

July 2011

# Abbots Bromley

## Historic Character Assessment



# Staffordshire Extensive Urban Survey

## Abbot's Bromley

### Controlled Document

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# 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. Abbots Bromley was planned as a medieval market town by the lord of the manor, the Abbot of Burton Abbey, in the early 13th century. It was laid out on a linear plan with a triangular market place at its heart. Whilst Abbots Bromley is no longer considered to be a town, for clarity it will be referred to as such throughout this document.

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the town. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and its development up 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.

Eight Historic Urban Character Areas (HUCAs) have been identified in the project for Abbots Bromley (map 9).

## The Historical Development of Abbot's Bromley

There is currently little evidence for human occupation within the EUS project area until the settlement is first mentioned in a document of 1004 (the will of Wulfric Spot) when it was granted to Burton Abbey. It remained in the possession of the Abbey until it was dissolved in the 1540s and was granted to the Paget family, later the Marquis of Anglesey.

The documentary evidence suggests that a settlement, possibly with a church, existed here by 1086. Irregular plot boundaries

adjacent to the extant Grade II\* St Nicholas' church may suggest the location of the earliest settlement, or at least its fossilised form. This settlement core appears to have been laid out along parallel roads, Bagot Street and what is now a short lane leading to the church yard. The original occupation of this area has not been closely dated, but it may have existed by at least the late 12th century or was possibly planned following the granting of the town charter in 1227. A market charter was granted a few years earlier in 1222, but the market itself is likely to pre-date this and consequently the market place itself may have formed part of the earlier settlement core. The market place is currently laid to grass, forming a 'village green', but the Scheduled and Grade II\* Listed Market House stands testimony to its previously commercial character. The market itself had ceased by the early 19th century although cattle fairs were still being held there later in that century.

It is clear from historic maps and extant property boundaries that the expansion of the settlement was planned and promoted by the Abbot. This was achieved through the establishment of long narrow burgage plots on the northern side of the town and shorter plots to the south which back onto the Mires Brook.

Besides the church, which retains late 13th/early 14th century fabric, the earliest extant property is the Grade II Listed Norfolk House with early 16th century origins and the Grade II\* Listed Church House which retains medieval fabric. Church House was largely rebuilt in the 17th century and is one of three contemporary and highly decorated timber framed buildings within the town. The majority of the remaining buildings are of red brick although earlier buildings are known to exist behind later facades within the town and many more may be waiting to be discovered.

The settlement envelope of Abbots Bromley had seen little expansion between the late 18th and early 20th centuries, although some piecemeal development had occurred along Schoolhouse Lane, Goose Lane, Ashbrook Lane and Lichfield Road. This expansion is currently undated although evidence from the built environment suggests it had occurred in Schoolhouse Lane by the 17th century and possibly along Lichfield Road by this period too.

The earliest housing estate to be built (dating to the mid 20th century) lies to the north of the town, beyond the settlement envelope and ribbon development was constructed along Ashbrook Lane, Lichfield Road and Uttoxeter Road at a similar period. The remaining housing estates all date to the late 20th century, including Paget Rise which was probably built upon what originally had formed part of the burgage plots of the medieval planned town.

Education has been important from the early 17th century when Richard Clarke established a Free Grammar School in the town, probably in the extant Grade II Listed Old School House on Schoolhouse Lane. In the mid to late 19th century two more schools were built on the lane, both buildings are extant but only one is still used for education; the Richard Clarke First School. However, making a bigger impact upon the townscape, is the Abbots Bromley School for Girls which occupies two large plots to the north and south of High Street, although in the latter case it largely lies behind the buildings fronting onto the street. To the north the school buildings include a Grade II Listed late 18th century gentleman's town house around which the school was developed from the late 19th century onwards. A large Grade II Listed late 19th century red brick school chapel contributes to the character of this section of the High Street.

## Characterisation and Assessment

- ◆ The earliest settlement, identifiable through an irregular pattern to the property plots, lies within **HUCA 1** along with the principle foci of the settlement; the church, market place and a probable manor house. The origins of all of these elements of the settlement may date to the 11th to 12th centuries.
- ◆ The planned medieval town, comprising identifiable burgage plots, can be found within **HUCA 1, HUCA 2** and **HUCA 7**. It is within these HUCAs that the greatest number of historic buildings lie, both Listed and unlisted.
- ◆ Unplanned settlement expansion, which may date to any period from the medieval through to the 18th century, is a feature of **HUCA 3, HUCA 6** and **HUCA 8**. Historic buildings survive in these areas including two Grade II Listed 17th century properties, but there has also been some mid and late 20th century infilling and redevelopment. The lanes in both **HUCA 3** and **HUCA 6** probably originated in at least the medieval period to provide access into the surrounding agricultural fields, pasture and woodlands. Both largely retain their rural character, particularly Goose Lane in HUCA 6.
- ◆ Mid and late 20th century housing estates dominate the character of **HUCA 4** and **HUCA 5**. Further housing estates can be found within **HUCA 6** and **HUCA 8**. All of these estates, with the exception of that within HUCA 5, appear to have been built beyond the historic core of Abbots Bromley and within its surrounding medieval field systems. **HUCA 5**, however, appears to have been constructed on what had probably been part of the planned burgage plots of the medieval town.

- ◆ There is a high potential for below ground archaeological deposits to survive within **HUCA 1, HUCA 2, HUCA 3** and **HUCA 7** which could inform our understanding of the origins and development of the town. There is also the potential for below ground deposits to survive in **HUCA 5, HUCA 6** and **HUCA 8**.
- ◆ Abbots Bromley Conservation Area (map 9) falls within at least part of all of the HUCAs with the exception of HUCA 4 and HUCA 5.

## Introduction

The Staffordshire Extensive Urban Survey (EUS) Project forms part of the national programme of Extensive Urban Surveys initiated and supported by English Heritage. This Historic Character Assessment report for Abbot's Bromley forms one of twenty-three such reports which make up the EUS for the towns of medieval origin within 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 term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns<sup>1</sup>. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with few services. Of the nine criteria established for identifying the county's medieval towns Abbot's Bromley qualified on six counts in that it was granted a borough charter; was identified as a town or borough by two eminent historians and was taxed as a borough during the medieval period<sup>2</sup>. It was also still considered to be a market town circa 1600<sup>3</sup>. The results of the EUS project also identified the presence and survival of burgage plots and a market place. However, by the early 19th century the market had ceased and by the 21st century it has lost some of its status and is no longer considered to be a town. However, it will be referred to as a town rather than a village for the purposes of the EUS project.

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 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 individual Planning Authorities local plans.

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents.

## 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



<sup>4</sup> 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. © 2011 English Heritage)

<sup>5</sup> Hunt (nd.)

<sup>6</sup> William Salt Library Contacts Web page: <http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

the settlement; the presence of burgage plots<sup>4</sup> 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 settlement<sup>5</sup>.

## 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 available as hard copies located at the William Salt Library<sup>6</sup>, but are also accessible through the Staffordshire County Council website<sup>7</sup>. The national programme is currently held on the ADS website<sup>8</sup>.

<sup>7</sup> Extensive Urban Survey page on the Staffordshire County Council website: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

<sup>8</sup> Archaeology Data Service website: <http://ads.ahds.ac.uk/>



# Part One: Background and Setting

## Section Summary

- ◆ There is currently little evidence for human activity within the EUS project area prior to the medieval period.
- ◆ Abbots Bromley was, however, granted to Burton Abbey in 1004AD and is recorded as a settlement in Domesday Book (1086) with a priest. Domesday Book records only three households, but there is reason to suggest that it underestimates the actual population of the settlement at this time.
- ◆ The Grade II\* St Nicholas' church retains fabric of circa 1300, but existed by at least 1185 if not by 1086. The earliest settlement is likely to have lain adjacent to the church in an area where irregular house plots are still legible. The original settlement appears to have been laid out along parallel roads, Bagot Street and what is now a short lane leading to the churchyard off Market Place. It is currently unknown at what date this settlement was planned and may be as late as the early 13th century.
- ◆ The Abbot was granted a market charter in 1221 and a town charter in 1227. It is likely that a market was active within the settlement prior to 1221 and so the market place itself may pre-date the early 13th century along with the parallel road settlement mentioned above. However, the town charter did probably encourage the Abbot to plan out a larger settlement with long narrow burgage plots along the northern section of the east-west road, some of which are still extant. The rear of those burgage plots which do survive are principally used as paddocks, but many have been redeveloped including a housing estate which was built in the late 20th century. Along the southern portion of the road the plots are short where they back onto the Mires Brook. These plots may have been used for industrial processes such as tanning.
- ◆ The majority of the extant buildings appear to date to the 18th/19th century, but some may conceal earlier origins behind their facades. Evidence for a medieval building is retained within the 17th century Grade II\* Church House, but otherwise the earliest properties are mostly 17th century in date. These include the decorative timber framed Goats Head Inn and Coleridge House; other 17th century timber framed buildings are also extant including Crofts Cottage which retains timber framing in its gable end.
- ◆ Several large houses, including those which are detached and standing in their own grounds, probably represent a phase of rebuilding in the 18th century. Paddocks were also created in some areas of the main east-west street, possibly at a similar period. The majority of these were developed during the 20th century as infilling, but the park and village hall represent one paddock which has largely survived.
- ◆ The market place is now largely grassed over to form a village green. However, the Scheduled and Grade II\* Market Cross is testimony to its history as a market place. The market was declined by the late 18th century and had ceased by 1834, although cattle fairs were still being held in the mid 19th century.
- ◆ The earliest school was founded in the 17th century by Richard Clarke and the timber framed building in which it was housed survives off Schoolhouse Lane. In the mid and late 19th century two further school buildings were constructed in the lane. The earliest of these, built in 1844, is still in use as a school (Richard Clarke First School). Abbots Bromley School for Girls was established in the High Street in the



late 19th century and expanded throughout the 20th century.

- ◆ Lichfield Road and Ashbrook Lane appear to represent the piecemeal expansion of Abbots Bromley which certainly existed by the late 18th century, but whose origins could date from any period from the medieval period onwards. Both of these roads, and Uttoxeter Road, to the west of the town, have seen the construction of ribbon development during the mid 20th century.
- ◆ The earliest housing estate beyond the envelope of the historic town was built along Swan Lane in the mid 20th century. All of the subsequent development occurred in the late 20th century and is largely concentrated to the east of Goose Lane and north of Ashbrook Lane.

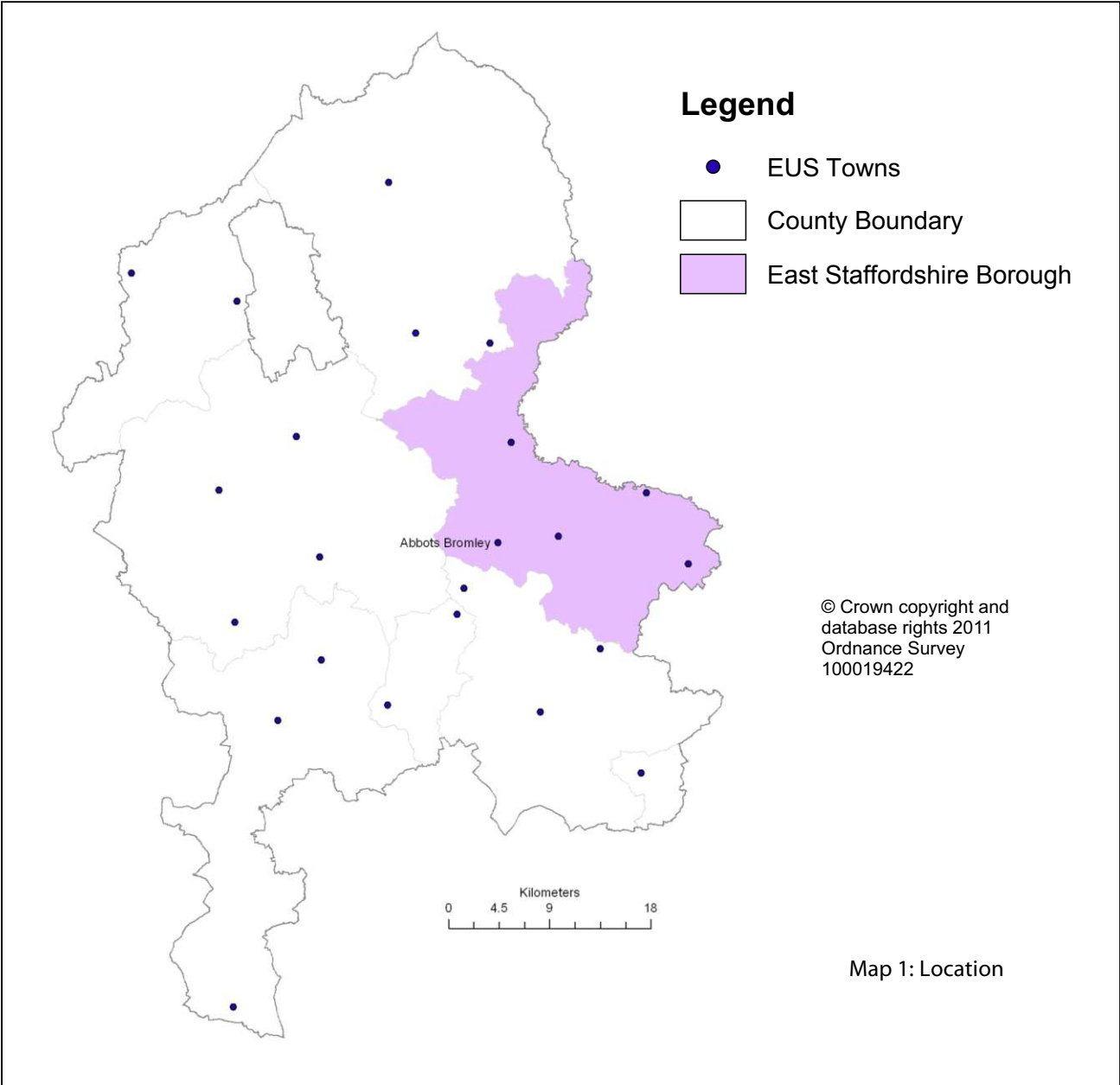


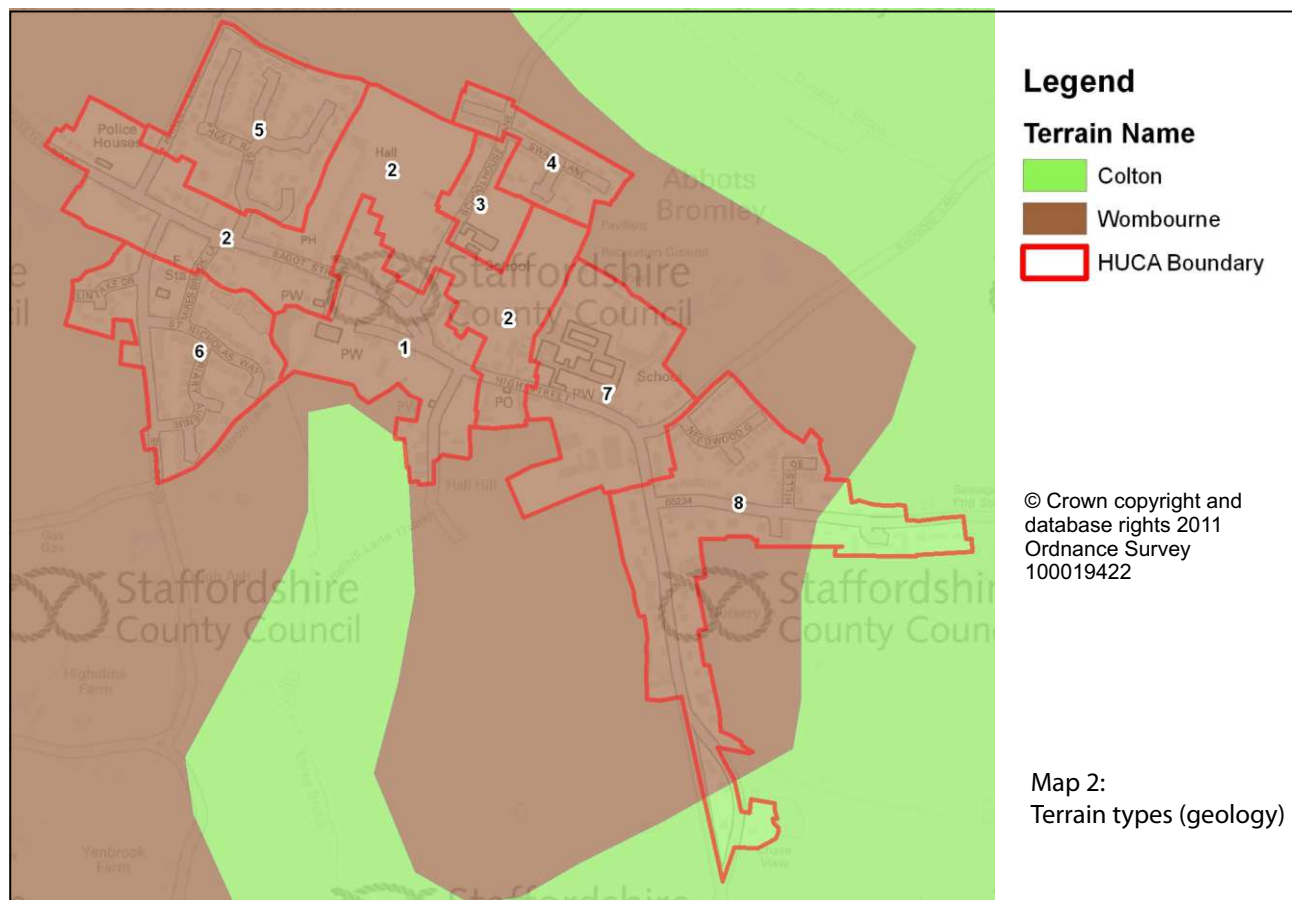
# 1. Setting

## 1.1 Location

Abbots Bromley lies on the western side of East Staffordshire and towards the centre of the county (map 1).

The town lies along an east-west road which links Uttoxeter to Lichfield (now the B5014) and to Burton upon Trent (along what is now the B5234). From the early medieval period onwards, Lichfield was the principal ecclesiastic centre for the wider area, whilst Burton upon Trent was the location of Burton Abbey who held the manor of Abbots Bromley. Uttoxeter, to the north, was an important market town from the medieval period well into the 19th century





## 1.2 Geology and topography

The town lies just to the north of the narrow valley of the Mires Brook. The church stands at approximately 110m AOD whilst Hall Hill Farm, to the south east, stands at around 115m AOD<sup>9</sup>. From the south side of the main east-west road the land rises up northwards for approximately 370m to reach a high point of around 128m AOD before descending into the next valley (the Dunstall Brook). North above the Dunstall valley lies the highest point within Abbots Bromley parish, the wooded Bagot's Park, which reaches approximately 160m AOD.

The bedrock geology for the area of the EUS project is comprised of Mercia mudstones. All but the far south of Lichfield Road and the east end of Ashbrook Lane lies upon a superficial geology comprising deep or coarse loamy soils and is associated with a rolling land form of Mesozoic soft rock (Terrain type: Wombourne on map 2)<sup>10</sup>. The latter two roads lie within a superficial geology of deep loams with some associated gley soils (Terrain type: Colton on map 2)<sup>11</sup>.

## 1.3 Sources

### 1.3.1 Historical

There are few historical sources which specifically relate to Abbots Bromley. The principal source used by the EUS project was a report commissioned by Staffordshire County Council as part of a pilot project which aimed to achieve a greater understanding of the county's medieval rural settlements. This pilot project was undertaken by Dr. John Hunt, who completed the report for Abbots Bromley in April 2006<sup>12</sup>. For the town's later history White's Directory of Staffordshire for 1834 and 1851 was consulted along with one or two others which are to be found on the Historical Directories website<sup>13</sup>.

### 1.3.2 Cartographic

The earliest map depicting Abbot's Bromley in detail is a late 18th century parish plan held by Staffordshire Record Office (SRO). The SRO also holds a map of Abbots Bromley Township (1831) and a copy of the tithe map (1847). The latter includes a detailed plan of the area of the town itself.

The first to third editions of the Ordnance Survey 25" OS maps were also extensively consulted during this study.

### 1.3.3 Archaeological

Four archaeological interventions have been carried out in the town; three watching briefs in areas along the principal east-west route and one archaeological evaluation within the churchyard. These interventions, all small in scale, have added little to our current understanding of the development of Abbots Bromley. One historic building survey has been carried out upon outbuildings associated with The Bagot Arms<sup>14</sup>.

Like the remainder of the County, Abbots Bromley was covered by the broader HLC project.

There are 54 Listed Buildings lying within the EUS project area and a Conservation Area covers the historic core of the town. A Conservation Area Appraisal was carried out in 2009. The Market Cross is a Scheduled Monument and also a Grade II\* Listed Building.



## 2. Context and Historical Development

### 2.1 Prehistoric

The only evidence for human activity within Abbots Bromley parish during this period comes from stray finds, which do not significantly contribute to our understanding of how the landscape was utilised. The finds include a Mesolithic or Neolithic flint knife, a Neolithic or Bronze Age stone hammer and an Early Bronze Age bronze axehead<sup>15</sup>. Archaeological work carried out near to Broomfields Farm, in the far north of the parish, observed a scatter of flints although only four were collected<sup>16</sup>. Upon closer investigation only two of the four flints were found to have been worked and were dated to the Neolithic/Bronze Age period. While the extent of this flint scatter is unknown it is possible that it may relate to more intensive activity such as a working area for the production of tools or even an area of settlement in this portion of the parish.

Enclosures and linear features observed on an aerial photograph at Pur Brook in the south east of the parish may relate to Prehistoric or Roman activity, but no further archaeological work has been carried out on the site to date these features<sup>17</sup>.

There is currently no evidence for Prehistoric activity from within the EUS project area.

### 2.2 Roman (43AD to 409AD)

The known Roman activity from within the Parish is similarly restricted to stray finds most notably of coins such as those found near Yeatsall to the south west of Abbots Bromley and a Roman trumpet brooch from the Schoolhouse Lane area of the town<sup>18</sup>.

Aerial photographs have identified enclosures within the parish which may have been active during the Roman period including the

enclosures near Pur Brook (cf. 2.1) and a near perfect rectangular enclosure identified approximately 3km to the south east of Abbots Bromley<sup>19</sup>. However, no archaeological investigations have been conducted at these sites and so evidence for dates or function is not available.

### 2.3 Early Medieval (410AD to 1065AD)

#### 2.3.1 Placename

Until the early 13th century the placename was 'Bromley' which has been interpreted as meaning the 'broom clearing'<sup>20</sup>.

#### 2.3.2 Settlement

An estate at Abbots Bromley is first recorded in a charter dated 996AD. The boundary of the early medieval estate detailed within the charter appears to be largely contiguous with the modern parish boundary<sup>21</sup>. The charter relates to the granting of the estate to Wulfric Spot from his mother, the Lady Wulfrun and it also records several previous tenants. In his will dated circa 1004, Wulfric Spot, granted the manor of Abbot's Bromley to the newly re-founded Benedictine house at Burton Abbey.

It has been suggested by several historians that the neighbouring manor of Bagot's Bromley, lying approximately 2km to the north west, was carved out of the Abbot of Burton's estate in the early to mid 11th century<sup>22</sup>.

Abbots Bromley is recorded in Domesday Book (1086) which gives an insight into the settlement and local economy both at the time of the conquest (1066) and in 1086:

<sup>15</sup> Staffordshire HER: PRN 60523, PRN 00878 and PRN 04392

<sup>16</sup> Staffordshire HER: PRN 50209

<sup>17</sup> Staffordshire HER: PRN 04253

<sup>18</sup> Staffordshire HER: PRN 03970, PRN 03972, PRN 03975 and PRN 03960

<sup>19</sup> Staffordshire HER: PRN 04253 and PRN 05324

<sup>20</sup> Hunt 2006; Horowitz 2005: 152

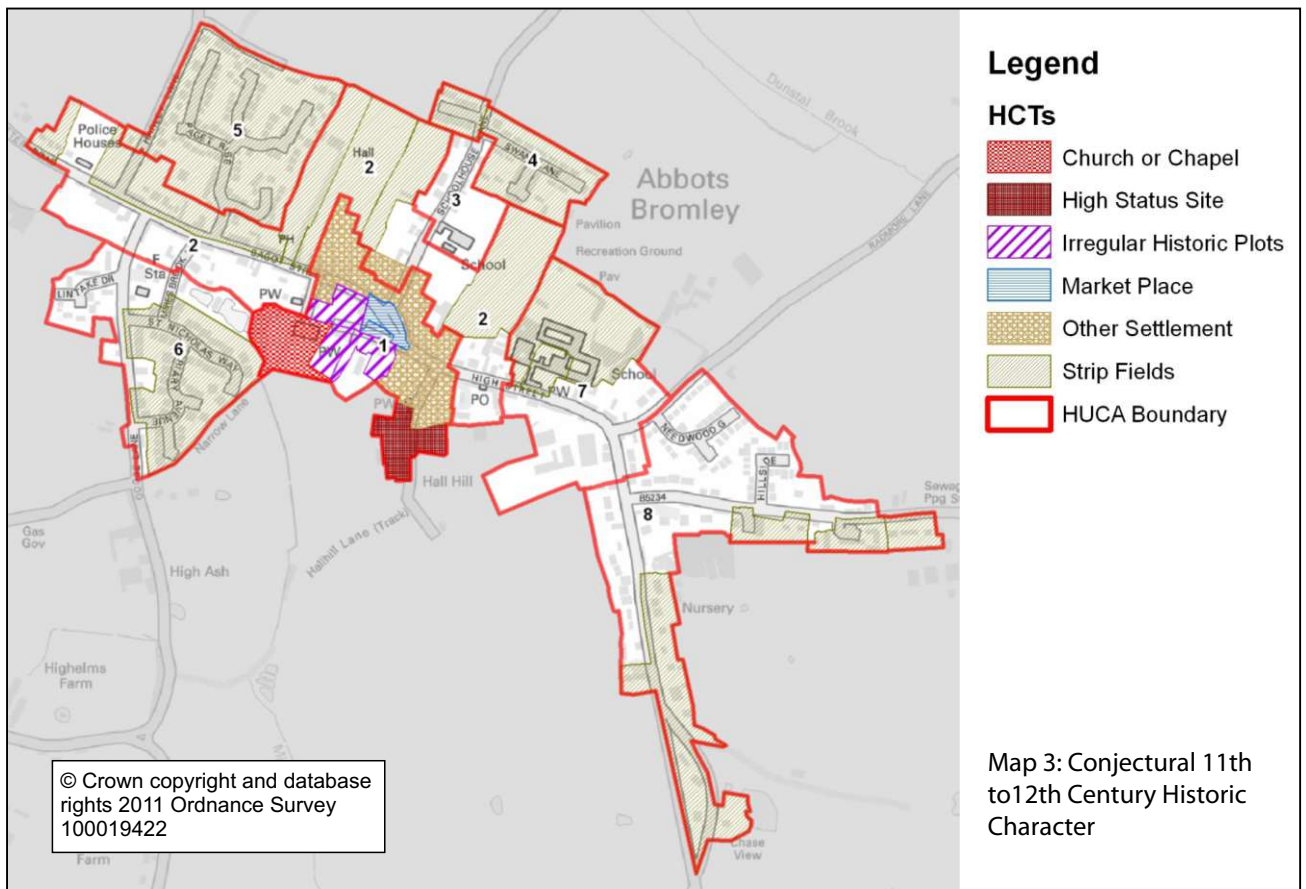
<sup>21</sup> Ibid.

<sup>22</sup> Ibid

<sup>23</sup> Williams and Martin 2003: 676  
<sup>24</sup> Hunt 2006  
<sup>25</sup> Ibid.  
<sup>26</sup> Ibid.  
<sup>27</sup> Ibid.; Walmsley 1968: Table 3 on p. 78  
<sup>28</sup> Walmsley 1968: Table 3 and p. 79 (known as Censarii)

*“(Burton) Abbey itself holds Abbots Bromley. There is half a hide with [the] appendages. There is land for one plough. This [plough] is in demesne; and a priest with one villain and one border have one plough. There is woodland 2 leagues long and 1 broad. It was worth 10s; now 20s”<sup>23</sup>.*

The entry does not portray a particularly prosperous place with a population of possibly no more than ten people (three households)<sup>24</sup>. The neighbouring manor of Bagot's Bromley does not appear to have been recorded in Domesday Book. However, the historian, G. Wrottesley, suggested in the early 20th century that the settlement of 'Bradley' may have been mis-written and that the entry really relates to the Bagot's Bromley manor<sup>25</sup>. If this is accepted, although it has not been proven to be correct beyond doubt, then this would provide approximately 50 further people living within the former estate (and modern parish) boundary<sup>26</sup>. By the early 12th century the population may have stood at somewhere around 70 people; between 12 and 15 households are recorded in two Abbey surveys taken in 1114 and circa 1126<sup>27</sup>. It has been suggested that the discrepancy between the Domesday population and that taken in the early 12th century is due in part to an omission of a strata of the population who held their land from the Abbey for a money rent<sup>28</sup>. Consequently the actual number of households within the manor of Abbots Bromley during the early medieval period may have been greater than the three given in the Domesday survey.





<sup>29</sup> Ibid.  
<sup>30</sup> Ibid.  
<sup>31</sup> Ibid.  
<sup>32</sup> Staffordshire HER: PRN 08684; Hunt 2006

<sup>33</sup> Hannam & Greenslade 1970: 201, 209 and 210  
<sup>34</sup> Hunt 2006  
<sup>35</sup> Horovitz 2005: 152  
<sup>36</sup> Hunt 2006  
<sup>37</sup> Ibid; Staffordshire HER: PRN 01575  
<sup>38</sup> Staffordshire Past Track; Hunt 2006; PRN 11192  
<sup>39</sup> Hunt 2006  
<sup>40</sup> Ibid  
<sup>41</sup> Ibid

### 2.3.3 Economy

Domesday Book also provides information on the local economy. The entry for Abbot's Bromley states that there was land for arable farming, although compared to other estates this is not suggested as being extensive<sup>29</sup>. However, as in 2.3.2, if 'Bradley' in Domesday Book does refer to Bagot's Bromley then the arable land within the wider estate was more extensive; four times as much arable is given for this estate than at Abbots Bromley. However, it may be assumed that any land held by the money rent tenants mentioned above was not included within the Domesday Survey and thus the entry under-estimates the land within the manor.

At Abbots Bromley alone there was approximately 2,000 acres of woodland with a further 2,016 acres being accounted for 'Bradley'<sup>30</sup>. Woodland constituted an important component in the local economy for firewood, building work as well as for the feeding of pigs at specified times of the year (known as Pannage).

### 2.3.4 Religion

Even though Domesday Book indicates that Abbots Bromley was a relatively small place in the later early medieval period it did have its own priest (cf. 2.3.2). The presence of a priest on a manor is usually taken to indicate that a church existed during the early medieval period, which is perhaps not to be entirely unexpected upon an ecclesiastical manor like Abbots Bromley. Dr John Hunt argues that the presence of a pre-conquest (1066) church may reflect the social aspirations of local land lords following the fragmentation of large estates during the 10th century and that it was effectively a private church<sup>31</sup>. The extant church is discussed in 2.4.3, but its earliest fabric dates to circa 1300<sup>32</sup>. The site of the

earlier church is unknown, but it is possible that it stood upon the same site as the existing building.

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Manor/Settlement

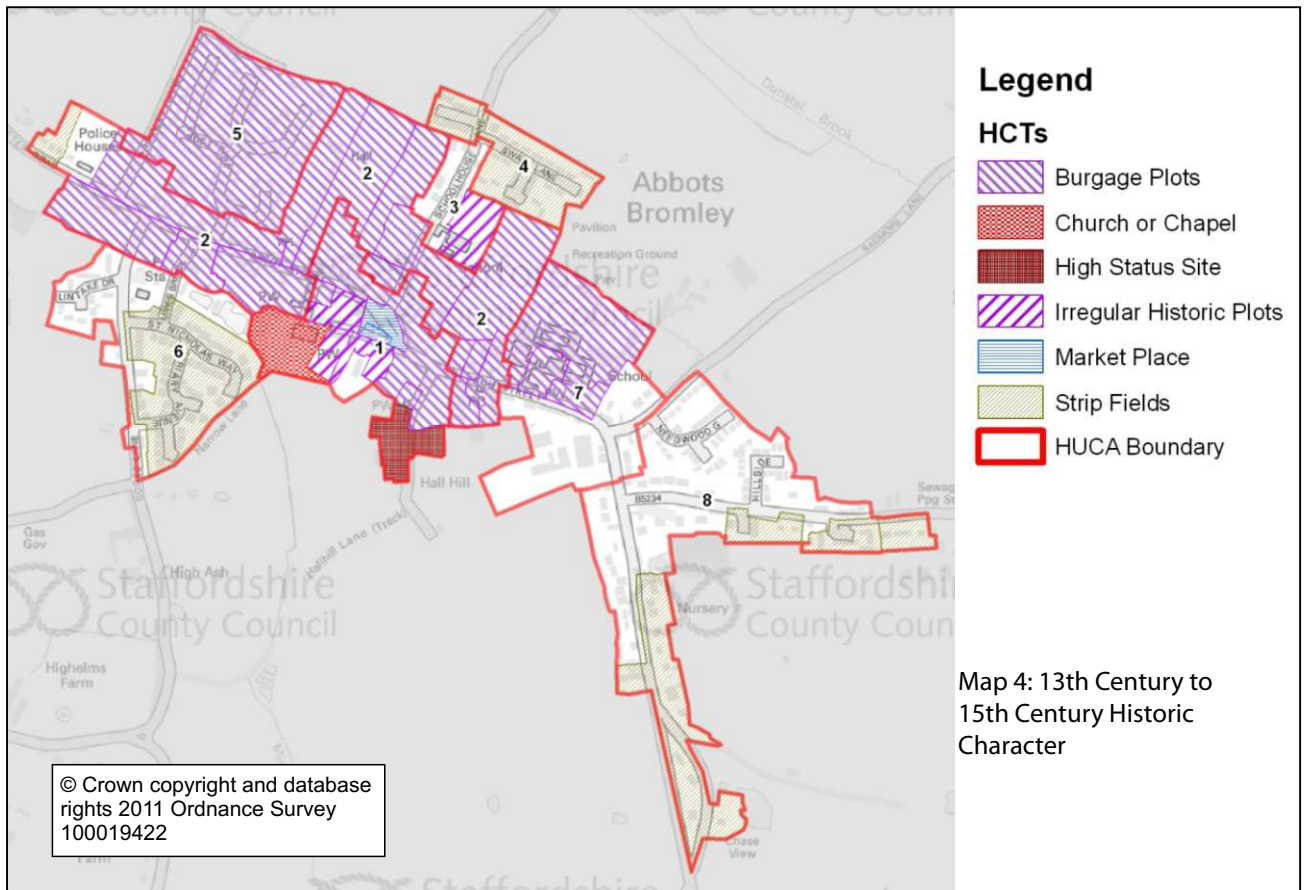
Abbots Bromley continued to be held by Burton Abbey throughout the medieval period<sup>33</sup>. By the early 12th century Robert de Ferrers, lord of Tutbury held land within the manor which he appears to have leased from the Abbot<sup>34</sup>. The pre-fix 'Abbots' appears to have been first used in the early 13th century<sup>35</sup>.

There is a reference to a burgage plot which stood between that belonging to Roger Wigar and the way leading to the Abbot's hall<sup>36</sup>. This reference suggests the presence of a manor house associated with the town, which may have been located on the site of the extant Grade II Listed 18th century Hall Hill (plate 7)<sup>37</sup>. The property had belonged to Burton Abbey and an 18th century sketch of a glass panel found at Hall Hill depicts the Abbey's arms<sup>38</sup>.

The Abbey's survey of the manor carried out circa 1126 suggests a population of around 70 people<sup>39</sup>. It is therefore likely that settlement had consolidated within the extant town by at least this period (map 3). In 1221 the king granted the Abbot the right to hold a market and an annual fair (cf. 2.4.2.2)<sup>40</sup>. The following year, the Abbot was claiming that the king had granted a borough charter to Abbot's Bromley, which was to be based upon that granted to Lichfield. The charter was reconfirmed by the king in 1227<sup>41</sup>.

Hunt suggests that the earliest part of the settlement, possibly laid out circa 1222, was probably located along two parallel roads which formed a rectangle with the market place at the eastern end and Church Lane to

the west (cf. map 3 and map 4). The church lies to the south west and the manor house (Hall Hill) to the south east. The northern of the two parallel roads is Bagot Street whilst the southern road survives within the modern townscape as a short lane leading to the church yard. This early core is indicated by the extant HCT 'Irregular Historic Plots' on map 10 (HUCA 1). The irregularity of this portion of the settlement may suggest that it was laid out earlier than the 13th century or that it respects an earlier settlement pattern (map 3). to the heath (see map 13 & plate 2).



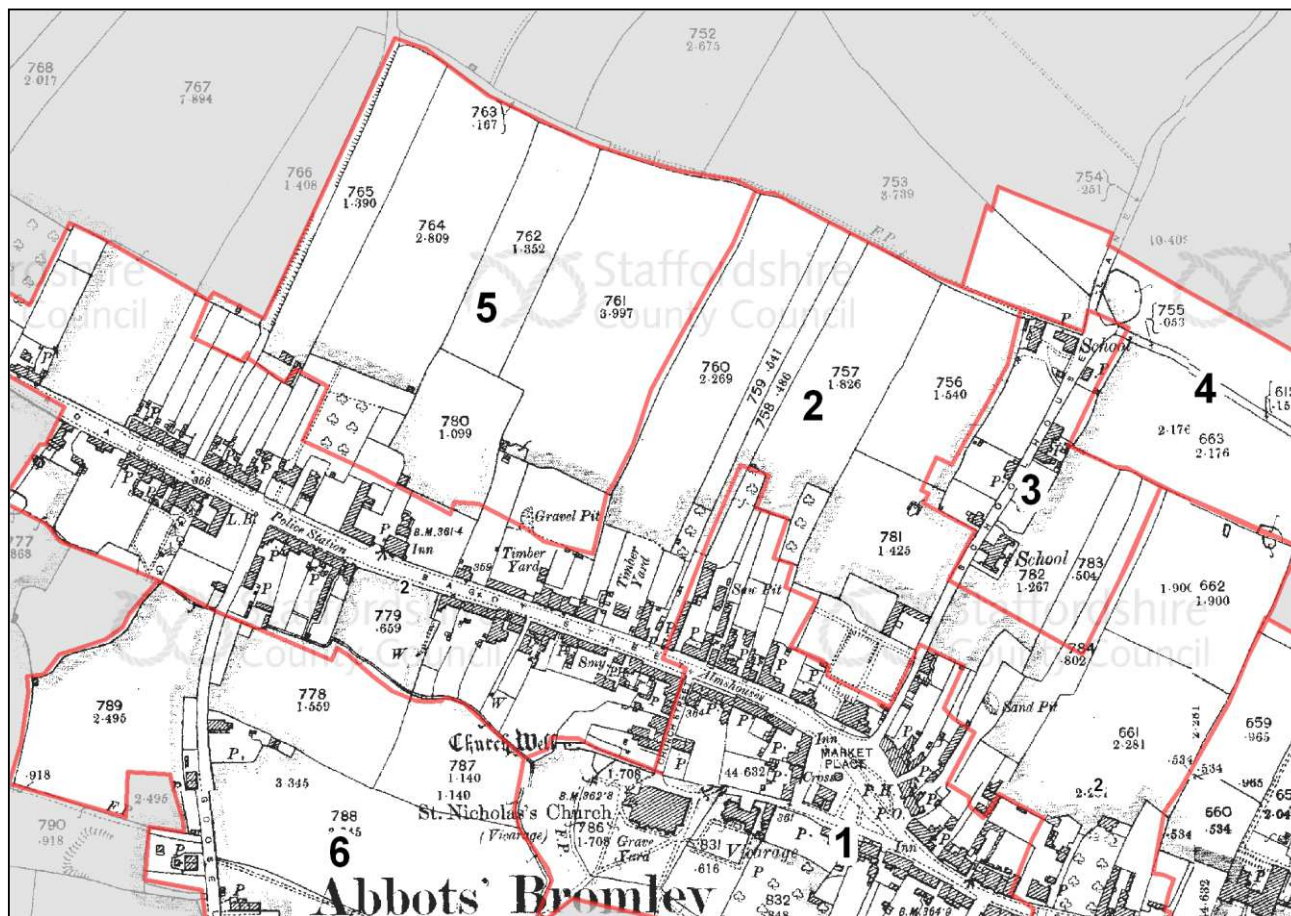
The plots lying beyond this core, along the east-west alignment, probably represent subsequent expansion (map 4)<sup>42</sup>. There is a reference to burgage rent in 1222, which was set at 12d per year, suggesting that the town had already been, or was in the process of being planned out. Burgage plots existed along High Street and Bagot Street, the main east-west route through the settlement, some of which survive within the modern townscape (Plate 1 and cf. HCT 'Burgage Plots' on map 4). To the north of the town, along both High Street and Uttoxeter Road the plots are long and narrow. The second edition 25" OS map also shows that many of these plots exhibit a reverse 'S' curve in their boundaries suggesting that they had been laid out over part of an open field. This again suggests later expansion of the settlement, presumably in the early 13th century; a period when the majority of the market and borough charters were granted in England<sup>43</sup>. To the south of the east-west road the plots are shorter where they back onto the Mires Brook. The town plan can be identified as an undefended linear with a triangular market at its core<sup>44</sup>.

<sup>45</sup> Hunt 2006; Staffordshire HER 03963

<sup>46</sup> Ibid.

<sup>47</sup> Yates' 1775; Anon. late 18th SRO D(W)1821/2/3

<sup>48</sup> Staffordshire HER: PRN 11225



**Plate 1:** Long burgage plots to the north and short plots to the south on the Second Edition 25" Ordnance Survey Map

There is some evidence for settlement expansion along the north side of Uttoxeter Road, beyond Harley Lane. Here further long 'S' curve property boundaries are visible suggesting urban colonisation of an open field system (HUCA 2). By the late 19th century only a few of these plots were still occupied suggesting either contraction or the possibility that these plots had rarely or never been taken up during the medieval period. There is further evidence for settlement shrinkage where the earthwork remains of a house platform have been observed lying between Radmore Lane and Ashbrook Lane<sup>45</sup>. A 12th century cut penny was found nearby, although this does not conclusively date the house platform. However, the site lies some distance from the town and may instead represent an outlying farmstead.

Six roads lead into the main east-west route through the town, all of which potentially have at least medieval origins. Those leaving the town to the north, Harley Lane, Schoolhouse Lane and Radmoor Lane, as well as Ashbrook Lane which leaves from the east all probably originated as access lanes into the open fields and then onto to the woodland and moorland beyond<sup>46</sup>. Hunt identified Schoolhouse Lane as an important route given its location leading off the market place. By the late 18th century settlement had occurred along both Schoolhouse Lane and Ashbrook Lane and it is possible that this may have medieval origins (HUCA 3 and HUCA 8)<sup>47</sup>. The earliest known building in Schoolhouse Lane dates to the 17th century (cf. 2.5.1 and 2.5.4)<sup>48</sup>.



<sup>49</sup> Staffordshire HER: PRN 11180; Charles 1968: 53

<sup>50</sup> Ibid.

<sup>51</sup> Charles 1968:

<sup>52</sup> Hunt 2006

<sup>53</sup> Cf. Hunt 2006 for further information on its history

<sup>54</sup> Wrottesley 1908: 18, 42 and 43

<sup>55</sup> Staffordshire HER: PRN 54086; Wrottesley 1908: 43

<sup>56</sup> Hunt 2006

<sup>57</sup> Ibid

<sup>58</sup> Tringham 2004: 7 and 28

<sup>59</sup> Ibid.

<sup>60</sup> Ibid; Birrell 1979: 49

<sup>61</sup> Birrell 1979: 49

<sup>62</sup> Hunt 2006

There is little known evidence for surviving medieval buildings within the settlement other than the church (cf. 2.4.4.1). The exception to this appears to be the Grade II\* Church House, which has been identified with a property mentioned in a document of 1368<sup>49</sup>. This timber framed building is largely of early 17th century date, although a building recording survey in 1967 identified three phases<sup>50</sup>. The first phase, medieval in date, comprised a few surviving timbers and the ground plan of the extant building included the medieval screens passage<sup>51</sup>. There also remains the potential for the later known timber framed buildings of post medieval date to retain earlier medieval fabric or timbers within their extant structures (cf. 2.5.1).

#### 2.4.1.1 Bagot's Bromley

Bagot's Bromley lies outside of the EUS project area. It formed a separate manor within the parish of Abbot's Bromley during the medieval period, although they were often linked in later medieval and post medieval references<sup>52</sup>. Its origins are obscure (cf. 2.3.2), but it existed by at least the late 12th/early 13th century<sup>53</sup>. The manor incorporated much of the land to the west of the parish and included the settlements of Duntstall, Heatley and Yeatsall by at least the late 14th/early 15th century<sup>54</sup>. Squitch House, lying within Bagot's Park, appears to have late medieval origins; the name 'Le Quecche' is recorded in a rental of the lord of the manor, John Bagot, in 1402<sup>55</sup> (cf. 2.4.2.3).

### 2.4.2 Economy

#### 2.4.2.1 Agriculture

References in the medieval manorial records reveal that despite its borough status Abbots Bromley was still primarily an agricultural settlement. In 1410/11 for instance, the abbot was suing William Rydware for, among other misdemeanours, allowing his cattle to eat the

abbot's corn and grass<sup>56</sup>. In 1463/4 at the manor court there was a case whereby John Pulesdon, a tanner, was accused of breaking into Joan Hampton's property (her houses and land) and allowing his cattle to graze there without permission<sup>57</sup>. The record also reveals another important local industry in the prosecutor's occupation (cf. 2.4.2.3).

A survey of Burton Abbey's estates taken in 1307 provided a list of the field names and acreages in their manor at Abbot's Bromley<sup>58</sup>. The list was subdivided into three groups which historians have suggested may indicate a three-field crop rotation system<sup>59</sup>. However, the list also makes it clear that this was not a simple case of three large fields surrounding the settlement; one of which would be left fallow. Seven portions of the land recorded in the list covered over 30a, whilst one (Holegreve) covered over 100a. The remaining plots were small covering 7a or less<sup>60</sup>. This is reflected in a later rental of circa 1416 where some fields were large and others were small plots. Individual landholders can be seen to have held some land scattered across the large fields and in other areas they held land grouped into units of fields, possibly enclosed<sup>61</sup>. This mix of farming may be reflected in the historic landscape character of the hinterland around the settlement where open fields can be traced while in other areas it appears to reflect a long tradition of enclosure (Map 5). The situation is further complicated by the fact that new field names are recorded, although it is not currently clear whether these relate to new land being cultivated or just to name changes. Hunt identified numerous references to further fields and other names within the landscape around the borough between circa 1200 and 1430<sup>62</sup>. Only a few of these names can be identified within the modern landscape including Harley, Bentilee, Radmoor, Mickledale and possibly Leafields, although this may have lain within Bagot's Bromley

manor (cf. map 5)<sup>63</sup>. Sotecroft mentioned in the 1307 survey may have been located in the area of the extant Seedcroft Lane. Further research into the field names on historic maps, particularly the tithe map, may assist in locating more of these fields.

Hunt also studied the names of the inhabitants of Abbots Bromley within a variety of documentary sources. He found that there was good evidence for migration into the town from other parts of central and eastern Staffordshire including from other towns like Lichfield, Rugeley and Uttoxeter<sup>64</sup>. Migration into the borough, particularly during the 13th century when the town was established, probably resulted in new land being colonised for agriculture.

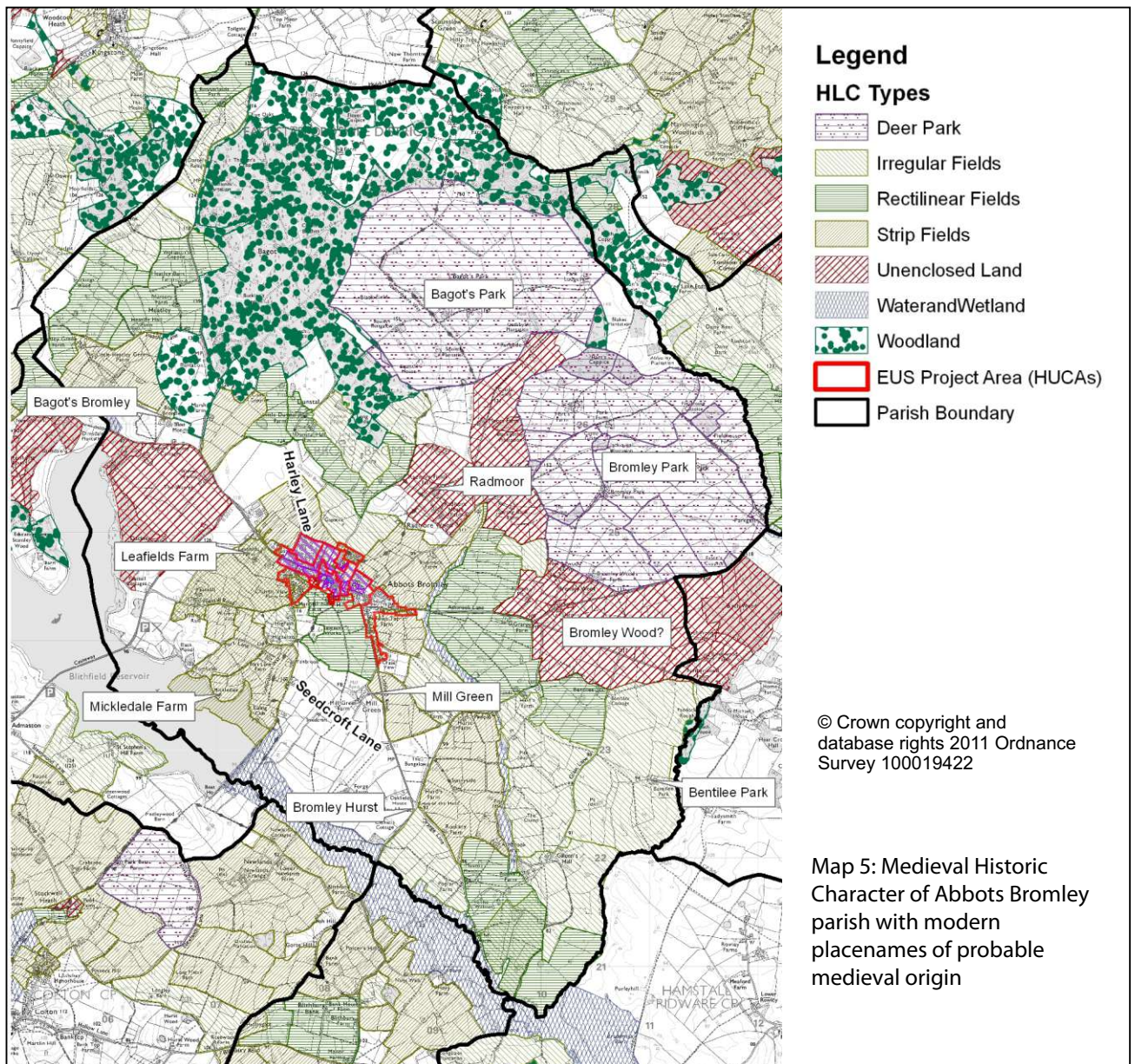
Assarting was recorded throughout the 13th century, although it is likely to have had earlier origins<sup>65</sup>. The 13th century records make it clear that the expansion of the agricultural economy was being actively encouraged by the Abbot who granted land from both his 'waste' (presumably heath or common land) and his woodland<sup>66</sup>. The areas where some of this assarting may have occurred can be inferred from placename evidence as well as the agricultural surveys and rentals. By circa 1200 the name Benithelehurst was in use, and may well be associated with the later Bentilee; also the Hurst (probably Bromley Hurst) is recorded by 1416. The placename hurst indicates a wooded hill<sup>67</sup>. Three of the fields in the 1307 survey (Piggesfeld at 23a, Hewefeld and Rouleyfeld both 33a) are described as being located at Bentilee and at least eight fields in 1416 existed at Hurst (Bromley Hurst?)<sup>68</sup>.

The documents also confirm that this was a mixed agricultural economy as meadow, pasture, heath and moor (for summer grazing?) and woodland are described alongside the arable (map 5). The woodland

probably lay to the north east and east where Bromley Wood was recorded on Yates' map (1775). Documentary evidence suggested that some of the heathland resource of the manor existed towards Blithebury in the south western portion of the parish<sup>69</sup>. A taxation list of 1327 records Johe' Bercario; his surname being Latin for shepherd<sup>70</sup>.

An agreement made in the 13th century also confirms that the Abbot maintained fishponds within the manor, although their location has yet to be determined<sup>71</sup>. A fishpond is said to have been located on the low ground beneath the churchyard<sup>72</sup>. This may have been located on the Mires Brook which flows through the area lying between the church and the presumed site of the Abbot's manor house at Hall Hill. Further research would be required to affirm the precise location.





Further arable, woodland and common land were associated with the separate manor of Bagot's Bromley to the east and north east of the parish during the medieval period (map 5).

#### 2.4.2.2 Markets & fairs

A Tuesday market was granted in 1221 along with an annual fair to be held on the 24th August. It is likely that this charter was merely a formality to legitimise existing market activities<sup>73</sup>. The town charter of 1227, confirming the creation of the borough, also added a second day to the annual fair<sup>74</sup>. A manorial document dated 1348<sup>75</sup> provides an insight into how the market place operated. It describes one burgess as having the right to a 'table' within the market place located under the market cross<sup>75</sup>. There is also a reference to a new building, covered with stone, within the market place. Possibly a market house<sup>76</sup> it was constructed for the maintenance of the brethren of the Abbey presumably from the revenues raised by market activities.



The market place is located to the north east of the church and is roughly triangular in form (cf. plate 2 and HUCA 1). It originally covered a larger area and clearly reflected the ambitions of the Abbots for the economic prosperity of the town<sup>77</sup>.



**Plate 2:** Market Place with the 16th/17th century Market Cross in the foreground

### 2.4.2.3 Industry

Hunt's study of the inhabitants' names revealed a small market town supporting a diverse range of occupations operating alongside the agricultural economy (cf. 2.4.2.1)<sup>78</sup>. Occupations included those within retail such as chapmen (or merchants), inn keepers and beer sellers. There were also industries such as metal working, glove making, glass making and leather working, including the tanner, John Pulesdon, mentioned above. The latter in particular requires water and it is likely that it was concentrated on the southern side of the town in the vicinity of Mires Brook.

Glass Lane first occurs in 1284 and survives to the south east of the town in the area of Bentilee<sup>79</sup>. The name may relate to the location of a glassworks in this area during the medieval or post medieval period<sup>80</sup>. Two tax payers residing in Abbot's Bromley manor during the early 14th century had the surname 'Glasmon' also suggesting glassworking within the Abbey's manor. However, it is within Bagot's Bromley manor where there is both archaeological and documentary evidence for medieval glass working. This lies within Bagot's Park, approximately 2km to the north east of the town. The known glass working sites first appear in the mid to late

<sup>81</sup> Linford and Welch 2002: 11  
<sup>82</sup> BUFAU 2003: 3 (quoting Crossley 1967)  
<sup>83</sup> Hunt 2006  
<sup>84</sup> Ibid  
<sup>85</sup> Staffordshire HER: PRN 01576  
<sup>86</sup> Hunt 2006  
<sup>87</sup> Staffordshire HER: PRN 00719  
<sup>88</sup> Ibid

<sup>89</sup> Ibid  
<sup>90</sup> Ibid;  
<sup>91</sup> Staffordshire HER: PRN 00719  
<sup>92</sup> Staffordshire HER: PRN 00728; Hunt 2006  
<sup>93</sup> Hunt 2006  
<sup>94</sup> Wrottesley (ed.) 1886: Folio 7 British History Online. Web 05/07/2011  
<sup>95</sup> Hunt 2006  
<sup>96</sup> Staffordshire HER: PRN 08684

13th century, although the industry appears to have been in decline between circa 1300 and the late 14th century, but was resurgent from this date into the post medieval period (cf. 2.5.2.3)<sup>81</sup>. It is possible that the property known as 'Squitch House' was associated with the glassmaking industry during the medieval period as it lies adjacent to a known glass making site. The Harvey family (a prominent glass-working family) also held land in this area during the medieval period (cf. 2.4.4.1)<sup>82</sup>.

#### 2.4.2.4 Watermills

A watermill was recorded in the early 12th century surveys and by 1248 three mills were recorded. Two watermills were recorded as belonging to the Abbey in 1291<sup>83</sup>. Whilst this suggests more than one location it is also possible that some of these references relate to several pairs of millstones within a single mill building. In 1248 the Abbot had leased his mill and various lands to Richard son of Reginald of Hoar Cross. In manorial records dated circa 1229-1260 Richard appears to have taken an occupational surname 'Molendinarius' (Miller). The use of this occupational name and the extent of Richard's agreements with the Abbot suggest that he 'was making his living as an entrepreneur with specialist skills'<sup>84</sup>.

The Abbot's watermill was probably located at Mill Green, to the south of the town, where a mill pond survives<sup>85</sup>. This site lies on the Mires Brook and the placename 'Mill Green' existed by the late 18th century although a mill is not marked on Yates' map (1775).

#### 2.4.3 Deer Parks

Deer parks were mostly owned by the greater lords who often held more than one such park<sup>86</sup>. The Abbot's deer park can be identified with the area still known as 'Bromley Park' (cf. map 5)<sup>87</sup>. The earliest positive reference to it occurs in 1383 and relates to its enlargement<sup>88</sup>.

The lands recorded include 'Neweparkyehaye' (sic) which Hunt suggests may refer to a previous enlargement of the deer park<sup>89</sup>. Hunt also argues that references to hunting services in 12th century records and to the enclosure of Bromley hay in the same period suggest that the deer park could have been established before 1120 thus making it one of the earliest in Staffordshire<sup>90</sup>. The possible remains of the park pale survive as a slight bank and ditch on the eastern side of the park area<sup>91</sup>.

It is possible that Bentilee Park had also been established as a deer park by the Abbot at some point during the medieval period, although its history is currently obscure (cf. 2.5.3).

Bagot's Park to the north of Abbots Bromley lay within the manor of Bagot's Bromley and is the site of glassworking as mentioned above (cf. 2.4.2.3 and map 5)<sup>92</sup>. The medieval extent of the park is largely still legible within the landscape and remnants of the old fence apparently survive to the north<sup>93</sup>.

#### 2.4.4 Religion

##### 2.4.4.1 St Nicholas' Church

The church of Abbots Bromley may have early medieval origins (cf. 2.3.4). The earliest reference to a church within the manor occurs in a Papal Bull of 1185 confirming the Abbey's lands and privileges<sup>94</sup>. However, a priest is recorded in two early 12th century surveys, as well as Domesday Book, suggesting that a church had existed at an earlier period<sup>95</sup>.

The earliest fabric within the extant Grade II\* Listed church dates to circa 1300 with 14th and 15th century additions<sup>96</sup>.

<sup>97</sup> Hunt 2006

<sup>98</sup> Ibid

<sup>99</sup> Hannam 1970: 297-298

<sup>100</sup> White 1834. Viewed online 13/04/2011

<sup>101</sup> Hunt 2006; Message: 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. © 2011 English Heritage)



**Plate 3:** St Nicholas' Church which retains medieval fabric © Michael Shaw

## 2.4.5 Communications

Abbots Bromley was laid out on an east-west axis along the road between Uttoxeter, to the north, and Burton and Lichfield to the east and south<sup>97</sup>. All three were important market towns of which Lichfield was probably the most significant. The route between Abbots Bromley and Burton would have been of particular importance in the medieval period; bringing the lord of the manor and his officials into the town.

Hunt suggests that the routes out of the town, including Schoolhouse Lane and Radmoor Lane, may have originated as tracks in the medieval period. These probably led to specific resources, such as the woodland and parkland which dominated the northern portion of the parish<sup>98</sup>.

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

When Burton Abbey was dissolved in the 1540s the two manors of Abbot's Bromley and Bromley Hurst, which lay in the southern portion of the parish, were granted to William Paget<sup>99</sup>. From this period onwards the town was occasionally known as Paget's Bromley<sup>100</sup>. In the mid 16th century Paget owned 100 burgage plots within the town as well as a further 60 messuages and 20 cottages presumably lying elsewhere within the manor<sup>101</sup>.



<sup>102</sup> Staffordshire HER: PRN 11180; Charles 1968: 53

<sup>103</sup> Staffordshire HER: PRN 11209

<sup>104</sup> Staffordshire HER: PRN 111711, PRN 11202, PRN 11213, PRN 11216 and PRN 11217

<sup>105</sup> Staffordshire HER: PRN 11180, PRN 11217 and PRN 11199 (timber framing is visible in the gables of 8 High Street (PRN 11202), Cottage on Bagot Street (PRN 03224) and Crofts Cottage (PRN 11171))



**Plate 4:** Church House restored in the late 1960s

The likely medieval origins of Church House has been discussed above (2.4.1), but the 17th century rebuilding of the extant Grade II\* timber framed building has been identified as being carried out in two phases; circa 1619 and circa 1659 (plate 4)<sup>102</sup>. Other than Church House the earliest identified property in Abbots Bromley is the Grade II Listed Norfolk House which has an early 16th century timber framed core<sup>103</sup>. The building was partly rebuilt in the 19th century and its exterior has been roughcast. This building occupies a prominent position within the town standing on the north western side of the medieval market place. Eleven Grade II Listed buildings within the EUS project area have been identified as having at least 17th century origins; five of which are located within or adjacent to the market place; the heart of the medieval town (HUCA 1)<sup>104</sup>. Of all the identified post medieval properties within the town only six have visible external timber framing; the most decorative appears in Church House on Bagot Street, the Goat's Head Inn facing onto the Market Place and the upper storey of Coleridge House on High Street (HUCA 1, HUCA 2 and HUCA 7)<sup>105</sup>. The majority have been remodelled or partly rebuilt in the late 18th and 19th centuries which has resulted in the replacement or covering of the timber framing (plate 5). Other historic buildings within Abbots Bromley, both listed and unlisted, which externally appear to be of 18th or 19th century date may also hide earlier origins within their structures.



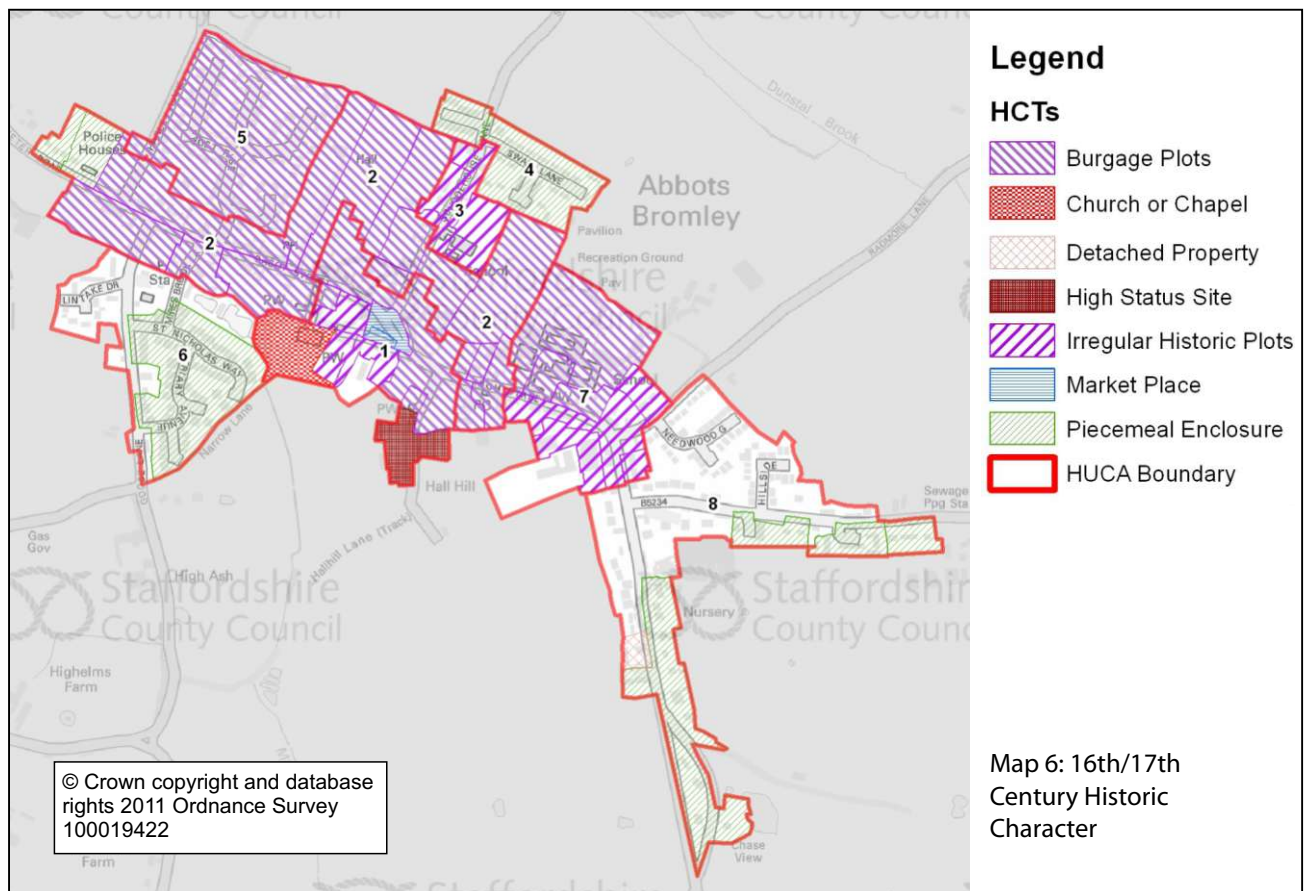
**Plate 5:** 5 to 8 High Street: Probably of 17th century origin, but remodelled in the early 19th century. Also believed to originally have formed one dwelling

Beyond the historic core (HUCA 1) further 17th century properties have been identified. Town End Farm, on Lichfield Street, lying to the south east of the settlement incorporates a 17th century Grade II Listed red brick farmhouse, which was remodelled in the early to mid 19th century (HUCA 8)<sup>106</sup>. The origin of the name is currently unclear, but it is possible that the site marks the extent of Abbots Bromley by at least the 17th century. Two 17th century properties had existed on Schoolhouse Lane to the north of the town, although only one now survives; the Grade II Listed Old School House (HUCA 3)<sup>107</sup>. It is unclear to what extent this lane may have been developed in the medieval period, but these two properties confirm that it had been settled by the post medieval period (cf. 2.4.1).

## 2.5.2 Economy

### 2.5.2.1 Agriculture

A document dated to 1553/4 reveals that the mixed rural economy of the medieval period was still operating. Arable, meadow, pasture, heath, furze and wood are all recorded along with orchards and gardens<sup>109</sup>. Little further is currently known about the history of agriculture within the manor during this period; although some open field agriculture appears to have survived into the early 18th century (cf. 2.6.2.1)<sup>109</sup>.



The surrounding field pattern on historic maps does indicate that piecemeal enclosure had been carried out and may have originated during this period. This field pattern was formed incrementally through the engrossment of the individual strips within open fields by individual landowners who then enclosed their parcels. The morphology of the 'Piecemeal Enclosure' is identifiable by field boundaries which follow a reverse 'S' curve (the line of the medieval plough) or where small dog-legs occur.

### 2.5.2.2 Market

The market and fairs continued to operate throughout the post medieval period and are mentioned in the document of 1553/4<sup>110</sup>. During the early 17th century the Staffordshire landowner, Edward James of Kinvaston, was buying and selling cattle through Abbot's Bromley market among others<sup>111</sup>.

The extant market cross is a hexagonal timber framed structure of 15th or 16th century date which probably replaced the earlier medieval cross (plate 2)<sup>112</sup>. The importance of the structure both nationally and in its contribution to the local historic character of Abbots Bromley has been acknowledged in its designation as both a Scheduled Monument and a Grade II\* Listed building<sup>113</sup>.



<sup>114</sup> Johnson 1967: 110

<sup>115</sup> Ibid.

<sup>116</sup> Ibid.

<sup>117</sup> Linford & Welch 2002: 11

<sup>118</sup> Ibid; Jenkins 1967: 224

<sup>119</sup> Hunt 2006

<sup>120</sup> SRO D(W)1721/3/187. 1587. Access to Archives Online. Web 05/07/2011;

Johnson 1967: 110

<sup>121</sup> SRO D742/A/1/1-14. 1651-1667. Access to Archives Online. Web 04/07/2011

<sup>122</sup> SRO D742/A/2/1-11. 17th century. Access to Archives Online. Web 05/07/2011

<sup>123</sup> White 1834. Historical Directories Online. Web 13/04/2011

<sup>124</sup> Staffordshire HER: PRN 11225

<sup>125</sup> White 1834. Historical Directories Online. Web 13/04/2011

<sup>126</sup> Staffordshire HER: PRN 08684

<sup>127</sup> Mansfield 1970: 121

### 2.5.2.3 Industry

Little is currently known about the industries being carried out within the town during this period, although they are likely to have been largely similar to those operating during earlier centuries.

An iron forge was established within the parish, approximately 2km south of Abbots Bromley, by the Paget family circa 1561<sup>114</sup>. The forge formed part of a larger iron working concern held by the family; the majority of which was located in the vicinity of Cannock Chase to the south of the parish. Bromley forge, along with the Cannock Chase ironworks, were granted to the royal courtier Fulke Greville by the Crown in 1589 following the exile of the Paget family in 1583<sup>115</sup>. Bromley forge continued to operate into the 17th century as part of the Staffordshire Works<sup>116</sup>.

Glassworking at Bagot's Park reached its high point in the early 16th century<sup>117</sup>. The archaeological evidence so far suggests that it had ceased by the middle of that century, but documentary sources suggest it continued until circa 1616<sup>118</sup>.

#### 2.5.2.4 Watermill and other Mills

Two watermills were recorded in 1553/4, which are probably to be associated with the medieval mills (cf. 2.4.2.4).

### 2.5.3 Deer Parks

The 'Great Parks of Bromley' and Bentley Park are recorded in the document dated 1553/4 when they were held by Lord Paget (later the Marquis of Anglesey)<sup>119</sup>. Lord Paget also held the right of free warren within the manor, but the precise location of this is currently unknown. The area still known as The Warren, approximately 1.3km north west of the town, probably lay within Bagot's Bromley manor.

The fact that Bentilee Park was held by the Paget family in the mid 16th century as part of Abbots Bromley manor which they gained following the Dissolution of Burton Abbey suggests it had medieval origins. In the late 16th century the Paget family's estates were granted to Fulke Greville who is described as being 'of Bentley Park' in a royal grant of 1587<sup>120</sup>.

Bromley Park along with the park lodge appears to have been sold to the Earls of Dartmouth in the mid 17th century<sup>121</sup>. There are various leases made by the Earl of Dartmouth which date to the 1670s/80s/90s which relate to land holdings and messuages within the park<sup>122</sup>.

### 2.5.4 Education and Entertainment

A Free School was apparently endowed in 1606 by Richard Clarke<sup>123</sup>. It has been traditionally associated with the extant Grade II Listed 17th century Old School House in Schoolhouse Lane and presumably gave the name to this lane<sup>124</sup>.

A hobby horse dance, possibly a fore-runner of the extant Abbots Bromley Horn Dance, occurred annually until the end of the 17th century. It was apparently celebrated on three days over the Christmas period<sup>125</sup>.

### 2.5.5 Religion

#### 2.5.5.1 St Nicholas' Church

The west tower of the church was rebuilt in circa 1700<sup>126</sup>.

#### 2.5.5.2 Non Conformism

There is documentary evidence for 31 non conformists living in Abbots Bromley in the late 17th century<sup>127</sup>. However, little further is currently known about non conformism in the area.



**Plate 6:** Norman Villa

## 2.6 18th & 19th century (1700 to 1899)

### 2.6.1 Settlement

The population of Abbot's Bromley, Bagot's Bromley and Bromley Hurst doubled between 1801 and 1831<sup>128</sup>. This was despite the fact that 11 houses were pulled down at Bagot's Bromley in the early part of this period<sup>129</sup>. There is also evidence of shrinkage within Abbots Bromley itself where at least three buildings were demolished between the late 18th century and circa 1831<sup>130</sup>. The resulting paddock remained undeveloped until the late 20th century (cf. map 7 and map 8; HUCA 2). Other paddocks along the main east-west route shown on the late 18th century and 19th century maps are also likely to indicate settlement shrinkage at an unknown date (cf. map 7 and map 8). Shrinkage from the 18th century may be associated with Abbots Bromley's decline as a market town (cf. 2.6.2.2). The population increase may have been related to increased settlement beyond the town.

The majority of the historic buildings lining both sides of the main east-west axis through the town are of red brick and appear to date to the 18th and 19th centuries. This includes 32 Grade II Listed buildings among numerous other historic properties. The majority of the buildings front straight onto the street, only the Grade II Listed late 18th/early 19th century Norman Villa lies slightly set back within a small front garden (plate 6)<sup>131</sup>. However, the Grade II Listed property which forms part of Abbots Bromley School for Girls on High Street had probably originated as a gentleman's town residence in the late 18th century and would have stood towards the centre of its own grounds (plate 8)<sup>132</sup>. These larger detached houses are likely to have been constructed on the site of smaller properties lying within burgage plots of medieval origin (cf. map 4). This rebuilding may be the result of earlier properties lying empty as the market declined and people moved away.

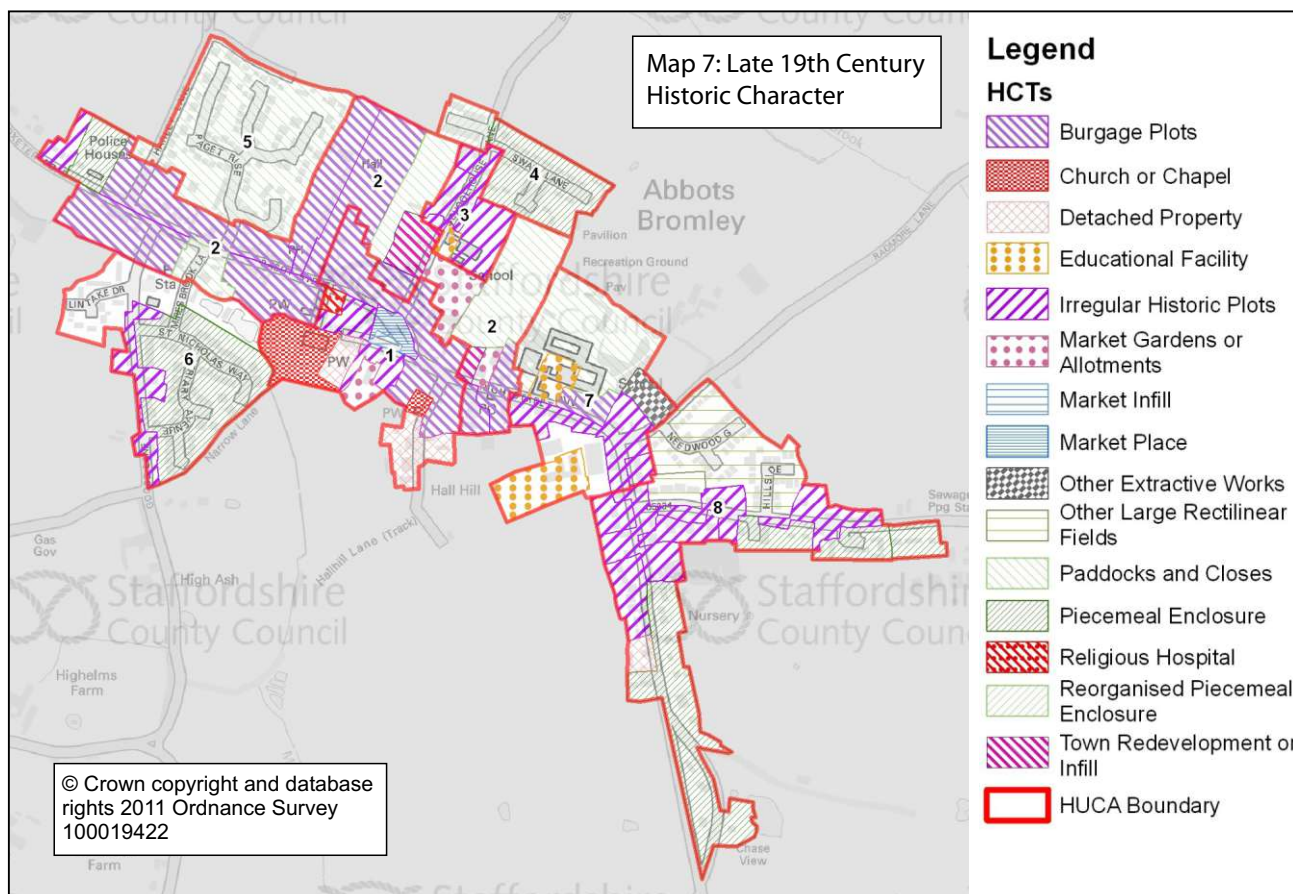


**Plate 7:** Hall Hill Farmhouse; possible site of medieval manor house

The early 18th century Chesterton House, also Grade II Listed, stands in the market place and probably represents infilling by this date (cf. 2.6.2.2)<sup>133</sup>. This is again

probably evidence of the decline in the importance of the market.

Hall Hill Farmhouse, on Hall Hill Lane, is a Grade II Listed, and has been identified as being of 18th century date (plate 7)<sup>134</sup>. The associated farmstead forms a loose courtyard plan form suggesting that it had developed incrementally<sup>135</sup>. The farmstead is believed to stand on the site, or incorporate the remains, of the Abbot's medieval manor house (cf. 2.4.1). The plan form of the farmstead may, therefore, be associated with its potential medieval origins.



As discussed under 2.5.1 there is the potential for any of the historic buildings within Abbots Bromley to retain earlier fabric within their extant structures. Such evidence would contribute significantly to our understanding of the development of the settlement and social aspirations of the past inhabitants.

## 2.6.2 Economy

### 2.6.2.1 Agriculture

Documentary evidence suggests that at least some of the medieval open fields were still unenclosed by the early 18th century<sup>136</sup>. This document, a private legal settlement, mentions 20 acres being held across the common fields of Abbot's Bromley called Ley-field, Mickledale-field and Hollowell-field. The field names suggest that the first two lay to the west and south west of Abbot's Bromley (cf. Leafields Farm and Mickledale Farm on map 5). The location of Hollowell-



<sup>137</sup> Kellys Directory 1896. Historical Directories Online. Web 08/07/2011

<sup>138</sup> Kettle 1979: 92

<sup>139</sup> White 1834. Historical Directories Online. Web 13/04/2011

<sup>140</sup> Ibid; Lewis 1848. British History online. Web 13/04/2011; Kelly's Directory 1896: 17. Historical Directories online. Web 08/07/2011

<sup>141</sup> White 1834. Historical Directories Online. Web 13/04/2011; Kelly's Directory 1896. Historical Directories Online. Web 08/07/2011

<sup>142</sup> First and Second edition 25" OS maps.

<sup>143</sup> White 1851. Historical Directories Online. Web 08/07/2011

<sup>144</sup> White 1834. Historical Directories Online. Web 13/04/2011

<sup>145</sup> SRO D(W) 1821/3/2

<sup>146</sup> White 1834. Historical Directories Online. Web 13/04/2011

<sup>147</sup> Ibid.

<sup>148</sup> Staffordshire HER: PRN 51901

<sup>149</sup> East Staffordshire Borough Council 2009: 3.1.17; Staffordshire HER: PRN 54436

<sup>150</sup> Currie 1979: 152; Staffordshire HER: PRN 11197

field has not been identified.

An Act of Parliament was granted in 1799 to enclose Far Wood and Near Wood to the north of Abbots Bromley. The resulting field pattern retains the distinctive straight boundaries and roads associated with planned enclosure which was created through rigorous surveying of the landscape.

A description of the land use of the parish in 1896 suggests that a mixed agricultural economy still existed; the land being largely arable with "some pasture"<sup>137</sup>. Large areas of woodland were also noted, the majority of which lay in the north of the parish around Bagot's Park as it does in the early 21st century.

#### **2.6.2.2 Markets & fairs**

The market was apparently still active in the 1790s, but was described as being unimportant<sup>138</sup>. The deterioration of the market may be evidenced by the location of Chesterton House, a Grade II Listed early 18th century property, which appears to have been constructed within the market place (map 2).

By 1834 the market was being described as long obsolete, although the precise date of its demise is currently unknown<sup>139</sup>. However, three annual fairs were still being held in 1834 and in 1848, mostly dealing in cattle<sup>140</sup>.

#### **2.6.2.3 Industry**

Historical directories of the early and late 19th century reflect the usual occupations expected of a small rural town/large village<sup>141</sup>. They include retail traders such as bakers, butchers, grocers and a spirit merchant; also services such as tailors, shoe makers and saddlers. Other occupations reflect the rural location with a gamekeeper and cattle dealer. There were specialists such as joiners and cabinet makers, Lord Bagot's land agent and also a hairdresser; the latter perhaps reflecting the

social standing of certain inhabitants of the town.

#### **2.6.2.4 Watermills and other Mills**

The watermill at Mill Green was still operating as a corn mill in the late 19th century<sup>142</sup>.

#### **2.6.2.3 Parkland**

The parkland at Bagot's Park survived throughout the 19th century; ancient oaks and herds of deer being attested to in 1851<sup>143</sup>. However, Bromley Park, owned by the Earls of Dartmouth had been enclosed by 1834<sup>144</sup>.

Bentley Park had been enclosed by the late 19th century. It is marked on a map of the late 18th century, but it is not entirely clear whether it was still being used as a park at that date<sup>145</sup>. No mention is made of a park here in White's Directory (1834) where he describes it as "Bentilee, an ancient mansion, belonging to the Marquis of Anglesey"<sup>146</sup>.

### **2.6.3 Education & Welfare**

#### **2.6.3.1 Education**

The free grammar school founded in the early 17th century still existed until the 1870s when a new school board was founded which effectively amalgamated it with the National School<sup>147</sup>. The latter was built in 1844 and survives on the eastern side of Schoolhouse Lane<sup>148</sup>. A new boys' school was apparently built in the late 19th century in front of the 17th century building, which then became the school master's house<sup>149</sup>.

Two private girls' boarding schools were established in the late 19th century, both founded by the Reverend Lowe. St Anne's School opened in 1874 in a house bought by Lowe for the purpose; this property is the Grade II Listed building identified as being of late 18th century date mentioned above (2.6.1 and plate 8)<sup>150</sup>. St Mary's School was founded

<sup>151</sup> Ibid.  
<sup>152</sup> Ibid.  
<sup>153</sup> White 1834. Historical Directories online. Web 13/04/2011; Staffordshire HER: PRN 11178  
<sup>154</sup> Ibid; Ibid  
<sup>155</sup> Ibid  
<sup>156</sup> Ibid; White 1851. Historical Directories online. Web 08/07/2011

<sup>158</sup> Staffordshire HER: PRN 08684  
<sup>159</sup> White 1851. Historical Directories online. Web 08/07/2011  
<sup>160</sup> Staffordshire HER: PRN 03223 and 54427  
<sup>161</sup> Staffordshire HER: PRN 54429

in a rented house in Bagot Street in 1882<sup>151</sup>. Both schools expanded during the late 19th century. A new wing was built alongside the late 18th century house at St Anne's. A parcel of land was bought opposite St Anne's School for the construction of a school building for St Mary's in 1886; the building opened in 1893, but the full scheme was never realised due to costs<sup>152</sup>.



**Plate 8:** Former St Anne's School; the 18th century house at its core is the building in the centre

### 2.6.3.2 Welfare

Abbots Bromley Hospital, for six old men, was endowed by Lambert Bagot in 1702; a pediment on the building states that it was completed in 1705<sup>153</sup>. The red brick Grade II listed almshouse comprises seven properties, one of which was for the matron<sup>154</sup>.

The parish workhouse was apparently endowed in 1764 and stood in Schoolhouse Lane<sup>155</sup>. It was still functioning as the workhouse in 1834, but by 1851 it had been divided into two cottages to house the master and mistress of the National School<sup>156</sup>. A comparison of the 1846 tithe map and the modern mapping suggests that the potential workhouse building may survive as two cottages lying on the eastern side of Schoolhouse Lane (plate 9)<sup>157</sup>.

<sup>157</sup> SRO D3924/3/3 1846. This is based on the number of dwellings which stood in the lane in 1846 the majority of which can be accounted for. These comprise small detached cottages and two schools; only one is currently semi-detached.



**Plate 9:** Oak Cottage and The Cottage; possibly the former Parish Workhouse

## 2.6.4 Religion

### 2.6.4.1 Anglican Churches

St Nicholas' church was restored and partly rebuilt by the architect G. E. Street between 1852 and 1855<sup>158</sup>. The vicarage is apparently contemporary with this work having been built in 1850-1851<sup>159</sup>.

### 2.6.4.2 Other denominations

There are two extant non-conformist chapels in Abbots Bromley, both of which have since been converted to domestic accommodation. The former Congregational Chapel on Hall Hill Lane was built in 1824 and a burial ground had been established to its rear by at least the 1840s<sup>160</sup>. A Primitive Methodist Chapel and a Wesley Methodist Chapel existed in Lichfield Road by circa 1880, but only the former survives<sup>161</sup>.

A Roman Catholic Chapel had been built in Church Lane by the late 19th century and is still in use.

## 2.6.5 Communications

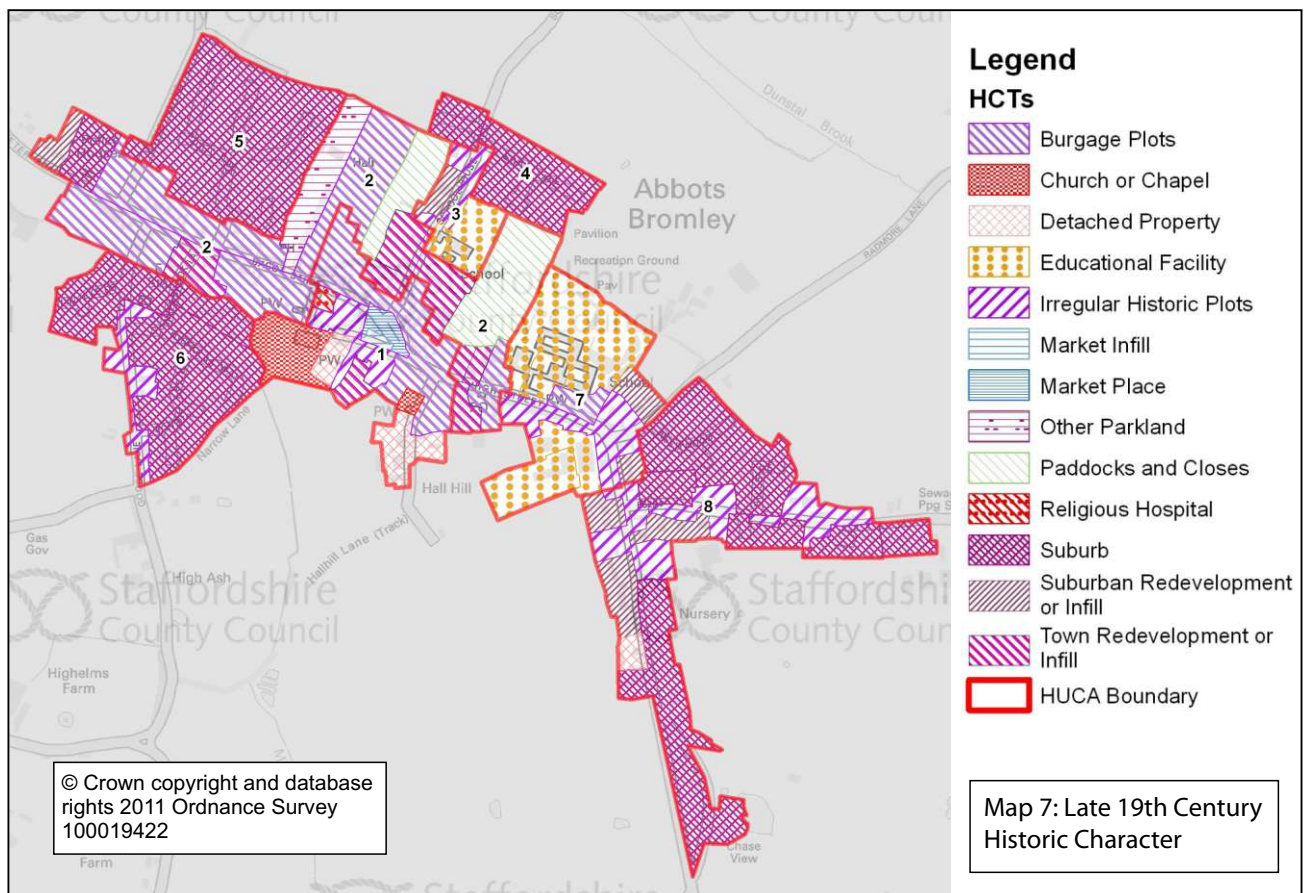
### 2.6.5.1 Roads

The road through Abbot's Bromley, which linked Uttoxeter to Handsacre, was turnpiked circa 1770<sup>162</sup>. A Grade II Listed milepost of mid to late 19th century date stands on Lichfield Road<sup>163</sup>. A second turnpike road, first mentioned in 1831, linked Abbots Bromley to Burton upon Trent via Ashbrook Road.

In 1834 there were two daily coaches, which ran from the Bagot's Arms to both Manchester and Birmingham<sup>164</sup>. There were a further seven inns and tavern in the town at this period<sup>165</sup>.

## 2.7 20th & 21st century (1900 to circa 2010)

The settlement envelope of Abbots Bromley was largely unchanged between at least the late 18th and the early 20th century<sup>166</sup>. Ribbon development occurred in the mid 20th century along the southern reaches of Lichfield Road (HUCA 8) and to a lesser degree in Uttoxeter Road (HUCA 2). The latter included a pair of police houses.



The earliest 20th century suburban-style expansion was probably built in the late 1950s/early 1960s to the north east of Schoolhouse Lane (HUCA 4)<sup>167</sup>. It comprises semi-detached houses which were laid out along a pre-existing field lane. The remainder of the expansion occurred in



the late 20th century mainly along purpose built roads and cul-de-sacs. This expansion was particularly concentrated to the north of Bagot Street (HUCA 5); to the east of Goose Lane (HUCA 6) and north of Ashbrook Lane (HUCA 8).

There were also areas of redevelopment and infilling along the principal historic routes including Bagot Street and High Street (HUCA 2); Schoolhouse Lane (HUCA 3) and Lichfield Road/Ashbrook Lane (HUCA 8). Church House was restored between 1965 and 1967 and is used as parish offices<sup>168</sup>.

Non-residential development during the period focused in particular upon the two girls' schools established at the end of the 19th century (cf. 2.6.3.1). Both sites expanded in the early 20th century and in 1920s the two schools were amalgamated to form 'The School of St Mary and St Anne' (currently the Abbots Bromley School for Girls)<sup>169</sup>. Another phase of expansion on both sites began in the 1950s.

A park was established within some of the former burgage plots in the mid/late 20th century to the north of Bagot Street which includes a bowling green, play ground and village hall.



**Plate 10:** Modern infill development in Bagot Street

## Section Summary

- ◆ The earliest settlement, identifiable through an irregular pattern to the property plots, lies within **HUCA 1** along with the principle foci of the settlement; the church, market place and probable manor house. The origins of all of these elements of the settlement may date to the 11th to 12th centuries.
- ◆ The planned medieval town, comprising the identifiable burgage plots, can be found within **HUCA 1, HUCA 2** and **HUCA 7**. It is within these HUCAs that the greatest number of historic buildings lie, both Listed and unlisted.
- ◆ Unplanned settlement expansion, which may date to any period from the medieval through to the 18th century, is a feature of **HUCA 3, HUCA 6** and **HUCA 8**. Historic buildings survive in these areas including two Grade II Listed 17th century properties, but there has also been some mid and late 20th century infilling and redevelopment. The lanes in both **HUCA 3** and **HUCA 6** probably originated in at least the medieval period as access into the surrounding agricultural fields, pasture and woodlands. Both largely retain their rural character, particularly Goose Lane in **HUCA 6**.
- ◆ Mid and late 20th century housing estates dominate the character of **HUCA 4** and **HUCA 5**. Further housing estates can be found within **HUCA 6** and **HUCA 8**. All of these housing estates, with the exception of that within HUCA 5, appear to have been built beyond the historic core of Abbots Bromley and within the surrounding fields. **HUCA 5**, however, appears to have been constructed on what had probably been part of the planned burgage plots of the medieval town.
- ◆ There is a high potential for below ground archaeological deposits to survive within **HUCA 1, HUCA 2, HUCA 3** and **HUCA 7** which could inform our understanding of the origins and development of the town. There is also the potential for below ground deposits to survive in **HUCA 5, HUCA 6** and **HUCA 8**.
- ◆ Abbots Bromley Conservation Area (map 9) falls within at least part of all of the HUCAs with the exception of **HUCA 4** and **HUCA 5**.

# 3. Statement of Historic Urban Character

## 3.1 Definition of Historic Character Types (HCTs)

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 1.

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

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 available<sup>170</sup>.

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) which 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 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.

<sup>170</sup> In line with English Heritage 2008; paragraph 38



<p><b>Evidential value*</b></p>	<p>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.</p>
<p><b>Historical value</b></p>	<p>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.</p>
<p><b>Aesthetic value</b></p>	<p>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.</p>
<p><b>Communal value</b></p>	<p>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.</p>

**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<sup>171</sup>.

<p><b>Evidential value</b> (see * below for regarding archaeological potential)</p>	<p><b>High</b></p>	<p>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.</p>
	<p><b>Medium</b></p>	<p>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.</p>
	<p><b>Low</b></p>	<p>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.</p>

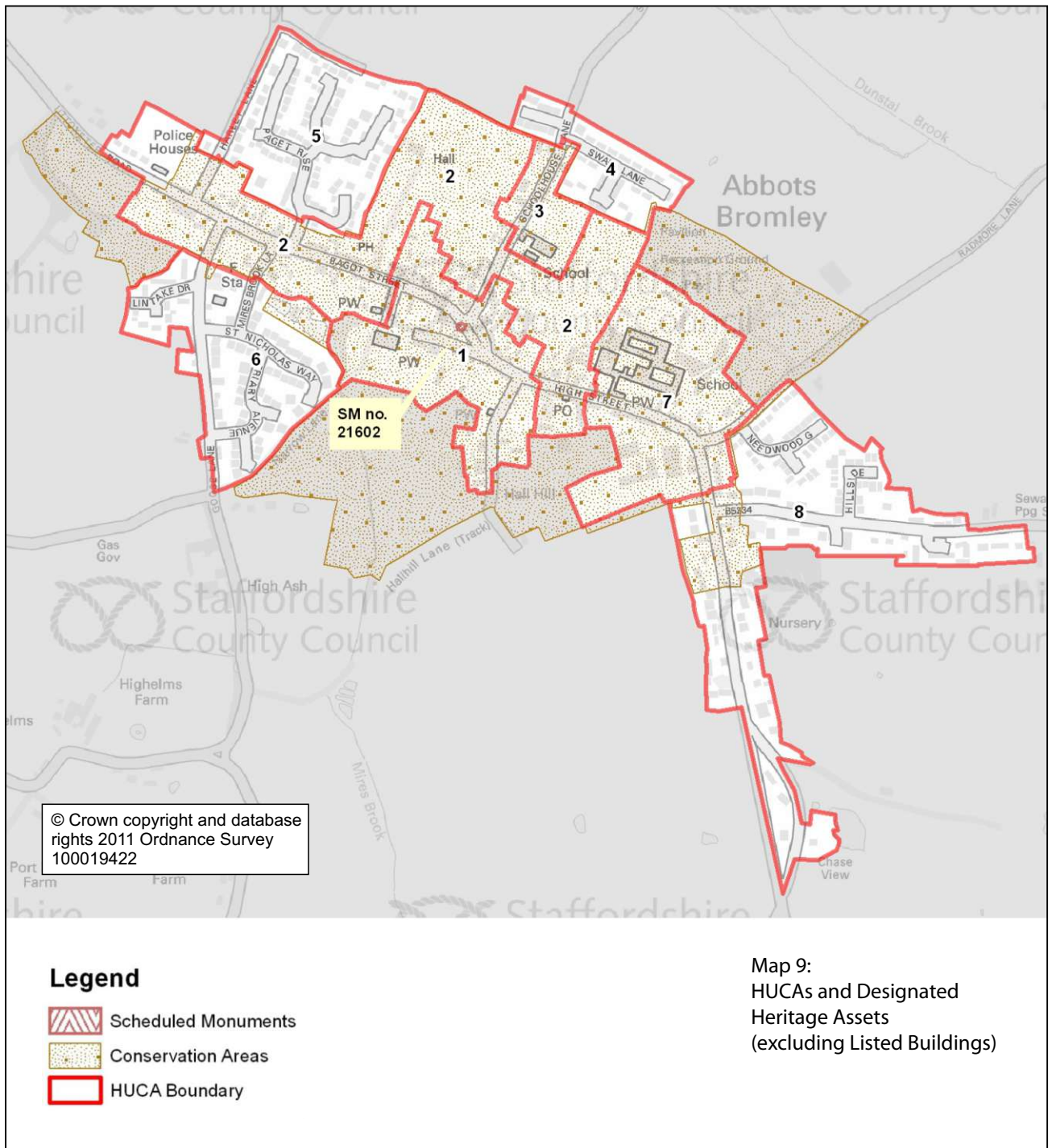
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage 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 20th/21st century alterations to the historic character.
	<b>Medium</b>	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.
	<b>Low</b>	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.
<b>Aesthetic value</b>	<b>High</b>	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.
	<b>Medium</b>	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st 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.



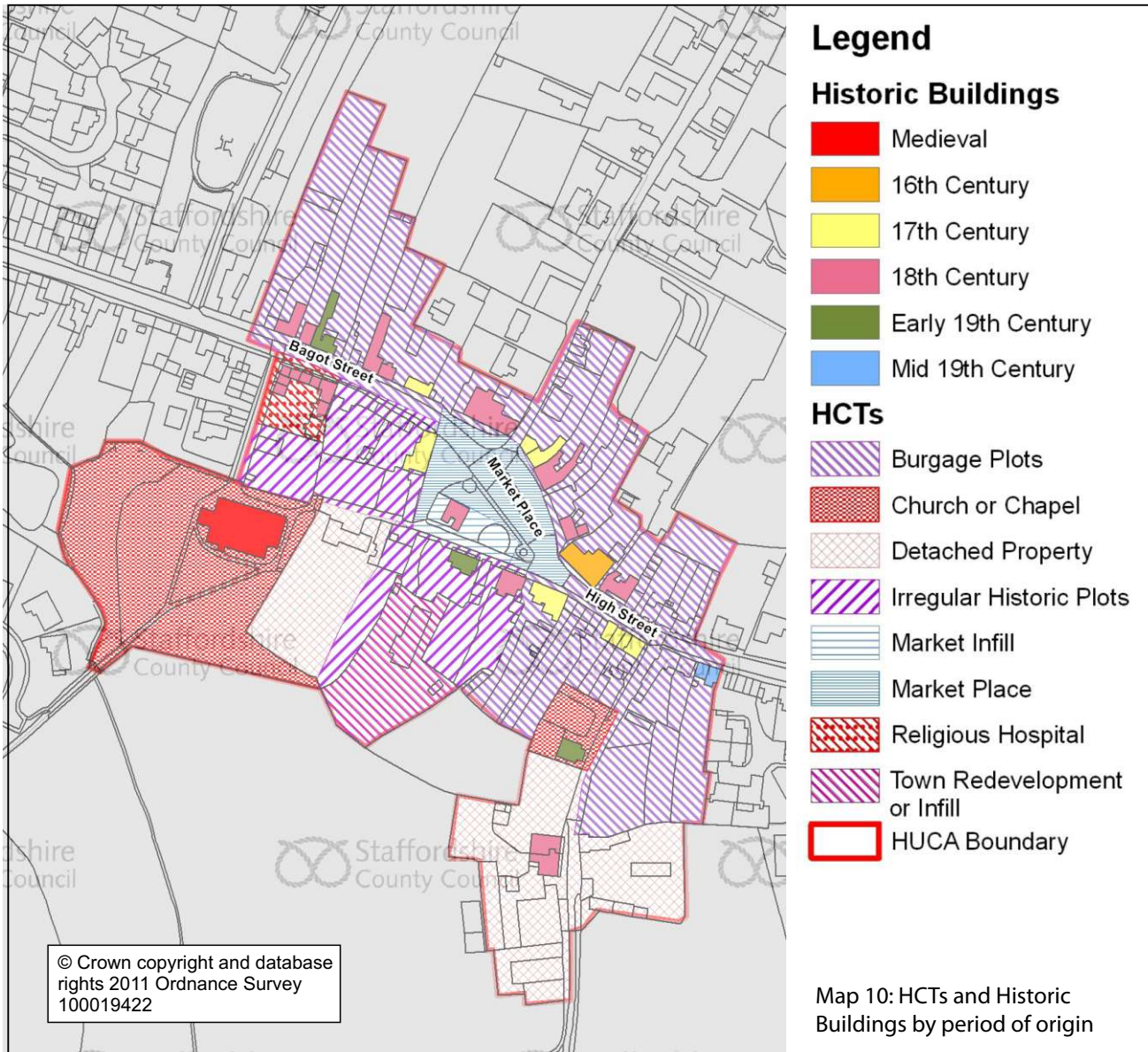
	<b>Low</b>	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
<b>Communal value</b>	<b>High</b>	Contains 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.
	<b>Medium</b>	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.
	<b>Low</b>	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.

\*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: St Nicholas' Church and Market Place



### 4.1.1 Statement of heritage significance

The HUCA represents the original historic core of Abbots Bromley, which has the church and the market place as its foci (map 10). Whilst the extant Grade II\* Listed church is of at least late 13th/early 14th century date the origins of the site may pre-date the Norman Conquest (cf. 2.3.4)<sup>172</sup>. It is therefore likely that the earliest settlement, possibly extant by circa 1170, was located within this HUCA (cf. 2.3.1 and 2.4.1). This may account for the two HCT 'Irregular Historic Plots' on map 10, which could represent the fossilisation of the earlier settlement form.

Hunt suggests that the remainder of the settlement was probably planned out in the early 13th century on a parallel plan (cf. 2.4.1). This was formed by Bagot Street and the unnamed back-lane to the church and would have included the market place, although an area for a market may



have existed before its charter was granted (cf. 2.4.1 and 2.4.2.2). The market place is fossilised within the townscape in the width between the building lines, although the roadway itself has been constrained to a standard width along the east-west route through Abbots Bromley (plate 2). Part of the market place has been laid to grass to form a 'village green'. However, the trading origins of the area is highlighted by the survival of the hexagonal 16th or 17th century market cross (which is both a Scheduled Monument and a Grade II\* listed building)<sup>173</sup>. The Grade II Listed Cedar Cottage represents infilling on the Market Place, certainly by the mid 18th century possibly reflecting a decline in the trading function of the town (cf. 2.6.2.2)<sup>174</sup>.

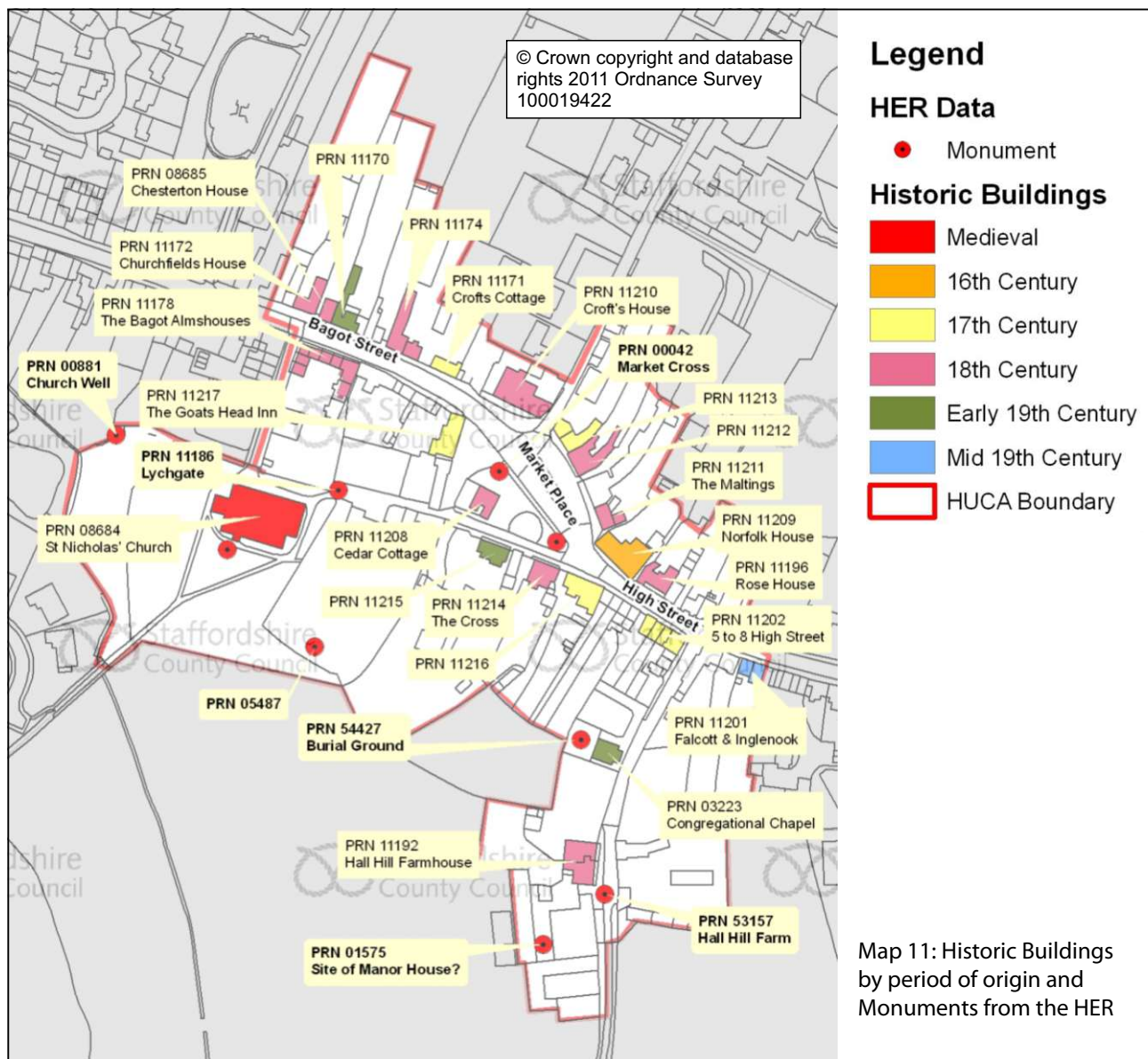
Map 10 also indicates the expansion of the planned town which may date from the early 13th century (HCTs 'Burgage Plots') to the north of Market Place and south of High Street (cf. HUCA 2 for the remainder of the planned town). The burgage plots are still evident on maps and at street level within the HUCA (cf. map 10).



**Plate 11:** Goat's Head Inn

To the south beyond the built up area of the historic town lies a Grade II Listed 18th century farmhouse, Hall Hill Farm. This site is believed to be associated with the Abbots' manor house mentioned in medieval documents (cf. 2.4.1 and plate 7).

The Grade II Listed former Congregational Church also lies within the HUCA. It was built in 1824 and a burial ground was established to the rear (cf. 2.6.4.2).



#### 4.1.2 Built Character

The character of this HUCA as the earliest historic core is complimented by the high survival of historic buildings which include Norfolk House of 16th century origin and five buildings of 17th century origin (cf. map 10 and map 11). One of these 17th century buildings is the decorative timber-framed Grade II listed Goats Head Inn which lies in a primary position facing onto the Market Place (plate 11)<sup>175</sup>.

The Grade II\* Church retains 14th century coursed and squared stone blocks, but the remainder of the building is ashlar<sup>176</sup>. The tower was rebuilt circa 1700, following a collapse. The church was restored and partly rebuilt in 1852-1855 by the architect G. E. Street.

The majority of the historic buildings, which line all the roads in the HUCA, are either brick built or brick fronted. This includes the Grade II Listed Bagot's Almshouses which were built in the

early 18th century<sup>177</sup>. All of the historic buildings within the HUCA, including those which are not designated, have the potential to retain earlier fabric within their structures.

The HUCA is covered by the Abbots Bromley Conservation Area (map 9) and there are 24 listed buildings and structures which include the lych-gate into the church and the War Memorial<sup>178</sup>. The undesignated historic buildings also make an important contribution to the historic character of the townscape.

#### 4.1.3. Heritage Values

<p><b>Evidential value:</b> There is a high potential for below ground archaeological deposits to survive relating to earlier settlement activity, potentially from the early medieval period onwards. Such information would enhance our understanding of the origins and development of the town. 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>	<p><b>High</b></p>
<p><b>Historical value:</b> Legible heritage assets dominate the townscape of the HUCA with many surviving Listed and unlisted historic buildings. All of the elements of the historic settlement including the medieval plan form are extant within the HUCA and contribute to an understanding of the original intentions of Burton Abbey in the planning of the town.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic town plan is well preserved in the street pattern, burgage plots and location of the principal foci; the market place, church and probable manor house. The importance of this historic character to the sense of place has been acknowledged in the designation of the Abbots Bromley Conservation Area. The historic buildings are also essential to the Conservation Area and to the individual's experience of the historic character of the town.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> There is high interaction within this character area between the built environment and the public, but there is currently little information on the historic development of the character area which appears to entirely post date the second world war and at present our understanding of the intangible heritage is incomplete.</p>	<p><b>High</b></p>



#### 4.1.4 Recommendations

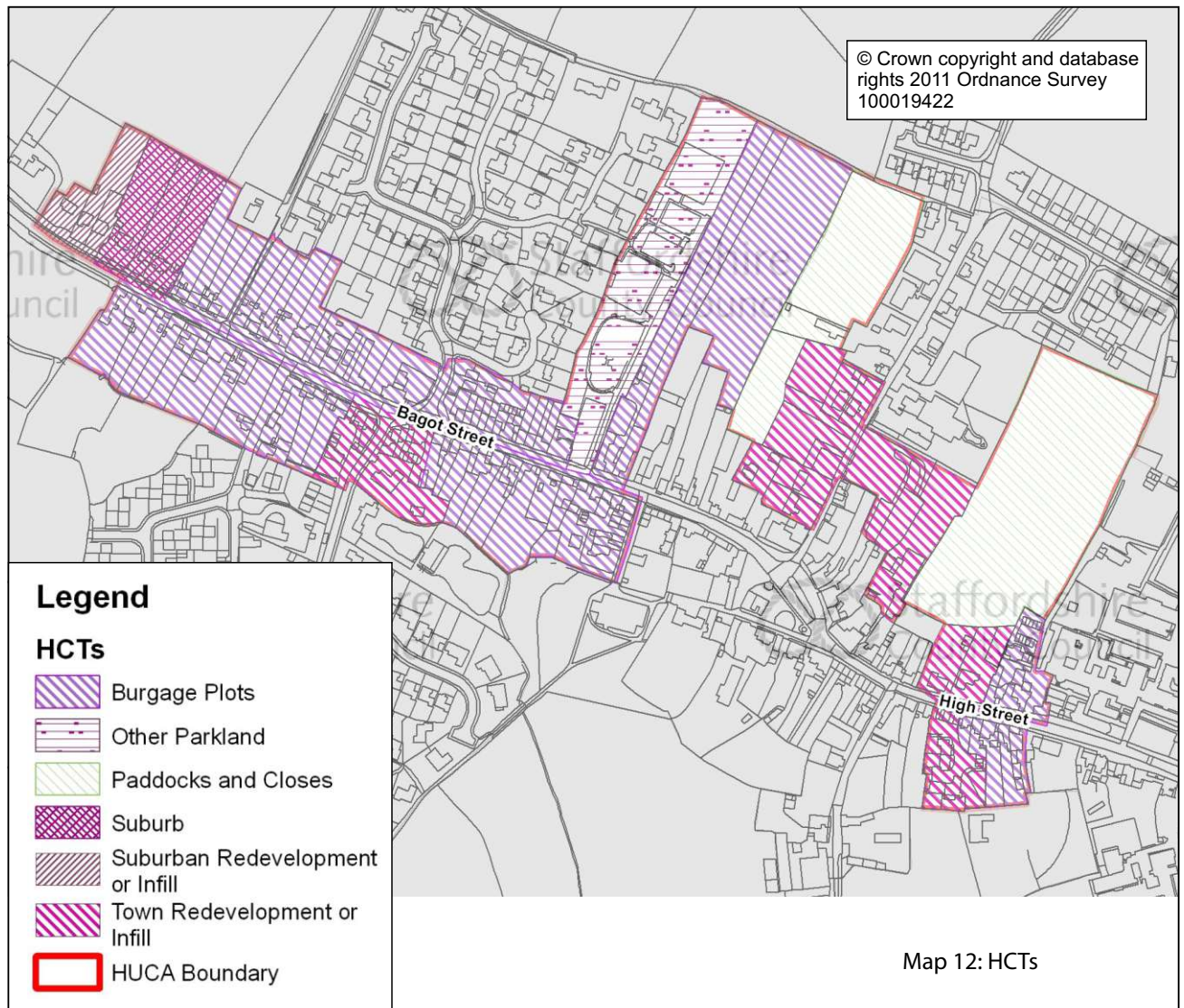
The heritage significance and values have recognised the importance of this HUCA to an understanding of Abbots Bromley's history as well as to its sense of place. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit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

- ◆ A statement of significance 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)<sup>179</sup>.
- ◆ 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)<sup>180</sup>.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Abbots Bromley Conservation Area Appraisal and consult with East Staffordshire Borough Council Planning Department in the first instance<sup>181</sup>. Any works on or within the vicinity of the Scheduled Monument and 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 NPPF<sup>182</sup>.
- ◆ The retention of the legibility of the features of the medieval settlement, the burgage plots, market place and the street pattern, within the historic core is particularly desirable.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Abbots Bromley. 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 paras. 128 and 141 of NPPF<sup>183</sup>.
- ◆ 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 East Staffordshire Borough Council Planning Department. 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' document<sup>184</sup>.

<sup>183</sup> Department for Communities and Local Government 2012. Web:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>184</sup> Staffordshire County Council. 2011. Web:  
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

## 4.2 HUCA 2: Bagot Street and High Street



### 4.2.1 Statement of heritage significance

The HUCA represents the remainder of the medieval and later development which is strung out along the principal east-west alignment through the town. The medieval development, as mentioned in HUCA 1, is evident in the HCT 'Burgage Plots' indicated on map 12. The survival of the burgage plots is evident in the narrow plots which are visible on aerial photographs and to a degree at street-level in the extant property widths. The burgage plots on the northern side of Abbots Bromley appear to have been particularly long and narrow; two particularly well preserved examples lie to the rear of the two Grade II Listed properties (including Wheelwright Cottage) lying to the east of the Royal Oak Public House<sup>185</sup>. The two areas indicated as HCT 'Paddocks and Closes' on map 12 are likely to have also formed part of the burgage plots functioning as backplots to the properties facing onto Bagot Street and High Street (cf. map 4). Historic maps suggest that these areas may have been more subdivided than they are presently. In the medieval period the backplots were probably used for a variety of activities including



industrial processes, rubbish disposal and gardens/pasture. The lack of development over the centuries in these backplot areas means that they are of high archaeological sensitivity.

Some redevelopment has occurred within the HUCA mostly dating to the late 20th century, although the Grade II Listed Norman Villa represents redevelopment by the late 18th/early 19th century (HCT 'Town Redevelopment or Infill' on map 12 and plate 6)<sup>186</sup>. The property differs from the rest of the historic buildings in the street in that it stands back from the predominant building line with a small front garden enclosed by a brick and wrought iron boundary (cf. photo). The adjacent late 20th century property Sycamore House lies even further back beyond the predominant building line. The HCT 'Town Redevelopment or Infill' on Schoolhouse Lane represents a barn of at least 18th century origin and later 20th century development.



**Plate 12:** Evidence of earlier timber framed origins in the gable end of a listed property on Bagot Street

The late 20th century Sycamore House was developed upon a paddock which had existed since at least 1831. However, it is clear from late 18th century mapping that this area had been occupied by at least one property<sup>187</sup>.

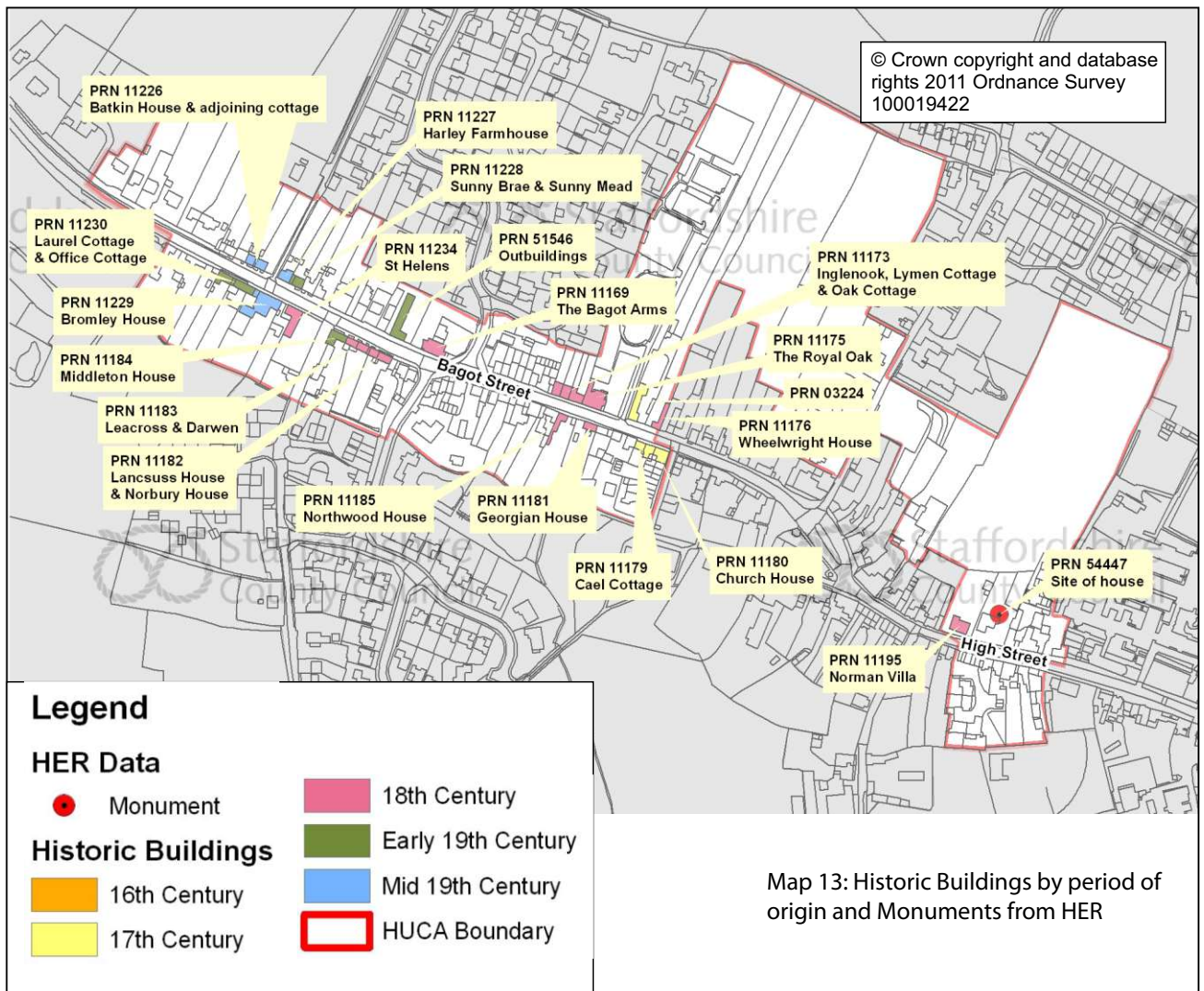
At the western edge of the HUCA are several properties represented by the HCTs 'Suburb' and 'Suburban Redevelopment or Infill' (map 12). The former relates to three houses built in the mid 20th century upon a paddock. It is assumed that this area lay beyond the historic core of Abbots Bromley and that this expansion represents ribbon development. The 'Suburban Redevelopment or Infill' relates to late 20th century houses which were constructed upon the site of cottages which probably existed by at least the late 18th century<sup>188</sup>.



### 4.2.2 Built Character

The HUCA lies within the Abbots Bromley Conservation Area, although the HCTs 'Suburb' and 'Suburban Redevelopment or Infill' lie adjacent (map 9). There are 19 Listed Buildings within the HUCA which are complemented by many more undesigned historic properties (map 13). All of the Listed buildings are Grade II Listed except the highly ornate timber framed Church House which is Grade II\* Listed (cf. plate 4, 2.4.1 and 2.5.1)<sup>189</sup>. With the exception of Church House the remainder of the properties are of red brick, although some timber framing is visible in the gable ends of individual properties (cf. 2.5.1 and plate 12).

The known dates of some of the historic buildings are shown on map 13. There is, however, the potential for any of the historic buildings within the HUCA to retain earlier fabric within their structures.



### 4.2.3. Heritage Values

<p><b>Evidential value:</b> There is the potential for archaeological deposits to survive within the HUCA relating to the medieval and later development and/or shrinkage which may reflect economic highs and lows in the town's history. There is a particularly high potential for the survival of below ground deposits in the backplot areas. 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>	<p><b>High</b></p>
<p><b>Historical value:</b> There are numerous legible heritage assets within the HUCA which all contribute to an understanding of the town's fortunes throughout the centuries. There is evidence for the survival of the Abbot's planned medieval town in the extant burgage plots and the changing fashions in architecture are also evident along the street.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The aesthetics of the historic environment make an important contribution to the sense of place. This has been acknowledged in the designation of the Abbots Bromley Conservation Area. The historic buildings are also essential to the conservation and the individual's experience of the historic character of the town.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The majority of the buildings are in residential use although individual buildings are used as shops and public houses. On the whole the historic environment is best experienced from street level.</p>	<p><b>Medium</b></p>

### 4.2.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA whose character is closely related to that of HUCA 1. The conservation and enhancement of heritage assets within the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>190</sup>.
- ◆ 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)<sup>191</sup>.

<sup>192</sup> The Abbots Bromley Conservation Area Appraisal can be accessed <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx> as at July 2011

<sup>193</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

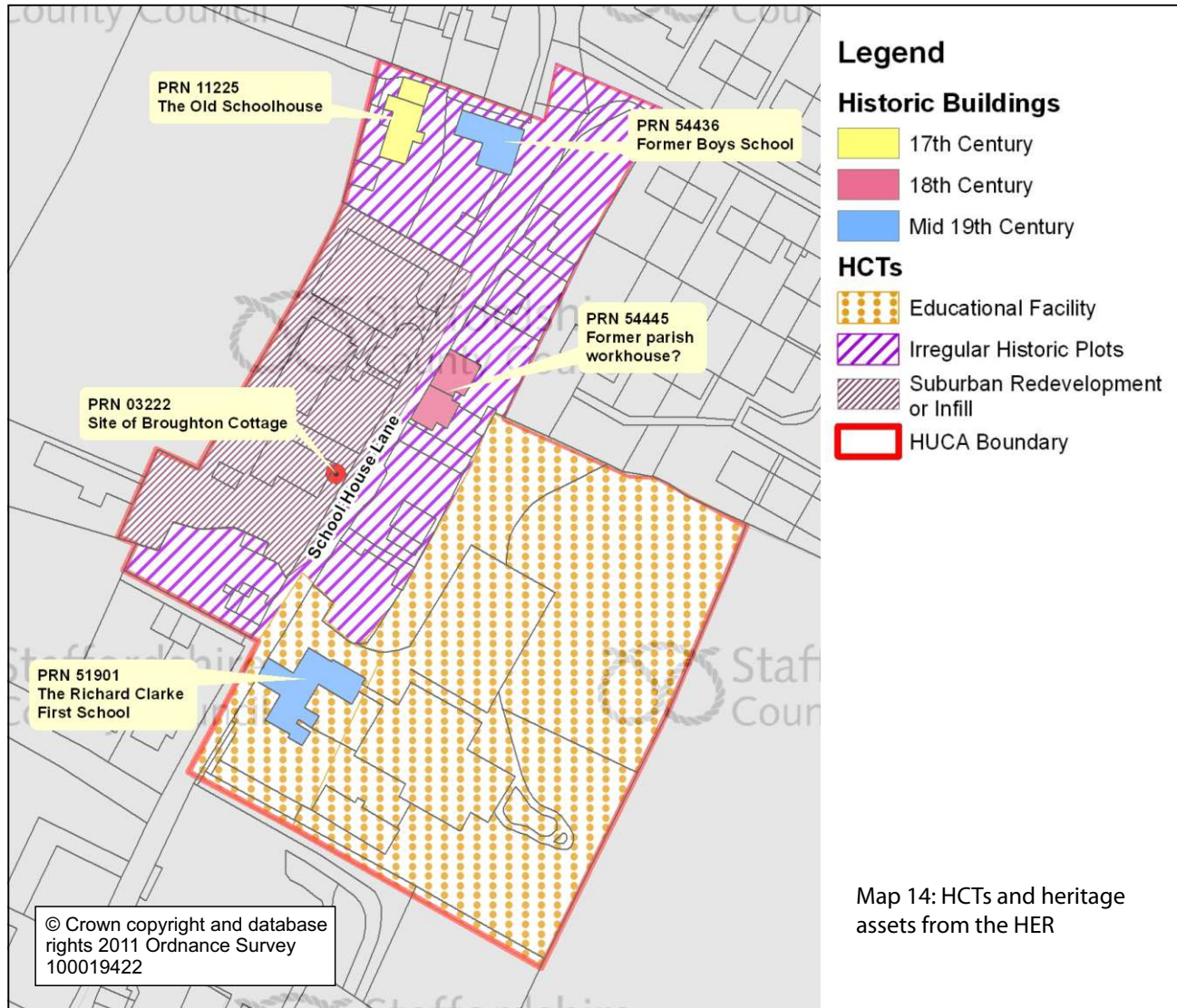
<sup>194</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Abbots Bromley Conservation Area Appraisal and consult with East Staffordshire Borough Council Planning Department in the first instance<sup>192</sup>. Any works on or within the vicinity of the Grade II\* 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 NPPF<sup>193</sup>.
- ◆ The retention of the legibility of the burgage plots within the historic core is desirable.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA and especially within the backplot areas. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Abbots Bromley. 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 paras. 128 and 141 of NPPF<sup>194</sup>.
- ◆ 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 East Staffordshire Borough Council Planning Department. 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' document<sup>195</sup>.

<sup>195</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>



### 4.3 HUCA 3: Schoolhouse Lane



#### 4.3.1 Statement of heritage significance and built character

It is likely that Schoolhouse Lane originated during the medieval period as an access point into the landscape to the north of Abbot's Bromley (cf. 2.4.1 and 2.4.5). It is unclear whether settlement had occurred along this lane during the medieval period, but it was certainly present by the 17th century. Two buildings of this date were located on the western side of the lane: the extant Grade II Listed 'The Old Schoolhouse' and 'Broughton Cottage' which was demolished in the late 20th century<sup>196</sup>. The latter was a modest timber framed cottage, of two bays, standing on the roadside, which has been replaced by a large detached house set back in its own grounds (HCT 'Suburban Redevelopment or Infill' on map 14). The Old Schoolhouse is a larger three bay two storied timber framed building, which stands to the rear of its plot at least 20m from the roadside. It is believed to have been used to house the boys Grammar School from 17th century until the late 19th century and presumably gave the name to the lane (cf. 2.5.4 and 2.6.3.1).





**Plate 13:** Former boys' school on Schoolhouse Lane

The late 19th century building in front of The Old Schoolhouse was built as a new boys' school (plate 13)<sup>197</sup>. The brick work in the front gable echoes the style of brickwork contained within the gable end of the earlier Richard Clarke First School which stands on the eastern side of the lane (cf. plate 13 and plate 14)<sup>198</sup>. The First School probably dates to circa 1844, although the extensions are later. It is named for the founder of the 17th century Grammar School.

The Richard Clarke First School appears to have been built upon the site of earlier settlement which existed along both sides of the lane by the late 18th century<sup>199</sup>. Small red brick cottages make up the remainder of the character of the lane which may date to at least the 18th century<sup>200</sup>. A pair of cottages standing to the north of the school may be associated with the parish workhouse established circa 1764 (cf. 2.6.3.2, plate 9 and HCT 'Irregular Historic Plots on map 14).

The HUCA lies within the Abbots Bromley Conservation Area (map 9).

**Plate 14:** The Richard Clarke First School



#### 4.3.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive which could inform the history of development along Schoolhouse Lane and identify whether medieval occupation occurred along its length. The extant historic buildings may also retain architectural detailing and fragments which could provide further insights into their origins and function.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets make a positive contribution to the understanding of the origins of the HUCA; these include the historic buildings but also the narrow lane itself. The Grade II Listed Old School House probably once housed the Grammar School founded by Richard Clarke in the early 17th century. The extant, mid 19th century school, honours this association in its name.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character of the HUCA, which is comprised of the narrow lane, small brick cottages and the school buildings, is well preserved despite some late 20th century redevelopment. The importance of the lane to the overall historic character of the townscape has been acknowledged in its inclusion in the Abbots Bromley Conservation Area.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA is principally comprised of private residences and consequently the heritage assets can only be appreciated from street-level.</p>	<p><b>Low</b></p>

<sup>201</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>202</sup> Ibid.

The Abbots Bromley Conservation Area Appraisal can be accessed <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx> as at July 2011

<sup>203</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

### 4.3.3 Recommendations

The heritage significance and values section has identified that the historic character of the lane is well preserved despite some late 20th century redevelopment on its western side. The lane is particularly associated with the education of the inhabitants of the town from the 17th century onwards; the legible heritage assets including the Grade II early 17th century former Grammar School building and the mid and late 19th century school buildings

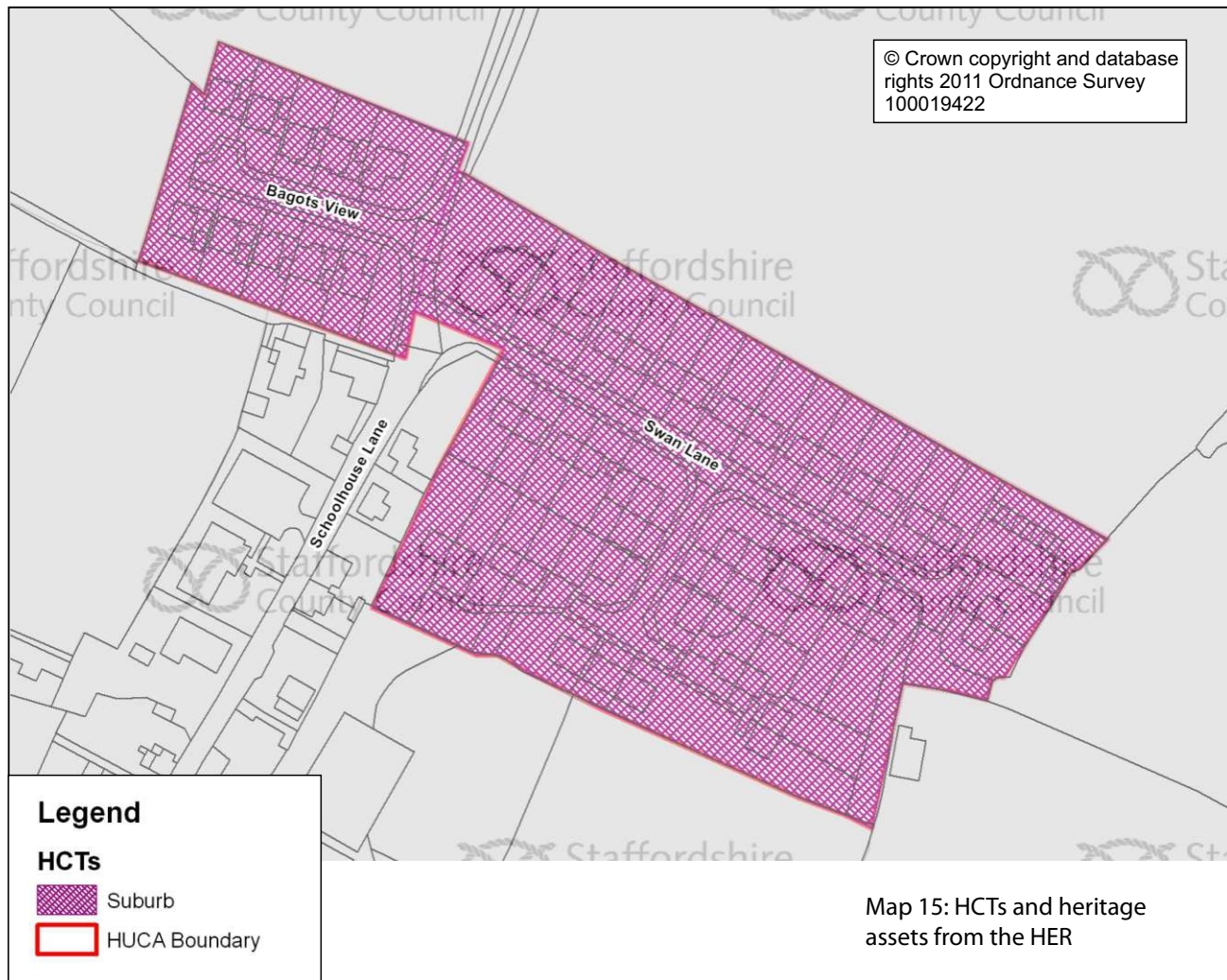
- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>201</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, 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)<sup>202</sup>.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Abbots Bromley Conservation Area Appraisal and consult with East Staffordshire Borough Council Planning Department in the first instance<sup>203</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>204</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA and especially in the backplot areas. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Abbots Bromley. 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 paras. 128 and 141 of NPPF<sup>205</sup>.
- ◆ 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 East Staffordshire Borough Council Planning Department. 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' document<sup>206</sup>.

<sup>204</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>205</sup> Staffordshire County Council, 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>



## 4.4 HUCA 4: Swan Lane and Abbots View



### 4.4.1 Statement of heritage significance

The HUCA is characterised by two small 20th century suburban-type housing estates predominantly comprising semi-detached properties (HCT 'Suburb' on map 15). The earlier of these two small estates was constructed in the mid 20th century along the pre-existing Swan Lane and represents the first sizable expansion of Abbots Bromley (cf. 2.7). Bagot's View is a purpose built cul-de-sac constructed in the late 20th century.

Swan Lane existed by the late 18th century and appears to have been an access track into the fields to the north of High Street. It was upgraded to a cul-de-sac when the houses were developed in the mid 20th century<sup>207</sup>. It is possible that its function originated during the medieval period or earlier to provide access into the settlement's open fields, which dominated the landscape to the north of the town (cf. 2.4.2.1).

#### 4.4.2 Heritage values

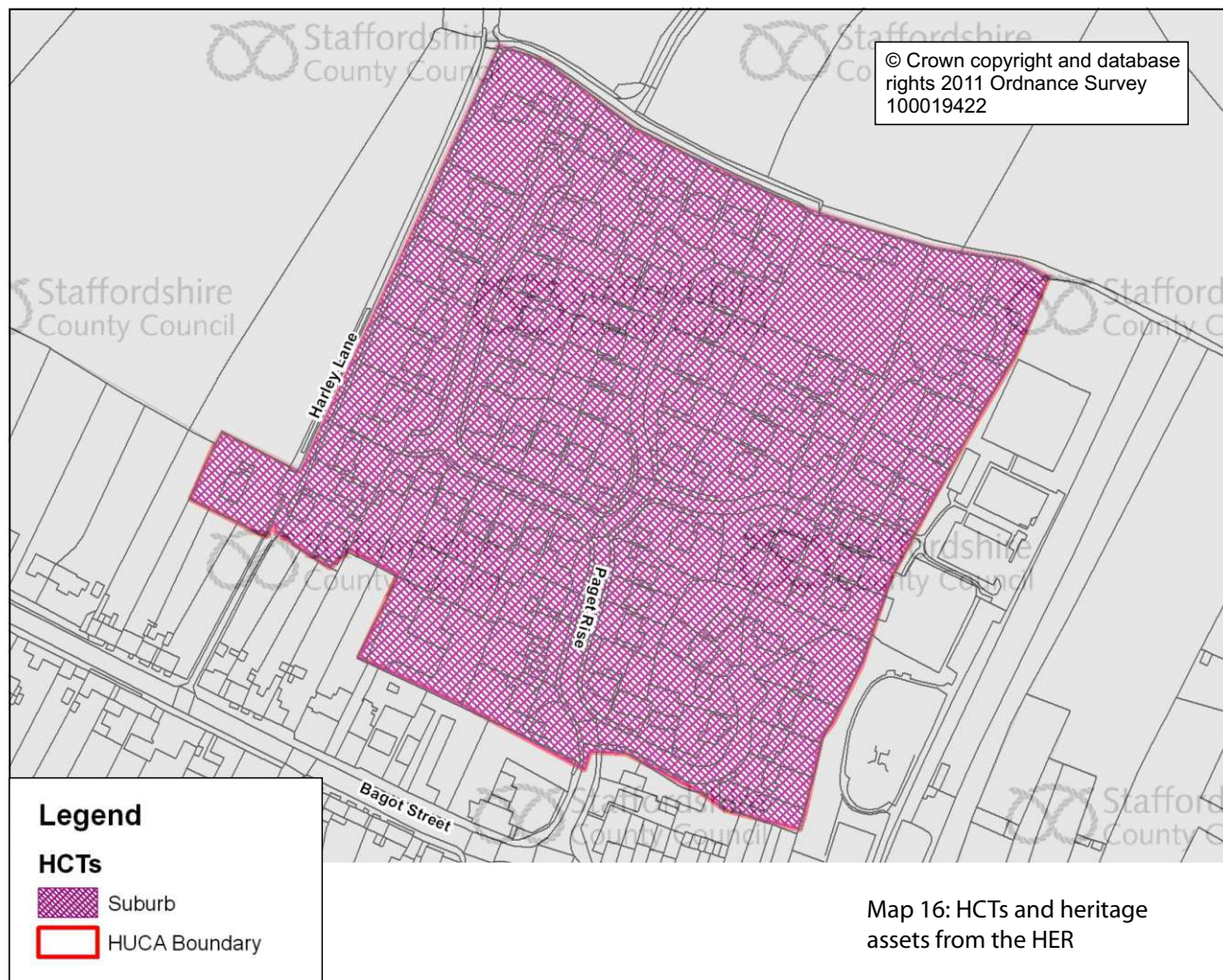
<b>Evidential value:</b> The HUCA probably formed part of the medieval open field system and is likely to have remained in agricultural use until it was developed from the mid 20th century onwards.	<b>Low</b>
<b>Historical value:</b> There are currently no known legible heritage assets other than the alignment of Swan Lane which is fossilised within the mid 20th century cul-de-sac.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA comprises two mid and late 20th century small housing estates.	<b>Low</b>
<b>Communal value:</b> The HUCA comprises domestic dwellings and from a heritage perspective its value is low.	<b>Low</b>

#### 4.4.3 Recommendations

The heritage significance and values for the HUCA overall is low, however:

- ◆ 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. 141 of NPPF<sup>208</sup>.

## 4.5 HUCA 5: Paget Rise



### 4.5.1 Statement of heritage significance

The HUCA represents a large housing estate which was constructed in the late 20th century and mostly comprises detached houses (map 16).

The land upon which the housing estate was constructed had probably formed part of the medieval planned town (map 4). The historic maps suggest that this land had once been subdivided into narrow burgage plots; this area forming the backplots. However, by the late 18th century these had begun to be amalgamated into larger blocks possibly for pasturing animals<sup>209</sup>. The morphology of the field boundaries, which retained a reverse 'S' curve until redevelopment, suggests that the burgage plots had been created out of an open field system (cf. 2.4.1 and 2.4.2.1). It is currently unclear whether this development occurred as part of the initial town planning, probably during the early 13th century or whether it represents a later period of expansion.



#### 4.5.2 Heritage values

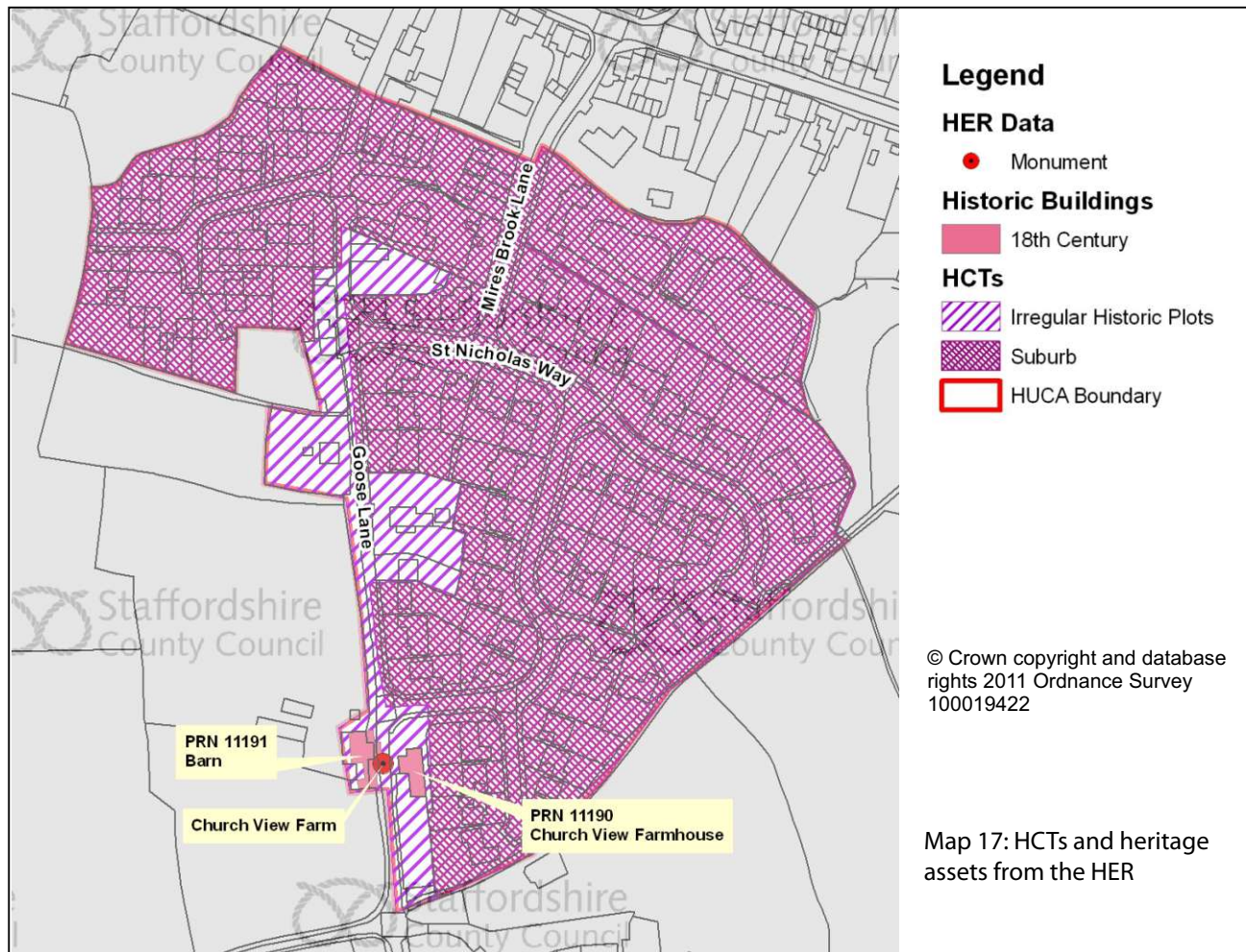
<p><b>Evidential value:</b> The HUCA represents large-scale redevelopment during the late 20th century. However, there remains the potential for archaeological deposits to survive particularly within the extant open areas associated with activity in the back plots during the medieval and early post medieval period. Such evidence, should it be identified, could make important contributions to the developmental phases of the medieval town.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> There are currently no known legible heritage assets within the HUCA.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> : No traces of the earlier historic character relating to either the medieval town or later paddocks can be seen to contribute to the current character.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA comprises domestic dwellings and from a heritage perspective its communal value is low.</p>	<p><b>Low</b></p>

#### 4.5.3 Recommendations

The heritage significance and values identify that the historic character was largely altered during late 20th century, although there may be some potential for the survival of below ground archaeological deposits.

- ◆ There is the 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 paras. 128 and 141 of NPPF<sup>210</sup>.

## 4.6 HUCA 6: Goose Lane



### 4.6.1 Statement of heritage significance

The HUCA lies beyond the historic core of Abbots Bromley and is focused upon Goose Lane, which is likely to have originated as a field lane/access to local settlements such as Admaston to the south west.

Settlement along the lane is characterised by the HCT 'Irregular Historic Plots' which comprises a dispersed pattern of cottages with a farmstead at the southern end. This settlement pattern is reflected in the surviving rural character of the lane (cf. plate 15). The farmstead incorporates two Grade II Listed buildings both dated to the early 18th century. The red brick farmhouse was originally the Cock Inn, but was probably converted to purely domestic use in the early 20th century<sup>211</sup>. A red brick barn stands on the opposite side of the road and earlier reused timbers have been identified in its roof structure<sup>212</sup>.

The previously dispersed settlement pattern of the lane has been infilled with suburban-type housing, principally detached properties, during the late 20th century. However, these properties are set back off the lane and do not detract from its predominantly rural character (cf.

plate 15). The infill properties form part of a housing estate which was laid out along a series of long cul-de-sacs to the east of Goose Lane. A second smaller housing estate, comprising mostly semi-detached houses, lies to the north west. Two large detached houses standing in their own grounds were also constructed in this general period; the landscaping of these two properties included the excavation of two large ponds which form an important part of their setting.

These later houses were built upon a field pattern which had clearly had its origins as one of the town's medieval open fields (cf. 2.4.2.1). This is likely to have been enclosed incrementally by the agreement of individual landowners during the post medieval period (cf. 2.5.2.1; HCT 'Piecemeal Enclosure' on map 6).



**Plate 15:** Goose Lane looking north

**4.6.2 Heritage values:**

<p><b>Evidential value:</b> The HUCA lies beyond the historic core in an area which was probably largely agricultural during the medieval period. The earliest known settlement along Goose Lane existed by the late 18th century, but there is the potential that it had medieval or post medieval origins. There is the potential for the extant buildings to retain information regarding their origins within their structures.</p>	<p><b>Medium</b></p>
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<sup>213</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>214</sup> Ibid.

<sup>215</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>216</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

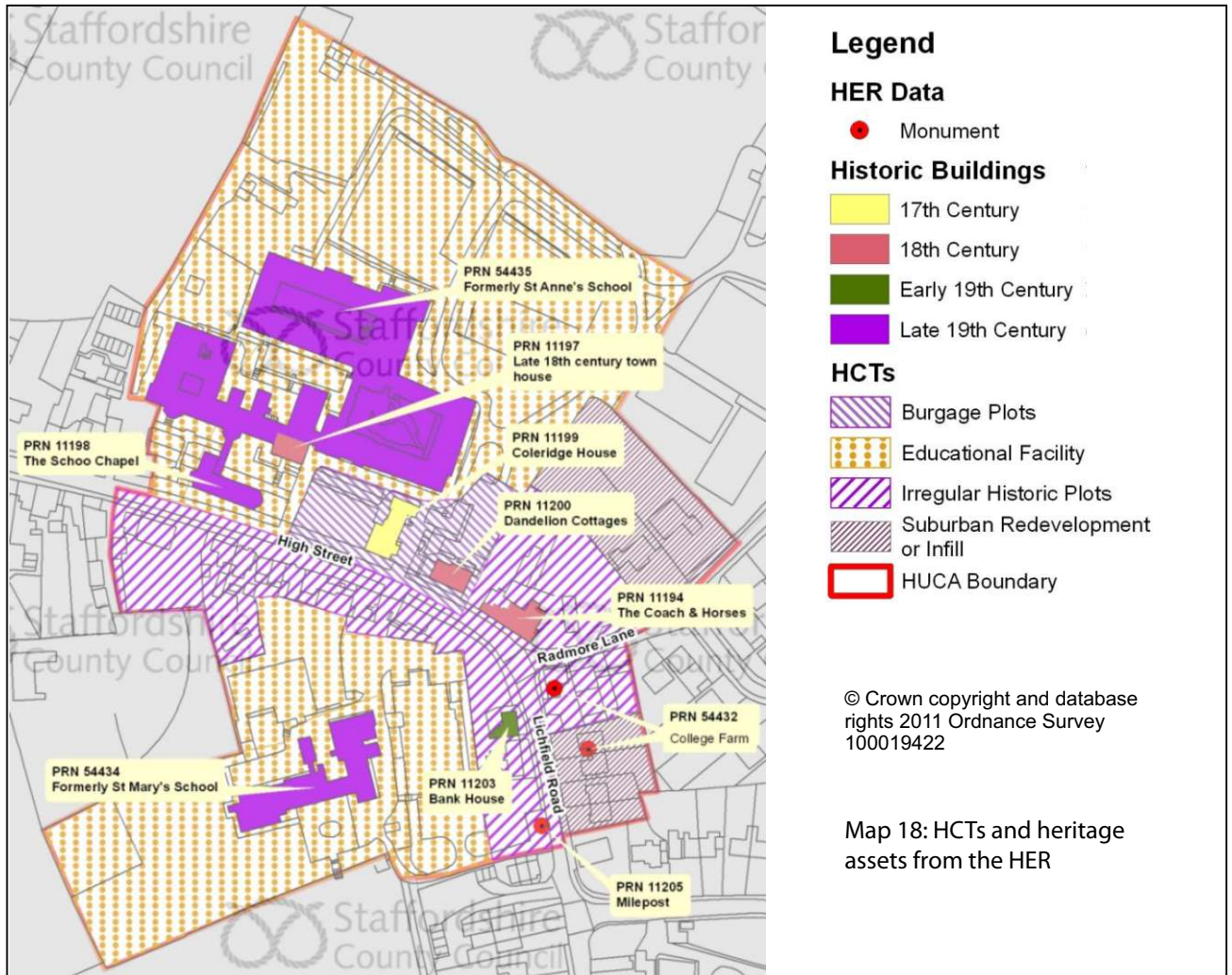
<p><b>Historical value:</b> The legible heritage assets contribute to an understanding of the development of Goose Lane and they include the Grade II Listed farmstead to the south.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The historic character of the lane continues to retain its rural character despite the construction of the infill properties during the late 20th century. The surviving historic properties, in particular contribute to this rural character and continue to make a positive contribution to the sense of place.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA comprises domestic dwellings and from a heritage perspective its value is low.</p>	<p><b>Low</b></p>

### 4.6.3 Recommendations

The heritage significance and values have identified that the extant heritage assets, specifically the historic properties which include the two Grade II Listed buildings, make a positive contribution to the local character and the sense of place of the wider settlement.

- ◆ 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)<sup>213</sup>.
- ◆ Where alterations or changes are proposed to the Listed buildings or their settings the applicant should consult with East Staffordshire Borough Council Planning Department in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>214</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. 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 paras. 128 and 141 of NPPF<sup>215</sup>.
- ◆ The retention of the rural character of the lane is desirable.
- ◆ 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 East Staffordshire Borough Council Planning Department. 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' document<sup>216</sup>.

## 4.7 HUCA 7: High Street



### 4.7.1 Statement of heritage significance and built character

The eastern end of the High Street is dominated by Abbot's Bromley Girls' School, which was established in the late 19th century (cf. HUCA 7 map, 2.6.3.2 and 2.7). The northern side of the street includes the only non-domestic building standing on the roadside; the Grade II Listed school chapel built between 1875 and 1881<sup>217</sup>. To the rear of the chapel stands the remainder of the school buildings which originally formed St Anne's School. At the core of the school complex is a late 18th century gentleman's town house around which the school has expanded over the course of the late 19th century and into the mid/late 20th century (cf. plate 8)<sup>218</sup>. The former St Mary's School lies to the south of High Street behind the surviving historic buildings. Like St Anne's this school developed between the late 19th and the mid 20th century (cf. 2.6.3.2 and 2.7)<sup>219</sup>.

The remainder of the buildings along the High Street lie on the road side, the exception to this pattern was the late 18th century gentleman's town house mentioned above. This property had stood in its own grounds at least 25m back from the road side, however, historic maps suggests

that this probably represented the redevelopment of an earlier pattern. The area of HCT 'Education Facility' to the north of High Street on map 18 may have formed part of the medieval planned town having been divided into 'Burgage Plots' (cf. map 4). Part of the 'Burgage Plots' appear to survive to some extent as shown on map 18. This area includes the earliest known building within the HUCA; the Grade II Listed Coleridge House which dates to the early 17th century and retains decorative timber framing at first storey level<sup>220</sup>.

Despite the potential for surviving burgage plots on the north side of the High Street the overall impression of the built environment of this HUCA is of open space compared to the relative density of settlement still apparent in HUCA 1. The pattern of settlement to the south of High Street, and immediately north of Radmore Lane, suggests irregular development and possibly later expansion, hence the HCT 'Irregular Historic Plots' to describe this area on map 18. The Grade II Listed 'Coach and Horses' dates to the late 18th century<sup>221</sup>. The undesignated properties, to the south of High Street, are mostly of red brick, although one property has been rendered and forms a row of eight buildings (cf. plate 16). Within this row the later buildings have been built forward of the predominant building line. What appears to be a pair of red brick cottages of probable 19th century date standing to the south, had clearly once been a terrace of three properties.



**Plate 16:** Southern side of High Street



In Lichfield Street the properties include a farmstead, College Farm, and two detached properties, which include the red brick Grade II Listed Bank House dating to circa 1800<sup>222</sup>. The development along Lichfield Road may represent a later period of expansion, which had occurred by the late 18th century<sup>223</sup>.

The importance of the HUCA's built heritage to the history and character of settlement has been acknowledged by its inclusion within the Abbots Bromley Conservation Area (cf. map 9).

#### 4.7.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive which could clarify the origins and nature of settlement within the HUCA. It could confirm whether the northern side of the road had formed part of the medieval town, and also whether settlement was contemporary to the south. It could also determine the date and nature of the perceived expansion along Lichfield Road. The extant historic buildings may also retain architectural detailing and fragments which could provide further insights into their origins and function.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets make a positive contribution to the history of Abbots Bromley. The dominance of the school in this section of the main east-west axis through the town is also of particular importance to its historical development; the association between the settlement and the school still being of importance in the early 21st century.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The aesthetics of the historic environment make an important contribution to the sense of place. This has been acknowledged in the designation of the Abbots Bromley Conservation Area. The historic buildings are also essential to the individual's experience of the historic character of the town.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The majority of the buildings are in residential use although the 'Coach and Horses' is an extant public house. On the whole the historic environment is best experienced from street level.</p>	<p><b>Medium</b></p>

<sup>224</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>225</sup> Ibid.

<sup>226</sup> The Abbots Bromley Conservation Area Appraisal can be accessed <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx> as at July 2011

<sup>227</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

### 4.7.3 Recommendations

The heritage significance and values have recognised the importance of the historic character of the HUCA. 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 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)<sup>224</sup>.
- ◆ 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)<sup>225</sup>.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Abbots Bromley Conservation Area Appraisal and consult with East Staffordshire Borough Council Planning Department in the first instance<sup>226</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>227</sup>.
- ◆ The retention of the legibility of the historic plots within the HUCA is desirable.

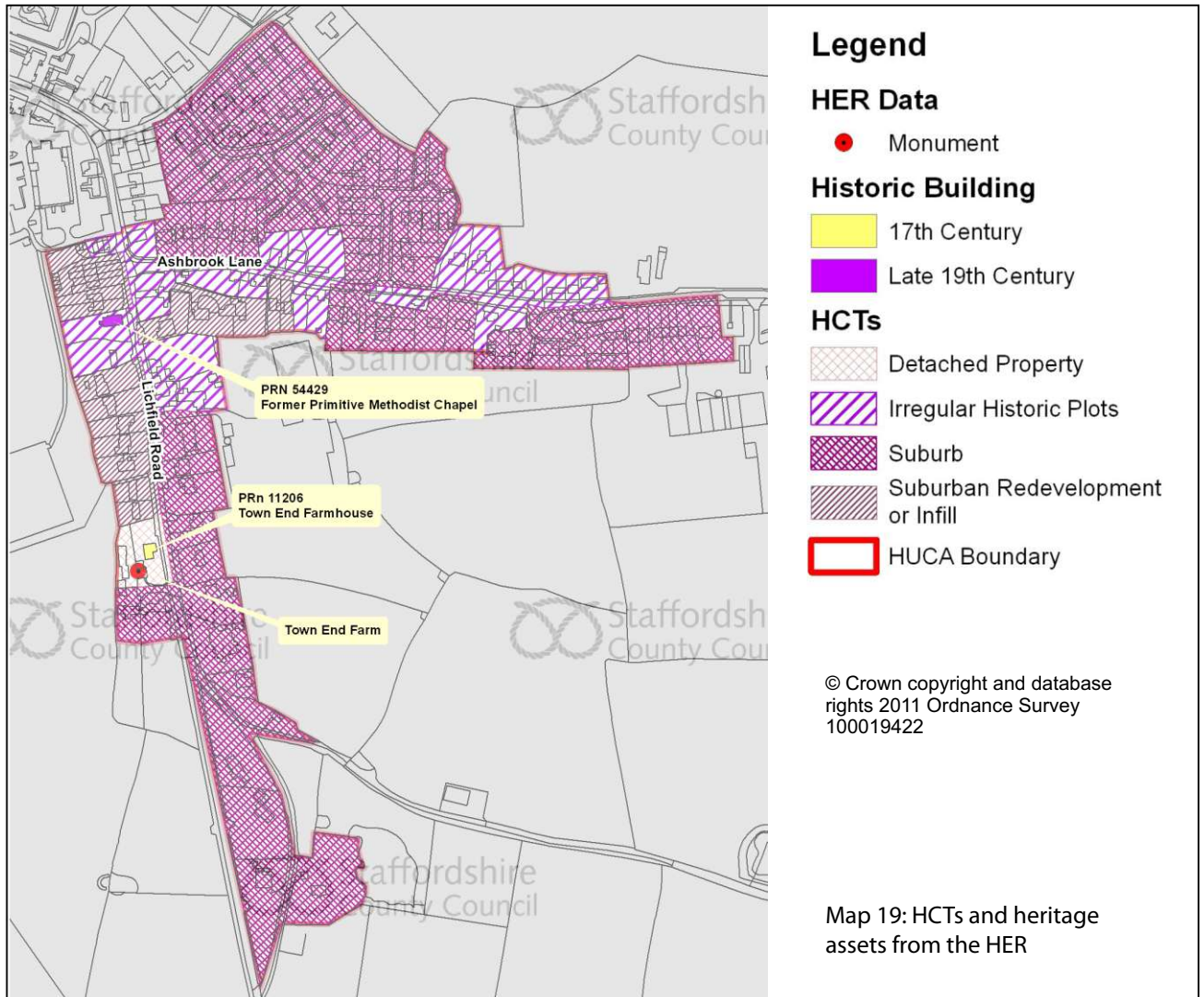
There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development and function and role within the social and economic history of Abbots Bromley. 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 paras. 128 and 141 of NPPF<sup>228</sup>.

- ◆ 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 East Staffordshire Borough Council Planning Department. 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' document<sup>229</sup>.

<sup>228</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>229</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

## 4.8 HUCA 8: Lichfield Road and Ashbrook Lane



### 4.8.1 Statement of heritage significance and built character

The HCT 'Irregular Historic Plots' is shown as being distributed along both Lichfield Road and Ashbrook Lane on map 19. The HCT identifies the presence of extant historic buildings which make a contribution to the character of this part of Abbots Bromley. The properties, probably present by the late 18th century, primarily consist of small red brick cottages which comprise a dispersed settlement plan on the edge of the historic town probably representing unplanned expansion<sup>230</sup>. They also include a former Methodist Chapel and a farmstead known as 'Town End Farm'<sup>231</sup>. The latter incorporates a Grade II Listed 17th century farmstead, although it is currently unclear to what extent this property may have formed the edge of the settlement in the post medieval period.

The greatest change within the HUCA occurred during the late 20th century when some cottages were redeveloped and infilling occurred (represented by HCT 'Suburban Infill and Redevelopment') and planned housing estates were laid out (HCT 'Suburb').



<sup>232</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>233</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>234</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

## 4.8.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive within the areas of historic settlement which could make an important contribution to an understanding of the origins of occupation within the HUCA and its relationship to the historic core of Abbots Bromley. Some later redevelopment may have impacted upon this potential in particular areas.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The legible heritage assets make a positive contribution to the local character and provide a visual understanding of the social and economic history of this piecemeal expansion of Abbots Bromley.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The dispersed pattern of the historic buildings continues to make a positive contribution to the local character of the settlement and reflects its unplanned piecemeal development.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

## 4.7.3 Recommendations

The heritage significance and values has recognised that the historic buildings contribute to the history and sense of place of the HUCA.

- ◆ Any significant changes to undesignated historic buildings should be sympathetic in reflecting their existing historic character and should seek to 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)<sup>232</sup>.
- ◆ 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 earlier architectural elements which could inform their origins, development, function and role within the social and economic history of Abbots Bromley. 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 paras. 128 and 141 of NPPF<sup>233</sup>.
- ◆ 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 East Staffordshire Borough Council Planning Department. 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' document<sup>234</sup>.

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## **Maps**

SRO. 1831. D(W)1721/2/43. Township map of Abbots Bromley.

SRO. Nd. D(W)1821/3/2. Late 18th century parish map.

SRO. 1846. D3924/3/2-3. Tithe Map.

## **Aerial Photographs**

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Staffordshire Extensive  
Urban Survey

# Abbots Bromley

Historic Character Assessment



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