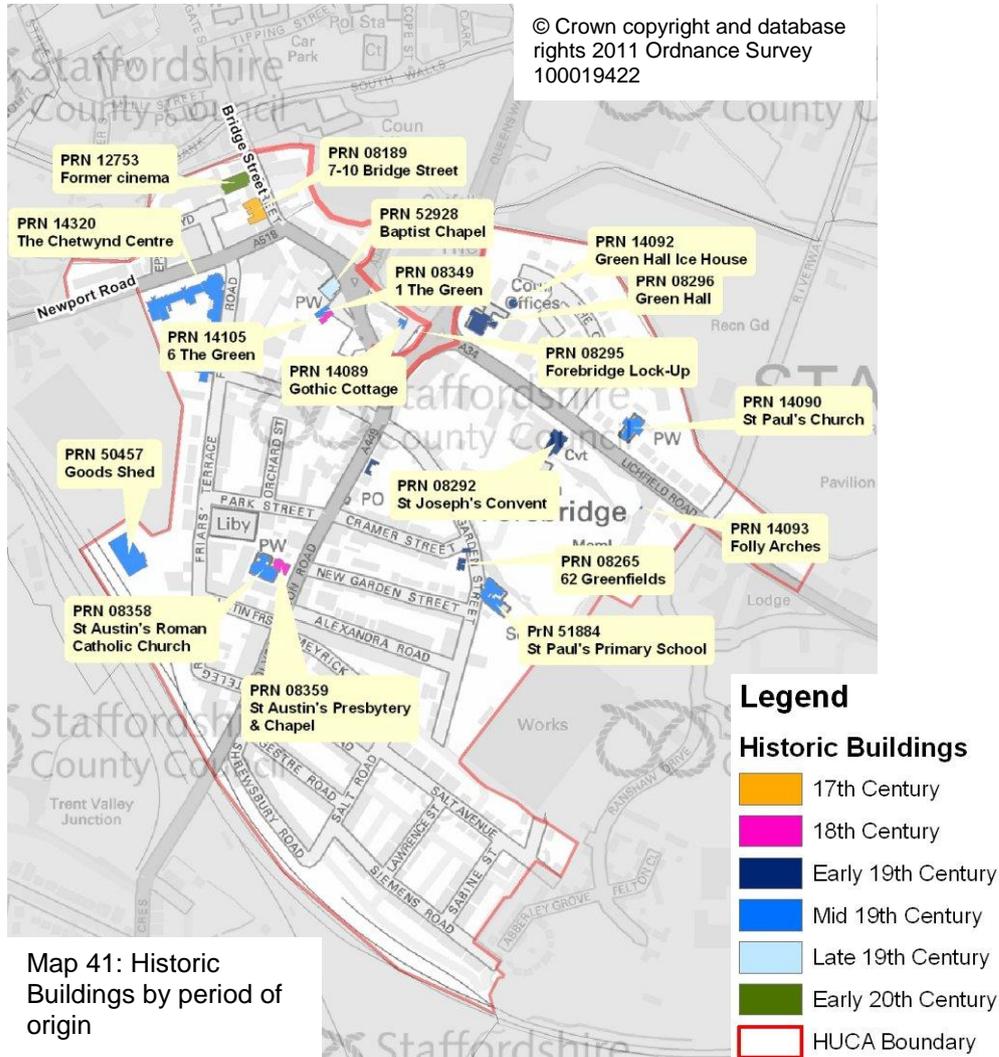
⁷³³ Staffordshire HER: PRN 00777, PRN 00789, PRN 03193 and PRN 00790

⁷³⁴ Staffordshire HER: PRN 08189

⁷³⁵ Staffordshire HER: PRN 12753

builders. An analysis of these streets would probably reveal further evidence of the social and economic history of Stafford during the 19th century.

The former Grammar School, now the Chetwynd Centre, stands on the edge of this area of late 19th century suburban expansion on Friars Road and is contemporary with this development. It is Grade II Listed and was built in the 1860s (cf. 2.7.4.3 and 2.8.3.3)⁷³⁶.



The suburban development along Lichfield Street, which began in the medieval or post medieval period, currently comprises large detached houses principally of early 19th century date (cf. map 41). However, the earliest surviving property along the road is the Grade II listed Green Hall⁷³⁷, where the shoe manufacturer Edwin Bostock lived in the mid 19th century. The extant building dates to circa 1810, but map evidence suggests that it stands upon the site of an earlier property present by at least the early 18th century (cf. 2.7.3.2). The property had originally stood in large gardens, but was developed in the late 19th century and named 'The Oval' with red brick semi-detached villas. Contemporary with Green Hall, and standing on the opposite

⁷³⁶ Staffordshire HER: PRN 14320

⁷³⁷ Staffordshire HER: PRN 08296

side of Lichfield Road, is the Grade II listed property which now forms part of St Joseph’s Convent (cf. map 410⁷³⁸). Further houses developed along Lichfield Road later in the 19th century, which comprise a mix of large semi-detached villas and further east are smaller terraced houses (HCTs ‘Suburb’ and ‘Suburb – Terraces’ on map 40). The Grade II listed St Paul’s Church dated 1844, and the contemporary St Paul’s School were constructed to serve the growing communities⁷³⁹.

The growth of the area in the mid to late 19th century may be linked to the arrival of the railway in circa 1837 and which forms the southern boundary to the HUCA. A Grade II Listed goods shed, dated 1860, is testimony to the importance of the railway to the social and economic history of the town.

4.25.2 Heritage values

<p>Evidential value: Despite redevelopment over a number of centuries previous archaeological work within the HUCA has demonstrated the survival of deposits of medieval date. Consequently there remains the potential for further archaeological deposits to survive particularly in the area of Forebridge and The Green. There is also the potential for historic buildings to retain earlier fabric within their structures.</p>	High
<p>Historical value: Heritage assets dominate the majority of the HUCA in the form of historic buildings and the associated street pattern. This association is particularly pertinent to the south where there are purpose built streets of terraces on both sides of Wolverhampton Road. The variety of housing types across the HUCA from the large villas on Lichfield Street to the smaller terraces all contribute to an understanding of the social and economic history of Stafford’s development as an industrial town in the 19th century. Green Hall in particular was, at least briefly, associated with the Stafford shoe trade. This is associated with the railway to the south where a Grade II listed goods shed survives.</p>	High
<p>Aesthetic value: Although the northern portion of the HUCA has seen considerable change during the 20th century with the construction of the ring road and commercial developments the historic character of 19th century suburban expansion is particularly well preserved. The significance of this expansion has been acknowledged in the designation of two Conservation Areas; part of Stafford Town Conservation Area and the Forebridge Conservation Area. The importance of individual buildings has been acknowledged in the 20 listed buildings.</p>	High
<p>Communal value: The heritage assets can only be appreciated from street level, although interpretation may enhance the community and visitor appreciation and understanding.</p>	Low

4.25.3 Recommendations

⁷³⁸ Staffordshire HER: PRN 08292

⁷³⁹ Staffordshire HER: PRN 14090 and PRN 51884

The heritage significance and values has identified the importance of the historic built environment to the local character of the HUCA and its historic association with the railway.

- Where alterations or changes are proposed within or adjacent to the Conservation Areas and/or any of the Listed Buildings then the applicant should consult with the Stafford Borough Conservation Officer should take place in the first instance; and refer to the Stafford Town Centre Conservation Area Appraisal where appropriate⁷⁴⁰. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷⁴¹.
- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁴². Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing* (2012)⁷⁴³.
- There is a high potential for below ground archaeological deposits to survive across parts of the HUCA particularly relating to the areas of the earliest suburban activity. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁷⁴⁴.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document⁷⁴⁵.

⁷⁴⁰ The Conservation Area Appraisal is accessible online at <http://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Conservation/Stafford-Conservation-Area-Appraisal.pdf>

⁷⁴¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

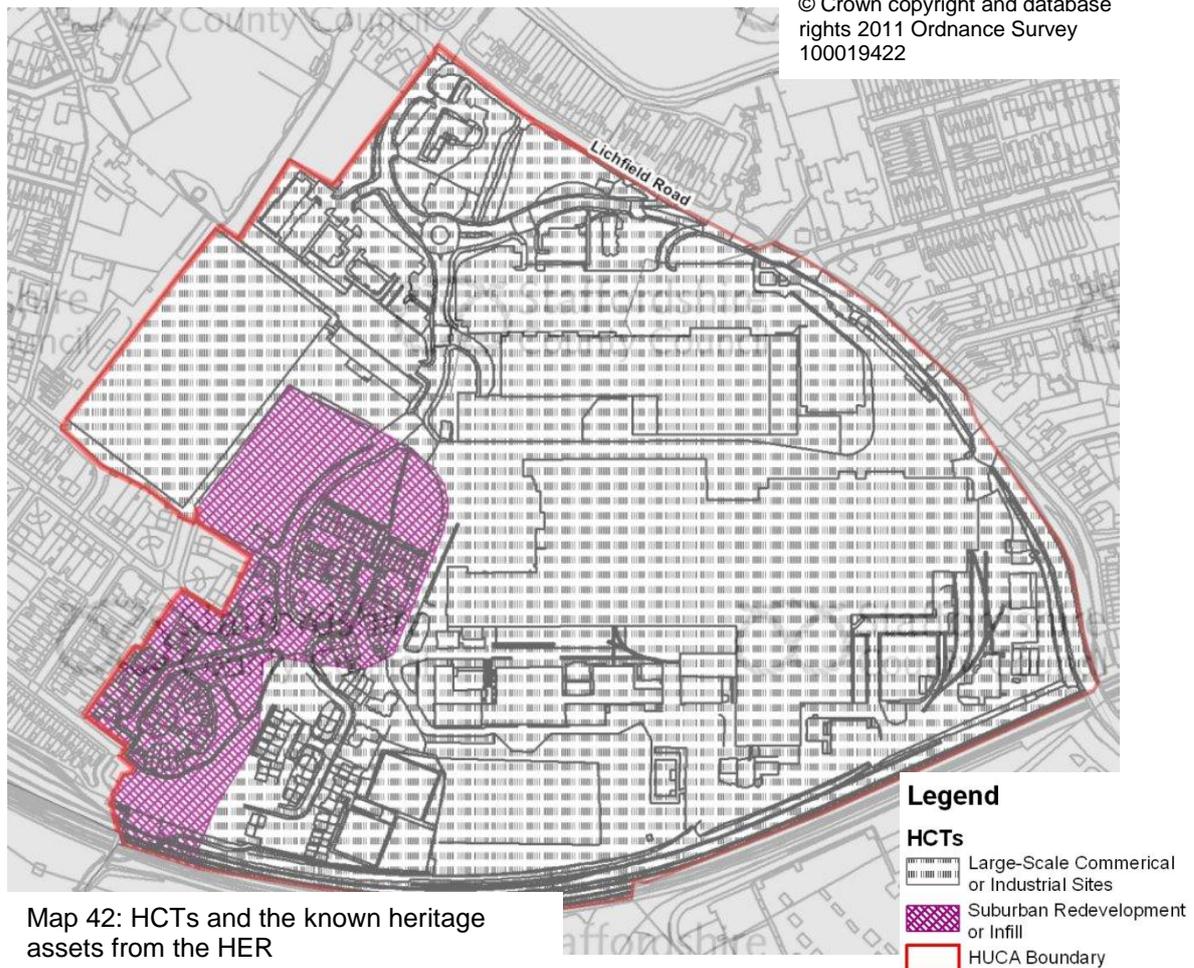
⁷⁴² Ibid.

⁷⁴³ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁷⁴⁴ Department for Communities and Local Government 2012

⁷⁴⁵ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.26 HUCA 26: Lichfield Road



4.26.1 Statement of heritage significance and built character

The character area is dominated by the large scale industrial works of G. E. C. Alstom and Areva T & D (cf. 2.8.4.3). The development of industry along the Lichfield Road dates from the early 20th century, with the site expanding following the Second World War. However, in the early 21st century part of the industrial works has been re-developed for large commercial units, a retail park, symptomatic of a decline in industry during the later the 20th century. It is unclear to what extent the early 20th century factory survives.

Within this area one historic building survives known as the ‘New Hough’. This building dates to the early 20th century and was built in the English Domestic Revival style; it was converted to a restaurant in the early 21st century⁷⁴⁶.

To the south west of the HUCA housing has been constructed upon the site of a former sports ground during the early 21st century (HCT ‘Suburb’ on map 42).

⁷⁴⁶ P. McKnight pers. comm..

Prior to the construction of part of the industrial site in the 20th century a Roman coin was found. However, this find probably represents a casual loss and does not add to our overall understanding of this landscape at this period.

4.26.2 Heritage values

Evidential value: The HUCA lies beyond the historic core of Stafford in an area which had formed farm land. There is the potential for early 20 th century factory buildings to survive within the surviving industrial complex.	Low
Historical value: The New Hough is the only known legible heritage assets within the character area.	Low
Aesthetic value: The character is largely industrial in nature comprising large scale buildings which appear to be largely of mid to late 20 th century date. Early 21 st century retail and housing development is also represented.	Low
Communal value: From a heritage perspective there is little value.	Low

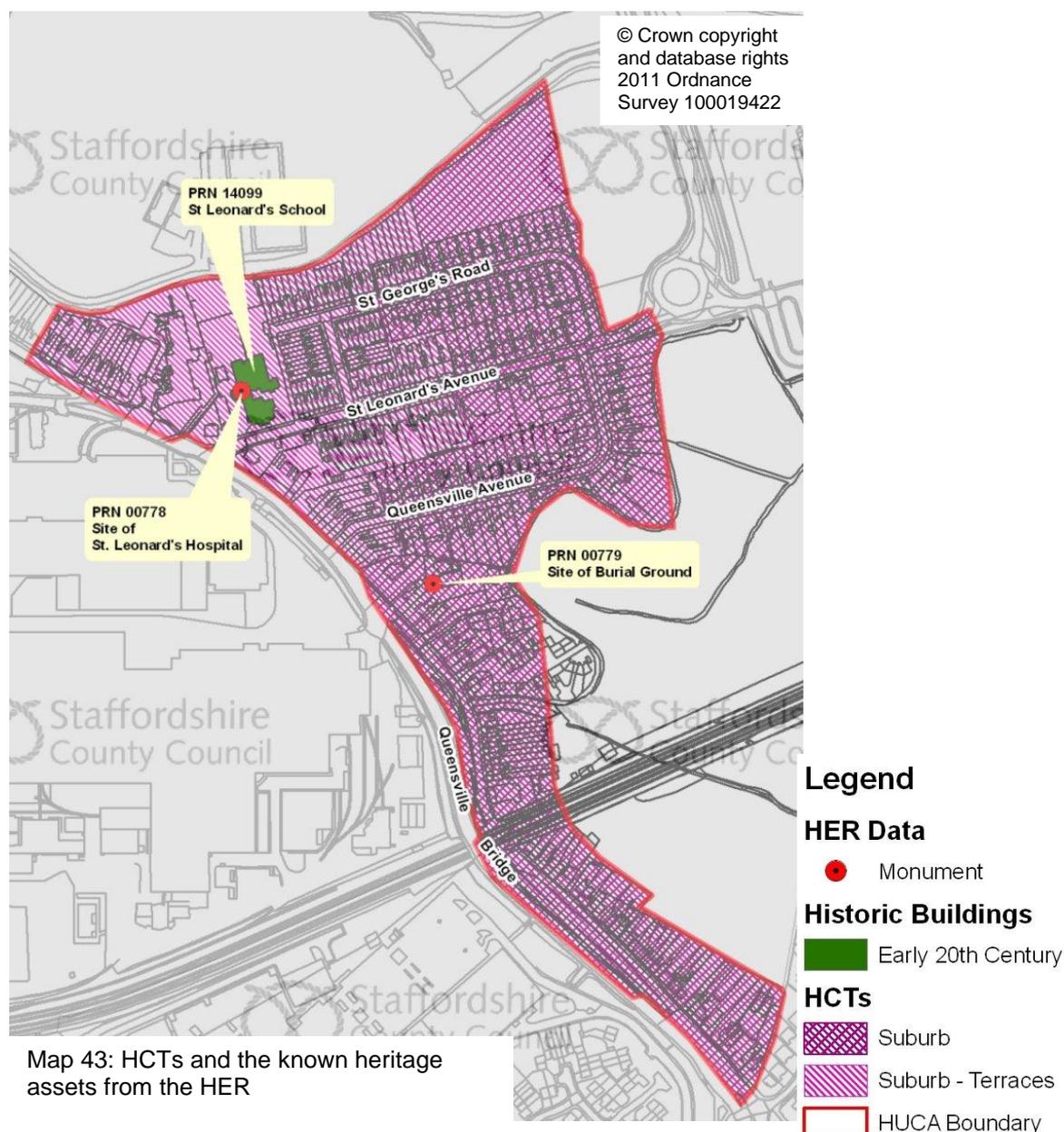
4.26.3 Recommendations

The heritage assessment has identified little of historic or archaeological significance within the HUCA.

- Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF⁷⁴⁷.

⁷⁴⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.27 HUCA 27: Queensville



4.27.1 Statement of heritage significance and built character

The suburb of Queensville developed along the Lichfield Road in the late 19th century principally comprises semi-detached and detached villas. At a similar period St Leonard's Avenue, Christopher Avenue and St George's Road were laid out and lined with red brick terraced houses (HCT 'Suburb – Terraces' on map 43 and cf. map 11). The majority stand behind low brick garden walls. From the early 20th century Queensville Avenue was laid out as a private estate with semi-detached houses; some of which had detached garages and driveways (cf. map 11).

Both St Leonards Avenue and St George's Road were extended in the mid 20th century with a mix of semi-detached and terraced houses (cf. map 11). The semi-detached properties were constructed with adjacent garages and

driveways. The mix of housing within the HUCA therefore reflects the change in social and architectural ideals between the late Victorian and the 20th century ‘inter-war’ period.

The Grade II Listed St Leonard’s School stands on the corner of Lichfield Road and St Leonard’s Avenue and was built of red brick in the Arts and Crafts style between circa 1910 and 1915 (cf. map 43).

The name St Leonard’s was taken from the medieval hospital believed to have been located in the vicinity of the extant school⁷⁴⁸ (cf. 2.5.6.6 and map 5). During the development of some of the houses along the Lichfield Road in the late 19th century human remains were discovered which are likely to have been buried in the cemetery attached to the hospital⁷⁴⁹.

4.27.2 Heritage values

Evidential value: Despite the development of this area between the late 19 th and mid 20 th century there remains the potential for below archaeological deposits to survive particularly relating to the site of the medieval hospital. The suburban houses potentially retain architectural indicators relating to the aspirations of the developers and the original inhabitants.	Medium
Historical value: The legible heritage assets largely comprise historic suburban houses and several purpose built streets. The architectural forms of the different building types across the HUCA reveal the social and economic history of suburban expansion in this area of Stafford. The built environment reflects the social standing and aspirations of the original inhabitants of the HUCA in the surviving architectural forms.	Medium
Aesthetic value: The HUCA is characterised by suburban development and the associated Grade II listed school. The historic character of the HUCA makes a positive contribution to the local sense of place within the suburban areas of the town and provides an insight into the changing fashion in the built form of suburbs between the late 19 th and the early/mid 20 th century.	Medium
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.27.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th to mid 20th century suburban expansion which has included new roads and differing architectural philosophies.

⁷⁴⁸ Staffordshire HER: PRN 00778

⁷⁴⁹ Staffordshire HER: PRN 00779

- The listed building and its settings is covered under para. 132 of NPPF⁷⁵⁰. Consultation with the Stafford Borough Conservation Officer should take place in the first instance.
- The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁵¹. Locally important buildings could be considered for local listing to ensure their contribution to a sense of place for the community and future generations. This is in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)⁷⁵².
- There is the potential for below ground archaeological deposits to survive across parts of the HUCA and particularly relating to the line of the burh and town defences. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁷⁵³.
- Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁷⁵⁴.

⁷⁵⁰ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁷⁵¹ Ibid.

⁷⁵² English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

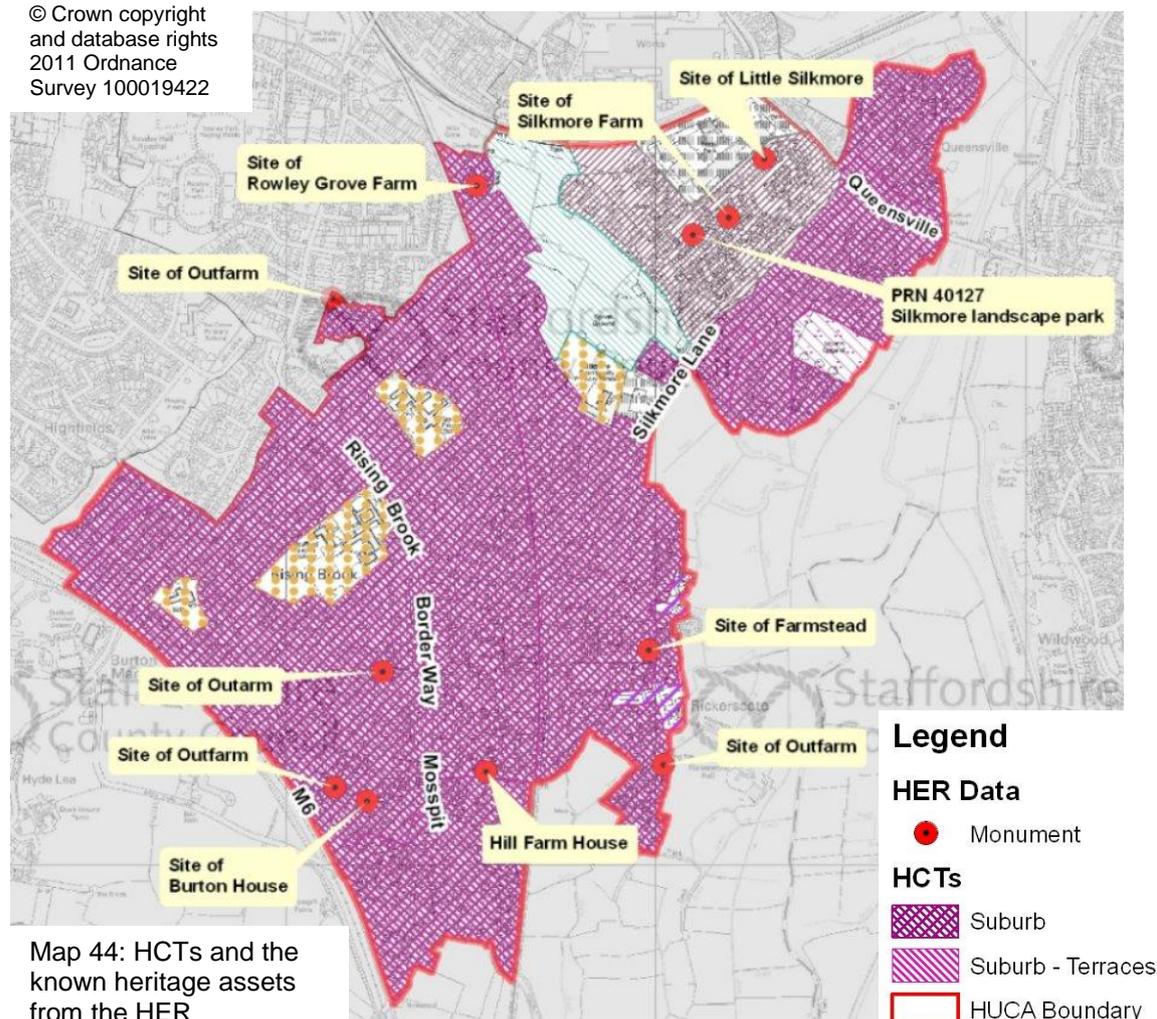
⁷⁵³ Department for Communities and Local Government 2012.

⁷⁵⁴ Staffordshire County Council. 2011. Web:

<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.28 HUCA 28: Risingbrook & Rickerscote

© Crown copyright
and database rights
2011 Ordnance
Survey 100019422



4.28.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by suburban expansion (map 44). The housing which comprises Rising Brook, Rickerscote and parts of Burton Manor (the western and south western portions of the HUCA) was built during the mid 20th century along with four schools (HCT 'Suburban' and 'Educational Facility' on map 44; cf. map 11). In the north eastern portion of the HUCA at Silkmore and in part of Queensville, there is a greater diversity in the built character of the area and in its origins. Whilst the largest area still comprises housing this was constructed in three distinct periods (cf. map 11). Those houses lying to the south of Silkmore Lane, principally semi-detached houses in a series of cul-de-sacs, were built in the early 20th century. The houses to the north east of Queensville were built in the late 20th century. The area to the north of Silkmore Lane, identified as HCT 'Suburban Redevelopment or Infill' was built in the early 21st century upon the site of an early to mid 20th century concrete factory (cf. 2.8.4.3). To the north of this housing is a retail park (HCT 'Large-scale Commercial or Industrial Sites' on map 44) which was constructed in the late 20th century.

To the east, beyond the EUS boundary, the landscape is dominated by former wetlands which lie between the rivers Sow and Penk. The area is crossed by a network of drains which extend into this HUCA. This drainage may initially have been carried out in the mid 19th century as part of a wider programme of works around Stafford (cf. 2.7.5.3).

The earliest identifiable settlement within the HUCA lies on the eastern boundary at Rickerscote (HCT 'Irregular Historic Plots' on map 44). A settlement with this name was recorded in Domesday Book (1086) suggesting occupation by at least the 11th century (cf. 2.4.2 and 2.5.3.2). The areas defined as 'Irregular Historic Plots' may represent the location of the medieval settlement, although none of the extant historic properties have been closely dated and many are likely to have been rebuilt.

The area of Silkmore was also recorded in Domesday Book, but is included in the multiple entry for the Bradley manor and so it is not possible to estimate how many, if any, people may have lived in the area at this time. By the late 19th century only three properties appear to be associated with Silkmore; Little Silkmore, Silkmore House and Silkmore Farm (cf. map 44). The latter had been associated with a landscape park⁷⁵⁵, but this area has been substantially impacted by later housing development.

Besides the likely settlement areas the majority of the HUCA has been developed upon a field system which was probably enclosed in piecemeal fashion during the post medieval period ('Piecemeal Enclosure' cf. 2.6.5.2). This field pattern had originated as part of a medieval open field system (cf. 2.5.4.2 and map 6). In the western and south western portion three isolated farmsteads had been established to farm the landscape by the late 19th century; only one farmhouse, that belonging to Hill Farm, survives (map 39).

Both the A449 (Rising Way/Border Way/Moss Pit) and the railway bisect the character area on a north-south alignment, whilst the A34 (Queensville) crosses on an east-west alignment to the east. The railway line was constructed circa 1837 as the Grand Junction Line and currently forms part of the West Coast Mainline linking London, the West Midlands, the North West and central Scotland⁷⁵⁶. The A449 (north-south) links Stafford to Wolverhampton, which was also an important town from the medieval period onwards and was similarly famed for its cloth industry. However, it has been suggested that this route may have had its origins in the Roman period (cf. 2.2) and has clearly been an important route ever since. The eastern route, the A34, existed in at least the medieval period, although again this may have much earlier origins (cf. 2.1, 2.2 and 2.5.7).

Little archaeological work has been carried out within the character area and the only information regarding human activity dates to the late prehistoric period and is a Neolithic/Bronze Age flint tool found at Risingbrook⁷⁵⁷. This

⁷⁵⁵ Staffordshire HER: PRN 40127

⁷⁵⁶ Sherlock 1976: 131; Wikipedia Web 03/08/2011

⁷⁵⁷ Staffordshire HER: PRN 52417

find probably represents a casual loss and does not add to our overall understanding of the landscape at this period.

4.28.2 Heritage Values

<p>Evidential value: Whilst the majority of the HUCA had probably formed part of an open field system during the medieval period there remains the potential for archaeological deposits to survive associated with early areas of settlement. Of particular note is the historic core of Rickerscote, but also potentially the sites of the farmsteads. The historic buildings, including those at Rickerscote and Hill House Farm, also have the potential to retain details pertaining to their origins which could contribute to the social and economic history of the settlement in this part of Stafford within their fabric. There is also the potential for archaeological sites to survive in the area of the drained wetland; particularly as below ground deposits below the alluvium sealed beneath the alluvium. This potential may also include the survival of palaeoenvironmental remains within these areas.</p>	Medium
<p>Historical value: There are few legible heritage assets within the character area, but the historic properties and the diversity of the suburban growth contribute to an understanding of the social and economic history of the HUCA.</p>	Medium
<p>Aesthetic value: The historic character of the HUCA is dominated by 20th century suburban development although earlier buildings survive, particularly at Rickerscote, which contribute to a local sense of place.</p>	Low
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	Low

4.28.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA particularly around Rickerscote, but also including the historical lines of communication and the potential for archaeological deposits to survive.

- The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)⁷⁵⁸. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- Individual properties could be considered for local listing to acknowledge their contribution to the local sense of place in line with

⁷⁵⁸ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

the recent English Heritage guidance document entitled ‘*Good practice for local heritage listing*’ (2012)⁷⁵⁹.

- There is a high potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF⁷⁶⁰.

5. Bibliography

Bartley, D. D. & Morgan A. V. 1990. ‘The palynological record of King’s Pool, Stafford’ in *New Phytologist volume 116*

Baugh, G. C. 1970. ‘Hospitals’ in R. B. Pugh (ed.) *The Victoria County History of Staffordshire volume 3*. Oxford University Press.

Birmingham Archaeology. 2003. *River Sow improvement scheme. The Mill, Millbank, Stafford: an archaeological excavation*. Unpublished report.

Birmingham Archaeology. 2004. *Friary Retail Park, The Green Forebridge, Stafford: summary report for an archaeological watching brief*. Unpublished report.

Birmingham Archaeology. 2006. *An Early Industrial Site on North Walls, Stafford, Staffordshire*. Unpublished report.

Brodie, A., Croom, J. and Davies, J. O. 2002. *English prisons: an architectural history*. English Heritage, Swindon.

BUFAU. 2002. *Land at Browse Antiques, 127 Lichfield Road, Stafford: an archaeological evaluation*. Unpublished report

Cane, C. B. K, Cane, J & Carver M.O.H. 1984. ‘Saxon and medieval Stafford: new results and theories 1983’ from *West Midlands Archaeology 26*

Carver, M. O. H. 1975 ‘Clarke St, Stafford’ in *West Midlands Archaeological News Sheet Number 18*. University of Birmingham

Carver, M. O. H. nd. Urban Archaeological Data Base (Catalogue of Archaeological data)

Cutler, W. H. R. 1908. ‘Political history’ in *The Victoria Counties History of Staffordshire volume 1* ed. W. Page. Archibald Constable & Co Ltd, London.

⁷⁵⁹ English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

⁷⁶⁰ Department for Communities and Local Government 2012.

- Cutler, R., Hunt, J. & Ratkai, S. 2009. 'Saxon *burh* and royal castle: re-thinking early urban space in Stafford' in *Staffordshire Archaeological and Historical Society Transactions volume XLIII*. Stafford.
- Darlington, J (ed). 2001. *Stafford Castle: survey, excavation and research 1978-1998 volume I – the surveys*. Stafford Borough Council
- Darlington, J. & Jecock, M. 2001. 'General introduction' in J. Darlington (ed.) *Stafford Castle: survey, excavation and research 1978-1998 volume I – the surveys*. Stafford Borough Council
- Darlington, J. & Soden, I. 2007. 'Discussion' in Iain Soden (ed.) *Stafford Castle: Survey Excavation and research 1978-1998 volume II – the excavations*. Stafford Borough Council
- Dyer, C. 2002. 'The urbanizing of Staffordshire: the first phases' in *Staffordshire Studies volume 14*. University of Keele
- English Heritage. 2008. *Conservation principles: policies and guidance for the sustainable management of the historic environment*. English Heritage.
- Evans, A.K.B. 1970. 'Colleges: Stafford, St Mary' in R. B. Pugh (ed.) *The Victoria County History of Staffordshire volume 3*. Oxford University Press
- Ford, D. 1995. *Medieval pottery in Staffordshire, AD800-1600: a review*. Staffordshire Archaeological Studies No. 7: City Museum & Art Galley, Stoke on Trent
- Gelling, M. 1984. 'Some thoughts on Staffordshire place-names' in *North Staffordshire Journal of Field Studies volume 21*. p.1-20.
- Greenslade, M. W, Johnson, D. A. & Currie, C. R. J. 1979. 'The borough of Stafford' in *The Victoria Counties History of Staffordshire volume 6*. Oxford University Press
- Greenslade, M. W. 1974. 'Religious houses: introduction' in *The Victoria Counties History of Staffordshire volume 3*. Oxford University Press.
- Greig, J. 1999. 'Appendix A: report on pollen in a 1.7m profile from Stafford, Lammascote Road' in *Environmental remains from a watching brief at Lammascote Road, Stafford* by Worcestershire Archaeological Service. Unpublished report
- Greig, J. 2007. 'Priorities in Mesolithic, Neolithic and Mesolithic archaeology of the West Midlands' in *The Making of the West Midlands vol. 1: The undiscovered country: the earlier prehistory of the West Midlands* P. Garwood (ed.). Oxbow Books (Oxford).

- Harrison, A. M. 1978. 'Elleys of Stafford' in *Journal of the Staffordshire Industrial Archaeology Society number 8*. Staffordshire Industrial Archaeology Society.
- Harrison, M. 2005a. 'The development of boot and shoe manufacturing in Stafford, 1850-1880' in A. Andrews & R. Francis (eds). *Journal of the Staffordshire Industrial Archaeology Society no. 19*. Staffordshire Industrial Archaeology Society, Tixall, Stafford.
- Harrison, M. 2005b. 'Richard Podmore and son, shoe manufacturers' in A. Andrews & R. Francis (eds). *Journal of the Staffordshire Industrial Archaeology Society no. 19*. Staffordshire Industrial Archaeology Society, Tixall, Stafford.
- Harrison, M. 2005c. 'Stafford Box Factory in 2003/4' in A. Andrews & R. Francis (eds). *Journal of the Staffordshire Industrial Archaeology Society no. 19*. Staffordshire Industrial Archaeology Society, Tixall, Stafford.
- Hilton, C. 1979. 'Project summaries: Bower Farm, Near Rugeley' in *Council for British Archaeology Newsheet no. 22*. Unpublished report
- Horovitz, D. 2005. *The place-names of Staffordshire*. Privately published.
- Kettle, A. J. 1968-70. 'Three 17th century surveys of property in Stafford' from *The Stafford Historical and Civic Society Transactions 1968-70*. Unpublished document.
- Midgley, L. M. & Donaldson, B. 1959. 'Castle Church' in *The Victoria Counties History of Staffordshire volume 5*. Oxford University Press.
- Miller, M. 2010. *English Garden Cities: an introduction*. English Heritage, Swindon.
- Oosthuizen, S. 2005. 'New light on the origins of open-field farming' in *Medieval Archaeology volume XLIX*. Maney
- Palliser, D. M. 1976. *The Staffordshire Landscape*. Hodder & Stoughton (London).
- Palliser, D. M. and Pinnock, A. C. 1971. 'The markets of medieval Staffordshire' in A. D. M. Phillips (ed.) *North Staffordshire Journal of Field Studies volume 11, 1971*. University of Keele.
- Potteries Museum Field Archaeology Unit. 2002. *Archaeological watching brief at Asda superstore, Queensway, Stafford*. Unpublished report.
- Rawcliffe, C. 2007. 'The earthly and the spiritual topography of suburban hospitals' in K. Giles & C. Dyer (eds.) *Town and country in the Middle Ages: contrasts, contacts and interconnections 1100-1500*. Maney Publishing (Leeds).

RCHME. 1986. *Nonconformist chapels and meeting houses in Shropshire & Staffordshire*. RCHME

RCHME. 1996. *Hillfort Survey Reports*. Unpublished report

Robinson, P. H. 1968-70. 'Pre-Anglo-Saxon finds from Stafford' from *The Stafford Historical and Civic Society Transactions 1968-70*. Unpublished document.

Sherlock, R. 1976. *Industrial archaeology of Staffordshire*. David & Charles, Newton Abbot

Shotton, F. W. & Williams, R. E. G. 1971 'Birmingham University Radiocarbon dates V: St. Bertelin's Chapel series, Staffordshire' from *Radiocarbon volume 13 no. 2*. University of Arizona

Slater, T. (2007). 'Plan characteristics of small boroughs and market settlements : evidence from the midlands' in K. Giles & C. Dyer (eds.) *Town and country in the Middle Ages: contrasts, contacts and interconnections 1100-1500*. Maney Publishing (Leeds).

Stafford Borough Council nd. <http://www.staffordbc.gov.uk/static.page6358.htm>

Stafford Borough Council. 1996. *An archaeological assessment of land off Lammascote Road, Stafford: archaeology section report 10*. Unpublished report.

Stafford Borough Council. 1999a. *Watching brief at 35-36 Gaolgate Street, Stafford: archaeology section report 15*. Unpublished report.

Stafford Borough Council. 1999b. *An archaeological watching brief at land off Lammascote Road, Stafford: archaeology section report 14*. Unpublished report.

Staffordshire County Council. 2004. *Integrated environmental character assessment project: mapping of terrain types research and development report no. 11*. Unpublished report.

Stoke-on-Trent Archaeology. 2008. *Archaeological watching brief on land off Lammascote Road, Stafford*. Unpublished report.

Studd, J. R. 2000. 'Recorded 'waste' in the Staffordshire Domesday entry' in J. R. Studd (ed.) *Staffordshire Studies volume 12*. University of Keele.

Thames Valley Archaeological Services. (2008). *Stafford Castle Golf Course, Newport Road, Stafford: an archaeological evaluation*. Unpublished report.

Walker, A. J. (1976). *The archaeology of Stafford to 1600 AD*. MA Dissertation

Worcestershire Archaeological Service. 1999. *Environmental remains from a watching brief at Lammascote Road, Stafford*. Unpublished report.

Youngs, D & Morgan, P. 2001. 'The documentary evidence: Stafford Castle 1066 to 1563' in J. Darlington (ed.) *Stafford Castle: survey, excavation and research 1978-1998 volume II – the surveys*. Stafford Borough Council.

Youngs, S. M, Clark. J, & Barry T. B. 1984. 'Medieval Britain and Ireland in 1983' from *Medieval Archaeology volume 28*.

ONLINE

English Heritage. 2011. Valuing places: good practice in Conservation Areas. HELM web accessed 16 August 2011.

<http://www.helm.org.uk/upload/pdf/ValuingPlaces.pdf?1313480495>

Staffordshire County Council. 2011. Conservation in the highways.

Staffordshire County Council web:

<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

English Heritage. 2012. *Good practice for local heritage listing*. HELM web:

<http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

Staffscc.net. nd. 'Lotus Ltd' staffs.net web 27 July 2011.

<http://staffscc.net/shoes1/?p=29>

Staffscc.net. nd.a. 'Universal Grinding Wheel Co Ltd'. staffs.net web 01 August 2011.

<http://staffscc.net/shoes1/?p=86>

Staffscc.net. nd.b. 'W. H. Dorman & Co. Ltd' staffs.net web 01 August 2011.

<http://staffscc.net/shoes1/?p=102>

Wikipedia Online. 'West Coast Main Line'. Web. 03 August 2011.

http://en.wikipedia.org/wiki/West_Coast_Main_Line

Wrottesley, G (ed.). 1886 "Staffordshire Lay Subsidy, 1327: Cuttlestone hundred." Staffordshire Historical Collections, vol. 7, part 1: 236-246. British History Online. Web. 22 July 2011. <http://www.british-history.ac.uk/report.aspx?compid=52473>

MAPS AND PLANS

WSL 55/2/74. circa 1600. Copy of map of Stafford "made, apparently, after the fall of St Mary's steeple (1593) but before the building of the stone bridge over sow at the Broadeye ante 1611".

WSL 66/92. 1681. Stafford Town Plan.

