

# Alrewas

## Historic Character Assessment



# Staffordshire Extensive Urban Survey

## Alrewas

### 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.

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

Eight Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 13).

## The Historical Development of Alrewas

Archaeological investigations over the last thirty years have shown that significant numbers of nationally important prehistoric to early medieval sites survive within the river valleys of the Trent and the Tame. Map 2 reveals the number of potential prehistoric and later sites which exist within the hinterland of Alrewas although to date little evidence has come from the settlement itself. The exceptions are three late Iron Age torcs and a 6th century brooch.

The earliest secure reference to Alrewas comes from Domesday Book (1086) which reveals a prosperous manor

which originated by the early medieval period. Domesday Book records at least 26 households with a priest (representing a probable church) based upon a mixed economy dominated by arable agriculture. It is possible that the earliest church was located on the site of the Grade I All Saints Church and it is in this area where early medieval settlement was likely to have concentrated.

Alrewas was a royal manor in 1086 and continued to be held by the Crown until it was granted to the de Somerville family in the early 13th century. From this point the neighbouring manors of Alrewas and Wychnor were held by the same family until they were separated in the 1660s. Alrewas manor was sold again in 1752 to a branch of the Anson family (later the Earls of Lichfield) and was later incorporated into the wider Anson estates whose seat was Shugborough Hall to the east of Stafford. Most of the Earl's Alrewas estate was sold in the 1950s.

The de Somerville family secured the right to hold a market at Alrewas in 1290. It was probably around this date that the planned medieval town was laid out, possibly along a new (or at least upgraded) street known today as Main Street. The first documentary record of burgages appears in 1328, but the last reference occurs in 1368 suggesting that town status was short-lived. Similarly the market does not appear to have been a success;

historians judge a market's vigour by the number and diversity of trades recorded in any given town.

Documentary evidence for Alrewas points to limited occupational diversity and few of the 'rarer' trades present in more successful trading centres. This has been taken to suggest that Alrewas was a failed or failing market centre during the 14th century; indeed, there are no references to a market after 1500.

The market place stood at the junction of Main Street and Post Office Road and burgage plots have been identified as lining both sides of both of these streets. Burgage plots have also been identified elsewhere within the historic core. Medieval and post medieval timber framed buildings can be found surviving across all of the areas identified as forming part of the medieval town.

The town does not appear to have significantly expanded beyond the area of its suggested medieval extent until the 20th century. However, settlement did expand eastwards along Main Street at an earlier period and also the settlement around the junction of Post Office Road and Church Road is less regular and may also suggest later expansion.

Occupational diversity occurred from the late 18th century onwards. Of particular importance was the rebuilding of the corn mill (probably the location of the medieval mill) as a

cotton mill towards the end of the 18th century. By the mid 19th century part of the mill had been returned to grinding corn, but the remainder was used to manufacture a variety of other items including wire, needles and tape. Between 1860 and circa 1900 it was run as a flour mill. In the 1970s it was an animal feed mill, but has since been converted to residential use.

At the west end of Alrewas the pattern of medieval burgage plots was cut by the construction of the Trent and Mersey Canal in the late 18th century. The canal continues to divide Alrewas into two areas; the area of the church and the main settlement. The canal is also associated with a lock and three bridges (one of which is Grade II listed) as well the former Navigation Inn. The canal continues to function as an important leisure and tourist attraction within the county.

Alrewas began to expand considerably from the mid 20th century onwards. In the later 20th century housing also began to concentrate within the area of the historic settlement with houses being built as infill to the rear of and between earlier properties. This has also resulted in the re-development parts of the historic core.

## Characterisation and Assessment

- ◆ The legible historic character of the settlement, including the planned medieval town, survives principally within **HUCA 1, HUCA 2** and **HUCA 3**. In these areas burgage plots are still legible in two of the HUCAs (**HUCA 1** and **HUCA 3**) and the area of the triangular market place still survives within **HUCA 3**. **HUCA 1** also includes the Grade I All Saints Church, which may be the location of an early medieval church and possibly the focus of earliest settlement at Alrewas. An irregular pattern of settlement, possibly of post medieval date, is apparent in **HUCA 2**. In each of these areas a high number of historic buildings survive contributing to the local character of Alrewas. Of particular importance is the number of late medieval and post medieval timber framed buildings (the majority of which are Listed) which survive in these areas. A Grade II Listed 17th century timber framed property also survives within **HUCA 4** along with other later brick built cottages.
- ◆ The Grade II Listed Manor Farm lies within **HUCA 8**. The farmstead and farmhouse dates from the 17th century, with later (particularly 19th century) rebuilding and alterations. The complex was converted to domestic use in the late 20th century and houses were developed on land to the north at a similar date. The farmstead continues to contribute to the local character and history of Alrewas.
- ◆ **HUCA 7** is dominated by a late 20th century playing field and an early 20th century cricket ground. Ridge and furrow earthworks, evidence of medieval and later ploughing, have been identified in this area from aerial photography. These features may survive within the area of the late 20th century playing fields.
- ◆ The Trent and Mersey Canal, constructed in the late 18th century, contributes to the historic character of the settlement. It has created a division between the area of the church (**HUCA 1**) and the main settlement (**HUCA 2** and **HUCA 3** in particular). The canal also influences the character of **HUCA 8** where it forms its southern and eastern boundary. Within **HUCA 2** a Grade II Listed canal bridge survives whilst in **HUCA 7** several features associated with the canal are evident. These include Bagnall Lock to the south of which stands a row of cottages, possibly for canal workers. In the northern area of the HUCA stands what was probably originally the lock keeper's cottage and the former Navigation Inn.
- ◆ Evidence of earlier settlement, in the form of extant historic houses, also survives within **HUCA 6**. These structures probably originated in the early 19th century (or possibly earlier) which may be associated with the enclosure of the landscape to the south at this period.
- ◆ Modern development of mid to late 20th and early 21st century date dominates the character of **HUCA 4, HUCA 5** and **HUCA 6**. Settlement of this date also contributes to the character of **HUCA 1, HUCA 3** and **HUCA 8** where it mostly forms infilling between earlier houses.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1, HUCA 2** and **HUCA 3**. Further archaeological potential has been identified within **HUCA 4** and **HUCA 8**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

## 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 Eccleshall 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 Alrewas qualified on three counts in that it was identified as a town or borough by three eminent historians<sup>2</sup>. The results of the EUS project also identified the presence and survival of burgage plots.

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 this broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and to apply value to the historic character of these townscapes.

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the 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. Each report addresses the research questions laid out in the West Midlands Research Framework by synthesising the data gathered on each of the towns. The EUS thereby also provides a basis for future research into the towns.

## Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots<sup>3</sup> and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also



<sup>4</sup> Hunt (nd.)

<sup>5</sup> William Salt Library Contacts Web page:  
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

<sup>6</sup> Extensive Urban Survey page on the Staffordshire County Council website:  
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

<sup>7</sup> Archaeology Data Service website: <http://ads.ahds.ac.uk/>

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 focussed the more likely to represent an urban settlement<sup>4</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>5</sup>, but are also accessible through the Staffordshire County Council website<sup>6</sup>. The national programme is currently held on the ADS website<sup>7</sup>.

## Section Summary

- ◆ Archaeological investigations over the previous decades have shown that the Trent and Tame valleys contain a variety of nationally important remains dating from the prehistoric through to the early medieval period. Map 2 reveals the number of potential sites in the area surrounding Alrewas, although to date little evidence has come from within the settlement itself. The exceptions are three late Iron Age torcs and a 6th century brooch.
- ◆ The earliest secure reference to Alrewas comes from Domesday Book (1086) which reveals a prosperous manor containing at least 26 households, probably a church with a mixed economy dominated by arable. Meadow was probably concentrated along the river valley; with the river itself supplying an important fishery. Whilst this provides a picture of the manor in the post-Conquest period (1066) this prosperity is likely to have originated in the early medieval period. It is possible that the earliest church was located on the site of the Grade I All Saints Church and it is in this area where the early medieval settlement was likely to have been concentrated.
- ◆ Alrewas was a royal manor in 1086 and continued to be held by the Crown until it was granted to the de Somerville family in the early 13th century. The de Somerville's already held the neighbouring manor of Wychnor (located north of the River Trent) by this date where they had established a moated manor house. It was the de Somervilles who were responsible for establishing Alrewas as a market town. In 1355 the two manors (Alrewas and Wychnor) were sold to the Griffiths family who continued to hold them until the 1660s when they were sold to separate buyers. It is at this point that Manor Farm, in Alrewas, may have been promoted to a manor house. Alrewas manor was sold again in 1752 to a branch of the Anson family (later the Earls of Lichfield) and later was incorporated into the wider Anson estates whose seat was Shugborough Hall to the east of Stafford. Most of the earl's Alrewas estate was sold in the 1950s.
- ◆ The de Somerville family secured the right to hold a market at Alrewas in 1290. It was probably around this date that the planned medieval town was laid out, possibly along a new (or at least upgraded) street (Main Road). The first documentary record of burgages occurs in 1328, but the last reference occurs in 1368 suggesting that town status was short-lived. Similarly the market does not appear to have been a success with documentary evidence suggesting that there was no increase in the diversity of occupations or the presence of 'rarer' occupations often present in thriving market towns. Alrewas essentially failed as a market town and indeed there are no references to a market after 1500.
- ◆ The market place stood at the junction of Main Street and Post Office Road and burgage plots have been identified as lining both sides of these streets. Main Street also appears to have been served by a back lane (formed by the extant Furlong Lane and a now lost footpath). Burgages have also been identified to the north west of All Saints Church and along the north side of Park Road. In both cases the form of the plots suggests that they had been created out of the medieval open fields. This would indicate a degree of expansion in this area although the date of these plots is currently unknown. However, medieval

and post medieval timber framed buildings can be found surviving across all of the areas identified as forming part of the medieval town. A degree of expansion occurred eastwards along Main Street possibly during the 18th century. The junction of Post Office Road and Church Road also suggests that it had become the focus for piecemeal development possibly of at least post medieval date. The town does not appear to have significantly expanded beyond this area of early settlement until the 20th century.

- ◆ Open fields, the earliest of which had probably been established in the early medieval period, existed around Alrewas. This agricultural system continued operating throughout the medieval and post medieval period, only being enclosed piecemeal during the 18th century. Further changes to the wider landscape occurred following two Acts of Enclosure (1725 and 1818) which led to the eventual enclosure of large areas of common land, the principal of which had formed Alrewas hay (once a division of the extensive Cannock Forest).
- ◆ Occupations common to rural settlements are recorded for Alrewas in the medieval period and in the 19th century (evidence for the post medieval period is currently lacking). During the 19th century, however, there were twelve shopkeepers suggesting that Alrewas was acting as a local centre for the surrounding area, a role which it had possibly held throughout the medieval and post medieval periods. Occupational diversity occurred from the late 18th century. Of particular importance was the rebuilding of the corn mill (probably the location of the medieval mill) as a cotton mill towards the end of the 18th century. By the mid 19th century part of the mill had been returned to grinding

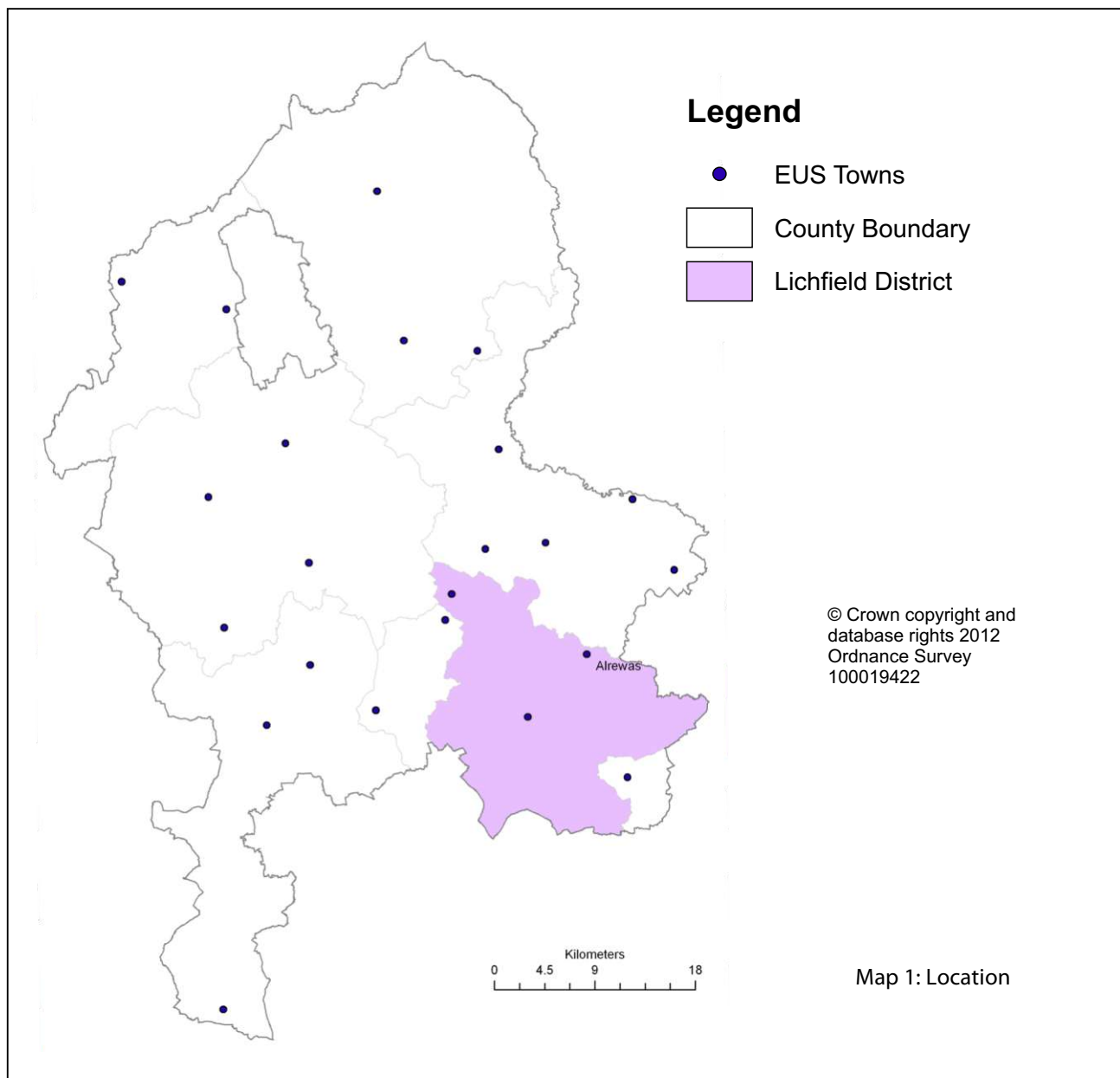
corn; part of the building also housed a manufactory producing a variety of items including wire, needles and tape. Between 1860 and circa 1900 it was run as a flour mill. By the 1970s it was operating as an animal feed mill, but has since been converted to residential use.

- ◆ At the western end of Alrewas the pattern of medieval burgage plots was cut by the construction of the Trent and Mersey Canal in the late 18th century. The canal continues to divide Alrewas into two areas; the area of the church and the main settlement. The canal is also associated with a lock and three bridges (one of which is listed) as well the former Navigation Inn. The canal continues to function as a leisure and tourist attraction within the county.
- ◆ Alrewas began to expand considerably from the mid 20th century onwards. In the later 20th century housing began to also concentrate within the area of the historic settlement with houses being built as infill to the rear of and between earlier properties. This has also resulted in the re-development of parts of the historic core.

# 1. Setting

## 1.1 Location

Alrewas lies in the south eastern area of Staffordshire within Lichfield District and is located close to the border between Lichfield District and East Staffordshire Borough (cf. map 1). The settlement stands on the southern side of the River Trent upon the first river terrace of this broad valley. The confluence of the rivers Trent and Tame lies approximately 1.5m to the east of Alrewas.



Alrewas stands to the west of the A38 (the line of the Rykniel Street Roman road). Evidence from Watling Street in Staffordshire suggests that these major Roman routes may have been maintained through the early medieval period. As such it may be that traffic used this route between Burton-upon-Trent and Lichfield from the medieval period and possibly before.



Main Street, along which the town was laid in the medieval period, links Alrewas with Kings Bromley to the west and from there the medieval market town of Rugeley and the county town of Stafford. Few crossing points are recorded across the River Trent to the east with the nearest being 5km to the north east at Walton. It is therefore likely that Alrewas looked firmly to the west and the heartlands of Staffordshire and while it was not completely isolated from the county's wider economic infrastructure, it could be argued to have been largely peripheral.

## 1.2 Geology and topography

The EUS project area lies on a bedrock geology of Mercia Mudstones which is overlain by superficial geology of river terrace sand and gravel deposits. The tip of HUCA 1 (north of the Mill Stream) is the only part of the EUS project area to lie upon the alluvium associated with the River Trent flood plain<sup>8</sup>.

Across the project area the land lies at between approximately 52m AOD and 55m AOD<sup>9</sup>.

## 1.3 Sources

### 1.3.1 Historical

The principal historic source used within the EUS project was the 2008 edition of N. Stubbs' 'History of Alrewas' (with contributions by R. Hailwood)<sup>10</sup>. Many other varied sources were also consulted to build a picture of Alrewas' history and the most important of these included White's Directories of Staffordshire of 1834 and 1851 as well as Kelly's Staffordshire Directory (1896)<sup>11</sup>.

### 1.3.2 Cartographic

The earliest map consulted in the EUS project was the 1840 tithe map which was viewed on the Staffordshire Past-track webpages<sup>12</sup>.

The series of Ordnance Survey maps (both 6" and 25") which were published three times between circa 1880 and circa 1920 were also extensively consulted. Aerial photographs, taken in 1963, circa 2000 and circa 2006, were also used to identify change within the mid and late 20th century townscape.

### 1.3.3 Archaeological

Few archaeological interventions have been carried out within the EUS project area to date. Those that have taken place are two small-scale pieces of work. The first was an evaluation carried out in 1991 at Westgate House and the second was also an evaluation carried out on land to the east of the church in 2002<sup>13</sup>.

Beyond the EUS project area the Trent Valley has been subject to numerous archaeological interventions which have substantially contributed to an understanding of the utilisation of the landscape in the past from prehistory through to the early medieval period. Buteux and Chapman's 'Where Rivers Meet' publication (2009) was most useful in providing an overview of the history and archaeology of this landscape<sup>14</sup>.

## 2. Context and Historical Development

### 2.1 Prehistoric

The discovery of the skeleton of a woolly rhinoceros in 2002 at Whitemoor Quarry led to further investigations which revealed a picture of the landscape of the area during the last major Ice Age<sup>15</sup>. This was a landscape dominated by a tundra scrub grazed by large mammals including mammoth, horse, reindeer and bison as well as woolly rhinoceri. Wolves were also present, but to date no evidence has been recovered to suggest a human presence in this landscape<sup>16</sup>. The nearest evidence for human activity during the Upper Paleolithic period is known from a cave site in Derbyshire. However, being situated in a river valley it is likely there is either buried or scoured evidence of Palaeolithic activity around Alrewas. Indeed, the earliest evidence of human activity were Mesolithic flint tools found at Barton-under-Needwood<sup>17</sup>.

The evidence for human activity within the Trent Valley increases considerably from the Neolithic period onwards and there is evidence from elsewhere attesting to the significance of river confluences to the location of prehistoric settlement and activity sites. During the Neolithic to early Bronze Age a 'ceremonial landscape' appears to have developed and several of its sites have been investigated by archaeologists. This focus of activity may also have been accompanied by settlement expansion although to date no evidence has been found to support this theory. However, it is clear from palaeoenvironmental evidence that increasing levels of woodland clearance occurred during the Neolithic and Bronze Age<sup>18</sup>. Neolithic monuments identified in the parishes around Alrewas include causewayed enclosures, barrow cemeteries, cursus and hengiform

monuments<sup>19</sup>. The most significant site excavated to date is the ceremonial complex at Catholme which includes a possibly unique 'star burst enclosure'. Work here has highlighted the importance of the confluence of the Rivers Trent, Tame and Mease during the Neolithic and early Bronze Age periods<sup>20</sup>. One ceremonial monument has been identified within Alrewas parish to date, a Scheduled early Neolithic causewayed enclosure lying approximately 1.5km to the south west of the town<sup>21</sup>. Evidence from elsewhere suggests that these enclosures performed a variety of roles within the prehistoric community including a 'central place' for marketing activities, location for feasting and the place at which communal ceremonial events took place.

The significance of the Trent Valley landscape as an area for settlement and burial continued into the later prehistoric period. Numerous ring ditches have been identified on aerial photographs within Alrewas parish. Further afield at Tucklesholme and Whitemoor Haye, the remains of barrow cemeteries have also been excavated<sup>22</sup>. These features either represent the sites of Bronze Age burial mounds or the presence of late Bronze Age or Iron Age round houses. A number of these features appear within enclosures and alongside linear features, although as none of these sites have been investigated their exact nature and associations remain unclear. The clearest evidence of settlement comes from a series of short-lived Iron Age farmsteads, apparently associated with a trackway, excavated at Whitemoor Haye approximately 3km south east of Alrewas<sup>23</sup>. An earlier

<sup>15</sup> Buteaux & Chapman 2009: 43; Staffordshire HER: PRN 52175

<sup>16</sup> Ibid.

<sup>17</sup> Staffordshire HER: PRN 60504

<sup>18</sup> Buteaux & Chapman 2002: 55-73

<sup>19</sup> Ibid; Causewayed Enclosure: A Neolithic monument comprising an irregularly circular enclosing ditch, interrupted by frequent causeways, and often accompanied by an internal bank, also causewayed.; Cursus: A long narrow rectangular earthwork enclosure of Neolithic date, usually defined by a bank and ditch and presumed to be of ceremonial function. Known examples range in length from less than 100m to c.10km.; A small, circular Late Neolithic/Early Bronze Age enclosure which bears a morphological resemblance to henges, but may belong to another category of circular earthwork-defined monuments, or is enclosed by something other than a bank and ditch. (Scope notes reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>20</sup> Buteaux & Chapman 2009: 87-92

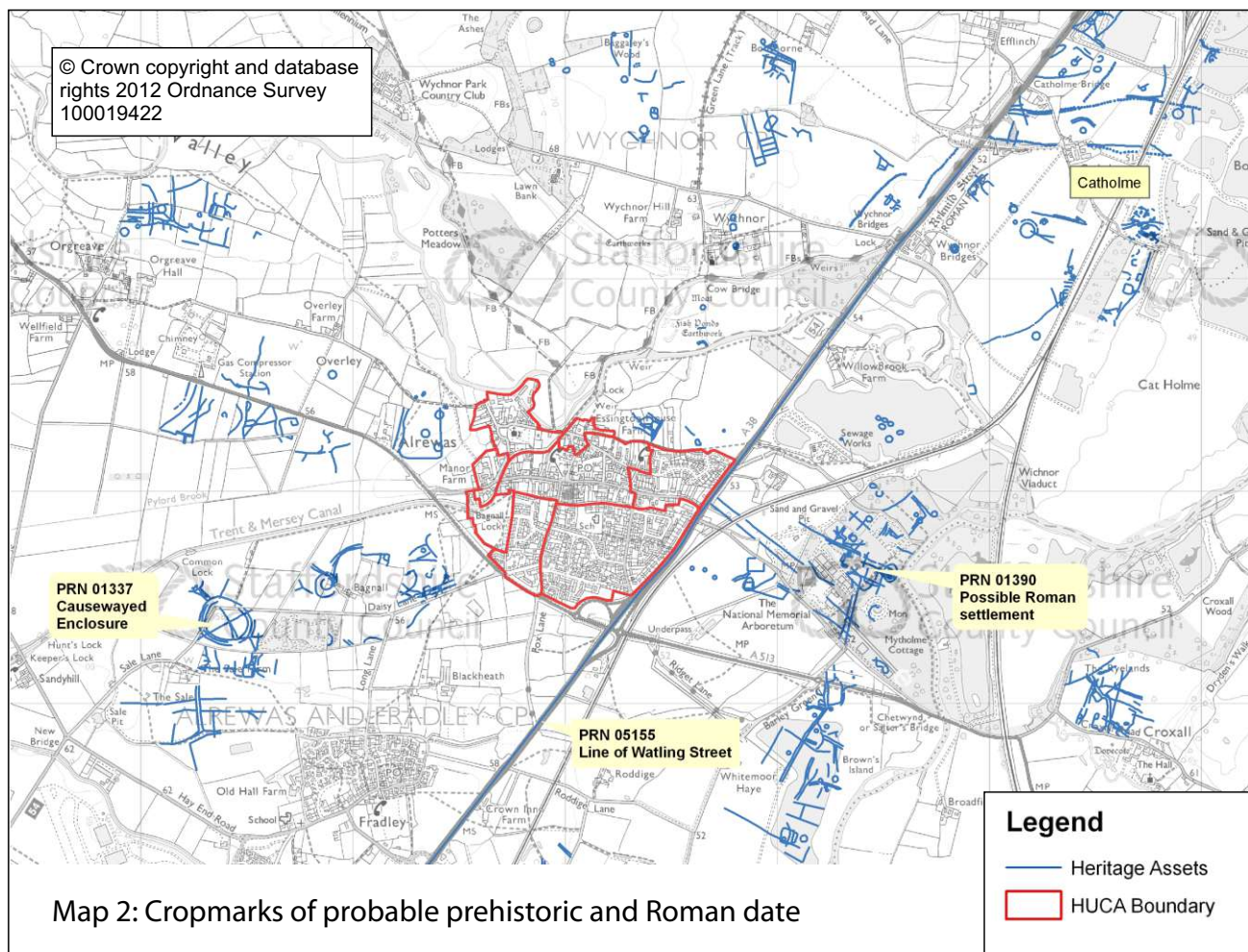
<sup>21</sup> Staffordshire HER: PRN 01337; English Heritage National Heritage List no. 1002964

<sup>22</sup> Stephen Dean pers. comm.

<sup>23</sup> Staffordshire HER: PRN 00194; Buteaux & Chapman 2009: 136

possible settlement was excavated at Willowbrook Farm where a series of post or stake-holes indicated a possible Neolithic or Bronze Age building lying near to the site of a Bronze Age barrow<sup>24</sup>. A hoard of three late Iron Age torcs, found at Alrewas, indicates the presence of a high status stratum of society within the landscape; the find may be associated with a possible hillfort lying on the eastern bank of the River Trent near Catton, Derbyshire<sup>25</sup>.

Many other sites have been identified as cropmarks on aerial photography from within Alrewas parish which have the potential to further clarify our understanding of the utilisation of this landscape in the prehistoric period (cf. map 2).



Map 2: Cropmarks of probable prehistoric and Roman date

## 2.2 Roman (49AD to 409AD)

Several Roman settlement sites have been identified within 5km of Alrewas and a number of others have been postulated from aerial photography. Of particular importance is the line of Watling Street (now followed by the modern alignment of the A38) which passes just to the east of Alrewas (cf. map 2). To date there is no evidence for Roman activity within the EUS area itself.

Evidence for settlement includes a Scheduled Roman farmstead at Fisherwick (located 5km to the south east), which was excavated in the 1960s<sup>26</sup>. The site comprised pens, enclosures, a droveway and four huts. It has been compared to a similar site discovered at Whitemoor Haye



<sup>27</sup> Buteaux & Chapman 2009: 135

<sup>28</sup> Ibid: 135-6

<sup>29</sup> Staffordshire HER: 00194; English Heritage National Heritage List No. 1006091

<sup>30</sup> Staffordshire HER: PRN 01390

<sup>31</sup> Staffordshire HER: PRN 01395 and PRN 04094

<sup>32</sup> Staffordshire HER: PRN 04016

<sup>33</sup> Buteaux & Chapman 2009: 140

<sup>34</sup> Ibid: 151-152; Staffordshire HER: PRN 01481

<sup>35</sup> Ibid: 149; Staffordshire HER: PRN 00919

<sup>36</sup> Ibid: 152

<sup>37</sup> Staffordshire HER: PRN 00702, PRN 02030, PRN 00896, PRN 00907 and PRN 00917

<sup>38</sup> Kinsley 1979: 5 and 46

<sup>39</sup> Horovitz 2005: 83-4

<sup>40</sup> Staffordshire HER: PRN 60584

<sup>41</sup> Hooke 1983: 59

during excavations in the late 20th century<sup>27</sup>. Both sites were interpreted as seasonal settlements probably associated with stock rearing possibly of cattle and horses<sup>28</sup>. A second possible Iron Age or Roman farmstead has been identified as a cropmark on aerial photographs at Sittles (approximately 3km south east of Alrewas). The site has been Scheduled as part of a complex series of cropmarks probably representing human activity dating from the Bronze Age onwards<sup>29</sup>. Cropmarks identified on aerial photographs near Alrewas Station (1.4km to the east) represented further possible evidence of Roman settlement. A subsequent excavation confirmed this and revealed a ditched enclosure of two phases associated with 2nd and 3rd century pottery and a series of timber buildings (cf. map 2)<sup>30</sup>.

Further possible Roman settlement sites, interpreted as villas, have been identified as cropmarks at Elford Park (3km to the south east) and at Blakenhall, Barton (3km to the north)<sup>31</sup>. The latter site may be associated with Roman finds from the surrounding area. Further Roman structures were identified during an excavation to the north west of Barton church<sup>32</sup>. Evidence for occupation during this period is also suggested by pottery evidence to the south of Catholme. All of these sites suggest a degree of continuity from the later prehistoric period through into the Roman period on the terraces of the River Trent (cf. 2.3)<sup>33</sup>.

## 2.3 Early Medieval (410 to 1065)

### 2.3.1 Evidence from the wider area

Some of the earliest evidence for settlement of this period within Staffordshire is to be found along the Trent Valley at Catholme (approximately 2.5km to the north east of Alrewas). Excavations carried out in the 1970s revealed a small village which existed from at

least the early 7th century to the late 9th century<sup>34</sup>. Evidence from an adjacent cemetery to the south of the settlement found in the late 19th century suggests that it was in use from the 6th century<sup>35</sup>. It has been postulated that the earliest settlement may have lain to the south of the cemetery where pottery of late Roman and early medieval date has been recovered during field walking (cf. 2.2)<sup>36</sup>.

The cemetery at Catholme is one of at least four which have been found to date in the Staffordshire Trent Valley (all during the 19th century). One or possibly two cemeteries are known at Stretton and another at Stapenhill (both near Burton-upon-Trent) as well as one at Branston and probably also one near Barton<sup>37</sup>. Of these the most securely dated example is that at Stapenhill which appears to have been in use during the 6th century<sup>38</sup>.

### 2.3.2 Placename

The meaning of the placename 'Alrewas' has been translated as meaning 'the plain liable to sudden flooding and draining, with alders'<sup>39</sup>.

### 2.3.3 Evidence from Alrewas parish

There is currently little physical evidence for very early activity during this period, although a 6th century brooch was found in the parish in 2006<sup>40</sup>.

Later evidence for settlement in the parish comes from documentary sources and in particular Domesday Book (1086) (cf. 2.4.1). A charter dated AD942 mentions various settlements including Alrewas, but some commentators have questioned its authenticity<sup>41</sup>.

Domesday Book suggests a sizable settlement with around 26 households by the 1080s and it is likely that it originated prior to the Norman Conquest (1066). The earliest settlement,



<sup>42</sup> Hawkins & Rumble 1976: 1,11

<sup>43</sup> Birrell 1979: 2 (the other is to 4,000 eels from Mereton mill, Forton; there is also a reference to a fishery at Worfield which was in Staffordshire in 1086, but now lies in Shropshire).

<sup>44</sup> Staffordshire HER: PRN 12498; Stubbs & Hailwood 2008: 64

<sup>45</sup> Kettle & Johnson 1970: 141

<sup>46</sup> Hawkins & Rumble 1976: 1,11

<sup>47</sup> Ibid: 11, 49

<sup>48</sup> Landor 1907: 249; Stubbs & Hailwood 2008: 21

<sup>49</sup> Stubbs & Hailwood 2008: 21 and 22; Harwood 1844: 321 viewed 03/01/2013 [http://books.google.co.uk/books/about/A\\_survey\\_of\\_Staffordshire\\_containing\\_the.html?id=P8M9AAAACAAJ](http://books.google.co.uk/books/about/A_survey_of_Staffordshire_containing_the.html?id=P8M9AAAACAAJ) (quoting a letter by Horace Walpole written in 1760)

<sup>50</sup> Stubbs & Hailwood 2008: 138

which may have originated in this period, was probably located around the church possibly in those areas identified by HCT 'Other Settlement' on map 3, although this has not been tested archeologically.

### 2.3.4 Economy

An indication of the economy of the manor prior to the Norman Conquest is similarly provided by Domesday Book. Arable agriculture was clearly an important component of the landscape and economy of the manor, as were the meadows which were probably located in the floodplains along the River Trent<sup>42</sup>. The river itself was also of immense importance to the local economy; Alrewas is one of only two places in Staffordshire to record the presence of a fishery<sup>43</sup>.

The woodland recorded in Domesday Book may have lain in what later became part of Alrewas Hay in Cannock Forest.

### 2.3.5 Religion

The reference to a priest in Domesday Book suggests the presence of a church in the manor by at least 1086 which had probably been founded in the early medieval period. Tradition associates the foundation of Alrewas Church with the creation of the prebendary system at Lichfield Cathedral in 822AD<sup>44</sup>. However, research by Kettle and Johnson into the history of Lichfield Cathedral could find no evidence of a prebendal system operating in the pre-Conquest period and instead suggests that it was most likely established by Bishop Roger de Clinton in the 1130s<sup>45</sup>. Consequently, a foundation date of 822AD for the church at Alrewas is likewise brought into doubt (cf. 2.4.3).

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Settlement

#### 2.4.1.1 Domesday Book (1086)

(The King holds) Alrewas. Earl Algar held it. Three hides. Land for eight ploughs. In lordship two ploughs; one slave. Twenty villagers and six smallholders with a priest have six ploughs. Meadow, 24 acres; a fishery which pays 1500 eels; woodland one league long and half wide. Value before 1066 £10; now £11<sup>46</sup>.

(Robert of Stafford holds) in Wychnor two hides. Robert holds from him. Four thanes held it; they were free. Land for four ploughs. In lordship one plough; four villagers and two smallholders. A mill at 18d; meadow 20 acres; woodland half league long and five furlongs wide. Value 15s<sup>47</sup>.

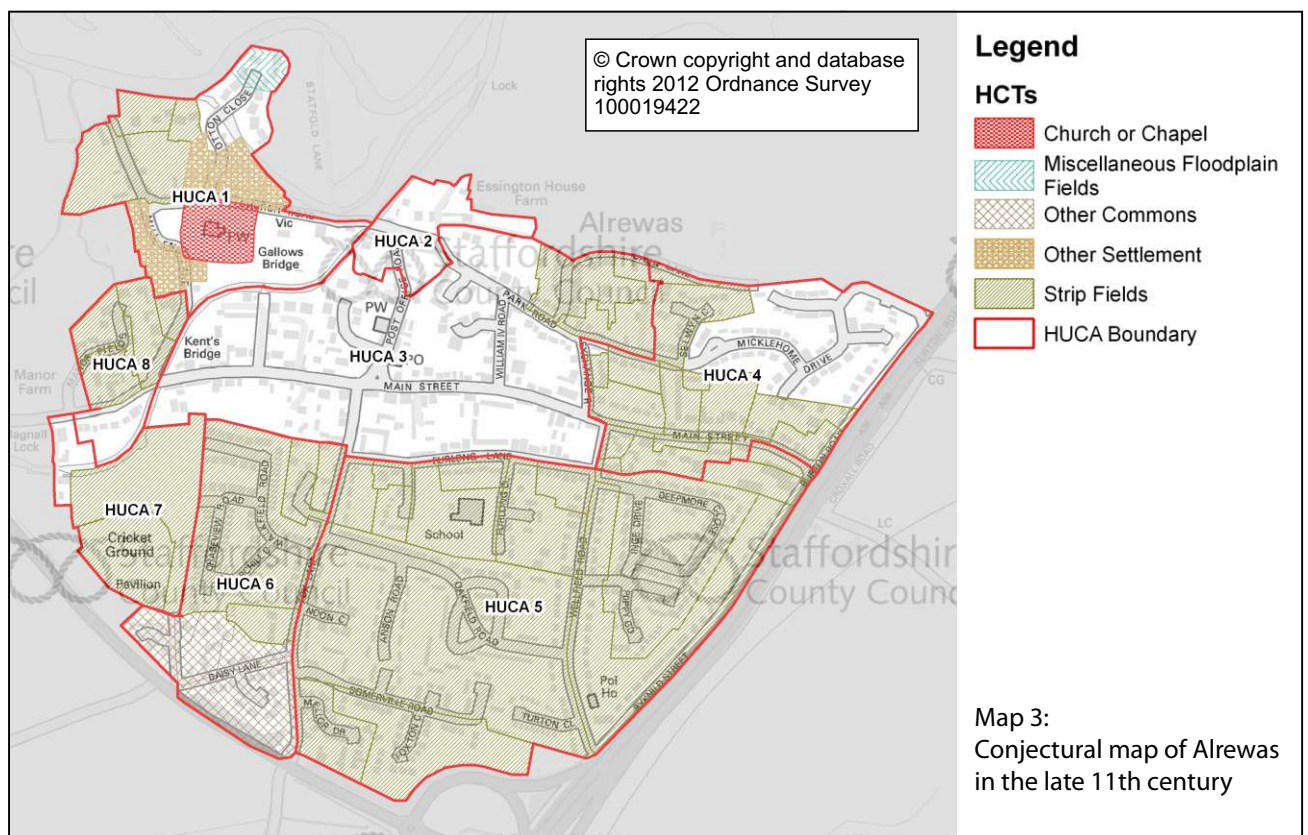
#### 2.4.1.2 Lordship

Alrewas was held by the king at Domesday Book (1086) and it continued to be Crown property until 1203-4<sup>48</sup>. The neighbouring manor of Wychnor was held in 1086 by Robert of Stafford as overlord; the tenant being another Robert. Stubbs and Hailwood, in their history of Alrewas, record Robert de Somerville as holding Wychnor, but other sources suggest that the manor was not granted to the de Somervilles until 1164<sup>49</sup>. The de Somerville's were then granted Alrewas manor by King John in 1203-4 and continued to hold both manors until 1355 when the lands passed to the Griffiths family<sup>50</sup>. The manor house was situated at Wychnor where a Scheduled moated site survives as an earthwork cut by the Trent & Mersey Canal lying approximately 350m south of Wychnor and approximately 900m north of Alrewas<sup>51</sup>.

<sup>51</sup> Staffordshire HER: PRN 00918; English Heritage National Heritage List No. 1009032; Landor 1907: 249; Stubbs & Hailwood 2008: 21 and 137

### 2.4.1.3 Town plan and buildings

Alrewas appears to have originated as a rural settlement which was probably located around the church (cf. 2.3.2; map 3)<sup>52</sup>. In 1290 the lord of the manor, Robert de Somerville, was granted the right to hold a market there<sup>53</sup>. It is likely that he was also responsible for the promotion of Alrewas from a rural settlement to a market town in the late 13th century although the first reference to burgage tenure occurs in 1328<sup>54</sup>. The documentary sources suggest that the life of the borough was short; the last reference to burgage tenure occurring in 1369<sup>55</sup>. It has been suggested that its failure was due to the late date of its inception and its proximity to the larger market towns of Burton-upon-Trent (12km to the north east), Tamworth (12km to the south east) and Lichfield (7km to the south west)<sup>56</sup>.



Map 4 indicates that the creation of the borough was associated with the laying out of a market place and burgage plots. Dyer suggests that Main Street may also have been created at this time<sup>57</sup>. A parallel street to the south, forming a back lane servicing the burgage plots along Main Street is also evident comprising of Furlong Lane and a western extension which survived as a footpath in the late 19th century (cf. plate 5). Possible burgage plots have also been identified using historic mapping near to the church and possibly along Church Road and Park Road. The form of the plots around the church and the eastern part of Park Road suggest that they were created out of former open fields (cf. 2.4.2.2; map 3 and map 4).

The pattern of burgages on the north side of Main Street and south side of Church Road (adjacent to the church) were cut by the construction of the Trent & Mersey Canal in the late 18th

<sup>58</sup> Birrell 1979: 37

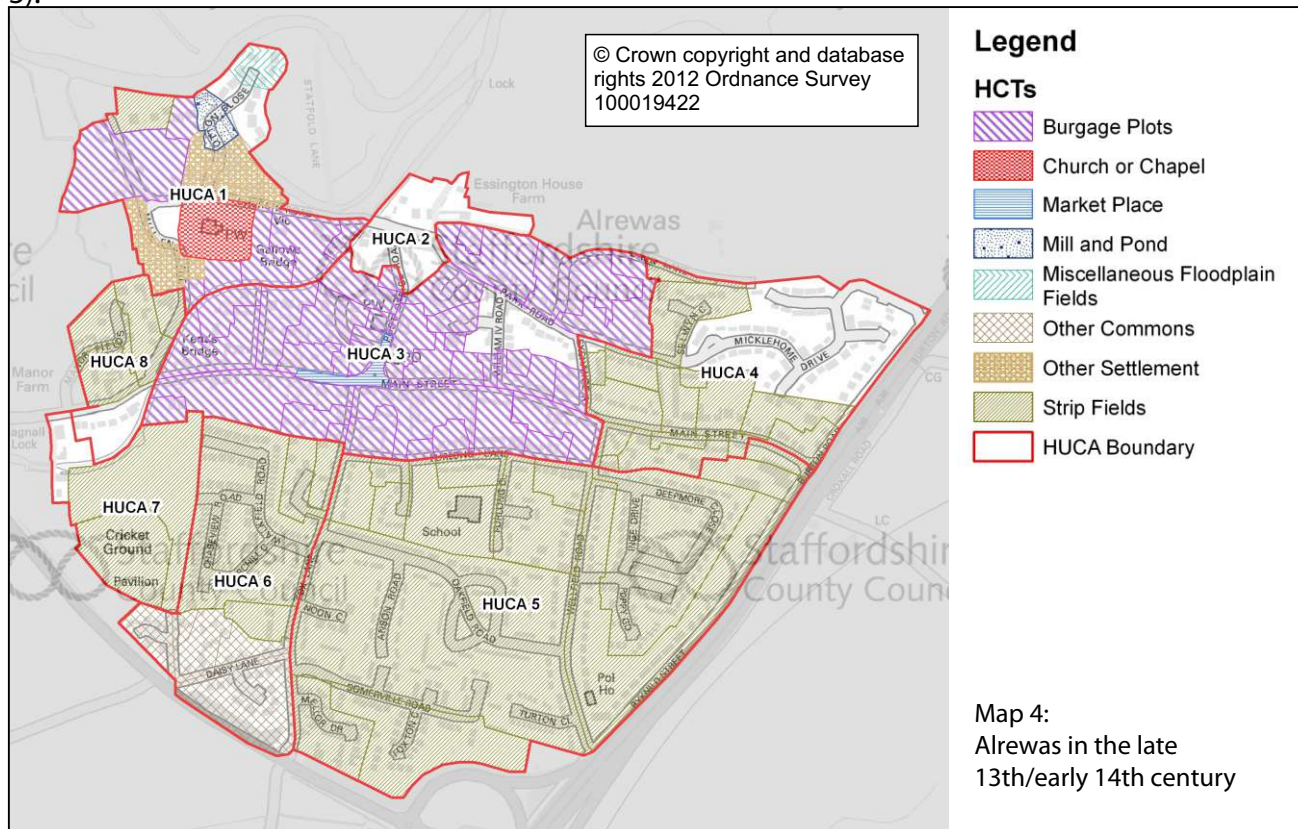
<sup>59</sup> Ibid.

<sup>60</sup> Staffordshire HER: PRN 12486; Open Hall House: A house consisting of a single storey hall with two storey domestic ranges attached to either one or both ends. Smoke Hood: A framed fireplace hood built on a bressumer and extending from one outer wall to the other or to a spere. (Scope notes reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>61</sup> Staffordshire HER: PRN 12522

century (cf. 2.6.5.2; cf. plate 5). What is currently unclear is the extent to which the plots laid out were occupied during the medieval period and whether there was settlement shrinkage or change at this time. An analysis of the impact of the Black Death on population from the Alrewas court rolls has suggested that the greatest loss of life occurred in the summer of 1349 with the landless and smallholders/cottagers apparently being particularly susceptible<sup>58</sup>. By December 1349 only thirteen tenements were recorded as being empty suggesting that large-scale desertion of Alrewas did not occur as a result of the Black Death<sup>59</sup>. What is clear is that the survival of post medieval properties is quite scattered across the area identified as forming part of the medieval borough (cf. map 14, map 15 and map 17).

Two properties (both Grade II Listed) have so far been identified as potentially having late medieval origins. The timber framed White House, standing on the south side of Main Street (cf. HUCA 3), has been identified as originating possibly in the 15th century as an open hall house and retains fragments of an early timber framed smoke hood<sup>60</sup>. Park House, is also a timber framed building believed to have originated as an open hall house in the 15th century; it has been extensively remodelled from the 17th century onwards<sup>61</sup>. The original plan form of the property has been identified as being 'T-shaped' comprising the hall and a crosswing (cf. HUCA 3).





<sup>62</sup> Hawkins & Rumble 1976: 1 and 22; Greenslade 1967: 338

<sup>63</sup> Rackham 1986:130; Studd 2000: 125

<sup>64</sup> Cantor 1968: 45-6; fig. 2

<sup>65</sup> *Ibid.*; Greenslade 1968: 338

<sup>66</sup> Landor 1907: 249

<sup>67</sup> Birrell 1979: 5

<sup>68</sup> Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences) (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>69</sup> Ridge and Furrow: A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>70</sup> Staffordshire HER: PRN 20191, PRN 20199 and PRN 55227

<sup>71</sup> Stubbs & Hailwood 2008: 23

<sup>72</sup> *Ibid.*: 26

## 2.4.2 Economy

### 2.4.2.1 Cannock Forest/Alrewas Hay

The settlement of Alrewas was located within the Royal Forest of Cannock. The forest existed by the later 11th century, although its earlier history is obscure<sup>62</sup>.

Forest in the medieval period was not a term which described land use, but was an area which was designated by royal decree where Forest Law applied. This law was introduced by King William I following the Norman Conquest (1066) and was a means of restricting the rights regarding the hunting of game, particularly deer, to the Crown. The Crown also reserved the right to timber and minerals within these areas<sup>63</sup>. During the 12th and 13th centuries, Forests became an important means of revenue for the Crown mostly through the imposition of fines; many related to illegal assarting (the creation of farmland by cutting down trees). By 1300 numerous settlements were claiming that they should no longer form part of the Forest and consequently not be restricted by its laws<sup>64</sup>. By 1350 the area of Cannock Forest had been reduced to seven districts known as 'hays'; which included Alrewas Hay<sup>65</sup>. This Hay may have existed by the early 11th century and was probably administered by its own steward. However, the stewards had no jurisdiction within Alrewas manor, which was administered by its own lord (cf. 2.4.1.2)<sup>66</sup>.

### 2.4.2.2 Agriculture

Domesday Book provides a picture of the agricultural economy of Alrewas in the late 11th century, prior to the creation of the borough (cf. 2.4.1.2 and 2.4.1.3). Alrewas was one of several prosperous manors to be found along the rivers Trent and Tame at this date<sup>67</sup>. Of particular importance was the arable land which was extensive within the manor; it was probably already operating as an open field

system where two or more fields were farmed on a rotation of different crop and fallow<sup>68</sup>. The areas of open fields are identifiable on historic maps and in the modern landscape by later surviving field boundaries preserving a reverse 'S' curve (evidence of the route of the plough across the field) and ridge and furrow earthworks<sup>69</sup>. The latter existed around Alrewas although much of this has been lost to development in the late 20th century<sup>70</sup>. The known extent of the open fields associated with Alrewas and the adjacent settlement of Wychnor is revealed on map 5 (HCT 'Strip Fields'). Documentary evidence mentions several of Alrewas' open fields (although the extents, names and numbers of open fields was liable to change over time) which included Essington field, Great furlong and Spellow<sup>71</sup>. It is clear from the historic plots within the medieval borough that part of the town was laid out over what had been part of the open fields in the late 13th/early 14th century (cf. 2.4.1.3). It is possible that Main Street had originated as a track into (and between) the earlier open fields<sup>72</sup>. The expansion of the settlement during this period may be associated with the creation of Spellow field which was first mentioned in 1259<sup>73</sup>. The creation of further farmland in the wider Trent Valley landscape may be associated with lands which still retain the element 'hay' such as Whitemoor Hays (lying 1.5km to the south east of Alrewas)<sup>74</sup>. The term 'hay' in this context means 'enclosure' and it has been suggested that the places retaining this element were enclosed piecemeal out of the common lands (waste) from the 13th century onwards<sup>75</sup>.

Domesday Book also records the presence of meadow, woodland and a fishery. These elements of meadow, woodland and commons (wastes) were still important components in the agricultural economy later in the medieval period<sup>76</sup>. The meadows probably mostly lay within the river valleys;

<sup>73</sup> *Ibid.*: 26

<sup>74</sup> Smith 1980: 7

<sup>75</sup> *Ibid.*

<sup>76</sup> *Ibid.*



<sup>77</sup> Birrell 1979: 16  
<sup>78</sup> Ibid: 32 and 46  
<sup>79</sup> Ibid: 30  
<sup>80</sup> Slater 2007: 31; Dyer 2003: 11  
<sup>81</sup> Landor 1907: 256 and 263; Stubbs & Hailwood 2008: 55

documentary evidence from the court rolls suggests that in some areas the meadow land was intermixed with the arable and in one case arable existed within a meadow<sup>77</sup>.

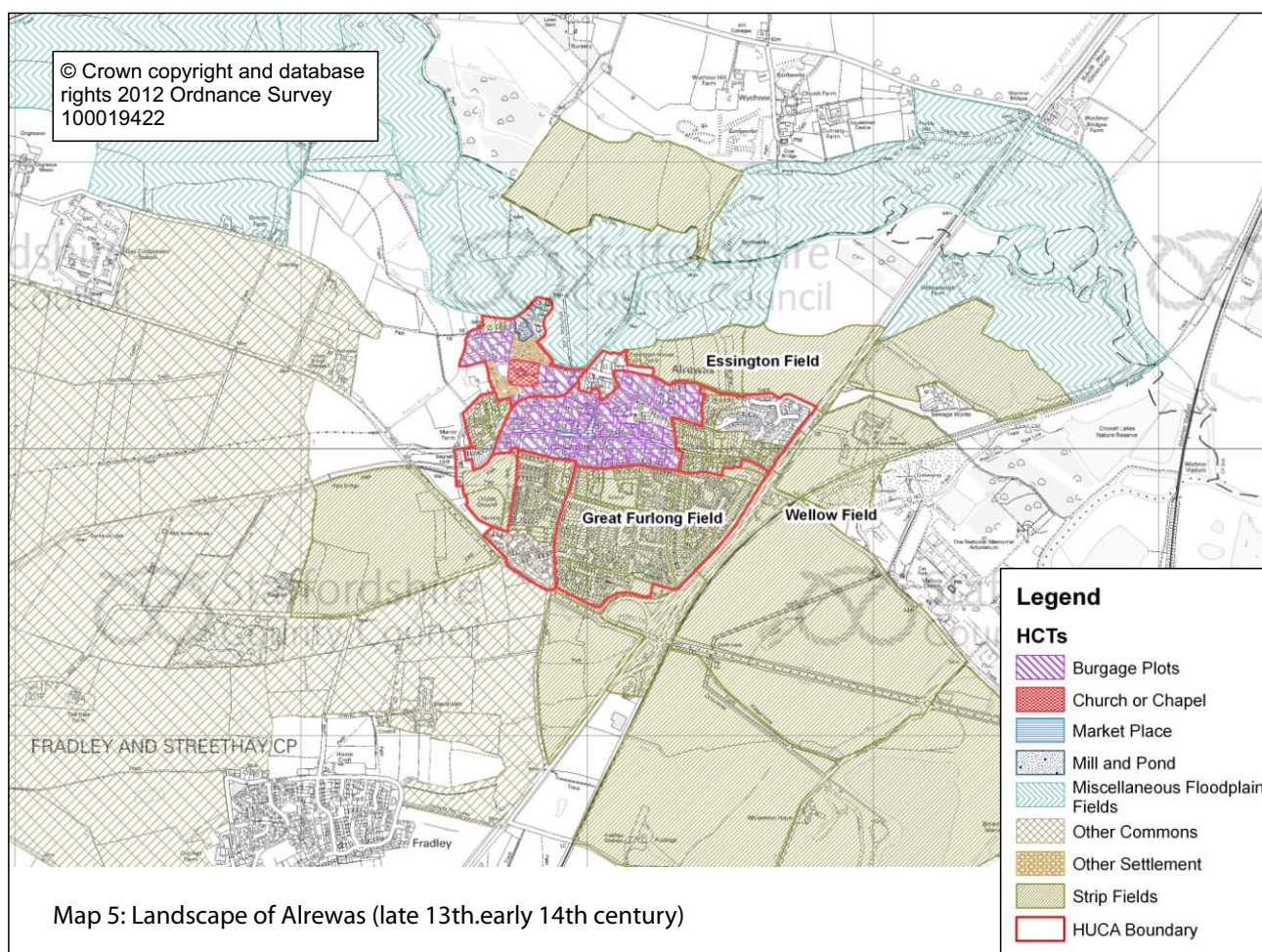
The documentary records also reveal the importance of the common (or waste) for pasture; by the 14th century sheep farming was clearly of some importance in the local economy, probably for wool, and there appears to have been more sheep than cattle within the manor during this period<sup>78</sup>.

The records also reveal the importance of market gardening, mostly done on a domestic scale, and produce known to have been grown in Alrewas included leeks, apples and beans<sup>79</sup>.

### 2.4.2.3 Economy/Industry

One key indicator of the success of a borough during the medieval period is the number of non-agricultural occupations which can be identified. However, the records do not record an above-average number of such occupations within Alrewas suggesting that it remained mostly rural in nature and perhaps indicates that the market was not a success.<sup>80</sup>

Those occupations which have been identified in the manor during the medieval period have been taken from the manorial court rolls and include names implying the presence of a smith, baker, carter, plumber, miller, laundress, wheelwright, boatman, fisher and cook<sup>81</sup>.



Map 5: Landscape of Alrewas (late 13th.early 14th century)

#### 2.4.2.4 Markets and fairs

The lord of the manor, Robert de Somerville, was granted the right to hold a weekly Tuesday market and an annual fair in 1290<sup>82</sup>. The success of the market in the medieval period is not known, nor is it known when it ceased although it is not recorded after 1500<sup>83</sup>.

#### 2.4.2.5 Watermills

The first reference to a watermill occurred in the 13th century. In 1260 two mills, a grinding mill and a sieving mill, are recorded but it is unclear whether this referred to two pairs of stones housed in one building or to two separate buildings<sup>84</sup>.

It is likely that the medieval mill stood on the site of the extant mill building (cf. 2.6.3.2)<sup>85</sup>.

#### 2.4.3 Religion

The reference to a priest at Alrewas in the Domesday Book entry suggests the presence of a church in the settlement (cf. 2.3.4<sup>6</sup>). The earliest documentary reference to a church occurs in 1143; the prebend of Alrewas in Lichfield Cathedral was probably created in the 1190s (cf. 2.3.4)<sup>86</sup>. The prebend was served by at least one vicar and chaplain who were resident within the settlement<sup>87</sup>. A house existed by 1224 and although its location is not known a description suggests that it lay near to the tithe barn<sup>88</sup>. A field name on the tithe map suggests that the tithe barn may have stood to the south east of the church<sup>89</sup>.

**Plate 1:** All Saints Church





The earliest fabric within the Grade I All Saints Church is a reset 12th century north door and the west door which has been dated to circa 1200 (plate 1). The chancel and south arcade date to the 13th century which perhaps represents the rebuilding of the church during this period<sup>90</sup>. Further alterations occurred during the 14th century which included work to the west tower, the addition (or rebuilding) of the north and south aisles and the insertion of the west window. These alterations could be associated with the promotion of Alrewas as a borough (HUCA 1).

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

#### 2.5.1.1 Lordship

The Griffiths family (cf. 2.4.1.2) continued to hold Alrewas manor until 1646 at which point it passed to a nephew, Francis Boynton, who sold it in 1660 to the Turton family<sup>91</sup>. Wychnor manor was likewise sold by Francis Boynton to the widow of John Offley of Madeley in 1661<sup>92</sup>.

Whilst the two manors were still in the hands of the Griffiths family the manor house continued to be situated at Wychnor, but by 1540 the moated site was unoccupied<sup>93</sup>. In the late 16th century the Griffiths family built a new manor house on higher ground above the river valley (approximately 1.6km to the north west of Alrewas); this property was largely destroyed by fire in the late 17th century<sup>94</sup>. The extant Wychnor Hall (Grade II Listed) was rebuilt in the early 18th century by Crew Offley and probably incorporates elements of the 16th century house<sup>95</sup>.



Plate 2: 125 and 127 Main Street

The splitting of Alrewas and Wychnor manors in 1661 may have led to the development of the Grade II Listed early 17th century Manor Farm as a separate manor house in Alrewas (cf. HUCA 8)<sup>96</sup>.

Alrewas Hay (cf. 2.4.2.1) was granted to the Earl of Warwick in 1550 until 1567 when it was sold<sup>97</sup>. By the late 17th century the Turton family, as lords of the manor, apparently held Alrewas Hay, which they used as a Chase to hunt deer and rabbit<sup>98</sup>.

### 2.5.1.2 Settlement and buildings

In common with many other small former market towns any changes to the settlement pattern from the late medieval and throughout the post medieval period are difficult to identify. It is possibly that different areas of the settlement experienced shrinkage and expansion at different points in the period. One thing which is apparent is that there is clear continuity of activity on at least 33 plots where Grade II Listed medieval and post medieval domestic or agricultural buildings have been identified. A further three properties within Alrewas have been identified as retaining timber framing within their structures. These include a probable 17th century barn (later used as a malthouse) to the rear of the George and Dragon Public House on Main Street and 125-127 Main Street (plate 2)<sup>99</sup>. Other post medieval buildings may have survived within the historic core only being demolished as part of redevelopment which occurred in the mid/late 20th century (cf. 2.7).

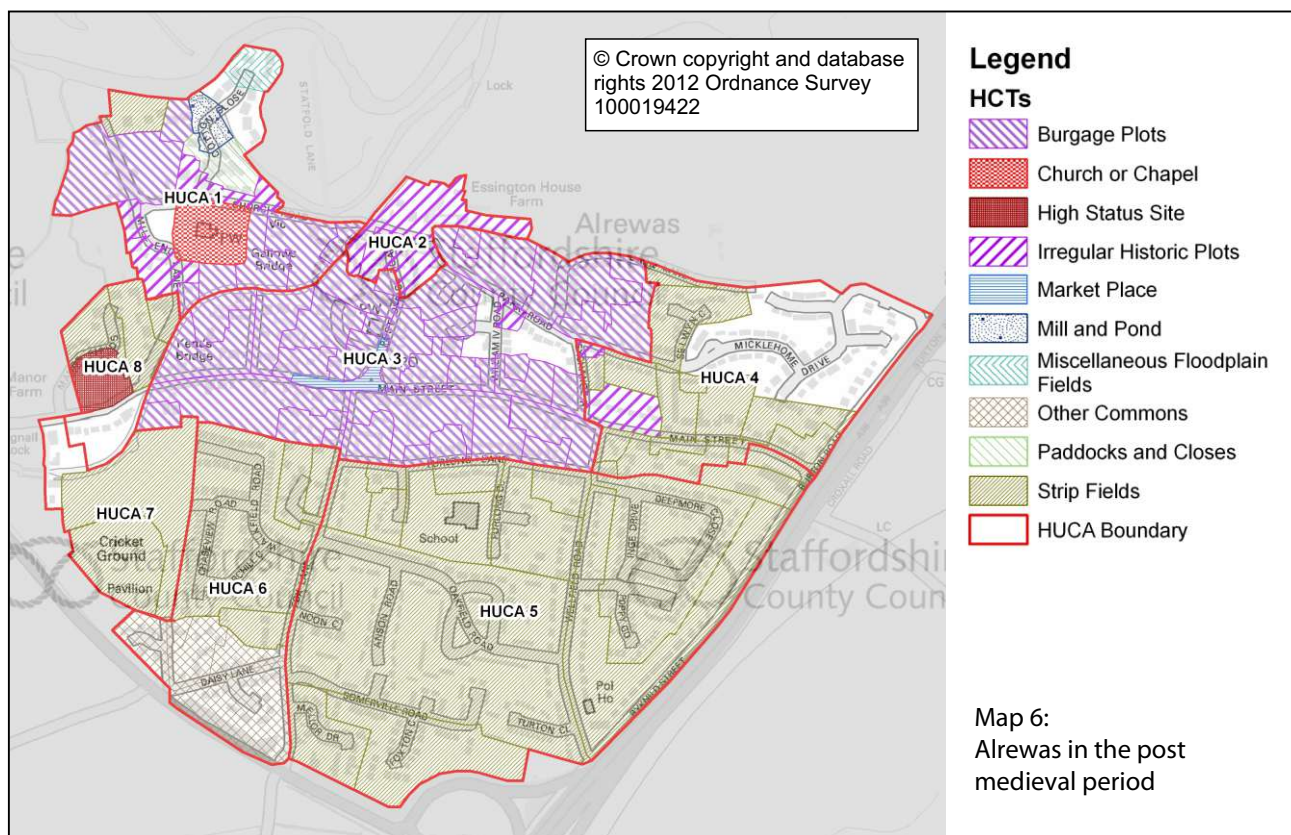
Of all of the buildings identified as being of medieval or post medieval origin within Alrewas, four (including the barn to the rear of the George and Dragon Public House) were outbuildings, but the remainder were all domestic. Twenty-two retained external timber-framing and thirteen are still thatched. It is clear from the form of the roofs that many

of those properties which now have tiled roofs were originally thatched including 25 Dark Lane<sup>100</sup>. The form of a number of other properties within Alrewas may also indicate the potential for earlier fabric to be hidden behind later facades.

It is possible that settlement along Main Street may have extended eastwards beyond the medieval historic core (cf. HCT 'Irregular Historic Plots' on map 6). Only archaeological work could determine the origins of this part of Main Street more precisely as it may be of earlier or even later date.

### 2.5.2 Economy

Our understanding of the economic situation in Alrewas is currently limited. Documentary records suggest that the market was not being held after 1500<sup>101</sup> and it is probable therefore that during the post medieval period agriculture was the basis of the economy. It is clear that the open field system was still operating throughout this period although some land had been enclosed; mostly that belonging to freeholders<sup>102</sup>. The importance of arable to the economy is perhaps born out by the fact that the watermill was rebuilt in 1614<sup>103</sup>.



In 1621 it was agreed that part of the pasture land within the manor could be cultivated, but it is unclear whether this was just a one-off instance or part of a concerted effort to change the economic pattern of the manor<sup>104</sup>. Certainly pasture and the meadows continued to be an important element within the manor. This is evidenced through documentary records which suggest the keeping of cattle particularly as part of a burgeoning dairy industry; an industry which grew to dominate the later agricultural economy of much of the Trent Valley<sup>105</sup>. Sheep flocks continued to be kept but were perhaps becoming less important than cattle (cf. 2.4.2.2)<sup>106</sup>.

### 2.5.3 Religion

Alrewas prebend survived the Reformation of the mid-16th century. Work was carried out on the Grade I All Saints' Church during the 16th century which included raising the height of the chancel, nave and the north and south aisles<sup>108</sup>. The 16th century roofs survive in the nave and south aisle.

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

### 2.6.1 Settlement

#### 2.6.1.1 Lordship

In 1752 John Turton sold Alrewas manor to Admiral George Anson<sup>109</sup>. It remained in the hands of the Anson family eventually (in the late 18th century) being incorporated into the wider Anson estates whose seat was at Shugborough to the east of Stafford<sup>110</sup>.



<sup>111</sup> Staffordshire HER: PRN 12462 and PRN 12492

<sup>112</sup> Staffordshire HER: PRN 12500

<sup>113</sup> Stubbs and Hailwood 2008: 124; White 1834 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)

<sup>114</sup> Stubbs and Hailwood 2008: 124; Kellys Directory 1896 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)

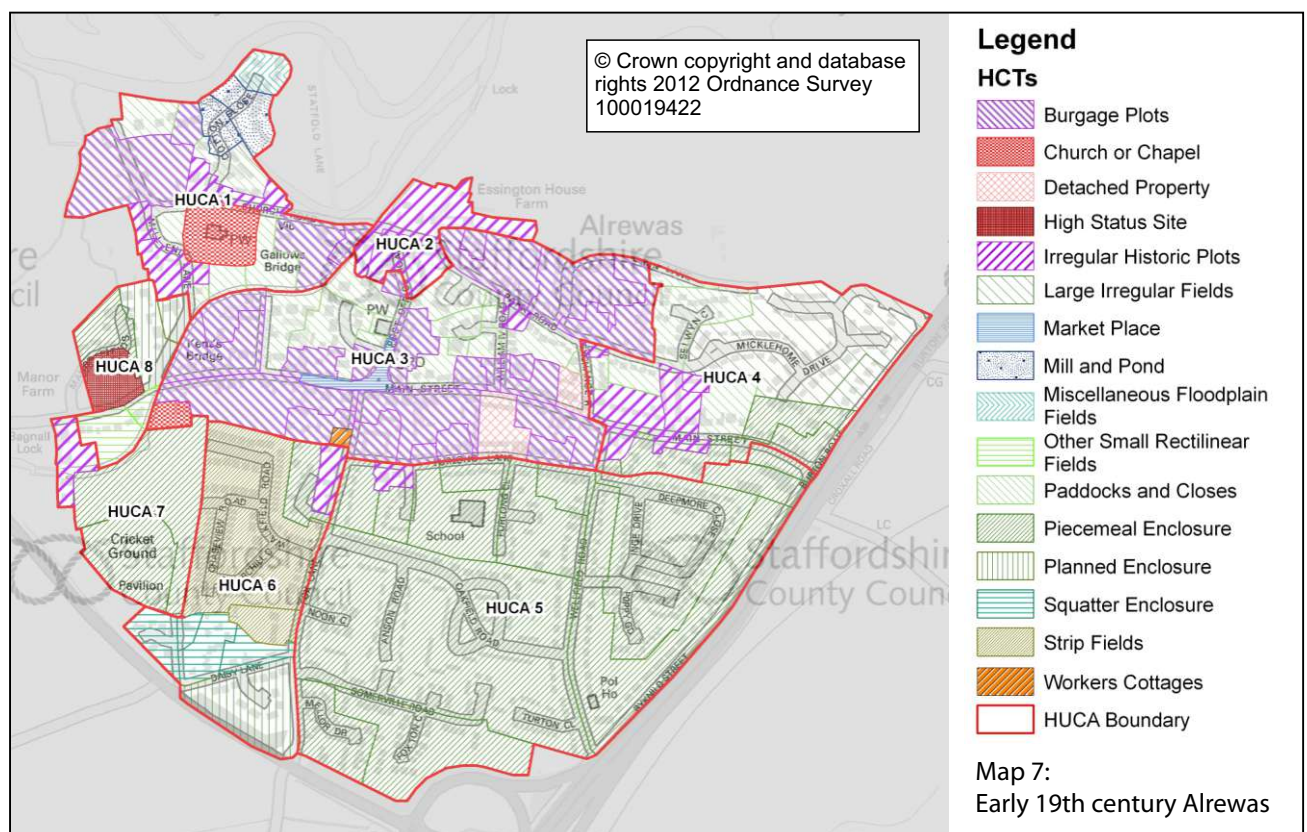
<sup>115</sup> Staffordshire HER: PRN 55229

### 2.6.1.2 Town and buildings

The town does not appear to have extended beyond its earlier historic core even by the end of the 19th century (cf. map 6, map 7 and map 8). This may partially be explained by its status in the counties settlement hierarchy, or alternatively that the historic core itself contained empty (possibly abandoned) plots which could be developed or at least sub-divided.

The majority of historic buildings within the settlement appear to date to this period (although some may have earlier origins – cf. 2.5.1.2). These include seven which are Grade II Listed (six of which date to the 18th century). The majority of buildings of this date are built of red brick with tile roofs, although one or two dating to the early 18th century may have originally been built (or partially built) of timber frame; these include 19 Church Road (dated to circa 1700) and Home Farmhouse<sup>111</sup>.

The Grade II Listed Cobwebb Cottage, Mill End Lane which dates to the 18th century is the only property of this period which has a thatched roof<sup>112</sup>.



### 2.6.2 Education

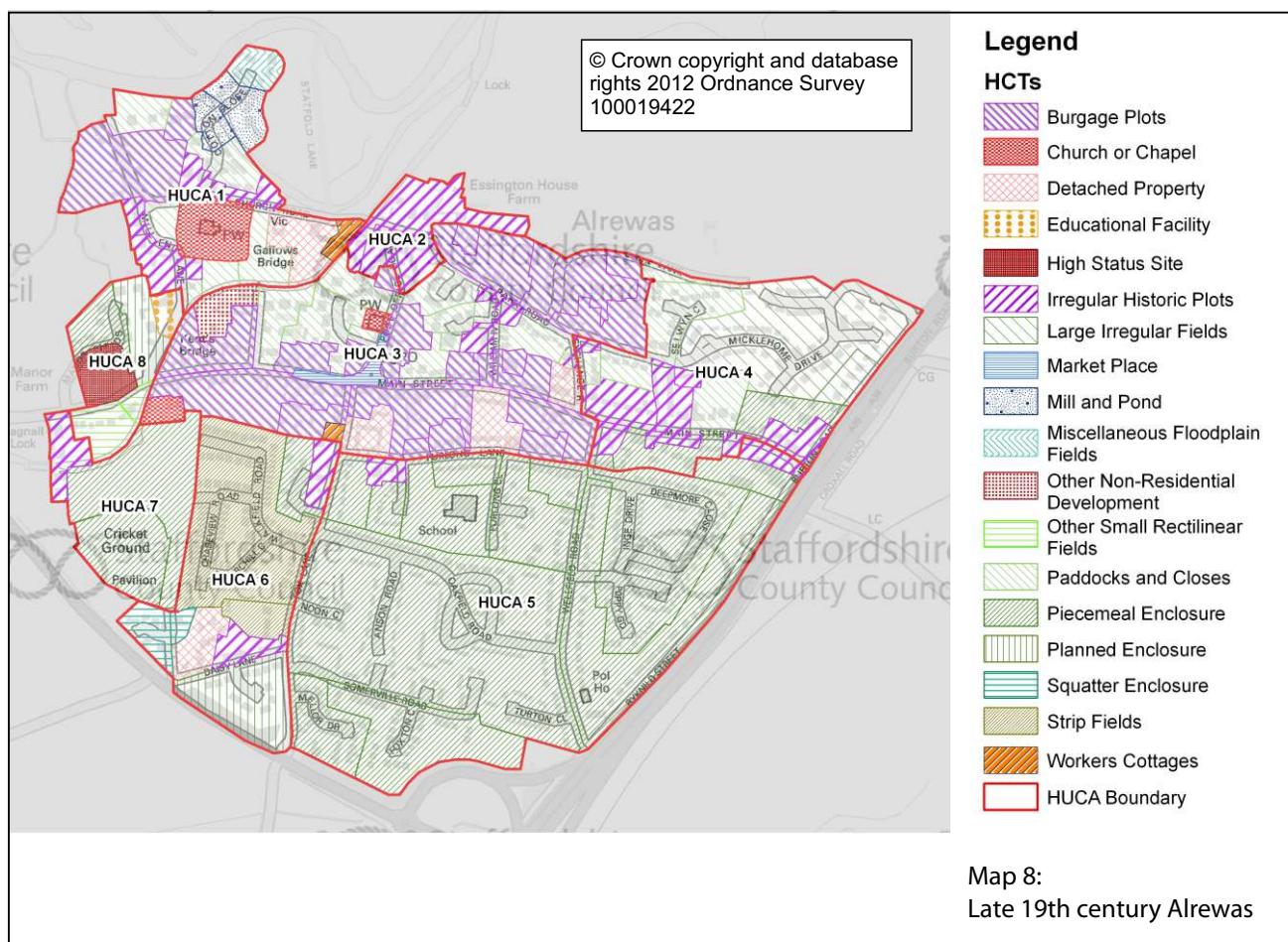
The earliest known school in Alrewas was founded as a National School in 1815<sup>113</sup>. This was replaced by a new school building on Mill End Lane in 1855, which was enlarged in 1885<sup>114</sup>. This building is extant but was converted to domestic use probably in the later 20th century (cf. HUCA 1)<sup>115</sup>

## 2.6.3 Economy

### 2.6.3.1 Agriculture

The open field system began to be enclosed incrementally whereby the landholders agreed between themselves to create discrete landholdings rather than holding individual strips of land across a variety of large fields (a process known as 'Piecemeal Enclosure' cf. map 7) during the 18th century<sup>116</sup>. By 1834 the parish comprised 4,500 acres of mostly pasture and meadow, although in 1896 the principal crops were described as being wheat, oats and barley suggesting that arable continued to play a part in the agricultural economy<sup>117</sup>.

An Act of Parliament to enclose Alrewas Hay was granted to John Turton, as lord of the manor, in 1725<sup>118</sup>. This resulted in the enclosure of an area of land around what is now known as Alrewas Hayes. Yates' map of 1775 reveals that much of the land lying to the west and south west of Alrewas (as far as Fradley – the land beyond the latter forming the extensive Fradley Heath) survived as rough pasture (waste). A second Act of Enclosure was passed in 1818 to enclose the remainder of this land. This resulted in a field system laid out in a grid-pattern comprising straight field boundaries (usually with a single species hedge) laid out by a surveyor.





<sup>119</sup> Jenkins 1967: 217; Stubbs and Hailwood 2008: 114; White 1851 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org).  
<sup>120</sup> Stubbs and Hailwood 2008: 114; White 1851 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org).  
<sup>121</sup> Jenkins 1967: 217; White 1834 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org).  
<sup>122</sup> White 1851 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org); Stubbs and Hailwood 2008: 114.  
<sup>123</sup> Stubbs and Hailwood 2008: 114; First Edition 25° OS map; Second Edition 25° OS map; Staffordshire HER: PRN 03630

<sup>124</sup> Charles and Charles 2012:  
<sup>125</sup> White 1851 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org).  
<sup>126</sup> White 1851 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org).  
<sup>127</sup> Staffordshire HER: PRN 02901  
<sup>128</sup> White 1851 Historical Directories Online viewed 18/12/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>129</sup> Ibid

### 2.6.3.2 Economy/Industry

In the late 18th century the watermill at Alrewas was rebuilt as a cotton mill which by 1817 employed 300 people<sup>119</sup>. A steam engine was installed in 1815 and was apparently rebuilt circa 1818 following an arson attack<sup>120</sup>. By 1838 it was partly operating as a worsted mill employing 93 people, although the historical trade directories make it clear that it was in multiple occupation in 1834 when it was also used by a wire drawer, needle maker and as a corn mill<sup>121</sup>. In 1851 the mill was being operated by M & W Bond & Co as a tape and smallware manufactory as well as operating as a corn mill, but the former use may have ceased around this time<sup>122</sup>. Between 1860 and 1871 it was being run by W & W Bond as Alrewas Flour Mill Co.; it was still operating as a flour mill circa 1880, but had closed by circa 1900<sup>123</sup>.

A malster was operating from the George and Dragon Public House in 1834. A 17th century barn to the rear of this public house appears to have been converted to a malthouse possibly during this period<sup>124</sup>. In 1851 there were three malsters (including the one at the George and Dragon) as well as four inns/taverns and four beerhouses. The former comprised The Crown (which also housed the Post Office), The George and Dragon, The White Hart and the Paul Pry<sup>126</sup>. The Paul Pry stood on what is now the A38 (being demolished when the road was widened in the mid 20th century) whilst the other three stood within the settlement. The White Hart, which stood to the east of the Grade II Listed George and Dragon Public House on Main Street, has also since been demolished. The Crown is extant and its secondary function presumably influenced the name of the road on which it stands; Post Office Road. A fourth inn, originally known as The Navigation (now The New Lodge) stands on the western edge of the settlement and is clearly associated with the development of the canal (cf. 2.6.5.2)<sup>127</sup>.

Other trades recorded in the mid 19th century provide a picture of a typical rural settlement with two blacksmiths, seven basket makers, three wheelwrights, four butchers, four bakers, five tailors and eight boot and shoemakers<sup>128</sup>. For a small settlement there were also twelve shopkeepers suggesting that Alrewas was acting as a local marketing centre for the surrounding area; a role which it may have retained throughout the later medieval and post medieval periods<sup>129</sup>.

**Plate 3:** Wesleyan Chapel,  
Post Office Road



## 2.6.4 Religion

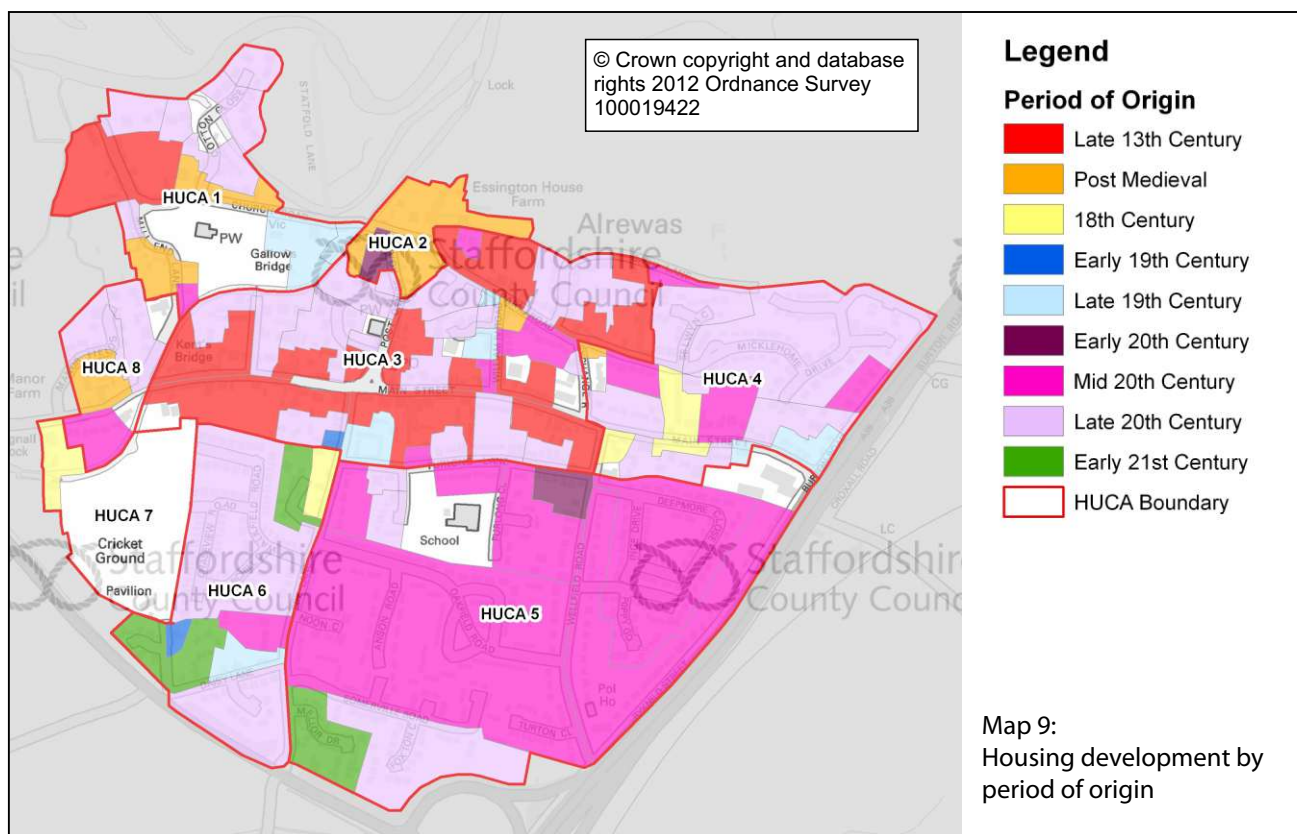
### 2.6.4.1 Anglican Churches

The Grade I All Saints Church was partially restored in 1854 and 1877; a porch was added in 1866 (plate 1)<sup>130</sup>. Further alterations were carried out in 1887 when the tower was restored and a north arcade was added in 1891<sup>131</sup>.

### 2.6.4.2 Non-Conformism

The earliest non-conformist chapel was built by the Wesleyan Methodists in 1805 to the rear of properties on Main Street<sup>132</sup>. It was enlarged in 1846 and by 1851 it also had its own Sunday School and Library<sup>133</sup>. It was probably closed in the late 19th century when the extant Wesleyan chapel and Sunday School was built in Post Office Road (plate 3)<sup>134</sup>.

An extant Primitive Methodist Chapel was built in 1828 off William IV Road (cf. HUCA 3)<sup>135</sup>.



## 2.6.5 Communications

### 2.6.5.1 Roads

Three roads in and around Alrewas were managed by turnpike trusts in the late 18th century. This included the Rugeley and Alrewas turnpike, first recorded in the 19th century, which followed the route of Main Street within the town<sup>136</sup>. What is now the A38 was created a turnpike in 1760<sup>137</sup>.

**Plate 4:** The canal dividing the settlement around the church from the main area of the town to the right of the photo



1850<sup>141</sup>. A 'commodious' station, standing to the south of Croxall Lane (on the eastern side of what is now the A38) existed to serve the town by 1851 at which point there were four trains a day (in each direction)<sup>142</sup>. A row of four cottages standing adjacent to the station were probably built to house the railway workers (lying beyond the EUS project area).

### 2.6.5.2 Canals

The Trent and Mersey Canal, which passes through the settlement dividing the area of the church from the remainder of the historic core, was authorised in 1766 and was constructed by the engineers James Brindley and Hugh Henshall; it opened in 1771 (plate 4)<sup>138</sup>. The canal, within the EUS project area, is associated with one lock and three bridges, one of which (Gaskell's Bridge) is Grade II Listed<sup>139</sup>.

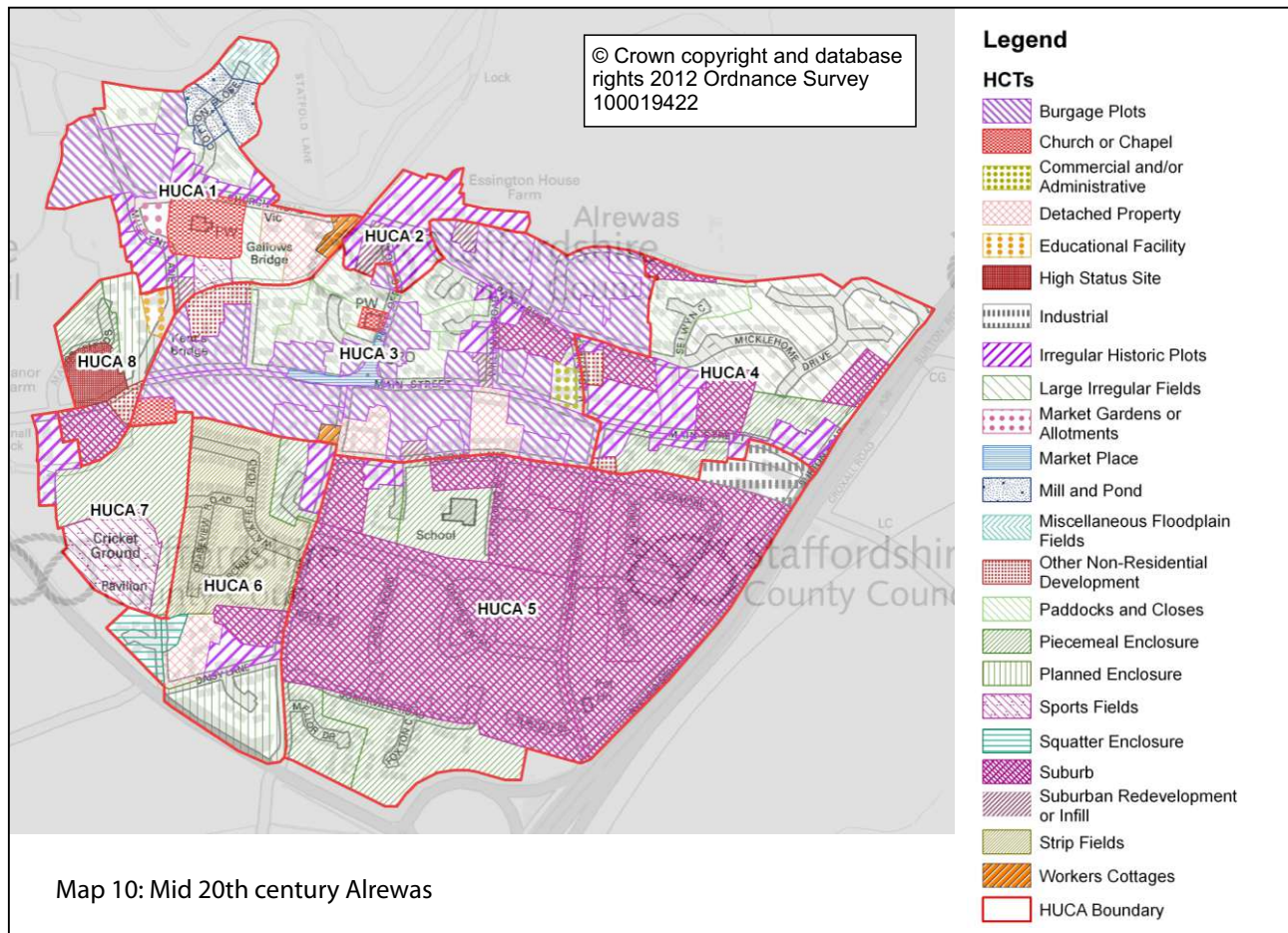
The New Lodge Public House (formerly the Navigation Inn) stands adjacent to Bagnall Lock on the western edge of Alrewas. It was probably built to serve the boating community and may date from the late 18th century (HUCA 7)<sup>140</sup>.

### 2.6.5.3 Railways

The South Staffordshire Railway (a branch of the North Western and London Railway) was built to the east of Alrewas between 1847 and



## 2.7 20th and 21st century (1900 to 2009)

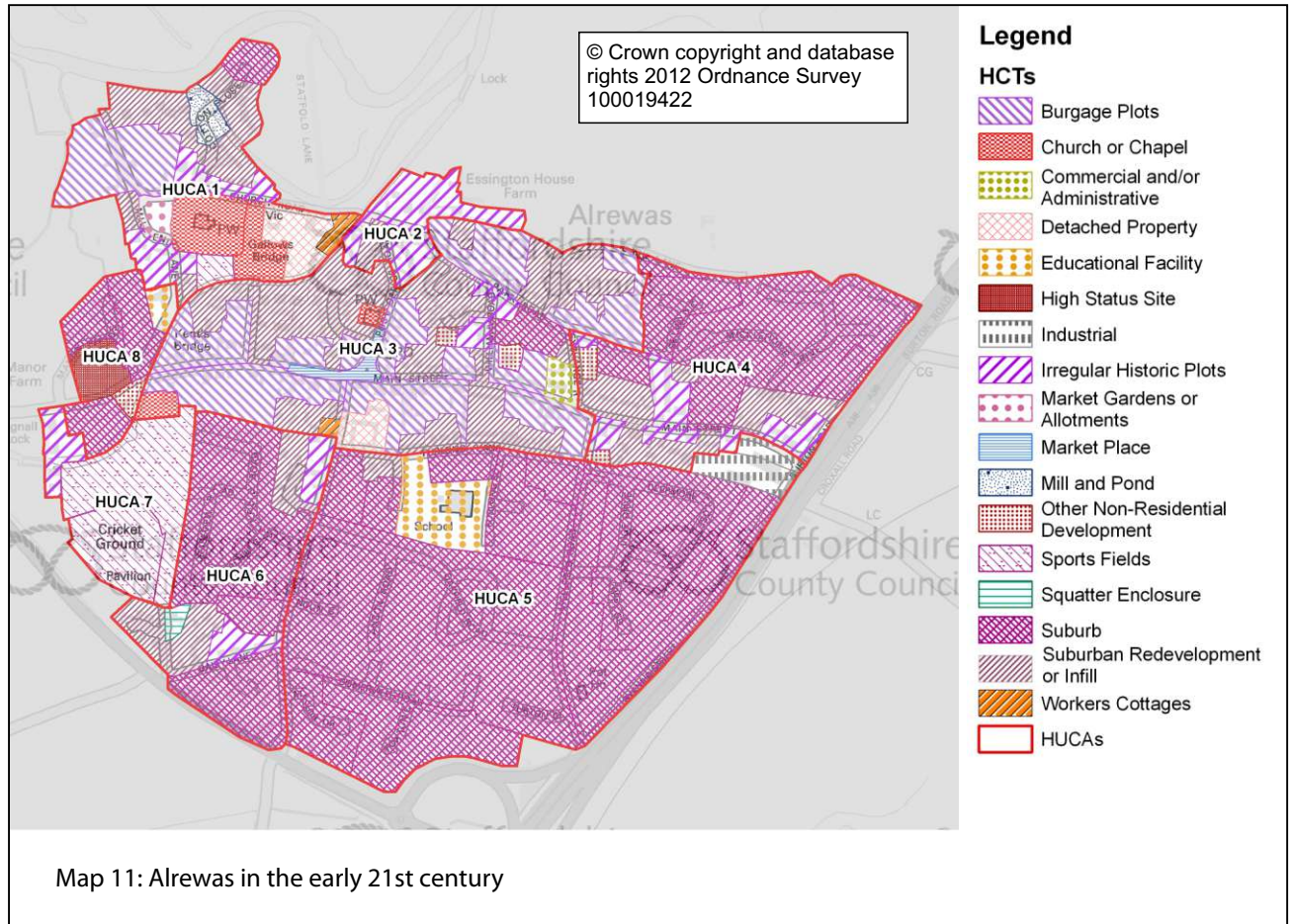


Map 9 reveals the expansion of the housing across Alrewas. It also shows that much development took place in the mid 20th century with the largest area of housing being concentrated to the south east upon former fields (HUCA 5) with a few areas scattered elsewhere within the EUS project area. In the late 20th century housing development has concentrated within the historic core as infill on paddocks to the rear of, or between, earlier properties. In some cases the late 20th century development has resulted in the redevelopment of earlier housing. Larger late 20th century residential areas were built upon fields to the north east (HUCA 4) and to the south west (HUCA 6).

The expansion of Alrewas during the mid 20th century led to the construction of two schools. This included a junior and infants school in Furlong Lane; older children attended a new Secondary Modern School at Barton-under-Needwood<sup>143</sup>. Social improvements to the facilities also occurred in the mid 20th century and included the formation of a village hall and establishment of playing fields<sup>144</sup>.

The A38 was upgraded to a dual-carriageway in 1963 and later a flyover was constructed to take the A513 over it<sup>145</sup>. The railway is extant, but Alrewas Station has been closed. A late 19th/early 20th century signal box controlling the level crossing in Croxall Lane survives.

Much of the Earl of Lichfield's Alrewas estate was sold in the 1950s<sup>146</sup>.



## Section Summary

- ◆ The legible historic character of the historic settlement, including the planned medieval town, survives principally within **HUCA 1, HUCA 2** and **HUCA 3**. In these areas burgage plots are still legible in two of the HUCAs and the area of the triangular market place still survives within **HUCA 3**. **HUCA 1** also includes the Grade I All Saints Church, which may be the location of an early medieval church possibly associated with the area of earliest settlement. An irregular pattern of settlement, possibly of post medieval date, is apparent in **HUCA 2**. In each of these areas a high number of historic buildings survive contributing to the local character of Alrewas. Of particular importance is the number of late medieval and post medieval timber framed buildings (the majority of which are Listed) which survive in these areas. A Grade II Listed 17th century timber framed property also survives within **HUCA 4** along with other later brick built cottages.
- ◆ The Grade II Listed Manor Farm lies within **HUCA 8**. The farmstead and farmhouse dates from the 17th century, with later (particularly 19th century) rebuilding and alterations. The complex was converted to domestic use in the late 20th century and houses were developed on land to the north at a similar date. The farmstead continues to contribute to the local character and history of Alrewas.
- ◆ **HUCA 7** is dominated by a late 20th century playing field and an early 20th century cricket ground. Ridge and furrow earthworks, evidence of medieval and later ploughing, have been identified in this area from aerial photography. These features may survive within the area of the late 20th century playing fields.
- ◆ The Trent and Mersey Canal, constructed in the late 18th century, contributes to the historic character of the settlement. It has created a division between the area of the church (**HUCA 1**) and the main settlement (**HUCA 2** and **HUCA 3** in particular). The canal also influences the character of **HUCA 8** where it forms the southern and eastern boundary. Within **HUCA 2** a Grade II Listed canal bridge survives whilst in **HUCA 7** several features associated with the canal are evident. These include Bagnall Lock, to the south of which stands a row of cottages, possibly to house canal workers, whilst to the north stands what was probably originally the lock keeper's cottage and the former Navigation Inn.
- ◆ Evidence of earlier settlement, in the form of extant historic houses, also survives within **HUCA 6** which probably originated in the early 19th century (or possibly earlier) which may be associated with the enclosure of the landscape to the south at this period.
- ◆ Modern development of mid to late 20th and early 21st century date dominates the character of **HUCA 4, HUCA 5** and **HUCA 6**. Settlement of this date also contributes to the character of **HUCA 1, HUCA 3** and **HUCA 8** where it mostly forms infilling between earlier houses.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1, HUCA 2** and **HUCA 3**. Further archaeological potential has been identified within **HUCA 4** and **HUCA 8**. Other sites, currently unknown, also have the potential to survive within the EUS project area.



# 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. Eleven HUCAs have identified for Tutbury.

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>147</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) and identifies four areas for discussion. It should be noted that within each HUCA it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or 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>147</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>148</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>

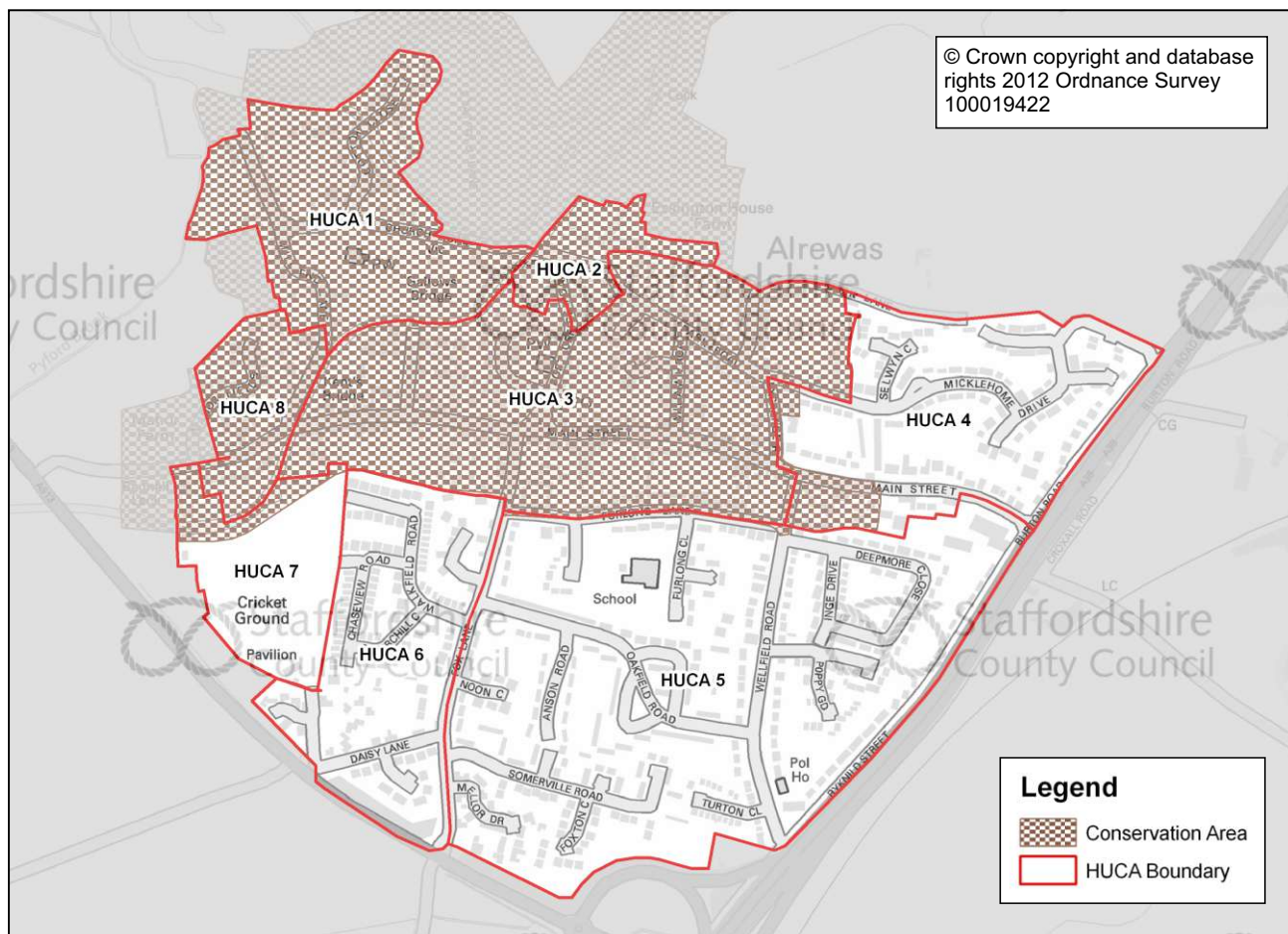
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage 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.

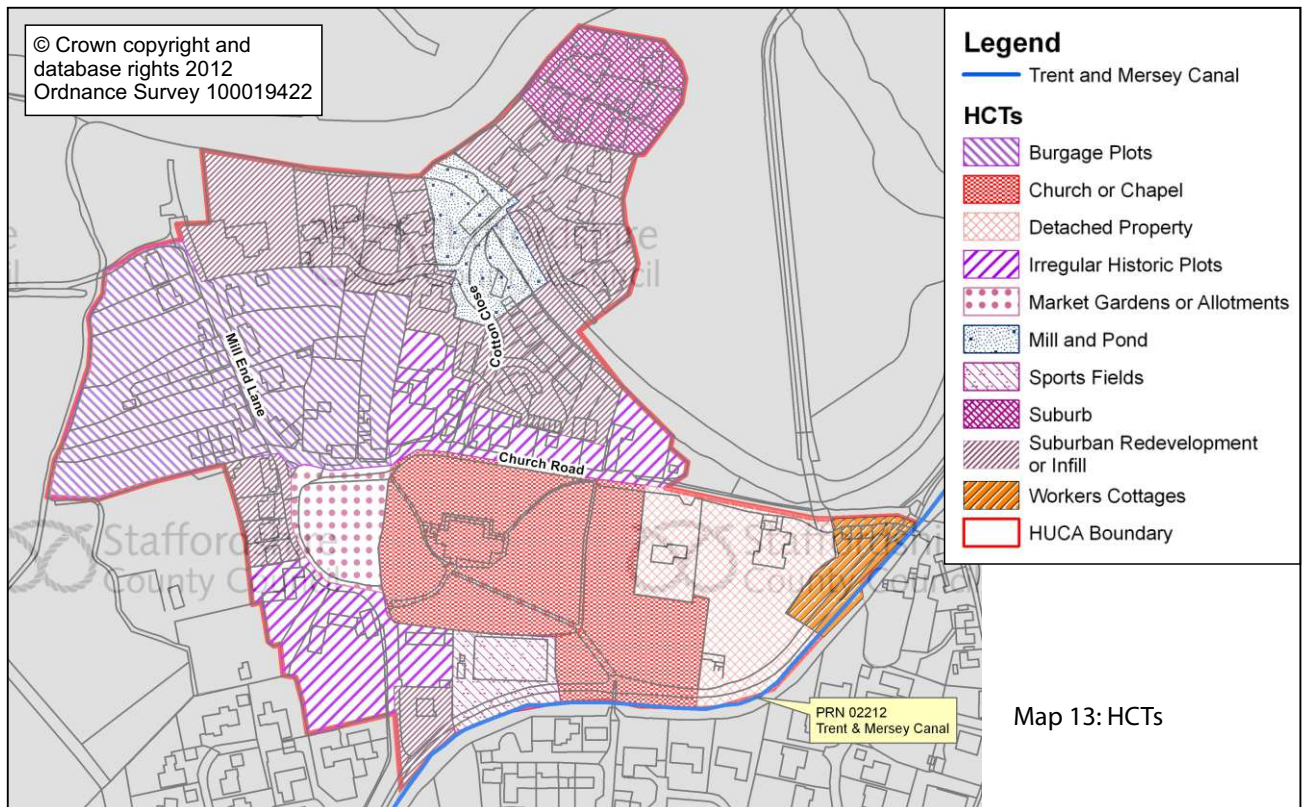


# 4. Assessment of Historic Urban Character Areas (HUCA)



Map 12: HUCA and Designated Heritage Assets (excluding Listed Buildings)

## 4.1 HUCA 1: All Saints Church and Mill End



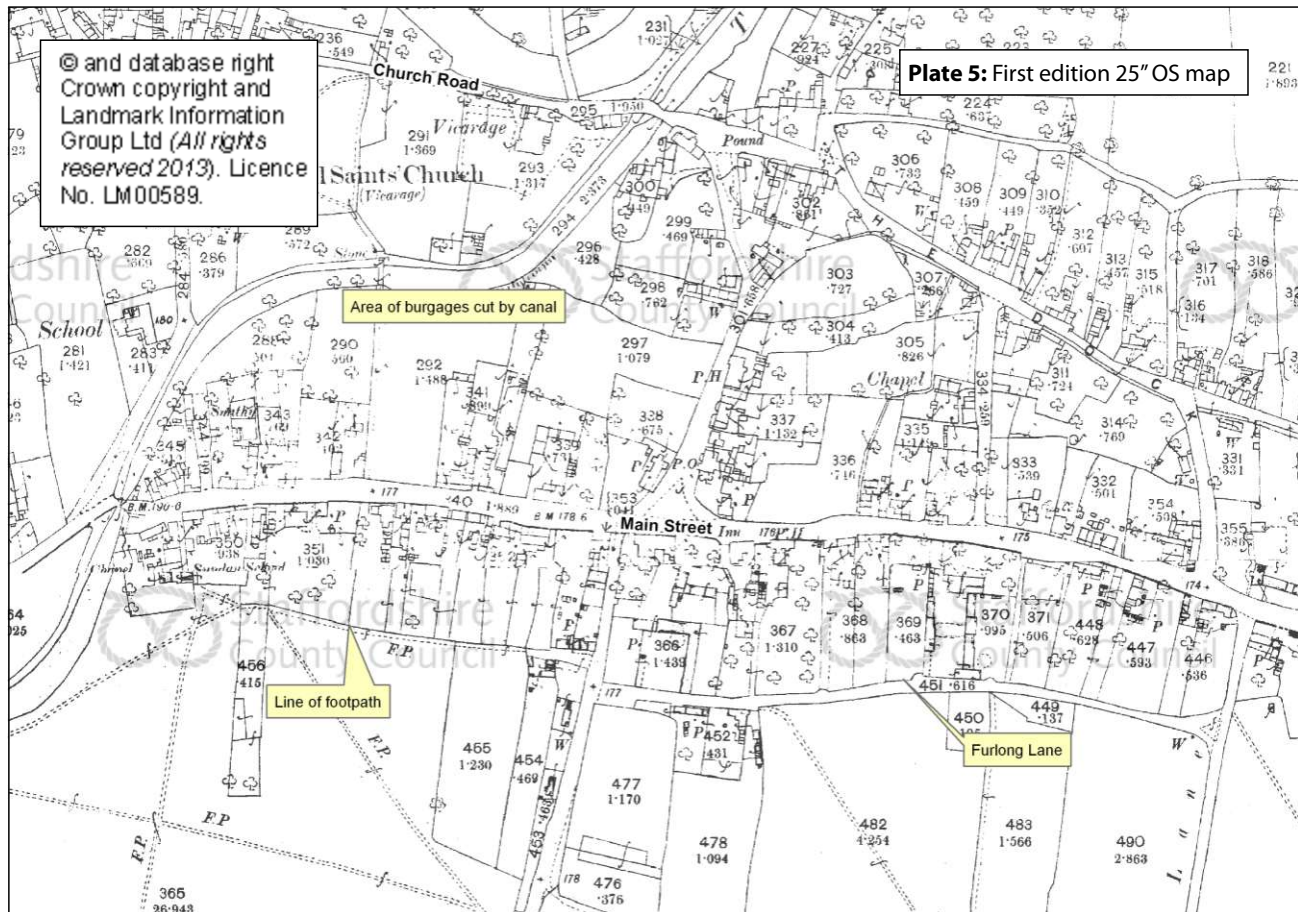
### 4.1.1 Statement of heritage significance

The HUCA lies between the River Trent (to the north) and the Trent and Mersey Canal (to the south; plate 4). It potentially represents the site of the earliest settlement associated with Alrewas, which is possibly of at least early 11th century date (cf. 2.3.2). This is supported by the reference to a priest in Domesday Book suggesting the presence of a church which could have been located on the site of the extant building (cf. 2.3.4). The earliest fabric and the first documentary reference for an ecclesiastical building both date to the 12th century (cf. 2.4.3)<sup>149</sup>. The medieval watermill is also likely to have been located on the site of the later mill lying within the HUCA (cf. 2.4.2.5). These features indicate a concentration of functions in this area further supporting the suggestion that this was the area of earliest settlement.

The settlement pattern of the HUCA suggests an irregular form surviving along the north side of Church Road and the southern end of Mill End Lane (HCT 'Irregular Historic Plots' on map 13). This settlement plan form may suggest that the earliest settlement lay in these two areas (cf. map 3). To the north west of the church the extant settlement plan is more regular and its form suggests that it may have originated as burgage plots. This latter area is therefore more likely to date to the period in which Alrewas was promoted to borough status in the late 13th/early 14th century (HCT 'Burgage Plots' on map 13). The boundaries of these plots suggests that they originated as part of the open field system; reverse 'S' curves are fossilised within the plot boundaries (cf. 2.4.1.3). Further burgage plots were identified to the south and east of the church (lying between Church Road and Main Street) which were cut by the Trent & Mersey Canal in the late 18th century (cf. map 4; plate 4 and plate 5). A small-scale archaeological evaluation carried



out in 2004 on the site of the extension of the churchyard did not identify evidence for medieval settlement<sup>150</sup>. This may have been in part due to the location of the work to the rear of the plots potentially fronting onto Church Road.



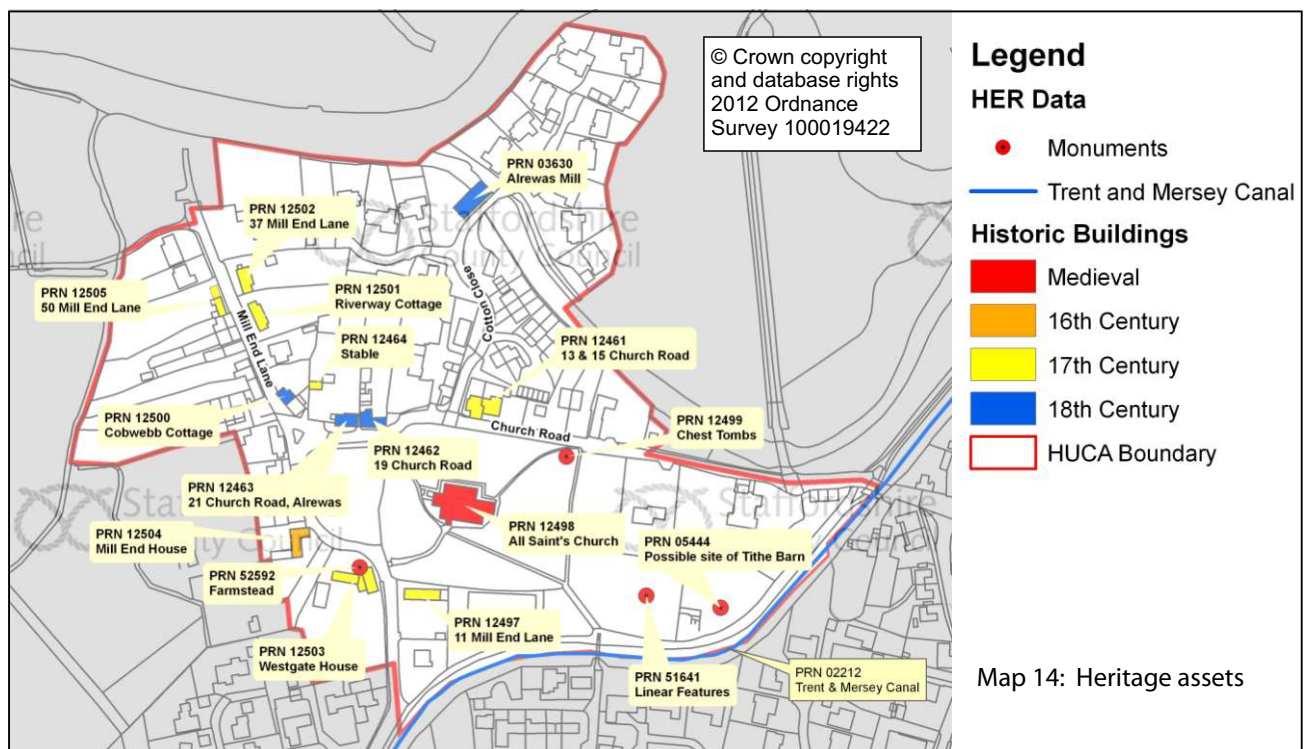
Continuity of settlement within the area of the burgage plots is evidenced by the number of historic properties which survive (cf. 4.1.2; map 14). Change has occurred among the earlier buildings (within HCT 'Burgage Plots') in the form of infilling and redevelopment of individual buildings in the 19th and 20th centuries. A greater concentration of redevelopment and infilling occurred mostly in the late 20th century and is shown as HCT 'Suburban Redevelopment or Infill' on map 13 (cf. map 9). A comparison of map 10 and map 11 reveals that this housing development occurred partly on paddocks; although part of this area may have formed part of the medieval or earlier settlement (cf. map 4). To the east of the church the continuity of the potential burgage plots is less clear; the former vicarage (now Cranfield House) had been built in this area by the late 19th century. Further east a property (possibly a row of three cottages) also existed by the late 19th century and probably earlier (HCT 'Workers Cottages' on map 13).

To the north of the HUCA (along Cotton Close) the late 20th century housing was partially built upon the site of outbuildings associated with the watermill (cf. map 7). In the late 18th century the watermill was developed as a cotton mill but which performed a variety of functions in the early 19th century before being used solely as a flour mill in the late 19th century (cf. 2.6.3.2). It was operated as an animal feed mill by the 1970s and several buildings had been constructed to

facilitate this industry in the mid/late 20th century<sup>151</sup>. The extant mill building dates to the late 18th century when it had been rebuilt as a cotton mill (cf. 2.6.3.2)<sup>152</sup>.

The allotment gardens (HCT 'Market Gardens or Allotments' on map 13) and the Bowling Green (HCT 'Sports Fields') were both laid out in the mid 20th century. The latter was sited on a paddock, which may have formed part of the burgage plots prior to the construction of the canal in the late 18th century. Historic maps suggest that the area of the allotments had been subdivided into paddocks with no obvious settlement by at least the mid 19th century. It is possible that it may have originated as a village green or possibly as an early market place (early trading places often being associated with the site of a church).

#### 4.1.2 Built character



The HUCA lies within the Alrewas Conservation Area and is dominated by the Grade I Listed All Saints Church and its churchyard (plate 1)<sup>153</sup>. The architecture of the church is testimony to several phases of development, but it remains the only wholly stone built structure within the EUS project area. The earliest elements are two doors one of which (although reset) dates to the 12th century and the other to circa 1200 (cf. 2.4.3). Greater evidence of 14th century rebuilding survives (the tower and parts of the north and south aisle) and it was largely heightened in the 16th century (the nave and south aisle roofs are of this date). Restorations and alterations were carried out on several occasions in the mid and late 19th century (cf. 2.6.4.1).

There are a further 11 Grade II Listed buildings within the HUCA the majority of which are domestic in nature (there is also a timber framed barn and a stable both of at least 17th century date). These buildings are mostly 17th century in date, but the earliest known (dated to the 16th century) stands in Mill End Lane where timber framing and thatched roofs are a particular feature



of the built character (cf. map 14). One 17th century timber framed property on Church Road was extensively remodelled in the 18th century and later periods with red brick frontage now obscuring much of the external timberwork<sup>154</sup>. All of the later historic buildings, from the 18th century onwards, are built of red brick (cf. map 14); of these Cobwebb Cottage on Mill End Lane is unique in having a thatched roof<sup>155</sup>.



**Plate 6:** Westgate House and its timber framed barn

Westgate House is a red brick two storey house dating to the early 19th century which is attached to a 17th century barn. The latter provides evidence for continuity of settlement on this site (plate 6)<sup>156</sup>.

Further historic buildings survive along both Mill End Lane and Church Road. Red brick cottages lying along Mill End Lane may date from the 18th century onwards. Along Church Road lies the red brick former vicarage (of two and half storeys) which probably dates to the mid/late 19th century. Many of the historic buildings, of all periods, have the potential to retain earlier fabric which could enhance our understanding of the development of the settlement.

### 4.1.3 Heritage Values

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with the development of the settlement (including the church and watermill site) from the early medieval period onwards. The historic buildings also retain the potential for their fabric to inform their origins, development and function, which would contribute to an understanding of the development of the built heritage within Alrewas. Given the low-lying nature of the land within this HUCA there also remains the potential that archaeological features may contain waterlogged remains.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets in the form of the Listed buildings (including the Grade I All Saints Church) and unlisted historic buildings (cf. 4.1.2).</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Alrewas Conservation Area and the 12 nationally listed buildings. The historic buildings in particular make a significant contribution to Alrewas' historic character which comprises the church and churchyard, timber framed and thatched cottages and the later brick houses. The historic character is also complemented by the legibility of historic building plots (both burgages and the irregular patterning to the south) within the HUCA</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The majority of the HUCA is dominated by private dwellings, but the church forms an important community building and provides an opportunity for both visitors and the community to engage with the built heritage and the wider history of the town.</p>	<p><b>Medium</b></p>

### 4.1.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA's contribution to an understanding of Alrewas' history and also to the sense of place for 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>157</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Alrewas Conservation Area Appraisal and the Lichfield District Conservation officer in the first instance<sup>158</sup>. Any works on or within the vicinity of the Grade I Listed building should be subject to consultation with English Heritage during the

<sup>159</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>160</sup> Ibid.

<sup>161</sup> Ibid.

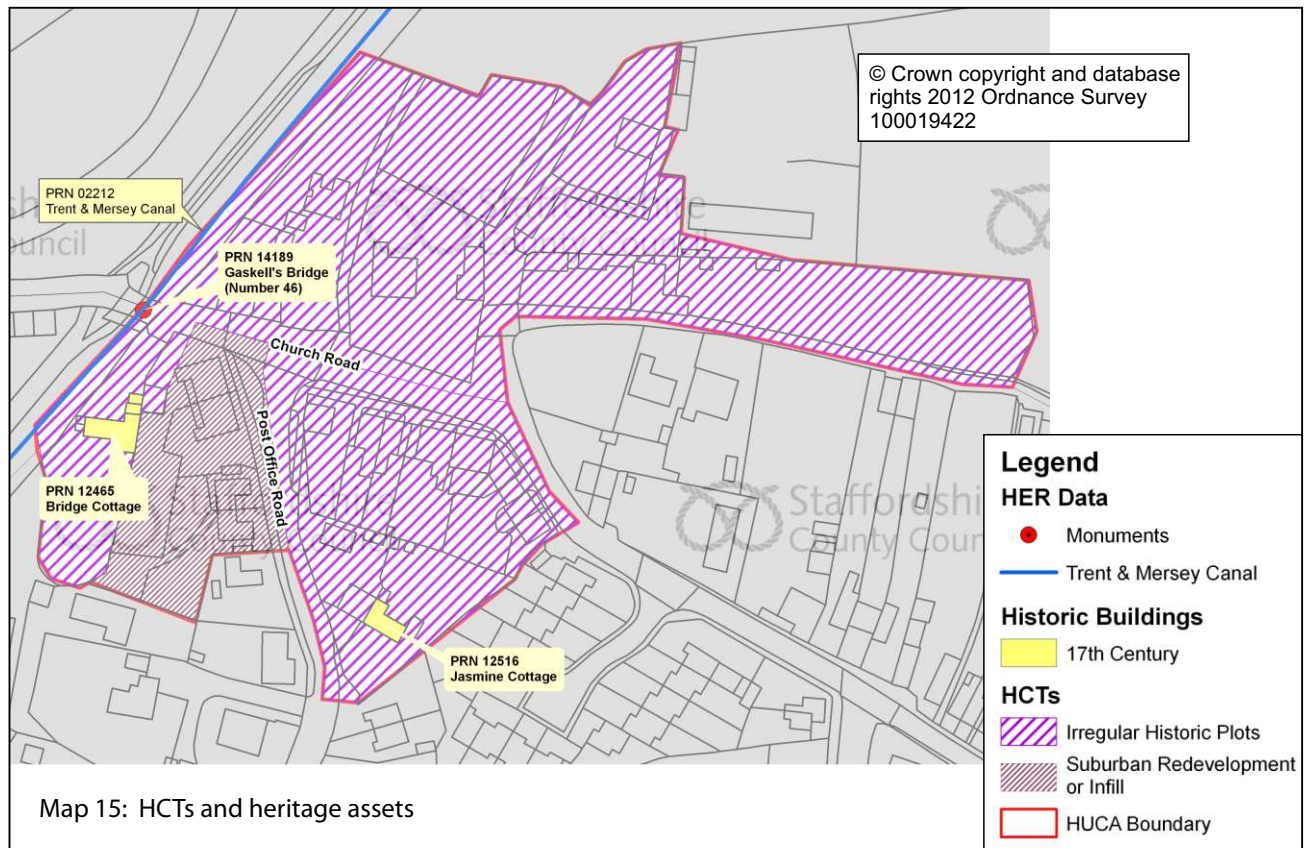
<sup>162</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>163</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>159</sup>.

- ◆ The sympathetic restoration or enhancement of the historic buildings, 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) of NPPF<sup>160</sup>). The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. 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>161</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>162</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 the Lichfield District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document<sup>163</sup>.

## 4.2 HUCA 2: Gaskells Bridge



### 4.2.1 Statement of heritage significance and built character

The HUCA is dominated by historic buildings, although only two are designated. Both are Grade II Listed, date to the 17th century and lie within an area identified as comprising an irregular settlement pattern (HCT 'Irregular Historic Plots' on map 15). This settlement area lies to the north and west of the area identified as principally comprising the planned medieval town (HUCA 3). The origins of settlement within HUCA 2 are currently unclear, but it may date from the post medieval period as an unplanned extension to the medieval town. Archaeological work has not been carried out within the HUCA to date so an earlier period of origin cannot be ruled out.

Both Grade II Listed properties are characteristic of many of Alrewas' post medieval properties in being timber framed with thatched roofs. Bridge Cottage lies away from the road side (off Church Road) and adjacent to the canal, whilst Jasmine Cottage (plate 7), in Post Office Road, lies at an angle to the road itself; the location and orientation of both cottages reinforce the irregular settlement pattern of this area<sup>164</sup>.

The remainder of the historic properties within the HUCA are of red brick although they differ in scale and massing. The buildings to the north of Church Road are principally detached and most lie set back from the road; to the north east lies Essington House Farm with surviving red brick outbuildings. To the south of Church Road the buildings are generally smaller and the historic character is dominated by a row of red brick houses of 19th century date, although those to the



south east are modern replacements of earlier buildings. The most recent houses were built on the site of earlier properties in the early 20th century and comprise semi-detached houses (HCT 'Suburban Redevelopment and Infill' on map 15).



Plate 7: Jasmine Cottage

The Trent and Mersey Canal, built in the late 18th century (cf. 2.6.5.2) forms the western boundary of the HUCA. Church Road crosses over the canal via the Grade II Listed Gaskell's Bridge<sup>165</sup>.

#### 4.2.2 Heritage Values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive which could inform the origins of the settlement within this HUCA. There is also the potential for the historic buildings to retain earlier fabric which could inform their origins, development and function and thus contribute to an understanding of the built heritage of Alrewas.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets in the form of historic buildings as well as the Trent and Mersey Canal with the associated Grade II Listed Gaskell's Bridge.</p>	<p><b>High</b></p>

<sup>165</sup> Lichfield District Council 2008

<sup>167</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>168</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>169</sup> Ibid.

<sup>170</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>171</sup> Ibid.

**Aesthetic value:** The historic buildings make an important contribution to Alrewas' historic character. This is complemented by several designations including the Alrewas Conservation Area and the three nationally listed buildings and structures

**High**

**Communal value:** The majority of the HUCA is comprised of historic buildings which can only be appreciated from street level. The canal provides an important community facility and is a key tourist attraction. Its importance is enhanced within the HUCA by the presence of the Grade II Listed Gaskell Bridge. Consequently the canal is important as a focus for sustainable tourism and an opportunity to enhance the history of Alrewas.

**High**

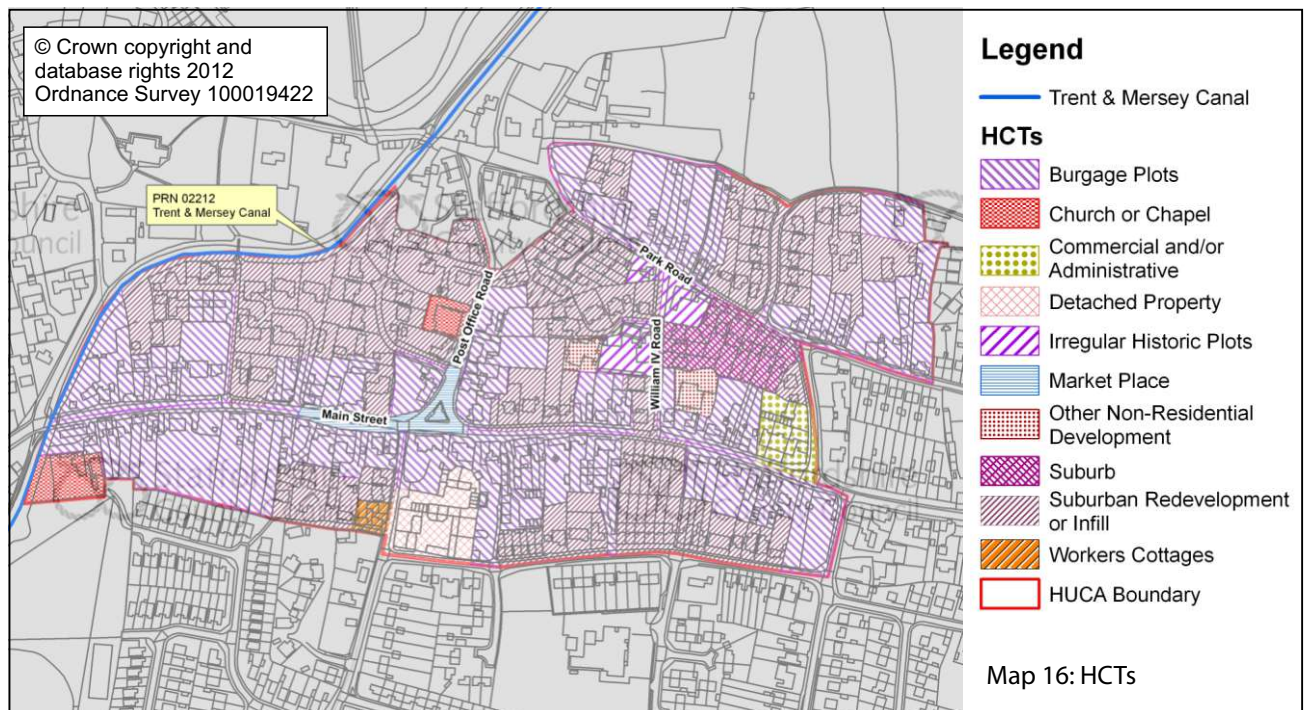
#### 4.2.3 Recommendations

The heritage significance and values identifies the important contribution of the historic environment to the history and character of the HUCA.

- ◆ Where alterations or changes are proposed to historic buildings or structures, whether Listed or not, within the Conservation Area the applicant should consult the Alrewas Conservation Area Appraisal and the Lichfield District Conservation officer in the first instance<sup>166</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>167</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Alrewas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF<sup>168</sup>. The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)<sup>169</sup>. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>170</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire 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>171</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 the Lichfield District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>172</sup>.

### 4.3 HUCA 3: Main Street and Park Road



#### 4.3.1 Statement of heritage significance

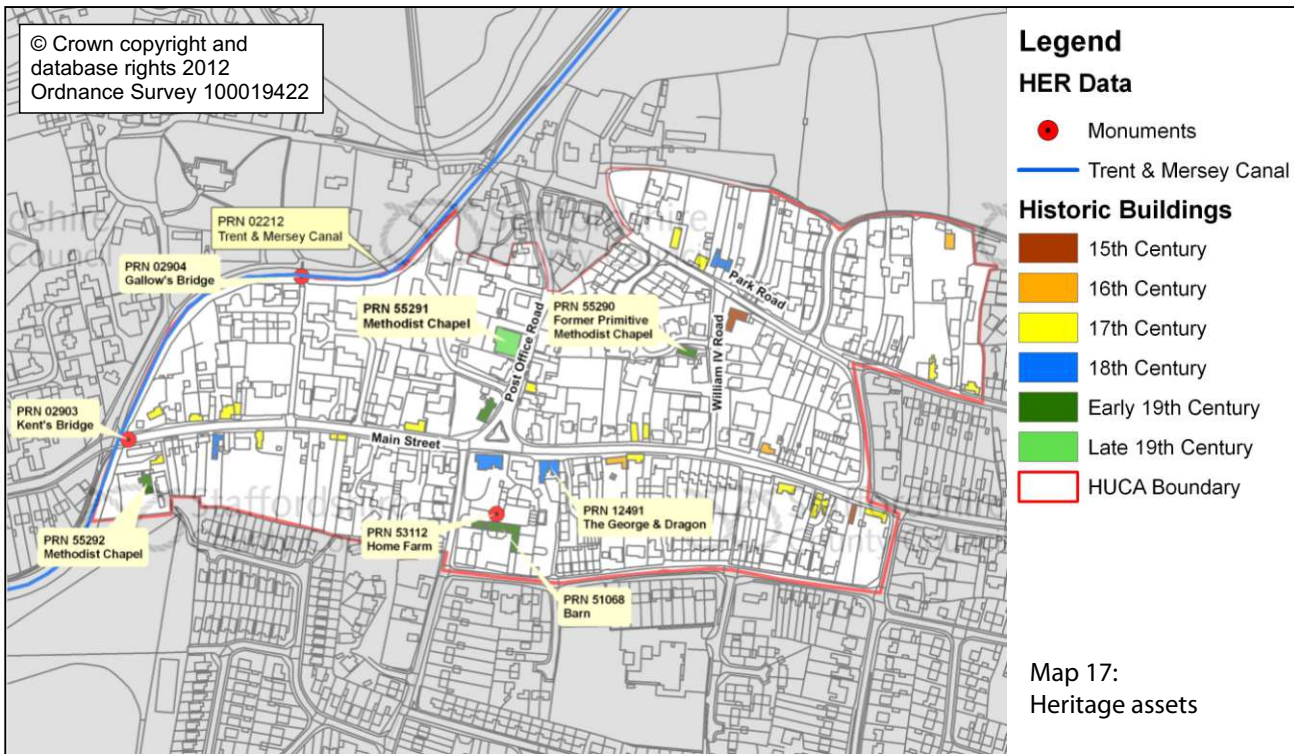
The HUCA represents the principal area identified as forming the planned medieval town of Alrewas which comprised burgage plots along Main Street, Post Office Road and the north side of Park Road (cf. map 16; map 4). The triangular market place, still legible within the settlement plan despite the creation of a green, stood at the junction of Main Street and Post Office Road. It has been suggested that Main Street was created as part of the town plan in the late 13th/early 14th century (although it may have originally existed as a field lane; cf. 2.4.1.3 and 2.4.2.2). The rear of the burgage plots to the south of Main Street were served by a back lane of which only Furlong Lane survives (the western extension had survived as a footpath in the late 19th century cf. plate 5).

The evidence for burgage plots also survives across the townscape, although it has been impacted to a degree by mid, but mostly late, 20th century housing development (HCTs 'Burgage Plots' and 'Suburban Redevelopment or Infill' on map 16).

Whilst the HUCA is dominated by a domestic character the townscape also includes three chapels established in the 19th century, as well as late 20th century shops and the telephone exchange (HCTs 'Church or Chapel', 'Commercial and/or Administrative' and 'Other Non-Residential Development' on map 16; map 9). and may have been used partly as a warehouse and partly as a showroom for their produce<sup>219</sup>.



### 4.3.2 Built character



There are 25 Grade II Listed buildings and the entire area is covered by the Alrewas Conservation Area. Many other historic buildings also survive within the HUCA.



Of the 32 historic buildings which have been recorded in the Historic Environment Record (HER) (cf. HUCA 3 buildings map), two have been identified as having 15th century origins and a further twenty-one date to the 16th and 17th centuries (cf. 2.4.1.3 and 2.5.1.2; map 17). All of these buildings are timber framed, although this is visible externally to varying degrees, and some of them also retain thatched roofs, including Thatch End (plate 8)<sup>173</sup>.

The HUCA has a predominantly domestic character which, despite the presence of early timber-framed buildings, is mostly comprised of red brick (some having since been painted or plastered) two storey houses of probable 18th or 19th century date. It should be born in mind, however, that these properties have the potential to retain evidence for earlier origins within their cores. The scale of the properties along Main Street varies from small terraced cottages standing adjacent to the road side to no. 111 Main Street. The latter is a large detached property built in the 1880s/1890s standing in its own grounds behind a sandstone wall and hedge. Three 18th century buildings and one of early 19th century date are Grade II Listed. Along Park Lane the properties are generally smaller in scale and the historic buildings are again predominately of red brick. Timber-framing is, however, visible in the 17th century Grade II Listed 'Fiddler's Rest'<sup>174</sup>. Post Office Lane is also dominated by 18th/19th century red brick properties, although the majority are detached and include the white-washed 'The Crown' public house.

Other 19th century non-domestic buildings include the 'L' shaped farm buildings belonging to the former Home Farm as well as three non-conformist chapels (cf. 2.6.4.2).

#### 4.4.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for below ground archaeological remains to survive within the HUCA relating to its development from the medieval period onwards. Such information would greatly enhance our understanding of the history of Alrewas. There is also a high potential for the historic buildings within the HUCA to retain architectural details which would further our understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both listed and unlisted. The medieval street pattern, including the market place is also well preserved as are the burgage plots which are legible along the majority of the streets within the HUCA.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character of the planned medieval town is well preserved within the HUCA despite later housing infill and redevelopment. The integral components of the historic character are the historic buildings, burgage plots, market place and the street pattern. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Alrewas Conservation Area and the 25 nationally listed buildings and structures</p>	<p><b>High</b></p>

<sup>175</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>176</sup> Lichfield District Council 2008  
<sup>177</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>178</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>179</sup> Ibid.

**Communal value:** The HUCA forms heart of the modern town and as such enables the community to engage with heritage assets from street level. The experience and understanding of Alrewas' heritage could be promoted to the community and visitors' through interpretation and encourage heritage-led sustainable tourism.

**High**

#### 4.3.4 Recommendations

The heritage significance and values elements have recognised the importance of this HUCA to not only in its contribution to an understanding of Alrewas' history, but also to the sense of place for the community and visitors.

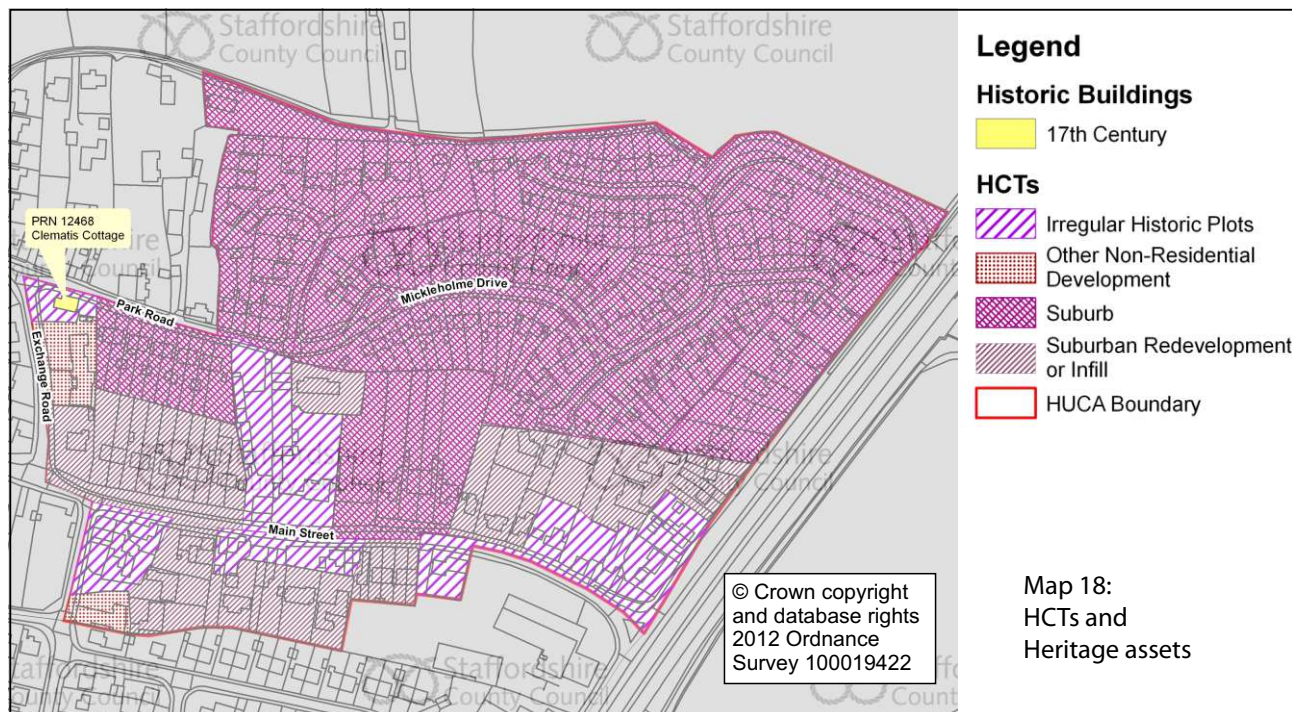
- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>175</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Alrewas Conservation Area Appraisal and the Lichfield District Conservation officer in the first instance<sup>176</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>177</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, 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) of NPPF<sup>178</sup>). The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. 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>179</sup>
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>180</sup>.

<sup>180</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Lichfield District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>181</sup>.



## 4.4 HUCA 4: Mickleholme Drive



### 4.4.1 Statement of heritage significance and built character

Settlement within the HUCA was focused upon the principal historic road Main Street and it is in this area that the earliest properties can be found (cf. HCT 'Irregular Historic Plots' on map 18).

The settlement along Main Street comprises a mix of historic and mid/late 20th century houses (cf. map 9). The historic properties are all of red brick (although some have been painted or plastered in the 20th century) and comprise a mix of single cottages and as well as standing in pairs or terraces. These houses are largely undated although the brickwork of the cottage standing on the corner of Wellfield Road suggests a late 18th/early 19th century date; the single cottages are probably slightly later.

The origin of settlement along this section of Main Street is currently unclear; the form of the historic building plots do not suggest that it had formed part of the medieval planned town, although settlement is indicated in this area on Yates' map of Staffordshire (1775). It is therefore likely that settlement developed along the road from the post medieval period onwards (cf. map 6, map 7 and map 8). It is possible that some of the historic buildings, particularly those lying to the west, may retain evidence of earlier building phases hidden within their structures. Map 18 and map 9 reveal that there has been considerable redevelopment and infill along Main Street in both the mid and late 20th century. There is a diversity of building styles and scale which reflects this piecemeal development.

Beyond the Main Street axis lies the earliest known property within the HUCA, the Grade II Listed Clematis Cottage which lies on the corner of Exchange Road and Park Road<sup>182</sup>. This property dates to the 17th century and comprises a timber framed structure with a thatched roof;

consequently this building contributes to the wider historic character of Alrewas. The historic maps suggest that this may represent expansion to the medieval settlement in an area which was otherwise dominated by field systems until the late 20th century (cf. map 6 and map 10). There is, however, the potential that this particular plot may have formed part of the medieval town given its location opposite an area identified as burgage plots (within HUCA 3; cf. map 4).

In the late 20th century a housing estate was built along a new road (Mickleholme Drive) upon an irregular field system, whose origins are currently unclear. The houses within the estate were constructed principally as detached properties.

#### 4.4.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive, particularly along Main Street and part of Park Road, which could elucidate the nature and origins of settlement within this part of Alrewas. There is also the potential for some of the historic buildings along Main Street, and the Grade II Listed Clematis Cottage, to retain fabric which could contribute to an understanding of the built heritage of Alrewas and its history.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> Historic buildings are legible within the HUCA and have the potential to contribute to an understanding of the social and economic history of Alrewas.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The built heritage of the HUCA contributes to the historic character of the wider townscape.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA comprises private dwellings whose contribution to the wider history of Alrewas can be appreciated only from street level.</p>	<p><b>Low</b></p>

#### 4.4.3 Recommendations

The heritage significance and values have identified that the historic environment continues to make a contribution to the wider character of Alrewas.

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Alrewas Conservation Area Appraisal and the Lichfield District Conservation officer in the first instance<sup>183</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>184</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Alrewas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF<sup>185</sup>). The heritage assets also make a positive contribution to the tourist economy of the town.

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

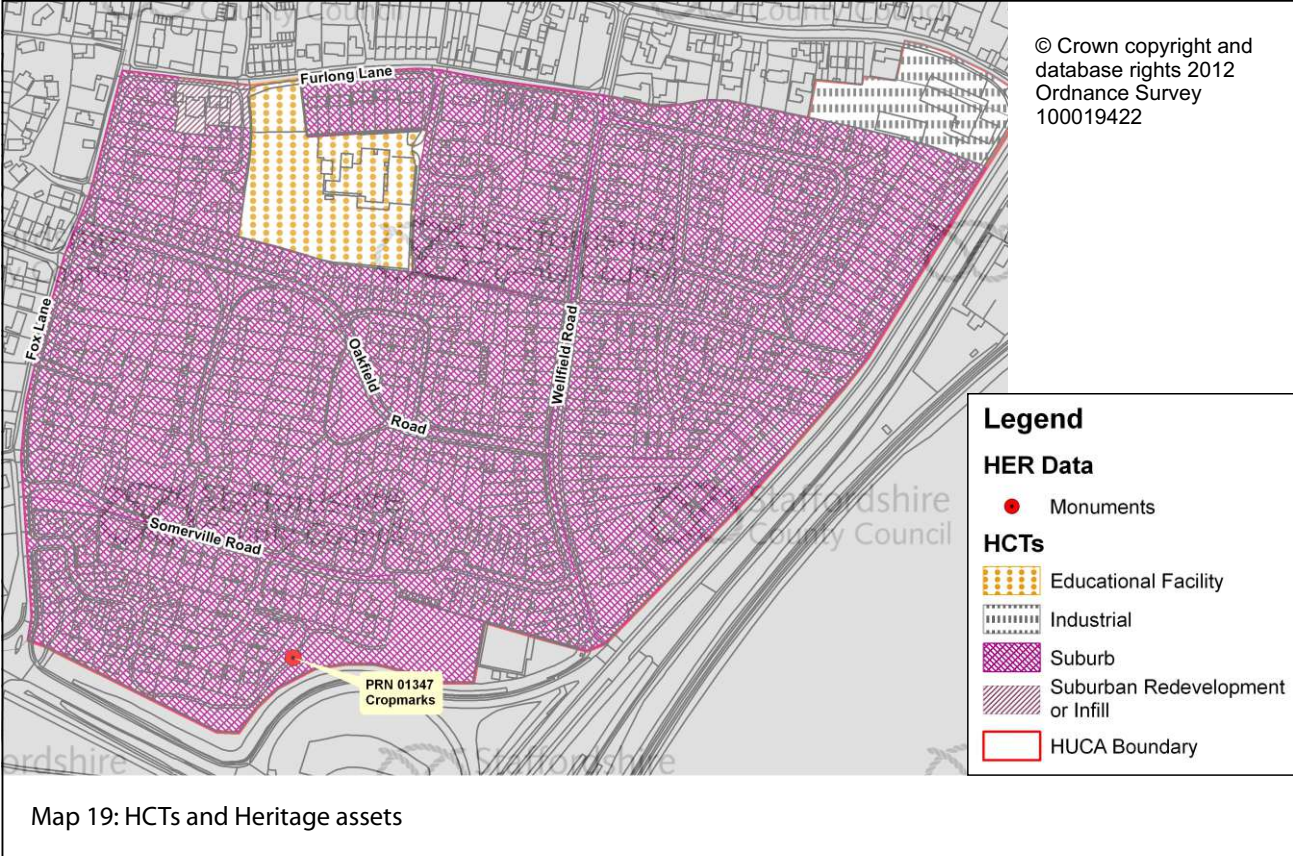
<sup>228</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>230</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)<sup>186</sup>. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>187</sup>.
- ◆ 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>188</sup>.



### 4.5 HUCA 5: Furlong Lane, Wellfield Road and Oakfield Road



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

The HUCA is dominated by a large housing estate which was built in the mid 20th century. It mostly comprises semi-detached houses along estate roads. Some of the houses were constructed along pre-existing lanes including the south side of Furlong Lane, Wellfield Road and the eastern side of Fox Lane. In these areas there appears to be a greater diversity in the form of the houses perhaps suggesting a greater degree of piecemeal development along these lanes. A number of red brick two-storey cottages in Fox Lane date to at least the 19th century.

To the south of Somerville Road a further two small estates, comprising mostly detached houses, were constructed in the late 20th and early 21st century respectively (cf. map 19 and map 9).

The expansion of housing across the whole of Alrewas in the mid and late 20th century put pressure on other associated services. Consequently a new school, All Saints C of E Primary School, was built in the late 20th century off Furlong Lane. The HUCA also contains the only area of large-scale industrial development within the EUS project area; a small industrial estate which appears to have originated in the mid 20th century (HCT 'Industrial' on HUCA 5 map). Its location within the HUCA can probably be associated with the upgrading of the A38 in the 1950s (cf. 2.7).

The HUCA lay beyond the area of the medieval planned town and had formed part of the open field system during that period, probably being enclosed incrementally during the 18th century

(cf. 2.4.2.2 and 2.6.3.1). Linear cropmarks of unknown date and function were identified on aerial photography taken in the 1960s and 1970s, but part of the feature now lies under the late 20th century housing development; the remainder may survive under an area of public open space.

#### 4.5.2 Heritage values

<b>Evidential value:</b> The HUCA lies beyond the area of the medieval planned town. Part of the linear feature may survive within the HUCA.	<b>Low</b>
<b>Historical value:</b> The HUCA is dominated by mid and late 20th century development, principally housing, but also a school and industrial units.	<b>Low</b>
<b>Aesthetic value:</b> The character of the HUCA is dominated by mid 20th century housing development laid out principally along estate roads.	<b>Low</b>
<b>Communal value:</b> The HUCA is dominated by modern private dwellings and from a heritage perspective the value is low.	<b>Low</b>

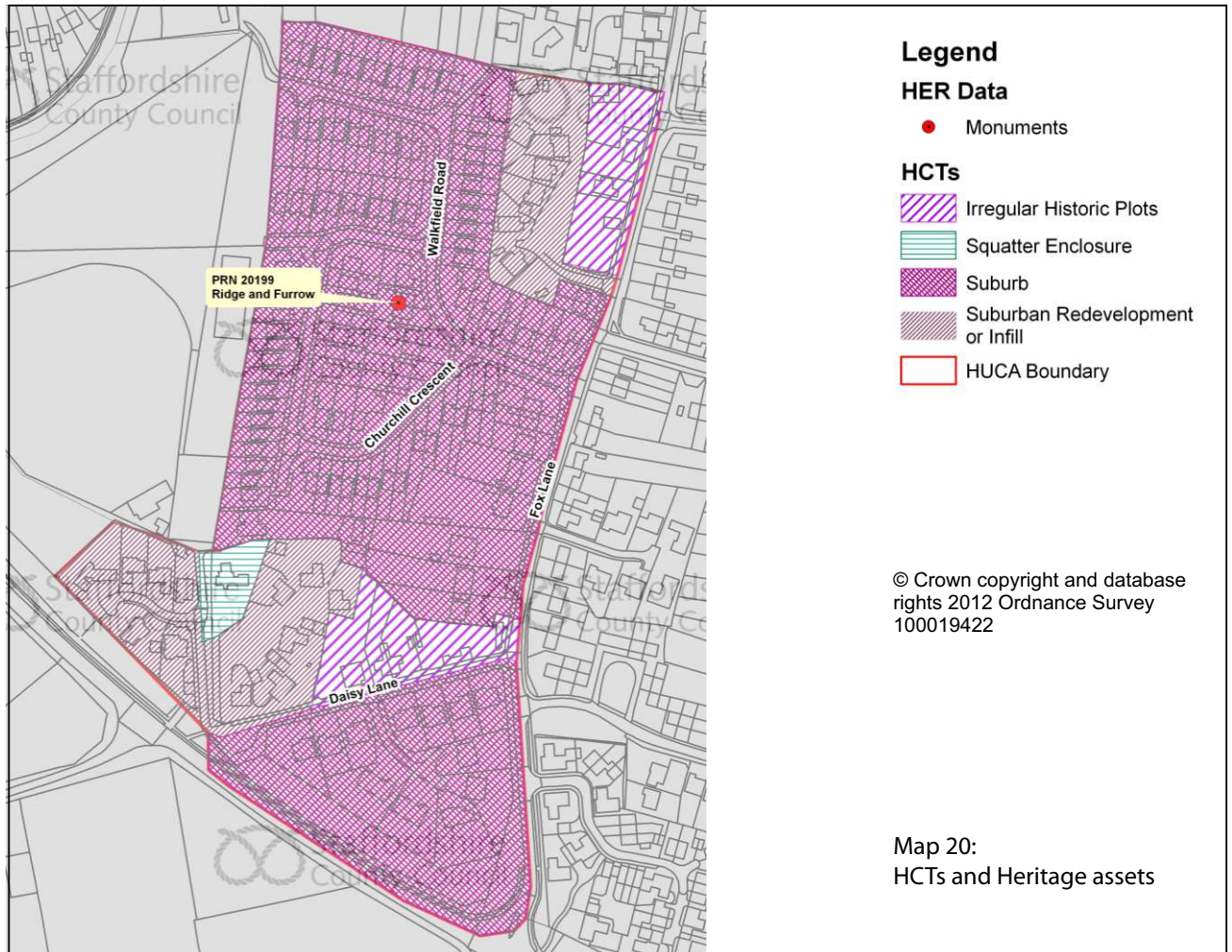
#### 4.5.3 Recommendations

The heritage significance and values has identified that the HUCA is dominated by mid 20th century development with little heritage interest.

- ◆ 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>190</sup>.



## 4.6 HUCA 6: Daisy Lane and Walkfield Road



### 4.6.1 Statement of heritage significance and built character

The HUCA is dominated by late 20th and early 21st century housing development (cf. map 9), although evidence for earlier settlement survives both to the north east and to the south. This earlier settlement (indicated by HCTs 'Irregular Historic Plots' and 'Squatter Enclosure' on map 20) has not been closely dated, but is possibly associated with the enclosure of the common land of Alrewas in the early 19th century (cf. 2.6.3.1). The area of 'Squatter Enclosure' on map 20 (and map 8) may have earlier origins, but its history is currently unknown. Part of the area of 'Squatter Enclosure' was re-developed later in the 19th century with the extant houses lying on Daisy Lane (HCT 'Irregular Historic Plots' on map 20). The early 21st century houses lying to the west of these were built upon the site of a large detached house known as Daisy Bank which in itself replaced earlier squatter enclosure in the last two decades of the 19th century (cf. map 8).

The area of 'Irregular Historic Plots' lying on Fox Lane may be earlier and relate to an expansion of the historic core of Alrewas into an area which had formed part of the agricultural economy of the settlement (cf. 2.4.2.2 and map 4). Further houses were built within the HUCA in the mid 20th century as ribbon development on Fox Lane (just north of the junction with Daisy Lane). This



represents the first phase of 20th century expansion which continued into the late 20th century with the construction of a large estate of detached and semi-detached houses laid out along Churchill Crescent and Wakefield Road.

The earliest history of the HUCA is shown on map 4 and map 5 where the southern portion had formed part of an area of much larger common land (or heath land) which extended to the south and south west. This unenclosed landscape survived until 1810 (cf. 2.6.3.1). To the north the HUCA had formed part of one of Alrewas' open fields which was probably enclosed during the 18th century (2.4.2.2 and 2.6.3.1). Evidence for medieval ploughing was visible as earthworks (ridge and furrow cf. map 20) across this area on aerial photography prior to the development of the housing estate in the late 20th century<sup>191</sup>.

#### 4.6.2 Heritage values

<b>Evidential value:</b> There is some potential for earlier evidence of settlement to survive associated with the area of 'Irregular Historic Plots' and 'Squatter Enclosure' which may elucidate its nature and origins.	<b>Low</b>
<b>Historical value:</b> Historic buildings are legible within the HUCA and have the potential to contribute to an understanding of the social and economic history of Alrewas.	<b>Medium</b>
<b>Aesthetic value:</b> The built heritage of the HUCA contributes to the historic character of the wider townscape.	<b>Medium</b>
<b>Communal value:</b> The HUCA comprises private dwellings whose contribution to the wider history of Alrewas can be appreciated only from street level.	<b>Low</b>

#### 4.6.3 Recommendations

The heritage significance and values have identified that the historic environment continues to make a contribution to the wider character of Alrewas.

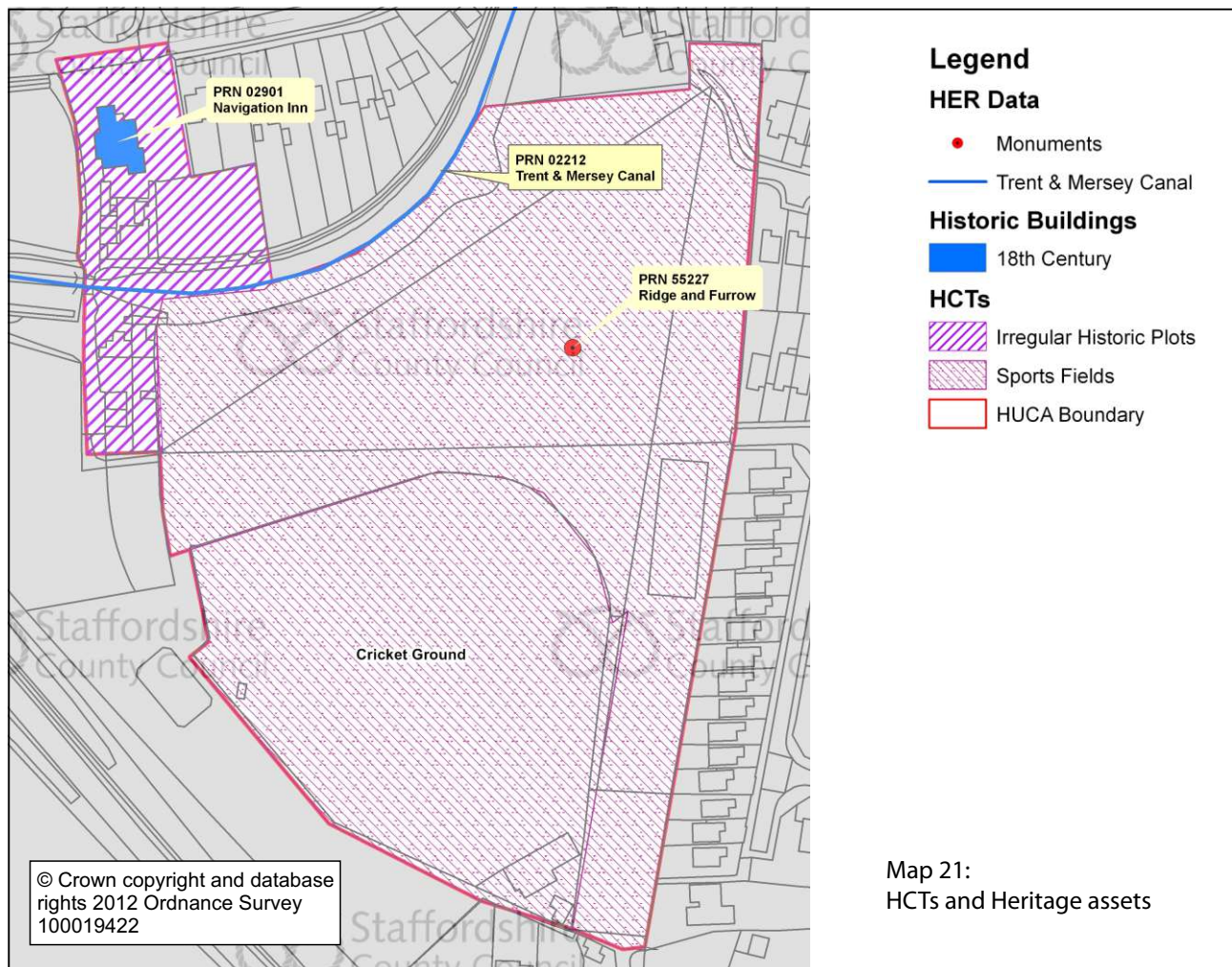
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Alrewas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF<sup>192</sup>. The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)<sup>193</sup>. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58

in NPPF.

- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>194</sup>.

◆ 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>195</sup>.

## 4.7 HUCA 7: Bagnall Lock and Cricket Ground



### 4.7.1 Statement of heritage significance and built character

The HUCA is crossed by the Trent and Mersey Canal which was constructed in the late 18th century (cf. 2.6.5.2)<sup>196</sup>. The Bagnall Lock forms part of the infrastructure of the canal and the only buildings within the HUCA probably relate to the canal and the lock. The former Navigation Inn (currently known as 'The New Lodge') has been identified as probably being broadly contemporary with the canal (although much extended) and was probably built to serve the boating community<sup>197</sup>. The remaining properties include two cottages to the south of the lock (Lock Cottages) which may have accommodated canal workers, whilst the building to the north is likely to have originated as the lock keeper's cottage (HCT 'Irregular Historic Plots on map 21).

The remainder of the HUCA is dominated by public open space and a cricket ground which was established in the early 20th century (HCT 'Sports Field' on map 21). The playing field around the cricket ground was probably established in the early 21st century. This area had formed part of one of Alrewas' open fields in the medieval period and evidence for this activity was identified on aerial photography taken in the 1960s in the form of ridge and furrow earthworks (cf. map 5)<sup>198</sup>.

## 4.7.2 Heritage values

<b>Evidential value:</b> There is the potential for the historic buildings to retain information concerning their origins and particularly their function in relation to the canal.	<b>Low</b>
<b>Historical value:</b> The legible heritage assets comprise the canal and its associated buildings and structures which all contribute to the history of the waterway and its relationship with Alrewas. The cricket ground is also an important part of Alrewas' sporting history.	<b>High</b>
<b>Aesthetic value:</b> The open landscape of the HUCA, which includes the cricket ground, is an important component of Alrewas historic character. The canal and the associated structures and buildings, however, are particularly important to the local historic character of Alrewas. This importance has been recognised in the inclusion of the canal and its buildings and structures in the Alrewas Conservation Area.	<b>High</b>
<b>Communal value:</b> Both the canal and the cricket ground are important public amenities both of which play a part in Alrewas' history.	<b>High</b>

## 4.7.3 Recommendations

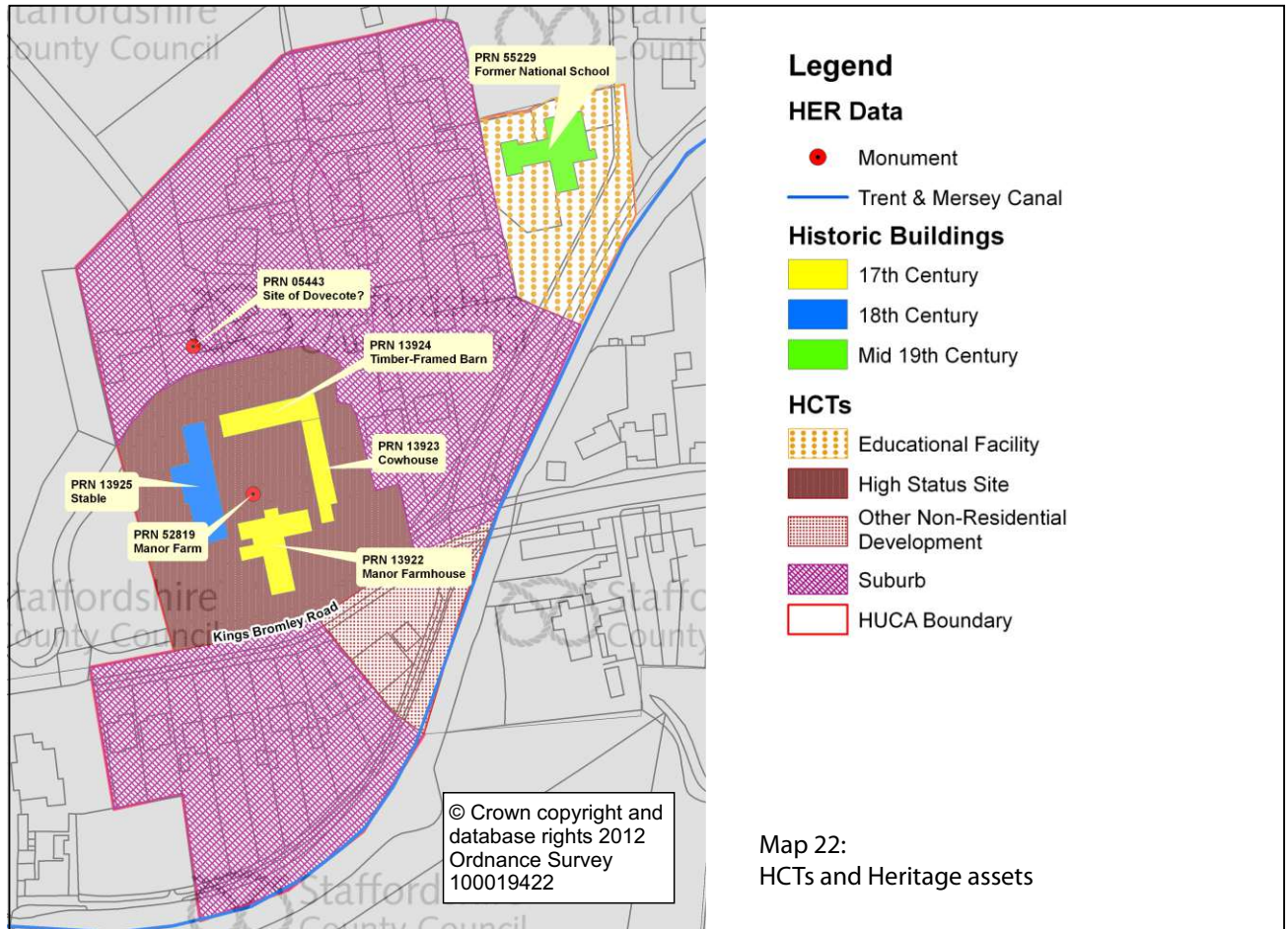
The heritage significance and values have identified the importance of the historic environment, particularly the canal, not only to Alrewas' history and character, but also as a public amenity.

- ◆ Where alterations or changes are proposed to historic buildings within the Conservation Area the applicant should consult the Alrewas Conservation Area Appraisal and the Lichfield District Conservation officer in the first instance<sup>199</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>200</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Alrewas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF<sup>201</sup>). The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)<sup>202</sup>. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.



- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>203</sup>.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA, although there is the potential for the historic buildings to reveal evidence concerning their origins and function. Further research may alter our understanding of the below ground 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>204</sup>.

## 4.8 HUCA 8: Kings Bromley Road and Manor Fields



### 4.8.1 Statement of heritage significance and built character

The HUCA incorporates suburban expansion dating to the mid and late 20th century, but its focus remains the large Grade II Listed 17th century Manor Farm (cf. map 22). The latter comprises a number of individual 17th century buildings although they have all been altered or rebuilt in the 19th century. This includes the farmhouse, which was considerably rebuilt in red brick. An early 17th century timber framed barn survives with some 19th and 20th century alterations and the cowhouse also retains evidence, particularly within its roof structure, of its 17th century origins. The farmstead complex comprises a regular courtyard with the farmhouse forming the southern side; the 17th century farm buildings the eastern range and a Grade II Listed stable the western range. The latter has been dated to the early 18th century, but was extended in the 19th century. The 19th century alterations and rebuilding are almost certainly associated with the general improvements to agriculture taking place during what has become known as the 'Agricultural Revolution' and was particularly taken forward by the larger landowners.

The farmhouse was described by the historian Stebbing Shaw in the late 18th century as being "the remains of a half-timbered manor house, which was formerly larger..."<sup>208</sup> At this date the

property appears to have been tenanted out to a Mr Fieldhouse<sup>209</sup>. It may have originated as the manor house for Alrewas in the post medieval period (cf. 2.5.1.1). Historically the complex was set slightly apart from the main settlement areas of Alrewas having been surrounded by fields. This separation was further enforced when the Trent and Mersey Canal (which forms the southern and eastern HUCA boundary) was constructed in the late 18th century<sup>210</sup>.

The first building to impinge upon Manor Farm's isolation was the extant former National school which was built in 1855 (HCT 'Educational Facility' on map 22)<sup>211</sup>.

The earliest suburban development within the HUCA were the houses and garage which were built as ribbon development along the south side of Kings Bromley Road in the mid 20th century. Further development occurred in the late 20th century with the development of a small housing estate of detached properties on the fields to the north of Manor Farm. This development is likely to be contemporary with the conversion of Manor Farm's farm buildings to domestic use.

### 4.8.3 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with the post medieval manor house which could inform an understanding of the origins, function and status of the complex from the post medieval period onwards. Subsequent development, associated with the conversion of the outbuildings, may have impacted upon survival in some areas although the farm buildings may retain evidence of earlier structures within their surviving fabric.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The historic buildings, both those Grade II Listed buildings associated with Manor Farm, and the unlisted former National School, all contribute to an understanding of the history and development of the HUCA and Alrewas more widely. The canal is also an important feature in understanding Alrewas' social and economic history from the late 18th century onwards.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic buildings and the canal all make important contributions to Alrewas' historic character. This importance has been previously identified in the inclusion of the HUCA in the Alrewas Conservation Area and the Grade II Listed buildings associated with Manor Farm.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The majority of the HUCA is comprised of historic buildings which can only be appreciated from street level. The canal, however, provides an important community facility and is a key tourist attraction.</p>	<p><b>High</b></p>

<sup>212</sup> Lichfield District Council 2008

<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> Ibid.

<sup>216</sup> English Heritage HELM web <http://www.helm.org.ukguidance-library/good-practice-local-heritage-listing/>

<sup>217</sup> Ibid.

### 4.8.3 Recommendations

The heritage significance and values identifies the important contribution of the historic environment to the history and character of the HUCA.

- ◆ Where alterations or changes are proposed to historic buildings or structures, whether Listed or not, within the Conservation Area the applicant should consult the Alrewas Conservation Area Appraisal and the Lichfield District Conservation officer in the first instance<sup>212</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>213</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Alrewas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF<sup>214</sup>. The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)<sup>215</sup>. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>216</sup>.
- ◆ 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>217</sup>.



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Staffordshire Extensive  
Urban Survey

# Alrewas

Historic Character Assessment



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