

Brewwood

Historic Character Assessment



Staffordshire Extensive Urban Survey

Brewood

Controlled Document

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Contents

| | |
|---------------------------------------------------------------|-----------|
| Executive Summary | 5 |
| Introduction | 8 |
| Background | 8 |
| Aim | 9 |
| Outputs | 9 |
| | |
| Part One: Background And Setting | 10 |
| | |
| Section Summary | 10 |
| | |
| 1. Setting | 12 |
| 1.1 Location | 12 |
| 1.2 Geology and topography | 13 |
| 1.3 Sources | 13 |
| | |
| 2. Context and Historical Development | 15 |
| 2.1 Prehistoric | 15 |
| 2.2 Roman (49AD to 409AD) | 16 |
| 2.3 Early Medieval (410 to 1065) | 18 |
| 2.4 Medieval (1066 to 1499) | 20 |
| 2.5 Post Medieval (1500 to 1699) | 27 |
| 2.6 18th & 19th century (1700 to 1899) | 32 |
| 2.7 20th & 21st century (1900 to circa 2009) | 39 |
| | |
| Part Two: Characterisation And Assessment | 41 |
| | |
| Section Summary | 41 |
| | |
| 3. Statement of Historic Urban Character | 42 |
| 3.1 Definition of Historic Character Types (HCTs) | 42 |
| 3.2 Statement of Historic Urban Character (HUC) | 42 |
| | |
| 4. Assessment of Historic Urban Character Areas (HUCA) | 47 |
| 4.1 HUCA 1: Market Place and Stafford Street | 48 |
| 4.2 HUCA 2: Dean Street and The Pavement | 54 |
| 4.3 HUCA 3: Sparrow End Lane and The Pavement | 59 |
| 4.4 HUCA 4: Hall Farm Road and St Chad's Close | 62 |
| 4.5 HUCA 5: Sandy Lane | 64 |
| 4.6 HUCA 6: Deansfield Road and Engleton Road | 68 |
| 4.7 HUCA 7: Horsebrook Lane and Telford Gardens | 70 |

| | |
|-------------------------------------------------------------|-----------|
| 4.8 HUCA 8: Shop Lane | 72 |
| 4.9 HUCA 9: Bargate Lane and Shop Lane | 75 |
| 4.10 HUCA 10: Bargate Street, Newport Street and High Green | 77 |
| 4.11 HUCA 11: School Road and Church Road | 82 |
| 5. Bibliography | 85 |

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.

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

The Historical Development of Brewood

Prehistoric and Roman activity has been identified within the wider landscape around Brewood. Much of the evidence is known from aerial photographs and through the recovery of stray finds; many of the sites identified have been interpreted as having Bronze Age origins. There is little evidence for Iron Age activity (although some enclosures to the north of Watling Street potentially have their origins in this period). Environmental information recovered during an archaeological excavation at 'The Pavement' suggested that the immediate area around Brewood was wooded, with some limited evidence for cultivation in the Iron Age/Roman period.

During the Roman period several forts and marching camps were established to the north and south of principal Roman road in the area;

Watling Street (now the A5). An enclosed settlement, Pennocrucium, was built straddling the road. A number of these sites and features have been the subject of limited archaeological investigations. A Roman villa, at Engleton, was also excavated during the early 20th century; these various sites were served by a network of roads in addition to Watling Street.

Whilst Brewood is first mentioned in Domesday Book (1086) it may be analogous to similar settlements located close to Roman settlement centres and lying within large parishes. This has led some researchers to suggest that Brewood may have originated as the focus of a Mercian (aristocratic or Royal) estate as early as the 7th or 8th century. The church certainly held Brewood by the early 11th century and it is possible that it had been granted by a Mercian dynasty and became a minster church.

The plan form of Brewood reveals two possible enclosures which may have been associated with early medieval activity. The larger, rectilinear, area fossilised by the roads comprising Market Place, Sandy Lane, The Pavement and Dean Street, may have enclosed the area of the minster. The second, less regular area, formed by Bargate Street and Newport Street, to the west may have originated as a farm or possibly a green around which settlement was focused. Domesday Book suggests a large population on the manor, some of which was probably focused at Brewood itself. Given its proposed status as a minster settlement it is also possible that a market function existed from an early date.

Despite the suggestions made above it is likely that the principal plan form comprising the large triangular Market Place and its burgage plots were laid out in the early 13th century and may be associated with a market charter of this date. Stafford Street appears to be a

later extension, also lined by burgage plots, which may be associated with later market charters granted and confirmed later in the same century. This plan form is associated with the Bishop's manor; a manor house is known from documentary sources but its location is currently unknown. Tradition suggests it lay to the east of the Market Place, although an alternative location may be to the south where the latter terminated until Church Road was cut through in circa 1860. Two Grade II Listed with probable 15th century buildings, The Swan Inn on Market Place, and 9 Bargate Street, survive within the Bishop's manor, although both have been substantially altered.

Dean Street, with its Grade II Listed 14th century timber framed house (The Old Smithy) and other early historic buildings, lining the road with the typical long and narrow burgage plots has a separate history to the rest of the historic town. Dean Street was laid out, probably in the 13th century, by the Dean of Lichfield Cathedral. An estate in Brewwood, which included the church, had been granted to the Dean by the Bishop by circa 1176.

There is good documentary evidence for the economic composition of Brewwood during the medieval which reflects its status as a small medieval market town. This evidence has been supported by an archaeological excavation to the east of The Pavement which revealed evidence of several industrial activities including tanning which occurred here from the 13th to the early 16th century.

It is currently unclear to what extent the settlement pattern may have changed during the post medieval period. Brewwood Hall and the hamlet of Sparrows End to the east of Brewwood both originated in at least the 17th century. Brewwood Hall, a Grade II Listed 17th century manor house, built by the Fowke family (who held half of Engleton manor) may have originated in the medieval period.

The economic history of Brewwood during the post medieval period is also, currently, unclear. The end of industrial activity at The Pavement and the loss of the market by the end of the 17th century appears to imply some contraction. This may have led to the abandonment of settlement in peripheral areas of the town (such as The Pavement and Shop Lane). However, despite the failure to re-establish the market in the 19th century, trade directories of this period do reveal economic diversity suggesting that it still functioned as a local commercial centre.

There is limited evidence for growth during the 18th and 19th century beyond the historic core. However, investment was being made in the built environment during this period with many early buildings being altered and re-fronted in brick; giving an overall Georgian character to the town. The most ostentatious building within Brewwood is undoubtedly the mid 18th century Grade I Listed Speedwell Castle.

The greatest period of growth occurred in the mid 20th century when large-scale housing development was constructed to the north and north east of the historic core. Late 20th and early 21st century housing has mostly been built as infill between and on areas of earlier settlement.

Characterisation and Assessment

- ◆ The legible historic character of the two parts of the planned medieval town (the Bishop's and the Dean's manor) survives within **HUCA 1, HUCA 2, HUCA 10** (and possibly **HUCA 8**). Burgage plots are a feature of these HUCAs along within the associated historic street pattern. The triangular market place and the Grade I Listed St Mary and St Chad's church lie within **HUCA 1**. The earliest known buildings, dating to the late medieval

period all lie within these two HUCAs. The earliest is the Grade II Listed 14th century Old Smithy lying at the southern end of **HUCA 2**. The greatest concentrations of other early buildings also lie within these two HUCAs many of which originated in the post medieval period as timber framed properties. Overall, however, Brewood has the character of a brick built Georgian town the result of rebuilding and alterations to earlier properties.

- ◆ Shop Lane (**HUCA 8**) may also have originally formed part of the planned medieval town. Evidence for burgage plots on historic mapping being particularly evident to the north of the road. The built heritage of the HUCA includes two 17th century properties, but the remainder are mostly red brick 19th century houses, with a few of more recent date. The historic mapping also infers that the area may have been subject to settlement shrinkage during a period of economic decline (possibly during the late medieval and post medieval periods).
- ◆ Evidence for potentially post medieval settlement (including squatter settlement) survives in **HUCA 3**. The built heritage of the HUCA includes the Grade II Listed 'Brewood Hall' which dates to the 17th century and a cottage, of similar origin, at Sparrows End. **HUCA 3** is characterised by fields lining an unnamed brook. Settlement had extended eastwards along Sandy Lane by at least the 18th century as represented by The Old House (**HUCA 5**). The large former red brick vicarage (built in 1860) is also a prominent feature of the HUCA as is the early 19th century 'Old Smithy'.
- ◆ An irregular historic settlement plan dominates the western portion of Brewood represented by **HUCA 10** and **HUCA 11**. Historic buildings dominate the former

and include post medieval timber framed houses on Newport Street. Settlement may have originated in this area in the early medieval period which has influenced later development. **HUCA 11** is dominated by two schools, the earliest of which is the former Grammar School built in the mid 19th century.

- ◆ Modern development, of mid 20th, late 20th and early 21st century date, dominates **HUCA 4**, **HUCA 6** and **HUCA 7**. **HUCA 9** is dominated by the expansion of St Dominic's School in the late 20th century, although small piecemeal mid 20th to early 21st century housing are also a feature.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1**, **HUCA 2**, **HUCA 3**, **HUCA 10** and **HUCA 11**. Further archaeological potential has been identified within **HUCA 5**, **HUCA 7**, **HUCA 8** and **HUCA 9**. 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 Brewwood 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 towns¹. 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 Brewwood qualified on five counts in that there are medieval references to burgesses or burgages; was identified as a town or borough by three eminent historians². It was also still considered to be a market town circa 1600³. The results of the EUS project also identified the presence and survival of burgage plots. South Staffordshire Council has identified it as one of nine Main Service Villages within the District⁴.

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

⁵ **Burgage plot:** A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

⁶ Hunt (nd.)

⁷ William Salt Library Contacts Web page: <http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

the settlement; the presence of burgage plots⁵ and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement⁶.

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 Library⁷, but are also accessible through the Staffordshire County Council website⁸. The national programme is currently held on the ADS website⁹.



⁸ Extensive Urban Survey page on the Staffordshire County Council website: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

⁹ Archaeology Data Service website: <http://ads.ahds.ac.uk/>

Section Summary

- ◆ Prehistoric evidence has been identified in the area around Brewwood comprising cropmarks and finds. The latter in particular attest to activity during the Bronze Age. There is little evidence for Iron Age activity (although some enclosures north of Watling Street (now the A5) potentially have their origins in this period). Environmental information from The Pavement suggested that the immediate area was wooded, with some limited evidence for cultivation in the Iron Age/Roman period. Our understanding of the Roman period suggests that activity significantly intensified, although this may be due to a bias in previous research. The Roman sites are, however, of national significance and include several forts and marching camps established to the north and south of Watling Street. An enclosed settlement, Pennocrucium, was built straddling the road. A number of these features have been the subject of limited archaeological work. These sites were served by a network of roads in addition to Watling Street.
- ◆ Whilst Brewwood is first mentioned in Domesday Book (1086), evidence from similar settlements located close to Roman settlement and lying within large parishes has led researchers to suggest that Brewwood may have originated as the focus of a Mercian (aristocratic or Royal) estate as early as the 7th or 8th century. The church certainly held Brewwood by the early 11th century and it is possible that it had been granted by a Mercian dynasty and became a minster church.
- ◆ The plan form of Brewwood reveals two possible enclosures which may have been associated with early medieval activity. The larger, rectilinear, area fossilised by the roads comprising Market Place, Sandy Lane, The Pavement and Dean Street, may have enclosed the area of the minster. The second, less regular area, formed by Bargate Street and Newport Street, to the west may have originated as a farm or possibly a green around which settlement was focused. Domesday Book suggests a large population on the manor, some of which was probably focused at Brewwood itself. Given its proposed status as a minster settlement it is also possible that a market function existed from an early date.
- ◆ Despite the suggestions made above it is likely that the principal plan form comprising the large triangular Market Place and its burgage plots were laid out in the early 13th century and may be associated with a market charter of this date. Stafford Street appears to be a later extension, also lined by burgage plots, which may be associated with market charters granted and confirmed later in the same century. This plan form is associated with the Bishop's manor; a manor house is known from documentary sources but its location is currently unknown. Tradition suggests it lay to the east of the Market Place, although an alternative location may be to the south where the latter terminated until Church Road was cut in circa 1860. Two Grade II Listed probable 15th century buildings, The Swan Inn on Market Place, and 9 Bargate Street, survive within the Bishop's manor, although both have been substantially altered.
- ◆ Dean Street, with its Grade II Listed 14th century timber framed house (The Old Smithy) and other early historic buildings, lining the road with the typical long and narrow burgage plots has a separate history to the rest of the historic town. Dean Street was laid out, probably in the 13th century, by the Dean of Lichfield Cathedral. An estate in Brewwood, which included the church, had been granted to

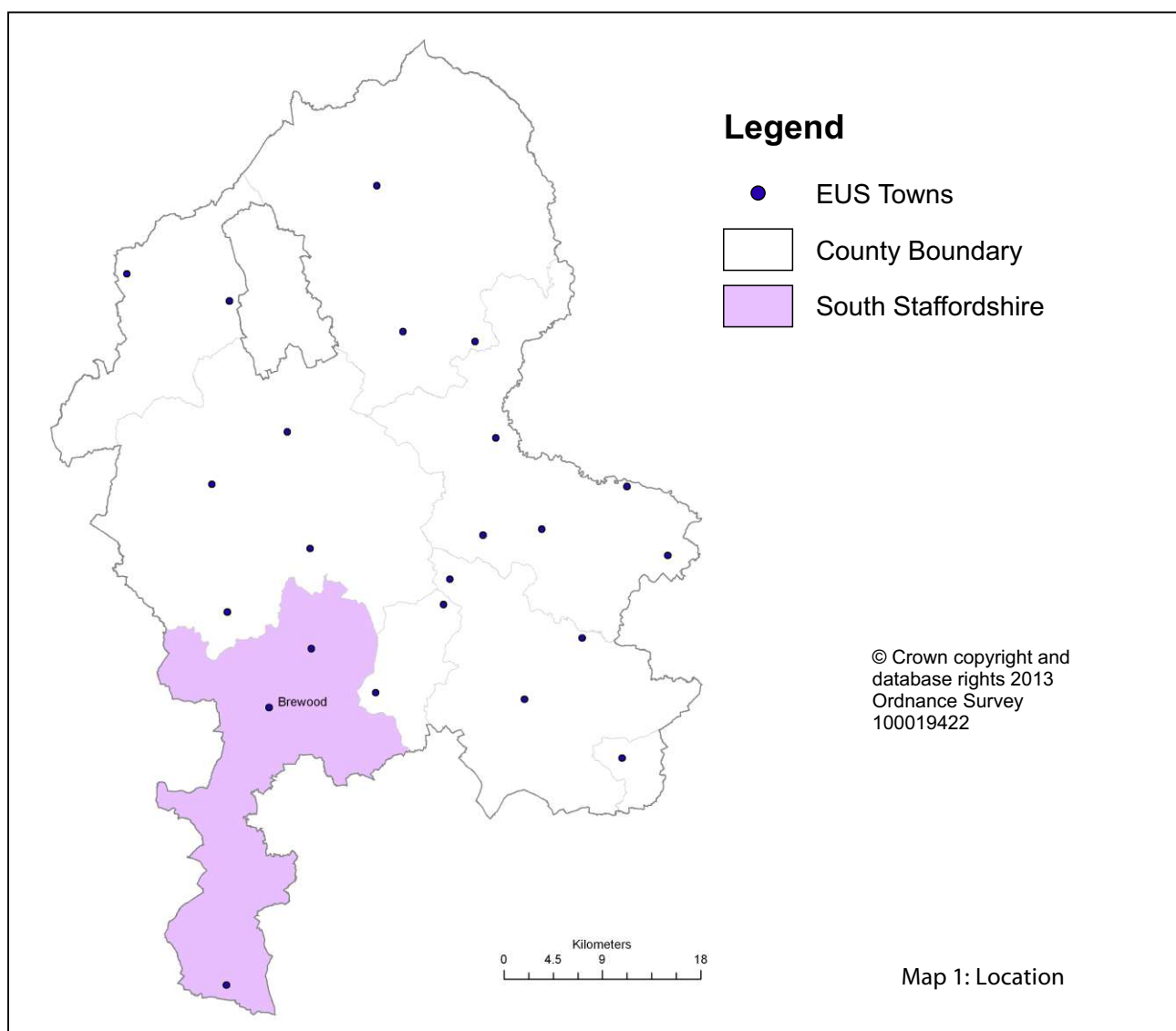
- the Dean by the Bishop by circa 1176.
- ◆ There is good documentary evidence for the economic composition of Brewood during the medieval which reflects its status as a small medieval market town. This evidence has been supported by an archaeological excavation to the east of The Pavement which revealed evidence of several industrial activities including tanning which occurred here from the 13th to the early 16th century.
 - ◆ It is currently unclear to what extent the settlement pattern may have changed during the post medieval period. Brewood Hall and the hamlet of Sparrows End to the east of Brewood both originated in at least the 17th century. Brewood Hall, a Grade II Listed 17th century manor house, built by the Fowke family (who held half of Engleton manor) may have originated in the medieval period.
 - ◆ The economic history of Brewood during the post medieval period is also, currently, unclear. The end of industrial activity at The Pavement and the loss of the market by the end of the 17th century appears to imply contraction. This may have led to abandonment of settlement in peripheral areas of the town (such as The Pavement and Shop Lane). However, despite the failure to re-establish the market in the 19th century, trade directories of this period do reveal economic diversity suggesting that it still functioned as a local commercial centre.
 - ◆ There is limited evidence for growth during the 18th and 19th century beyond the historic core. However, investment was being made in the built environment during this period with many early buildings being altered and re-fronted in brick; giving an overall Georgian character to the town. The most ostentatious building within Brewood is undoubtedly the mid 18th century Grade I Listed Speedwell Castle.
 - ◆ In the mid 19th century the Giffard family of Chillington, who had leased the Bishop's manor since the 16th century, finally bought it. The Monckton family of Somerford (also lords of Engleton manor and the lessee of the Deanery Manor) were also active in the area during the 18th and 19th centuries.
 - ◆ A grammar school was built in the 17th century. It was rebuilt in the mid 19th century and continues to be used as a school. The large red brick building is a dominant feature of the south western part of Brewood.
 - ◆ The greatest period of growth occurred in the mid 20th century when large-scale housing development was constructed to the north and north east of the historic core. Late 20th and early 21st century housing has mostly been built as infill between and on areas of earlier settlement.

1. Setting

1.1 Location

Brewood lies towards in the south of the modern county within the administrative area of South Staffordshire Council. Brewood parish is one of the largest within the county covering 5,503ha with the A5 (on the alignment of the Roman Watling Street) forming its northern boundary¹⁰. The town lies fairly centrally within the northern half of the parish.

The town is not located on a main road; the east-west A5 (Watling Street) is the nearest major route lying approximately 1.3km to the north; Brewood being accessed along quite narrow rural lanes.



¹⁰ Only the modern parish of Eccleshall covers a larger area.



Plate 1: View up Dean Street

1.2 Geology and topography

The topography of the wider landscape around Brewood reveals that the settlement lies on a spur of land which projects out from the western edge of the Penk Valley (lying on a south east-north west alignment). The eastern boundary of the EUS project area lies at around 97m AOD above the valley (in this area the river lies at approximately 86m AOD)¹¹. To the south of this spur lies the valley of an unnamed brook (which enters the EUS project area in HUCA 3) lying at around 94m AOD. The land to the north of the project area drops away towards another brook which flows northwards to meet the Horsebrook at the settlement of this name (approximately 1.5m to the north); the latter brook then flows eastwards to meet the River Penk just to the north of Engleton Mill. The high point of the spur lies just to the west of Brewood at Hooterhill standing at around 114m AOD. From this point the land drops away gently in

all directions. Within the EUS project area Bargate Street, School Road, Market Place and the church all stand at around 100m AOD, although the area formed by Bargate Street and Newport Street represents a flat area lying at 108m AOD (before rising eastwards to the Market Place; cf. 2.3.2). Stafford Street drops away to the north and Dean Street to the east from the higher ground of the settlement core (cf. plate 1).

The EUS project area lies on a bedrock geology comprised of the Mercia Mudstone Group (mudstone and halitestone)¹². Just to the east (clipping the eastern part of HUCA 3 on Sparrows End Lane) the bedrock geology changes to form the Bromsgrove Sandstone Formation (pebbly (gravelly) sandstone)¹³. The superficial geology comprises Devensian glaciofluvial deposits (sand and gravel) across the majority of the EUS project area extending as far east as half way along Dean Street and Sandy Lane at which point Devensian till dominates¹⁴. The latter also dominates HUCA 3 with the exception of a narrow band of alluvium associated with an unnamed brook which flows roughly north eastwards to its confluence with the River Penk at Stone Bridge (approximately 1km to the north east of Brewood).

1.3 Sources

1.3.1 Historical

The principal historic sources used in the project were the Victoria County History published in 1959 and a book by David Horovitz published in 1988¹⁵. Other sources included two trade directories by William White published in 1834 and 1851 which are available online at the Historical Directories website¹⁶.

¹⁸ Spufford and Spufford 1964, 66-7

¹⁹ Stafford Borough Council 2001; David Wilkinson, formerly Stafford Borough Archaeologist, also wrote an Area Appraisal and Design Guidance for Eccleshall as part of an MSc in Historic Conservation and was kind enough to loan me a copy

²⁰ Watkin 1989



1.3.2 Cartographic

The earliest map of Brewwood used in the project was a parish map by Josiah Robins and James Sheriif of 1808. The tithe map of 1838 was also consulted.

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

A number archaeological interventions have been carried out within the EUS project area to date. The majority have generally been small in scale and include three watching briefs in Newport Street (2006), St Dominic's School (2007) and Dean Street (2011); all three found some (albeit limited) evidence for medieval occupation¹⁷. A small-scale evaluation was carried out to the rear of 8 Market Place in 2002, the results suggested no evidence of occupation and no interpretation was offered¹⁸.

2. Context and Historical Development

2.1 Prehistoric

There is a degree of evidence for human activity during the prehistoric period from the parish of Brewood and the surrounding area. The majority of the sites are known from aerial photographs and for the most part have not been investigated. Of these sites, five include features that have been interpreted as ring ditches; features likely to represent the remains of late Neolithic/Bronze Age burial mounds or possibly round houses. The nearest of these sites are cropmarks including a ring ditch identified on aerial photography at Water Eaton and another ring ditch and linear features identified near Stretton Mill, both sites lying approximately 3km to the north of Brewood. Brewood lies in an area rich in known Roman sites and cropmarks (cf. 2.2); some of these may also have prehistoric origins. To the north east (3.5km) a series of cropmarks seen on aerial photography included ring ditches and linear features; whilst another ring ditch was identified at Heath Farm (5km north easterly). A burial mound was reported surviving as an earthwork in the 19th and early 20th century at Rowley Hill just to the north of Water Eaton. It was not investigated and its location close to the Roman sites at Pennocrucium (cf. 2.2) led to the suggestion that it may have been of Roman origin, however, as has been suggested by the ring ditch cropmarks noted above, a prehistoric date is as likely. In the 17th and 18th centuries antiquarians reported two barrows (presumed to be Bronze Age burial mounds) on Calf Heath near Four Ashes/Gailey although nothing survives of these sites to confirm the reports.

Two insights into the prehistoric landscape have been provided by archaeological investigations in the area of Brewood; one at Coven Lane (approximately 4km to the south east) and the other at The Pavement, Brewood (HUCA 3)²⁴. A watching brief at Coven Lane discovered a ditch-like feature from which were recovered fragments of waterlogged wood scientifically dated to the mid to late Bronze Age²⁵. Pollen samples from the feature suggested that at this period the immediate landscape was dominated by damp grassland indicating that the process of woodland clearance was already well underway. There was no evidence for cereal cultivation suggesting that this was primarily a pastoral economy²⁶. The evidence from The Pavement was later, dating at its earliest to the Iron Age and suggested a very different landscape²⁷. The samples came from the edges of a small valley (of an unnamed brook) to the south west of Brewood (HUCA 3) and suggested that the immediate landscape in the Iron Age/Roman period was quite densely wooded and may have comprised an alder and oak carr on boggy land²⁸. On the surrounding drier land, woodland appears to have dominated the landscape; a small quantity of cereal and weed pollen did suggest some settlement and arable agriculture in the vicinity, but not of intensive activity²⁹. Evidence for activity in the Iron Age is sparse across this landscape; the only dated find is a bridle bit found by a metal detectorist in Brewood parish³⁰. A second find from the parish of a copper alloy bull's head mount (for a vessel or a bucket), may be Iron Age in date, although it is more likely early Roman³¹. Continuity of activity from the prehistoric period into the Roman period may be postulated in the area around the Roman

¹⁹ Ring Ditch: Circular or near circular ditches, usually seen as cropmarks. Use the term where the function is unknown. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

²⁰ Staffordshire HER: PRN 04981 and PRN 02031

²¹ Staffordshire HER: PRN 01797 and PRN 04542

²² Staffordshire HER: PRN 01051

²³ Staffordshire HER: PRN 01077

²⁴ Staffordshire HER: PRN 01077

²⁵ Staffordshire HER: PRN 04981 and PRN 52157

²⁶ Goodwin 2006

²⁷ Ibid

²⁸ Ciaraldi et al 2004: 49

²⁹ Ibid.; Greig 2001: 16 and 29 (Appendix 2)

³⁰ Ibid; Ibid

³¹ Staffordshire HER: PRN 60887

³² Staffordshire HER: PRN 02031

³³ Staffordshire HER: PRN 01798

³⁴ Taylor 2012

³⁵ Horovitz 1988: 17; Staffordshire HER: PRN 03537, PRN 01878 and PRN 51877

³⁶ Staffordshire HER: PRN 03553, PRN 40221, PRN 40224, PRN 40225, PRN 40226, PRN 40227, PRN 40229, PRN 40230, PRN 40231

³⁷ Cherrington 2007: 1; Horovitz 1988: 18; Staffordshire HER: PRN 51586; Hammerstone: a stone used as a hammer in making stone tools. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of

³⁹ Palstave: A bronze axehead of middle or late Bronze Age date in which the side flanges and the bar/stop on both faces are connected, forming a single hafting aid. Some types feature a side loop to further assist hafting. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2013 English Heritage).

⁴⁰ Staffordshire HER: PRN 01076 and PRN 04993

⁴¹ Horovitz 1988: 19; Staffordshire HER: PRN 03555 (Barbed & tanged arrowhead).

⁴² Staffordshire HER: PRN 00061, PRN 00063, PRN 00163 and PRN 00062; English Heritage List Entry No.s 1006120, 1006104, 1006098 and 1006121

fort and settlement (*Pennocrucium*) lying along Watling Street (A5) (cf. 2.2). These include enclosures, as well as the above mentioned ring ditch, lying approximately 300m north east of one of the forts and approximately 600m north west of *Pennocrucium*.³² A further irregular enclosure, containing two sub-circular features, lies just to the south of Kinvaston Roman fort (and 700m north east of *Pennocrucium*³²) which could represent a late prehistoric (possibly Iron Age?) or later settlement³³.

Further north in Penkridge parish, seven currently undated rectilinear or rectangular enclosures have been observed on aerial photographs³⁴. Although these sites have not been closely dated some at least may have prehistoric origins associated with either settlement or agriculture (e.g. as stock enclosures).

The remainder of the evidence for human activity during the prehistoric period comes from stray finds. The earliest evidence dates to the Mesolithic period where numerous flint tools have been found during field walking across the former Wrottesley Old Park, and across the county boundary at Boningale (approximately 9km to the south west)³⁵. Nine findspots of undated prehistoric flints have been found across Brewood parish³⁶. Four further prehistoric flint tools have been found. Two were found at St Dominic's School in Brewood in 1985 and in 2007; the latter was possibly a Neolithic/Bronze Age hammerstone³⁷. A Neolithic stone axe hammer (or possibly a mace head) found near Langley Lawn (approximately 4km to the south east of Brewood) and a possible Neolithic implement was found at Kiddemore Green (approximately 3.5km to the west)³⁸. Across South Staffordshire District fifteen findspots of bronze or copper alloy objects dating to the Bronze Age have been found (mostly single finds). The majority of these are

axeheads or palstaves including two palstaves reported from Brewood parish³⁹. The latter include one found in the 17th century at The Laches on the eastern parish boundary, whilst the other was found at Coven Heath (near to where the Bronze Age ditch feature was recorded see above) during metal detecting before 1984⁴⁰. Further Bronze Age finds are recorded by David Horovitz and include a barbed and tanged arrowhead from south of Watling Street, a scraper from the north of the street and flints found around Stretton⁴¹.

Field work and metal detecting has concentrated in this area due to the presence of the Roman forts and settlement (cf. 2.2) and this may have created a bias in the information reported on the Historic Environment Record.

2.2 Roman (49AD to 409AD)

The EUS project area lies approximately 3km south west of one of the most important Roman complexes in Staffordshire. Aerial photography along the route of Watling Street (now the A5) in 1946 discovered the remains of Roman forts and an enclosed settlement which straddled the road; all of which are now Scheduled Monuments⁴². Further aerial photographs were taken in the area during the 1960s and several further sites were identified within the vicinity; only two of which have been scheduled as probable Roman marching camps⁴³. Excavation commenced on the two forts which lie to the north of Watling Street and on the settlement in the 1950s. None of the other known sites have been archaeologically investigated; with the exception of an east-west linear feature lying adjacent to (and just to the north of) Watling Street (A5) whose two phases both contained Roman pottery⁴⁴. All of the military sites are presumed to date to the earlier phases of the Roman occupation of Britain (the earliest phase of the vexillation fort south of Kinvaston Hall is believed to date to circa 50 AD) and

English Heritage. © 2013 English Heritage).

³⁸ Staffordshire HER: PRN 02185; D. Horovitz pers. comm.

⁴³ Staffordshire HER: PRN 00162 and PRN 00218; English Heritage List Entry No. 1006097

⁴⁴ Hughes 1995: 5-6; fig. 6; Staffordshire HER: PRN 50023

⁴⁵ Staffordshire HER: PRN 00063; English Heritage List Entry No. 1006104; Vexillation Fort: A military base normally between 20 and 30 acres in size, containing legionary and auxiliary battle units, which served as stores depots and winter quarters during campaigns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

⁵² Staffordshire HER: PRN 01897

⁵³ Staffordshire HER: PRN 20773; Welfare & Stamp 1994 Pastscape web viewed 27/09/2012 www.pastscape.org.uk; Oldfield nd.

⁵⁴ Staffordshire HER: PRN 01795

⁵⁵ Oldfield nd.

⁵⁶ Staffordshire HER: PRN 00217; English Heritage National Heritage Asset List Entry No.: 1006082; Horovitz 1988: 25-27

⁵⁷ Ciaraldi et al 2004: 49; Greig 2001: 16 and 29 (Appendix 2)

they all lie between 400m and 1.5km east and north east from where Watling Street crosses the River Penk⁴⁵. The line of Watling Street is considered to have functioned as a frontier (limes) at around 50 AD and this may explain the presence of small forts along its length through Staffordshire (at *Pennocrucium* and *Letocetum* (Wall)) and beyond.

The enclosed settlement has been identified as *Pennocrucium* which was recorded in the Antonine Itinerary⁴⁶. Excavations in the 1950s found evidence for two phases of occupation and the pottery recovered suggested that the site was occupied between the 1st century AD and the late 3rd century AD⁴⁷. Excavation also revealed evidence for timber buildings along Watling Street. Large concentrations of Roman finds have also been found around this area over the years confirming its importance.

The site lay at a strategic point where the main route, Watling Street (A5), linking London and Wroxeter crossed the River Penk⁴⁸. Wroxeter known in the Roman period as *Viroconium Cornoviorum* became the capital of the Roman Province, Britannia Secunda, and was the fourth largest city in Britain during this period⁴⁹. Four further roads linked onto Watling Street at or near to *Pennocrucium*. A road branched north westwards to Chester (via Whitchurch) which left Watling Street approximately 825m to the west of *Pennocrucium*⁵⁰. A road led south out of *Pennocrucium* itself towards Greensforge (a series of Roman forts lying near Swindon in South Staffordshire)⁵¹. Two roads appear to have branched off the route to Greensforge. The first junction lay approximately 138m south of *Pennocrucium* with a road heading roughly south west passing just to the east of Brewood, which has been traced as far as

Wrottesley, although its ultimate destination is unclear⁵². The second branch left the Greensforge road approximately 850m south of *Pennocrucium* heading south east possibly extending to Metchley Roman fort lying to the west of Birmingham (now the site of the Queen Elizabeth Hospital)⁵³. A further linear feature (identified as a cropmark on aerial photographs) appears to leave Watling Street 535m to the east of *Pennocrucium* heading roughly in the direction of the forts⁵⁴; this has been interpreted as a possible access road. It has also been suggested that a road would have led north out of *Pennocrucium* heading to Blythe Bridge, near Stoke-on-Trent although currently there is no evidence to support this hypothesis⁵⁵.

The Romanisation of the wider landscape around *Pennocrucium* is also reflected by the presence of a Scheduled villa and bath house to the west of Engleton Hall (approximately 900m to the south west of *Pennocrucium*). The site was excavated in the 1930s by the Wolverhampton Archaeology Society the results of which suggested that the site was occupied between the late 2nd century and the 4th century⁵⁶. To date there is no further firm evidence of Roman occupation within the parish or the surrounding area. However, the environmental evidence from The Pavement, Brewood (HUCA 3; cf. 2.1) indicates a level of cultivation in the wider landscape⁵⁷. This may even have been associated with an estate based on the villa at Engleton, which lies approximately 2km to the north east of The Pavement site.

The remaining evidence for activity in the wider landscape during the Roman period comes from stray finds, the majority of which have been concentrated in and around *Pennocrucium*. Beyond this area a few finds have been recovered within the parish, although in the majority of cases the exact findspots are unknown. The finds include

⁴⁶ St. Joseph: 1956: 1 (Antonine's Itinerary was compiled in the early 3rd century).

⁴⁷ Staffordshire HER: PRN 00062; English Heritage List Entry No.: 1006121

⁴⁸ Welfare & Stamp 1994 Pastscape web viewed 27/09/2012

www.pastscape.org.uk; Staffordshire HER: PRN 01140

⁴⁹ Shropshire HER: PRN 00026 viewed 27/09/2012 Heritage Gateway

<http://www.heritagegateway.org.uk>

⁵⁰ Staffordshire HER: PRN 01729

⁵¹ Staffordshire HER: PRN 01723

coins, brooches (including one from near Blackladies) and pottery⁵⁸. Two of the brooches have been dated to the 1st/2nd century, whilst one of the coins was made of silver and was minted in Rome circa 87 BC. Further Roman finds have been recorded by Horovitz and include a further six brooches from Blackladies, Engleton and near the junction of Horsebrook Lane and Watling Street⁵⁹. A figurine of a female, possibly representing a goddess, was also found south of Watling Street (near Engleton Lane)⁶⁰. As previously highlighted, the presence of Pennocrucium is likely to have concentrated attention to the area surrounding the settlement and this may in part explain the relatively high number of findspots in this area when compared to the rest of the parish.

2.3 Early Medieval (410 to 1065)

2.3.1 Placename

The prefix of the placename 'Bre-' is probably British and possibly of early origin⁶¹. The meaning has not been determined exactly, but may come from the Welsh and Cornish word meaning 'hill', although this only loosely describes the local topography (cf. 1.2)⁶². The suffix '-wood' is old English, but was not in common use as a placename before circa 700⁶³.

2.3.2 Settlement

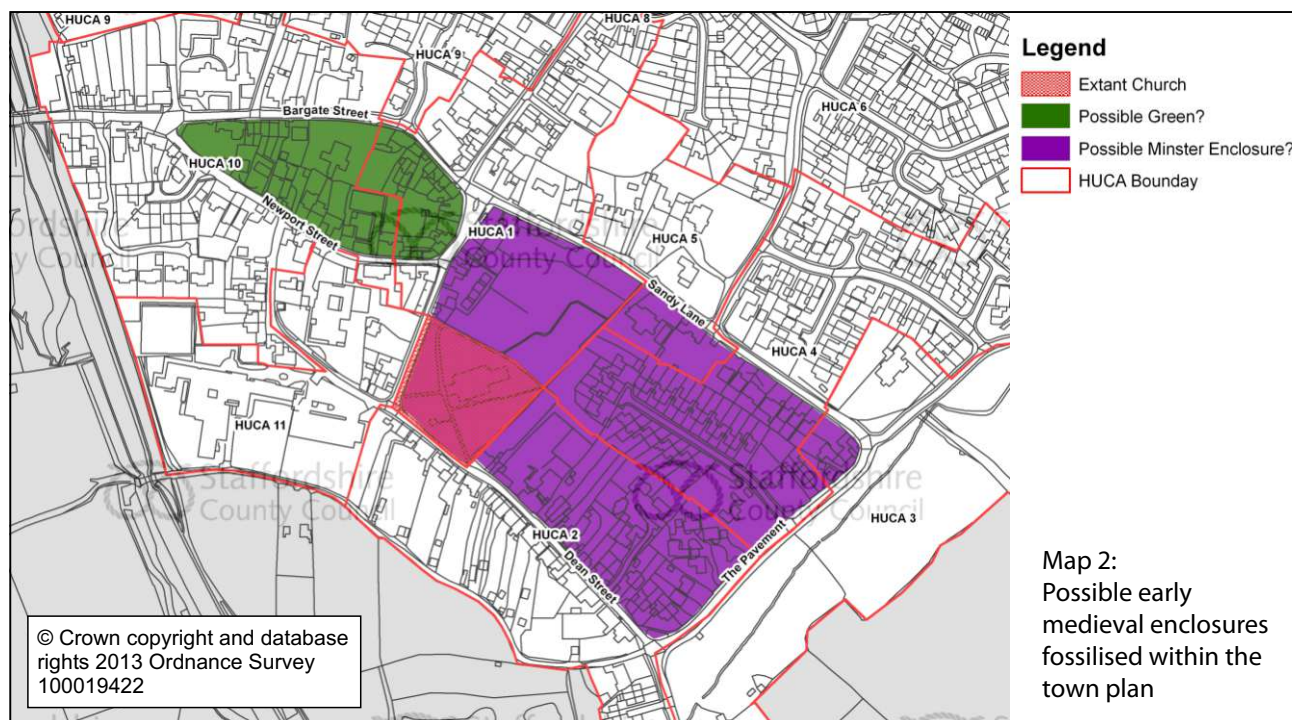
There is currently little physical evidence for human activity during the period with the exception of a mid 10th century coin found during archaeological excavations at Engleton Roman villa⁶⁴. The find has been interpreted as being associated with a period of stone robbing from the site.

The fact of Brewwood's large parish and its early ownership by the Bishop of Lichfield has led to the suggestion that it may have formed the focus of an early, aristocratic or royal (Mercian)

estate⁶⁵. By analogy with other known estates it could have been founded as early as the 7th or 8th century⁶⁶.

The only other evidence for settlement is inferred from the Domesday Book (1086) (cf. 2.4.1.1) entry which suggests a large population in comparison with the average number on Staffordshire's manors⁶⁷. In the medieval period the bishop held more than eight hamlets within his Brewwood manor and it is possible that the population given at Domesday Book was scattered across the landscape and not just concentrated within the later town area⁶⁸. However, given the potential for Brewwood to have been the site of a minster church in the early medieval period (cf. 2.3.4) then it is likely that some settlement was concentrated here. An oval area formed by the extant road system (cf. map 2) may have originated in this period perhaps as an enclosure of some form, possibly a farm or as a green with settlement around its edge⁶⁹. The road heading west away from this 'enclosure' is known as 'High Green' although the origin of this name is currently unknown. Historically settlement in this area has been somewhat less regular than in other areas of the planned town and this may reflect an earlier settlement pattern (cf. map 3 and map 4).

⁷⁰ Ciaraldi et al 2004: 46
⁷¹ Horovitz 1988: 51
⁷² Hawkins & Rumble (eds.) 1976: 2.1; Ciaraldi et al 2004: 46
⁷³ Dyer 2002: 5; Taylor 2012: 2.3.3
⁷⁴ Ibid: 9; Ciaraldi et al 2004: 46



2.3.3 Economy

Evidence for the economy during the early medieval period is also reliant upon the information recorded in Domesday Book. It is likely, given the fact that the lordship of the manor was unaffected by the Norman Conquest (1066) that the organisation of the economy was little changed. It has been estimated that woodland still formed a sizeable area within the manor (estimated at around 600ha), whilst the arable covered a smaller area (around 400ha)⁷⁰. The importance of arable agriculture to the economy is also reflected in the two watermills which were held by the bishop. The precise locations of these mills is unknown, but one may have been located at Engleton, on or near the site of the later mill, with the other at positioned at Somerford⁷¹.

It is likely that the mainstay of the manor was pastoral in nature with exploitation of the woodland, for fuel, building material and for the grazing of animals (particularly cattle and pigs)⁷².

It is also possible that if Brewood did originate as a minster settlement then, as has been suggested for Penkrige, it may have held a market or fair from an early date⁷³. Human bones found from the area of the mid 19th century Church Road (near the 'old vicarage'; cf. 2.4.1.2; HUCA 1) may suggest that the church yard extended further west than presently (albeit at an unknown date). Consequently the extant market place may have formed the economic heart of the town from the early medieval period originating, as has been shown elsewhere, adjacent to the church. The earliest known market charter was granted in the early 13th century, although it was not unusual for pre-existing marketing functions to be formalised at a much later period (cf. 2.4.2.4)⁷⁴.

⁷⁵ Hawkins & Rumble (eds.) 1976: 2:1

⁷⁶ Ciaraldi et al 2004: 46; Minster: A complex of buildings, often within an enclosure, housing a pre-Benedictine Reform secular religious community. Now commonly used to describe the main church within such a complex, which over time attained higher status. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2013 English Heritage).

⁷⁷ Ibid: 47

⁸¹ Ibid: 25; Horovitz 1988: 54 and 56

⁸² Horovitz 1988: 54 and 56

⁸³ D. Horovitz pers. comm.

⁸⁴ Staffordshire HER: PRN 55480; Greenslade & Midgley 1959: 44; SRO 5624/4

Tithe Map 1843; SRO D590/375 Parish Map 1808

⁸⁵ Greenslade & Midgley 1959: 25

⁸⁶ D. Horovitz pers. comm.

2.3.4 Religion

Domesday Book confirms that the manor of Brewood was held by the bishop prior to 1066 and the reference to a priest would also confirm the presence of a church⁷⁵. It has been suggested, from the size of the parish, the estate described in Domesday and its lordship, that the church was originally a minster⁷⁶. It has been suggested that the minster was sited within an enclosure, possibly that indicated by the extant road system (cf. map 2)⁷⁷. This area would have incorporated the possible site of the bishop's manor house (referenced in medieval documents cf. 2.4.1.2) and traditionally said to have been located on the eastern side of the Market Place (cf. map 3 and map 4). To date there is no evidence within the extant Grade I Listed St Mary and St Chad's Church for any fabric earlier than the 13th century (although it has been subject to several alterations and restorations over the centuries cf. 2.5.4 and 2.6.4).

2.4 Medieval (1066 to 1499)

2.4.1 Settlement

2.4.1.1 Domesday Book

"The Bishop of Chester holds Brewood. The Church held it before 1066. 5 hides. Land for 20 ploughs. In lordship 3 ploughs; 8 slaves. 24 villagers and 18 smallholders with a priest have 14 ploughs. 2 mills at 4s; meadow, 4 acres; woodland 1 and half leagues long and 1 league wide. Value before 1066 £10; now 100s"⁷⁸

2.4.1.2 Lordship

Brewood manor continued under the same lordship, the bishop, throughout the medieval period⁷⁹. The manor included several satellite settlements within the parish including Broom Hall, Hyde, Somerford and Engleton⁸⁰. Documentary evidence suggests that the

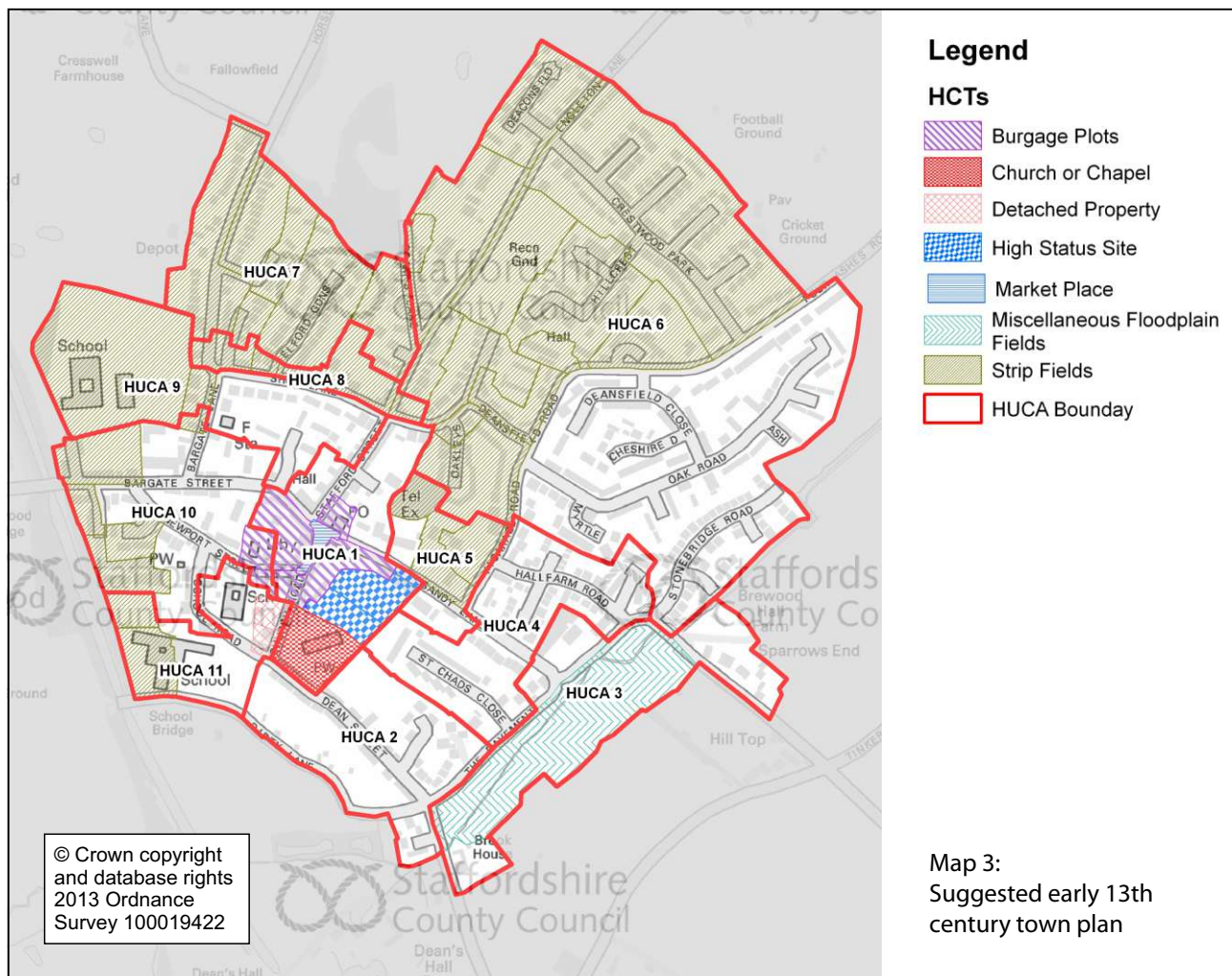
bishop held a capital messuage or manor house at Brewood although its location has not been securely ascertained⁸¹. Tradition suggests that it stood to the north of the church and east of the Market Place (in the area indicated by HCT 'High Status Site' on map 3 and map 4), the evidence seemingly based upon the location of timber framed buildings which were demolished in 1897⁸². A number of foundations were found at the Market Place end of Sandy Lane in the 19th century, although their precise location and orientation is unknown⁸³. Earlier historians have taken them as further evidence for the location of the medieval manor house. A possible alternative location, based upon the town plan shown on historic maps, may be the site of a vicarage, said to have been present by the 17th or early 18th century, which stood at the southern end of Market Place and west of the church⁸⁴. Prior to the 1860s Market Place terminated just to the north west of the church and it is possible that the bishop's manor house formed the focal point at its southern end. Documentary evidence suggests that the bishops stayed at Brewood during the 13th century, but by 1473 it had been leased to the vicar of Brewood (and coincidentally providing a link with the site of the post medieval vicarage)⁸⁵. In the 19th century human bones were said to have been found near this vicarage although the precise location is unknown⁸⁶. Presumably if they lay to the east of the building it may suggest that the churchyard possibly extended further to the west in the medieval period.

⁷⁸ Hawkins & Rumble (eds.) 1976: 2:1

⁷⁹ Greenslade & Midgley 1959: 25-27

⁸⁰ Ibid: 27, 31, 33 and 34

⁸⁷ Greenslade & Midgley 1959: 35; Ciaraldi et al 2004: 47; Meeson 1998: 3; Prebend: an estate for supporting a canon in Lichfield Cathedral
⁸⁸ Ibid.
⁸⁹ Meeson 1998: 9
⁹⁰ Ibid: 3
⁹¹ Greenslade & Midgley 1959: 37; Horovitz 1988: 194
⁹² Ibid: 31 (Engleton was described as a manor by 1368)
⁹³ Ibid

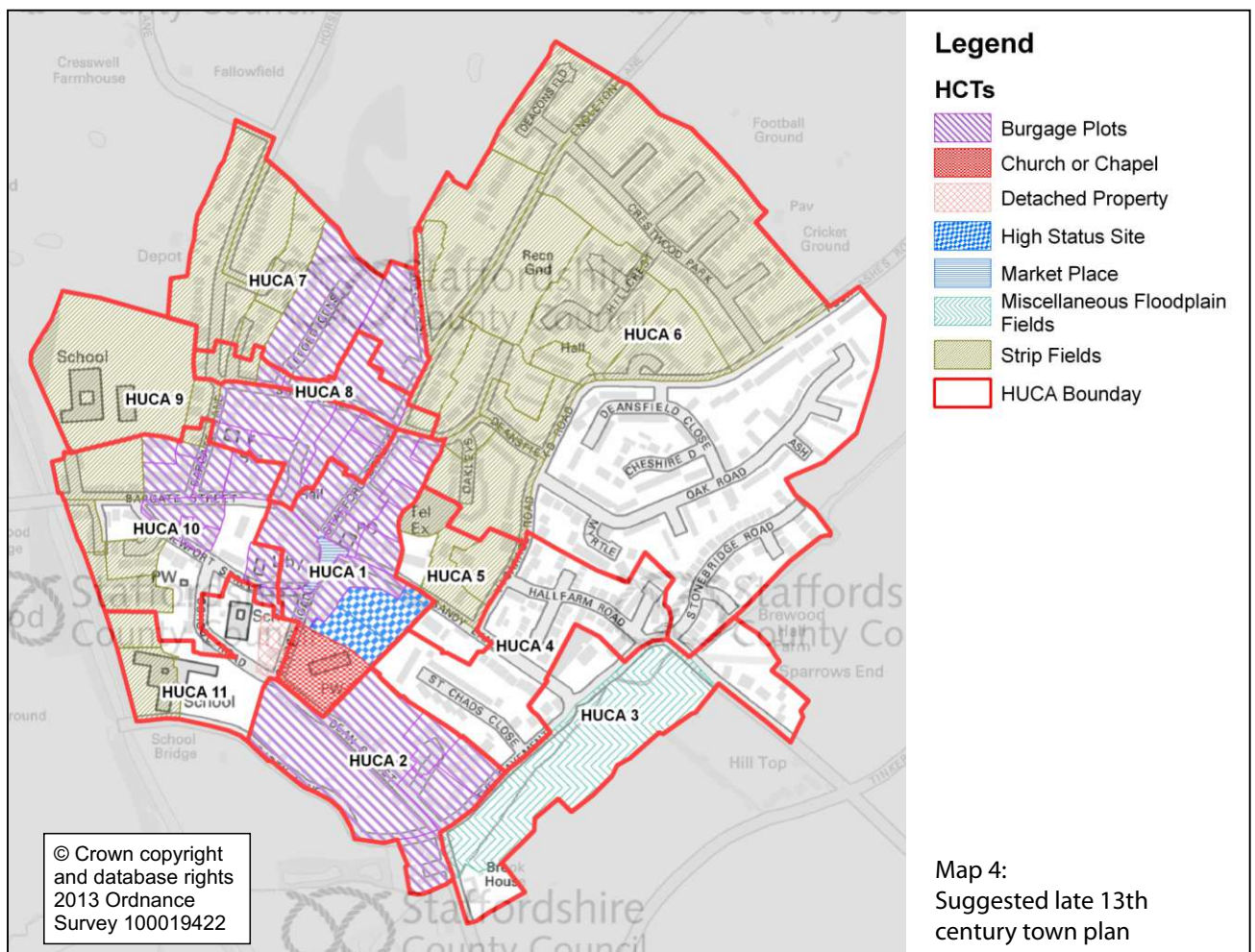


The bishop made several grants of land within the manor during the medieval period. The most significant of these, for the EUS project, was the grant of a manor based upon the prebend of Brewood within Lichfield Cathedral to the Dean by circa 1176⁸⁷. The grant included St Mary and St Chad's Church and a dwelling house⁸⁸. The latter was probably located at Dean's Hall Farm (lying to the south of Brewood beyond the EUS project area). Archaeological work at the farm has revealed reused late 14th/early 15th century cruck trusses in the barn, possibly indicating the site of a tithe barn⁸⁹. Documentary evidence from the late 13th century suggests that at least one dean had been resident at Brewood⁹⁰.

The extant Grade II Listed Brewood Hall is dated to the late 17th century, but by the mid/late 15th century was associated with the Fowke family⁹¹. This family had been granted half of the manor of Engleton (whose overlord continued to be the bishop) in 1446 and it is possible that the site of Brewood Hall was established as their manor house at this date⁹². The remaining half of Engleton had been granted to William Buckley and Engleton Hall (lying to the north east beyond the EUS project area) was the site of the manor house of this portion of the manor⁹³.

2.4.1.3 Town plan and buildings

The earliest settlement at Brewood is currently unknown although it is possible that it was located in the area of the enclosure shown on map 2 (cf. 2.3.2). The origins of the extant planned town are equally obscure, but the creation of the principal axis of Market Place dates to at least the early 13th century when the earliest known market charter was granted (dependant partly on whether there was an earlier market function - cf. 2.4.2.4). The site of the market is still legible within the town in the triangular area created at the point where Market Place meets Bargate Street and Sandy Lane (HCT 'Market Place' on map 3 and map 4). Under the proposed settlement model Bargate Street and Newport Street may be earlier. It has been suggested that Stafford Street may also represent an early extension to the town⁹⁴. This may have been associated with the granting of one of the market charters in the 13th century (1221 and 1259) when the bishop may have been looking to expand Brewood's economic potential.



It has been observed that number of burgage plots (24 ¼ in total) does not appear to reflect Brewood's importance during this period (cf. 2.4.2.3)⁹⁵. However, from the late 12th century the Dean of Lichfield held a manor within Brewood and it is clear that he granted his own burgage tenure⁹⁶. Twenty burgages are recorded in the Dean's manor in the mid 15th century, but are believed to probably have also been established in the 13th century⁹⁷. A single sherd of 13th

⁹⁸ Frost 2011: 18

⁹⁹ *Ibid*

¹⁰⁰ Ciaraldi et al 2004: 50

¹⁰¹ Cherrington 2007: 8

¹⁰² Staffordshire HER: PRN 09049

¹⁰³ *Ibid*; Open Hall House: A house consisting of a single storey hall with two storey domestic ranges attached to either one or both ends. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2013 English Heritage).

¹⁰⁴ Staffordshire HER: PRN 10009 (the property has also been significantly altered with brick fronting concealing the surviving timber framing).

¹⁰⁵ Staffordshire HER: PRN 55496; Greenslade & Midgley 1959: 21; Horovitz 1988: 191

¹⁰⁶ Staffordshire HER: PRN 55503; Greenslade & Midgley 1959: 23

¹⁰⁷ Greenslade & Midgley 1959: 23

¹⁰⁸ Dyer 2002: 9 – 10; Ciaraldi et al 2004: 47-48

¹⁰⁹ Ciaraldi et al 2004: 47

century cooking pot recovered during archaeological work to the rear of Dean House in Dean Street lends some support to this idea⁹⁸. Unfortunately due to the small-scale nature of the work no features were identified⁹⁹. Burgage plots are still legible along Dean Street, which lay within the Dean's manor. Dirty Lane, which provides access to the properties fronting onto Dean Street, probably originated as a back lane in the medieval period as well as providing access to the town's fields (cf. 2.4.2.2). It is possible that settlement also extended along The Pavement (although a planned settlement pattern is not visible along its extent cf. map 3 and map 4). An archaeological excavation on the south side of The Pavement, where evidence of medieval industry was revealed (cf. 2.4.2.3), may also indicate that burgage plots once existed along this side of the street¹⁰⁰.

Medieval pottery (from a broad dating range of 11th to 14th century) was recovered during small-scale archaeological work at St Dominic's School on the north side of Bargate Street¹⁰¹. The evidence appears to affirm that Bargate Street had formed part of the medieval settlement, although its form has not yet been clarified (see below).

Three buildings within the town have been identified as having medieval origins; two being located in the bishop's manor and one in the dean's (cf. map 6). The earliest of these is the Grade II Listed 'Old Smithy Cottage' a long timber framed house on Dean Street (plate 2)¹⁰². The property has been dated to the 14th century and undoubtedly originated as an open hall house¹⁰³. The Swan Inn, which stands adjacent to the market place, probably originated in at least the 15th century as a timber framed open hall house of cruck construction, although it was substantially remodelled (including being re-fronted in brick) in the mid to late 19th century¹⁰⁴. The

third property, which also originated in the 15th century as a timber-framed open hall house, stands in Bargate Street (opposite The Orchard) and confirms that this street also formed part of the medieval town¹⁰⁵. Other properties, which have since been demolished, may also have had medieval origins. A timber framed property lying to the south of 'Old Smithy Cottage' is also believed to have originated as an open hall house (possibly of similar date); cruck framing was observed in the end wall prior to its demolition circa 1950¹⁰⁶. At the north end of Stafford Street a property (no. 32) is dated 1715 but contains a reused medieval tie-beam in its roof perhaps from an earlier building on or near the site¹⁰⁷. A timber framed building, demolished in 1896, stood on the east side of Market Place (replaced by a property known as 'The Dreadnought' in the early 20th century), has been associated with the site of the bishop's manor (cf. 2.4.1.2). The date of the building was not precisely determined, although it may have been medieval in origin¹⁰⁸.

The size and importance of Brewood has been estimated using the various sources for both the Bishop's and the Dean's manors. Between the two manors there may have been 54 burgages with at least a further 20 cottages (those tenants held them by labour services) giving a population of around 350 people¹⁰⁹. The cottagers also appear to have been active within the trades being carried out within the town, rather than being restricted to agricultural roles¹¹⁰. It is unclear whether the cottagers' were housed in an area away from the core of the town, where burgage plots have been identified. It is possible that settlement associated with this stratum of the local population was not planned and may have been focused around Bargate Street and Newport Street, which has also been proposed as the possible location of the earliest settlement (cf. HCT 'Irregular Historic Plots' on map 5; 2.3.2).

¹⁰⁴ Staffordshire HER: PRN 01827; Cruck: A pair of timbers, or blades, usually curved, rising from a place at or near ground level to a point at or near the apex of a roof, forming an approximately triangular frame on which the subsidiary structure rests. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2013 English Heritage).

¹¹¹ Ibid.
¹¹² Dyer 2002: 23
¹¹³ Horovitz 1988: 77 (20 tenants were noted as having died).
¹¹⁴ D. Horovitz pers. comm.
¹¹⁵ Slater 2007: 28; (e.g., Stafford at Foregate and Forebridge cf. Langley 2011: 2.5.3.1).



Plate 2: Old Smithy Cottage

The documentary records reveal that some of the burgage plots were sub-divided indicating that the town was at least initially successful¹¹¹. It has been noted that 'The Old Smithy Cottage', Dean Street shows that there was little pressure on this part of the town, but this site stood at some distance from the market place¹¹². A list of the Bishop's tenants in Brewood taken in 1360 suggests a decline in population possibly associated with the Black Death; although no equivalent records are known for the Dean's manor¹¹³.

By the late 19th century a well was sited on the south eastern side of the crossroads with Dean Street/The Pavement/Dirty Lane, which appears to have formed a focal point for gatherings at this date¹¹⁴. Horovitz further suggests that this may be the location of Low Green (High Green still exists to the north west cf. HUCA 10) and perhaps, therefore, provided a focal point in the medieval period. Open spaces ('greens') just beyond the boundary of the borough have been identified as places for gathering animals or carts on market days whilst waiting to pay the toll to enter through the gate or bar gate¹¹⁵. Consequently High Green may mark the extent of the borough where the bar gate commemorated in the street name 'Bargate Street' stood in the medieval period. Low Green may (also) have formed an unofficial trading space for the Dean's manor?

¹¹⁶ Horovitz 1988: 65

¹¹⁷ Ibid: 65-66

¹¹⁸ Greenslade & Midgley 1959: 18; Horovitz 1988: 68

¹¹⁹ Rackham 1986:130; Studd 2000: 125

¹²⁰ Greenslade & Midgley 1959: 18; Horovitz 1988: 65 (circa 1155 King Henry II granted the bishops 80 acres of assarted land which had been taken from the royal forest since 1135); Langley 2009: 16 (2.4.1)

¹²¹ Ibid; Ibid: 69

¹²² Horovitz 1988: 72

¹²³ Ibid: 69 and 72; Staffordshire HER: PRN 01068

¹²⁴ Ibid: 74

¹²⁵ Greenslade & Midgley 1959: 38; 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. © 2013 English Heritage).

2.4.2 Economy

2.4.2.1 Brewwood Forest

The origins of Brewwood Forest are obscure (as is Cannock Forest), but it had formed a royal hunting forest by at least the early 12th century¹¹⁶. It has been suggested that references to woodland owned by the king within the parish at Coven in Domesday Book may indicate that the forest existed by the late 11th century¹¹⁷. However, the extent of the forest is unclear. The greatest proposed extent has suggested that it extended as far as the River Penk to the east (so that it butted against Cannock Forest), to Albrighton in Shropshire to the west, to Blymhill and Wheaton Aston to the north and as far south as Wrottesley / Pattingham¹¹⁸.

Forest in the medieval period was not a term which described land use, but was an area of land 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 of hunting game, particularly deer, to the Crown. The Crown also reserved the right to timber and minerals within these areas¹¹⁹. During the 12th and 13th century Forests had become an important means of revenue for the Crown mostly through the imposition of fines. A significant proportion of these fines related specifically to assarting, the enclosure of forest for agriculture, which was carried out illegally. There is a suggestion from documentary evidence that the bishops were making assarts in Brewwood Forest prior to the mid 12th century (as they had been in Cannock Forest)¹²⁰. Brewwood forest was dis-afforested at an early date being authorised by King John in the early 13th century¹²¹. However, forest law still ran in four districts known as 'hays', although these appear to have been disafforested in their turn by the 14th century¹²².

Brewwood Deer Park

The Bishop was licensed to create a deer park out of the royal forest in 1200 located approximately 1.5km to the south west of Brewwood, adjacent to the Giffard family's estate at Chillington¹²³. Documentary sources, including one dated 1322, make reference to the Keeper's Lodge, which may be identified within the extant Park Lodge lying to the east of the Shropshire Canal¹²⁴.

2.4.2.2 Agriculture

Arable agriculture formed an important part of Brewwood's economy during the medieval period. Fields surrounded the town on all sides and an open field system was operated; in 1367 three fields were being farmed on a rotation of different crops and fallow (although the number and names of the fields were liable to change through time)¹²⁵. The areas of open fields are identifiable on historic maps and in the modern landscape by surviving field boundaries preserving a reverse 'S' curve (evidence of the route of the plough across the field) and ridge and furrow earthworks¹²⁶. Such earthworks survive to the south of Engleton Hall¹²⁷. The names of the fields within the manor of Brewwood included Shurgreave Hill Field, Hargreave Field, Eachells (or Nechells) Field and Burgage Field whilst two further fields, Quarry Field and Church Field, were shared with the dean's manor¹²⁸. Church Field, recorded in 1364, lay in the area between High Green and Hockerhill¹²⁹.

The Bishop had a fishpond in the manor in 1321 and a fishery, presumably associated with the fishpond was being leased out by 1473¹³⁰. Two possible fishponds have been

¹²⁶ 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. © 2013 English Heritage).

¹²⁷ Staffordshire HER: PRN 55011

¹²⁸ Greenslade & Midgley 1959: 38

¹²⁹ Horovitz 1988: 52

¹³⁰ Greenslade & Midgley 1959: 26

¹³¹ Staffordshire HER: PRN 54163 and PRN 54164; Meeson 1998: 4-5 and fig. 4

¹³² Dyer 2002: 10 (Brewood had 21 non-agricultural occupations compared with 11 for Penkridge); Wheat 2009: 12
¹³³ Ibid: 10 and 17; Ciaraldi et al 2004: 48
¹³⁴ Dyer 2002: 10; Ciaraldi et al 2004: 48
¹³⁵ Ciaraldi et al 2004: 50
¹³⁶ Ibid.
¹³⁷ Ibid: 48
¹³⁸ Greenslade & Midgley 1959: 40
¹³⁹ Ciaraldi et al 2004: 50

¹⁴⁰ Ibid: 39
¹⁴¹ Dyer 2002: 10; Ciaraldi et al 2004: 48
¹⁴² Greenslade & Midgley 1959: 20
¹⁴³ Staffordshire HER: PRN 01067 (The Newcomen Society 1929 suggested this may have been the site of the earlier fulling mill)
¹⁴⁴ Ciaraldi et al 2004: 50
¹⁴⁵ Slater 2007: 35
¹⁴⁶ D. Horovitz pers. comm.

identified both, however, appear to be associated with the Dean's manor. One was recognised as lying adjacent to Dean's Hall and the other located approximately 150m to the north west between the hall and Dean Street¹³¹.

2.4.2.3 Economy/Industry

Another indicator of what constitutes a town in the medieval period is the number of non-agricultural occupations present. Compared with other small Staffordshire towns a far wider range of sources exist for Brewood providing details on occupation diversity. Indeed in the late 14th century poll tax records, Brewood was identified as having more non-agricultural occupations than nearby Penkridge which lies on the main north-south route between Wolverhampton and Stafford¹³². The medieval records, particularly those of the manor court, highlight food traders (brewers, bakers, butchers, fishmongers)¹³³.

The production of leather goods is also attested to in the documentary records with skimmers and a shoemaker being recorded in 1298; four tanners or barkers, two shoemakers and a glover in 1381¹³⁴. An archaeological excavation carried out to the south of The Pavement (HUCA 3) found evidence of tanning occurring on the site from the late 13th century through to the 16th century¹³⁵. The site lay adjacent to the brook, water being of vital importance to the tanning process as well as to other industries (see below)¹³⁶.

Textiles and clothing industries were also represented in the documentary record by trades such as tailor, dyer, weaver and fuller¹³⁷. The significance of this local textile industry by the late 15th century is supported by the fact that the Bishops leased the mill at Somerford as a fulling mill¹³⁸. The processing of hemp was also identified within the archaeological investigations south of The Pavement¹³⁹. It is

possible that the hemp was used for rope making, as documented in 1381, and/or for linen weaving, which is mentioned in the court records in 1341¹⁴⁰.

Another local industry was iron-working with smiths being recorded in 1298 and 1381¹⁴¹. Indeed, the development of the important post medieval south Staffordshire iron industry appears to have had its origins in the medieval period. A forge was established by Thomas Smith within the manor in 1485¹⁴²; its location is unknown, but could have stood on the site of the later forge which lay between Brewood and Coven (approximately 2km to the south east of the church)¹⁴³. The archaeological excavations at The Pavement also revealed evidence for metal working or smelting in the 15th or 16th century¹⁴⁴.

2.4.2.4 Markets and fairs

The extant market place at Brewood has a typical triangular form; its widest extent lying at the junction with Bargate Street and Sandy Lane¹⁴⁵. A market house which stood in the market place until it collapsed in the early 19th century, may have been medieval in origin¹⁴⁶.

The earliest record of a market in the town occurs in 1221 when the bishop was granted the right to hold one every Friday. A second charter, for a Monday market, was granted in 1259 and was upheld in 1293 and again in the late 14th century¹⁴⁷. An annual three-day fair was not granted until 1259¹⁴⁸. However, it is unclear, given the potential for Brewood to have originated as a minster settlement in the early medieval period, whether trading occurred at a much earlier period (cf. 2.3.3).

2.4.2.5 Watermills

Domesday Book (1086) records two watermills in Brewood manor. A watermill, belonging to the bishop was recorded at Engleton in 1467, and may be the mill mentioned both in 1086

¹⁴⁷ Greenslade & Midgley 1959: 25; Horovitz 1988: 57
¹⁴⁸ Ibid.

¹⁴⁹ Greenslade & Midgley 1959: 39

¹⁵⁰ Ibid: 40

¹⁵¹ Greenslade & Midgley 1959: 40; Horovitz 1988: 135; Prebend: An estate for supporting the canon of Lichfield Cathedral

¹⁵² Ibid; Ibid; Staffordshire HER: PRN 09033

¹⁵⁴ Greenslade & Midgley 1959: 26 (a document of this date describes a pasture as the site of the manor house); cf. 2.4.1.2 for discussion on site of manor house and medieval vicarage.

¹⁵⁵ Ibid: 25

¹⁵⁶ Ibid: 35

¹⁵⁷ Staffordshire HER: PRN 09034; Greenslade & Midgley 1959: 37

¹⁵⁸ Greenslade & Midgley 1959: 31

¹⁵⁹ Ibid: 18

and 1291¹⁴⁹. A watermill, recorded at Somerford in the 1120s, probably represents the location of the second mill¹⁵⁰.

2.4.3 Religion

2.4.3.1 St Mary and St Chad's Church

A church probably existed at Brewwood prior to 1086; a priest is recorded in Domesday Book and the manor belonged to the bishop (cf.2.4.1.1). Before the end of the 12th century the church and an estate in the manor formed a prebend in Lichfield Cathedral and in circa 1175 this was granted as a separate manor to the Dean of the Cathedral (cf. 2.4.1.2)¹⁵¹. The earliest fabric within the extant Grade I Listed building dates to the early 13th century and may be associated with the establishment of the town and the earliest market charter (plate 3)¹⁵².



Plate 3: St Mary & St Chad's Church

2.4.3.2 Blackladies

The Benedictine nunnery of St Mary (or Blackladies), lying approximately 4km west of

Brewwood, was founded within Brewwood Forest by the mid 12th century probably by one of the bishops of Lichfield¹⁵³.

2.5 Post Medieval (1500 to 1699)

2.5.1 Settlement

2.5.1.1 Lordship

The close association between the Bishops and the manor had already been lost before the end of the medieval period (cf. 2.4.1.1) and documentary evidence suggests that the manor house had disappeared by 1538¹⁵⁴. It appears that the Bishop retained the manor at the time of the Dissolution in the mid 16th century, but it was leased to the Giffard family of Chillington at an unknown date prior to 1643. By this period they were the de facto lords of the manor¹⁵⁵.

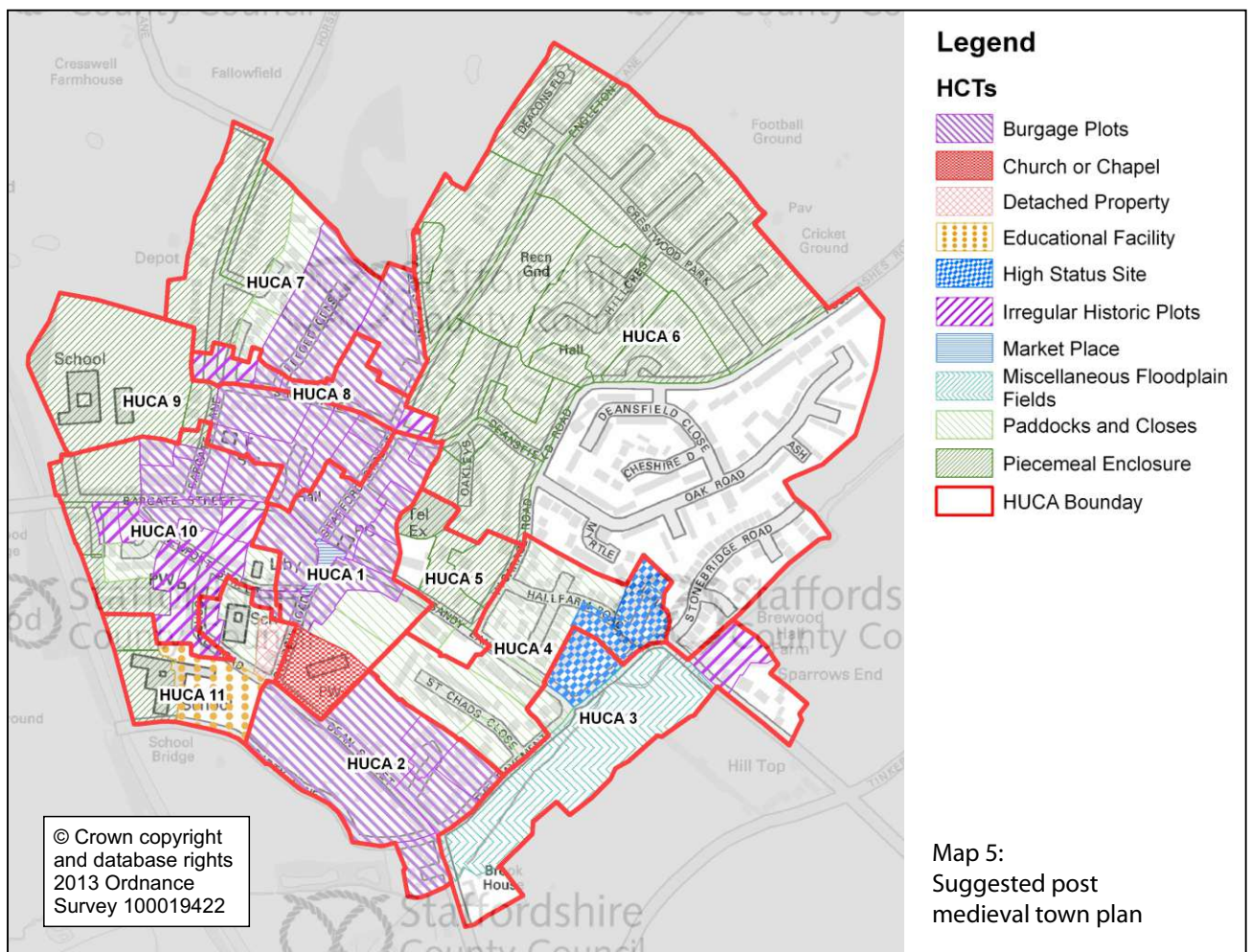
The Dean of Lichfield Cathedral continued to hold Deanery Manor (so called by 1628) until the mid 19th century, although it was leased to various tenants during the 17th century¹⁵⁶.

The Grade II Listed Brewwood Hall has been dated to the late 17th century, although it has been suggested that its layout follows an earlier plan form¹⁵⁷. By the 17th century it was held by the Fowke family; Mary Fowke was recorded as living there in 1666. By the late 16th/early 17th century the family also held Engleton¹⁵⁸.

2.5.1.2 Settlement

In the medieval period it was believed that there were at least 74 households within the town (although precise numbers are always difficult to assess for various reasons) and by circa 1680 there appears to have been around 60 households, which may reflect a decline in population¹⁵⁹. This may also be reflected in the economic situation, although the history of this period is currently poorly understood (cf. 2.5.3.2).

It is unclear to what extent the townscape may have altered during the period, although if there was a downturn in population then settlement shrinkage is mostly likely to have occurred on the edges of the town. Such areas could have included along Shop Lane and the southern side of The Pavement (where an archaeological excavation conjectured there may have been housing associated with industrial activity - cf. 2.4.1.3). Settlement still existed along the north side of Bargate Street where a rubbish pit incorporating two sherds of 17th century pottery, as well as (late medieval/early post medieval) tile and animal bones (cattle and a dog), was recovered during a watching brief at St Dominic's School (HUCA 10)¹⁶⁰.



2.5.1.3 Buildings

There are at least 19 extant buildings which exhibit post medieval origins scattered across the EUS project area (cf. map 6). A high number of buildings of the period are located on the south side of Dean Street (in addition to the medieval 'Old Smithy Cottage' cf. 2.4.1.3). There are also groups in the High Street, Bargate Street, Newport Street and the northern end of Stafford Street. These buildings appear to be survivals in areas of early settlement, rather than evidence of settlement expansion. The exception is a property lying on Sparrows End Lane, which retains evidence of a post medieval timber-framed building in one of its gable ends¹⁶¹.

¹⁶² Staffordshire HER: PRN 09034
¹⁶³ Staffordshire HER: PRN 09045, PRN 12368, PRN 12373, PRN 55486, PRN 55498, PRN 55499
¹⁶⁴ Greenslade & Midgley 1959: 20; Horovitz 1988: 192-3; Staffordshire HER: PRN 55495
¹⁶⁵ Johnson 1979: 49
¹⁶⁶ Ibid.

All of these buildings have been dated to the 17th century with timber-framed origins (the exception is the Grade II Listed Brewwood Hall which is of brick; plate 4)¹⁶²; 13 are Grade II Listed. The timber-framing is legible in six of the buildings on Newport Street, Bargate Street and Dean Street, although at 4 Dean Street it is only visible to the rear of the cottage and in a gable end at Forge Cottage on Bargate Street¹⁶³. Re-facing and rebuilding of the timber framed buildings occurred from the early 18th century onwards (cf. 2.6.1.3). Consequently it is possible that a number of other properties which externally appear to date to the 18th or 19th century, which may also retain earlier fabric within their cores.

Plate 4: Brewwood Hall



Further post medieval timber framed buildings were demolished in the late 19th and 20th century including the property traditionally associated with the bishop's 'manor house' on Market Place (cf. 2.4.1.3) and a row of cottages of probable late 16th or early 17th century date on the corner of The Pavement and Dean Street (HUCA 2)¹⁶⁴.

2.5.2 Education

Brewwood Grammar School is believed to have been founded circa 1550 principally by the locally born Dr Matthew Knightly and the Giffard family of Chillington Hall¹⁶⁵. Knightly appears to have purchased land and property in the parishes of Brewwood, Bushbury and at Willenhall which formed the basis of the school's endowment¹⁶⁶. It has been suggested that it was founded to replace an earlier school associated with the church, although no mention of such a school has

been found in the documentary records to date¹⁶⁷. The Grammar School was redeveloped in the mid 19th century, but the earlier building was probably of 17th century date¹⁶⁸. The school stood on the site of the extant Brewwood C of E Middle School (HUCA 10 and 11; cf. 2.6.2.1 and 2.7).

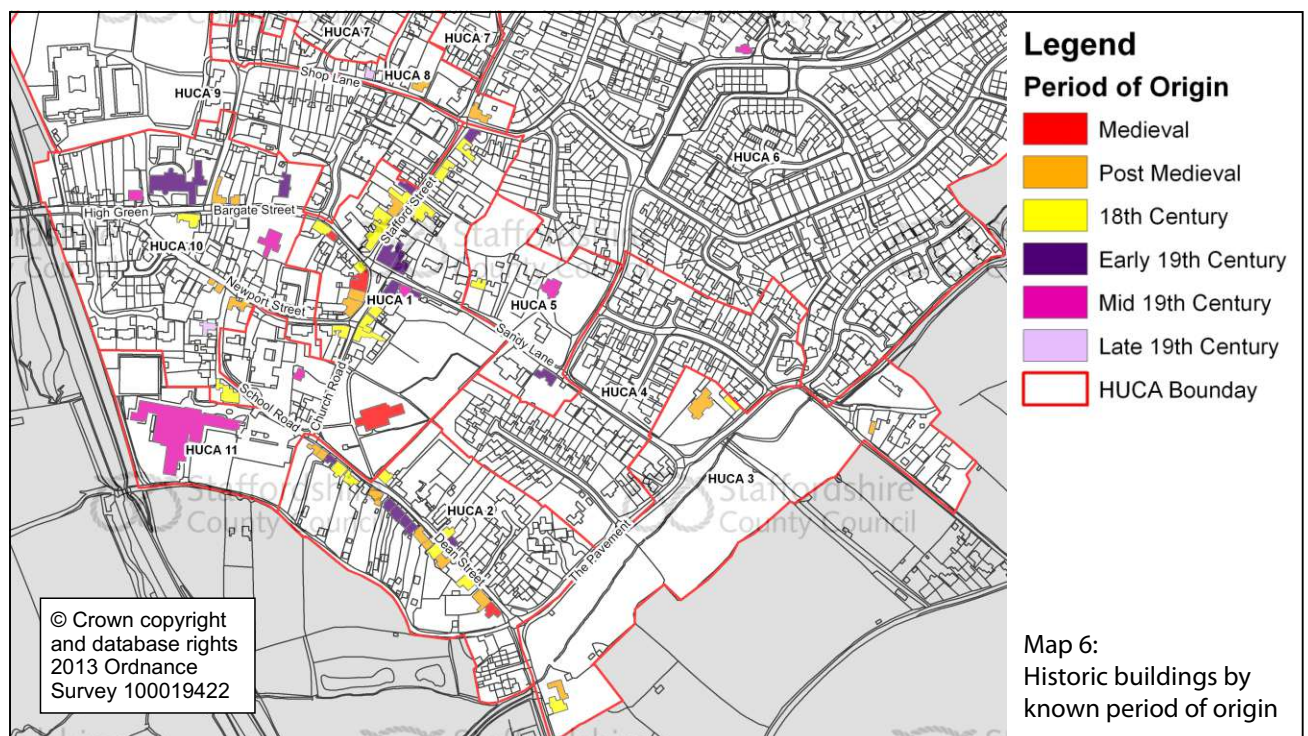
2.5.3 Economy

2.5.3.1 Agriculture and Brewwood Park

The morphology of the prevalent historic field pattern reveals that the open field system was enclosed incrementally during this period. This process of gradual enclosure involved landholders agreeing between themselves to create discrete landholdings rather than holding individual strips across open fields (a process known as 'Piecemeal Enclosure' cf. map 5) Within the wider parish of Brewwood there is documentary evidence to show that piecemeal enclosure was underway in the vill of Horsebrook from circa 1696 and it is possible that this process was occurring across the parish at a similar period¹⁶⁹.

Woodland was still an important local resource in the post medieval period as is evidenced by the bishop's 1538 grant to Roger Fowke for timber from 'the common wood ...called Bishop's Wood or Kerrimore'¹⁷⁰.

Brewwood Park appears to have been leased by the bishop to the Giffard family following the Dissolution and they certainly held the lease by 1609¹⁷¹. In 1647 (towards the end of the Civil War) there was a move to increase the economic profitability of the parkland through the sale of woodland for the local iron industry and for arable farming¹⁷². This was in process by 1649 under the direction of the Giffard family; although some parkland appears to have survived into the early 18th century¹⁷³.



¹⁷⁴ Ciaraldi et al 2004: 50

¹⁷⁵ Ibid.

¹⁷⁶ Greenslade & Midgley 1959: 20

¹⁷⁷ Ibid: 20

¹⁷⁸ Ibid.

¹⁷⁹ Ibid: 21

¹⁸⁰ Greenslade & Midgley 1959: 25

¹⁸¹ Ibid: 39

¹⁸² Staffordshire HER: PRN 01071; Greenslade & Midgley 1959: 39

¹⁸³ Staffordshire HER: PRN 02277; Greenslade & Midgley 1959: 40

¹⁸⁴ Greenslade & Midgley 1959: 36; Horovitz 1988: 166

¹⁸⁵ Horovitz 1988: 135; Staffordshire HER: PRN 09033

¹⁸⁶ Staffordshire HER: PRN 09033

¹⁸⁷ Horovitz 1988: 45

2.5.3.2 Economy/Industry

There is less information for the economic composition of the settlement of Brewwood in the post medieval period than there is for the medieval and later periods. The archaeological excavation to the south of The Pavement did identify that industrial activity appears to have ceased fairly early in the period (or just prior) in the 15th or 16th century¹⁷⁴. The final stages of industry on the site related to metal working or smelting where slag and smithing hearth bottoms were observed¹⁷⁵. It is currently unclear how this activity may have related to an increase in metal working across south Staffordshire more generally in the post medieval period. The earliest indication to wider metal working around Brewwood appears in the documentary record in 1603 when there is reference to the 'hammermen of Brewwood Park'¹⁷⁶. The earliest reference to the forge on the river Penk (which lay on the north eastern edge of the park between Brewwood and Coven) is circa 1620 which refers to its construction by the iron masters Thomas Chetwynd of Rugeley and Walter Coleman of Cannock, but this does not necessarily preclude earlier metal working on the site associated with the 'hammermen' (cf. 2.4.2.3)¹⁷⁷. The importance of metal working around Brewwood was enhanced by the construction of a furnace (precise location unknown, but within quarter of a mile of the forge) circa 1642¹⁷⁸. This local industry expanded under the management of the Foley family who were the most influential iron masters in Staffordshire during this period. There appears to have been at least two forges by the end of the century; Upper Forge (associated with the above site) and Lower Forge (near Shurgreave Field; location not established)¹⁷⁹.

The end of industrial activity south of The Pavement may be associated with a period of economic stagnation in the settlement, which may also be associated with a general decline

in trade and the market (cf. 2.5.3.3). It is likely that it retained some, possibly very local, central place functions and trade, although the nature and extent of this has yet to be established.

2.5.3.3 Market/fairs

By the late 17th century the market appears to have been (at least temporarily cf. 2.6.3.4) discontinued, but a two-day annual fair was being held by 1662¹⁸⁰.

2.5.3.4 Watermills

The mill at Engleton was granted by the Bishop to the Fowke family in 1538, but a century later it was owned by the Giffards of Chillington who held it until 1864¹⁸¹. The earliest phases of the extant building are believed to date to the 17th century with some evidence of reused earlier timbers¹⁸².

The mill at Somerford was being operated as a corn mill in the early 17th century through to the mid 19th century¹⁸³.

2.5.4 Religion

The Benedictine nunnery of St Mary (or Blackladies) was dissolved in the mid 16th century and the land was granted to a member of the wider Giffard family who lived at Stretton¹⁸⁴.

Alterations to the Grade I Listed St Mary and St Chad's Church occurred during the period and include the construction of the western tower in the early 16th century (plate 3)¹⁸⁵. The church also contains four post medieval alabaster monuments to various members of the Giffard family of Chillington¹⁸⁶.

A survey of 1649 makes mention of a "little vicarage house" in the town, which may have stood on the site of the later vicarage which once lay to the west of the church (cf. 2.4.1.3 and 2.6.4.1)¹⁸⁷.

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

2.6.1 Settlement

2.6.1.1 Lordship

In 1852 or 1853 the overlordship of Brewood manor passed out of the hands of the Bishop to the Ecclesiastical Commissioners who sold the revisionary interest to the Giffard family of Chillington who had leased it since the post medieval period (cf. 2.5.1.1)¹⁸⁸.

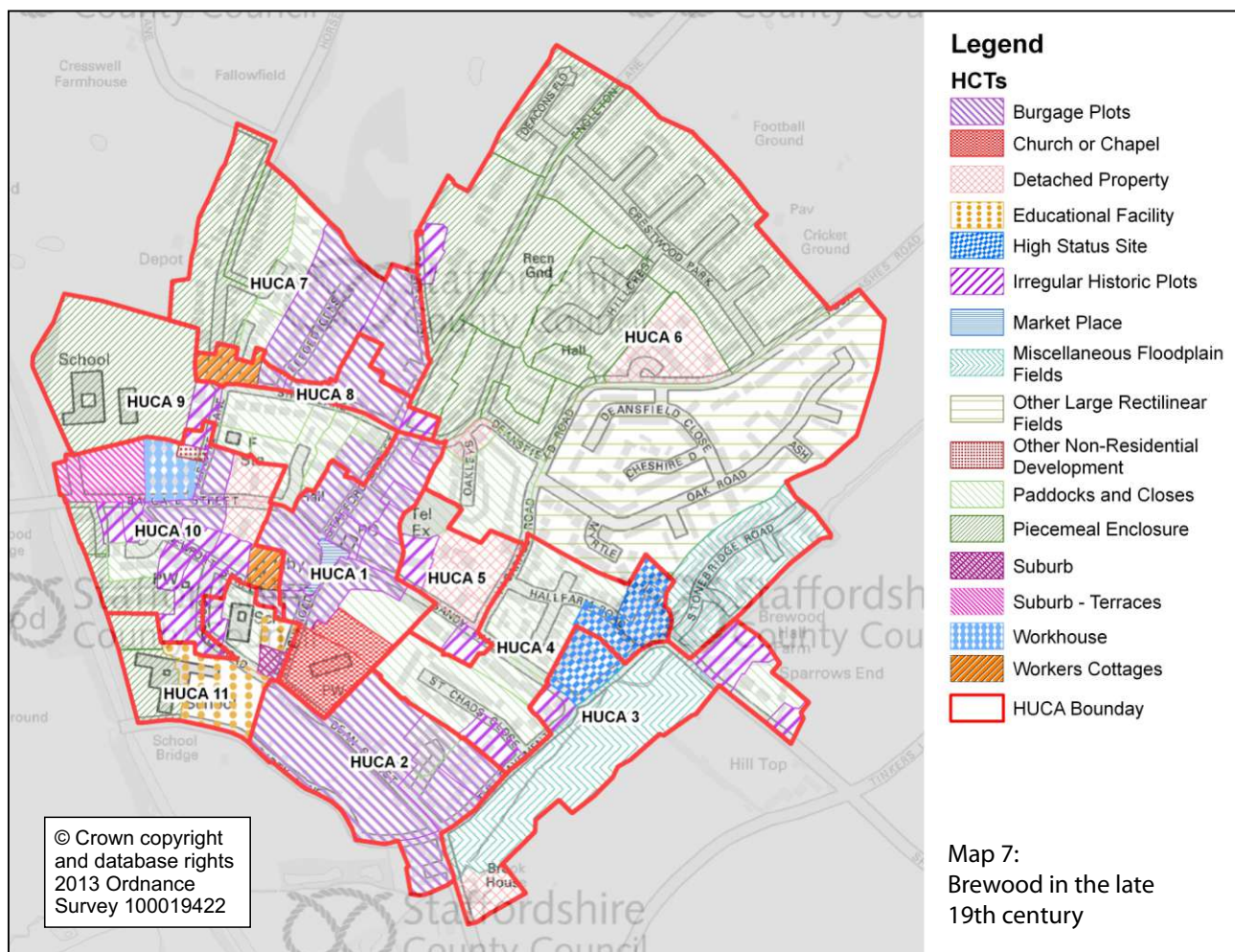
Other land which had belonged to the Bishops also passed into private ownership during this period. Somerford was conveyed to Sir Walter Wrottesley of Wrottesley Hall in 1705 the family selling it after his death to Robert Barbor of Inner Temple¹⁸⁹. The estate was sold to the Monckton family in circa 1799 who were to become influential in the local area. The Moncktons leased the Deanery Manor (including the prebend and tithes) in 1780 until it reverted to the Ecclesiastical Commissioners in 1903, and had also purchased both parts of Engleton manor in the early 19th century¹⁹⁰.

2.6.1.2 Town and buildings

There is little evidence for expansion during the period with the possible exception of High Green where the construction of the canal probably encouraged development westwards from Bargate Street (cf. map 8; HUCA 10). Mid 19th century red brick terraces dominate the northern side of High Green within this HUCA. Other areas identified as representing 19th century development include the Old Vicarage, a large red brick detached house, constructed in 1860 to the north of Sandy Lane¹⁹¹. The rest mostly relate to the re-development of sites within the historic town including the early 19th century Grade II Listed Dawscroft House on Bargate Street and the mid 19th century Grade II Listed The Beeches

which stands opposite¹⁹². Both of these houses stand in their own grounds behind high brick walls which line either side of this portion of Bargate Street.

Some redevelopment of individual plots has also occurred within the historic core. The most prominent of these is the three-storey mid 18th century Grade I Listed Speedwell Castle which is the focal point of the view south down Stafford Street (cf. plate 5)¹⁹³. Tradition, for which there is little supporting evidence, has claimed that it was built by a local apothecary, William Rock, who won money on the King's horse Speedwell¹⁹⁴. Other 18th and early 19th century properties stand on the south side of Dean Street, with a further three standing on its northern side (cf. map 6). A large number of red brick two storey properties dating to the 18th century occupy both sides of Stafford Street; the three-storied Stafford House standing on the eastern side is the largest building in the street. Many of the earlier buildings were altered during this period and contribute to the overall architectural impression of Brewood as a Georgian town¹⁹⁵. The alterations to the earlier properties are a reminder of the potential for any of the later buildings to retain earlier fabric which would contribute to an understanding of the overall social and economic development of the town.



The majority of the buildings of this period are brick built (or at least have brick facades) as has been noted in Stafford Street and High Green (cf. plate 5). However, the majority of the brick built properties in Dean Street have either been roughcast or painted white. The notable exceptions include the two storeyed late 18th century 'The Chantry' (Grade II Listed) standing opposite the churchyard and the large two-storeyed 'The Old Deanery' (Grade II Listed) of early to mid 18th century date¹⁹⁶. Other roughcast or white painted brick properties also feature elsewhere in the town including the northern end of Stafford Street, in the Market Place, Newport Street as well as 'The Old House' (18th century) and 'The Old Smithy' (probably early 19th century) in Sandy Lane.

Plate 5: Looking south down Stafford Street to Speedwell Castle



The street pattern is also largely unchanged with the notable exception of Church Road which was cut in the early 1860s to connect Market Place with Dean Street (and leading to the demolition of the vicarage – cf. 2.6.4.1)¹⁹⁷.

2.6.2 Administration, Education and Welfare

2.6.2.1 Education

The grammar school was extended in the late 18th century when two houses in School Lane, now Grade II Listed and known as 'Rushall Hall', were acquired to provide accommodation for an usher and a junior school¹⁹⁸. The probable 17th century school buildings were demolished in the mid 19th century when a new hall and classrooms were constructed of red brick¹⁹⁹. A chapel with a bell tower was added in the late 19th century (plate 6)²⁰⁰.

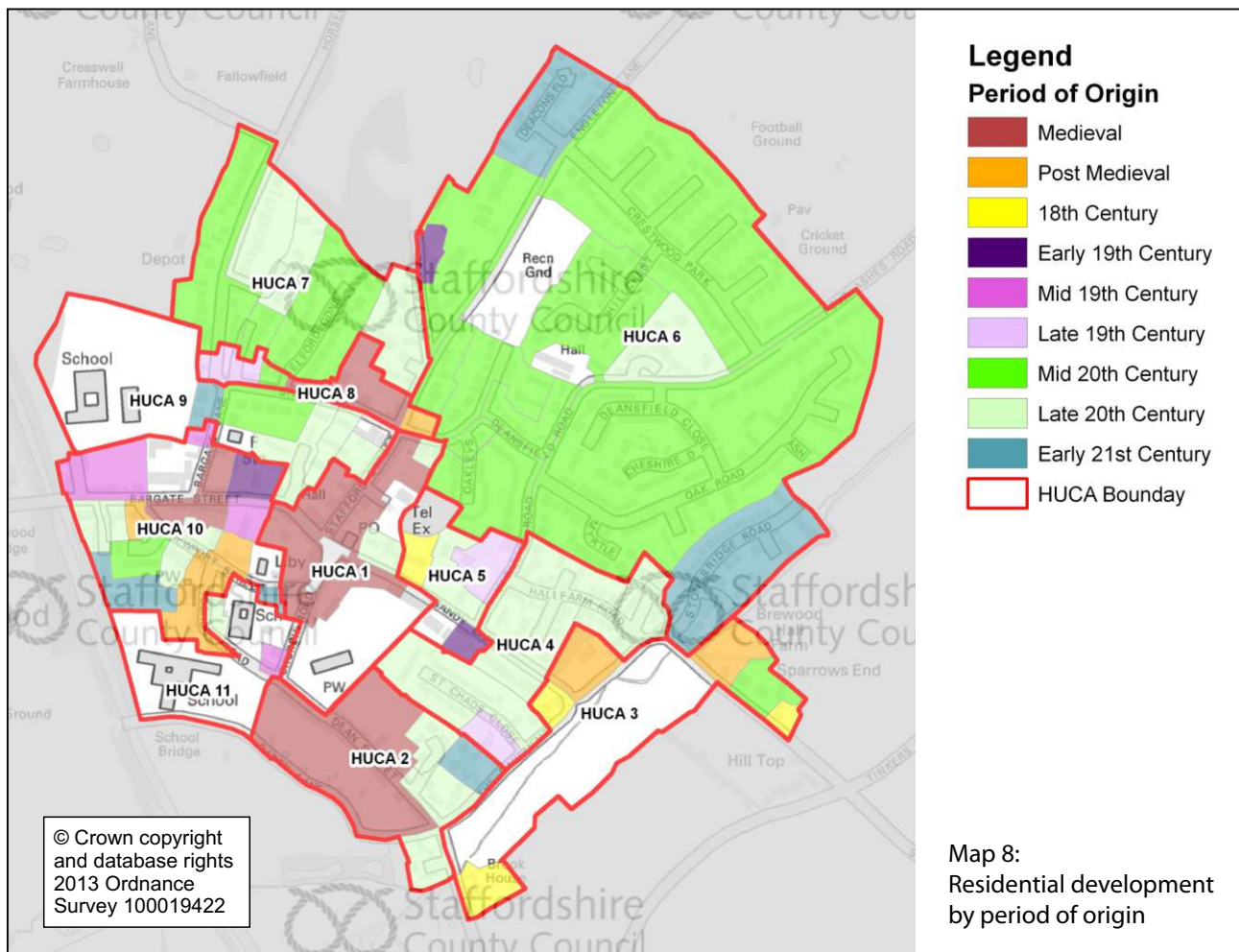
A National School was initiated in the early 19th century, which by 1834 was educating 140 children in a building which once stood at the southern end of Market Place²⁰¹. This school was replaced in 1860 by a new building which stood on the newly constructed Church Road (to the south of the earlier building) (cf. 2.7)²⁰². A school master's house, which survives, was also built at this time²⁰³.

Plate 6: Former Grammar School (with late 19th century bell tower)



Other references to schools in Brewood during the period identify a charity school in the early 18th century. This is possibly the same as that which still existed in the mid 19th century supported by Miss Monckton (of Somerford Hall)²⁰⁴. In the mid 19th century there were also three private academies who took in boarders²⁰⁵.

Adult education was also encouraged by T. W. Giffard, as lord of the manor, who built a reading room in 1857. A library which was established by the clergy in circa 1842 was held by the Working Men's Institute by 1874²⁰⁶.



Map 8:
Residential development
by period of origin

2.6.2.2 Welfare

Brewood had its own parish workhouse by 1777 which was located on the Kiddemore Green Road, but was moved to the north side of Bargate Street at the end of the 18th century²⁰⁷. The earliest parts of the extant building, which now forms part of St Dominic's School, probably date to this period²⁰⁸. The Penkridge Poor Law Union was formed in 1836 when the building at Brewwood became the new union workhouse. The workhouse was extended circa 1838²⁰⁹. The union workhouse was moved to a new site at Cannock in the early 1870s²¹⁰.

2.6.2.3 Public Services and Utilities

A gas works had been established, at Brewwood Wharf (beyond the EUS project area) to serve the town by 1872²¹¹.

2.6.3 Economy

2.6.3.1 Agriculture

The open fields had all been enclosed by the early 19th century. Documentary evidence suggests that the woodland at Bishop's Wood had largely been cleared by the early 18th

²¹² Ibid: 26
²¹³ Ibid: 26 and 38
²¹⁴ Greenslade & Midgley 1959: 20
²¹⁵ Ibid.; Staffordshire HER: PRN 01067
²¹⁶ Ibid; White 1851 on Historical Directories web viewed 22/02/2013
²¹⁷ Ibid
²¹⁸ White 1834 and White 1851 both Historical Directories web viewed 22/02/2013

²²³ Greenslade & Midgley 1959: 20; White 1834 and White 1851 both Historical Directories web viewed 22/02/2013
²²⁴ White 1834 and White 1851 both Historical Directories web viewed 22/02/2013
²²⁵ Ibid
²²⁶ Staffordshire HER: PRN 55501
²²⁷ Horovitz 1988: 185

century²¹². This was then utilised as common pasture which was enclosed under an agreement of 1844 between the Bishop (as lord of the manor) and the Giffard family (as lessee)²¹³.

2.6.3.2 Economy/Industry

Ironworking, based upon the forges and furnaces (cf. 2.5.3.2) was in decline by the late 18th century with Lower Forge having been partially dismantled by 1757, although Upper Forge continued operating until circa 1841²¹⁴. The latter site was apparently used as a corn mill until it was destroyed by fire in circa 1869²¹⁵. In the wider parish quarrying became important in the 19th century; Stadesfield Quarry was operating by 1834 and there were four stone masons/quarry owners recorded in Brewood in 1851²¹⁶.

The manufacture of agricultural machinery was of importance in the parish by 1817²¹⁷. An agricultural machine maker was recorded in Market Place in 1834, but was not mentioned in 1851²¹⁸. A large tannery was being operated by the Sansom family in the 18th century, although its precise location has not been identified; there was no mention of tanneries or leather making within the town in the early to mid 19th century²¹⁹. However, a leather cutter is recorded in Newport Street in 1851 and associated trades include three saddlers and four boot and shoemakers²²⁰.

Lock-making was also a local craft industry which had been established in the parish (at both Brewood and Coven) by 1818²²¹. In 1834 two lock manufacturers were recorded in Shop Lane and Bargate Street, but by 1851 there was only one manufacturer and one locksmith both located in Stafford Street²²².

Malting was also an important industry in the town between 1834 and 1874 with three malsters recorded in 1834 and five by 1851²²³.

Beyond this the economy was typical of many small former market towns with 19th century trade directories recording a variety of trades, professions and retail businesses. These include the building trade (from bricklayers to plumbers), the clothing trade (from milliners to tailors) as well as attorney, an insurance agent, hairdressers, a clock and watch maker, a surgeon, blacksmiths, wheelwrights and coopers²²⁴. Food and drink was also important to the town, even following the failure of the market (cf. 2.6.3.4) with nine grocers being recorded in 1851, as well as two bakers, five butchers and three beer houses (alongside the six inns)²²⁵.

A Savings Bank was established in 1855 in a purpose built single storey red brick property on Bargate Street (HUCA 10; plate 7)²²⁶. The bank was taken over by Lloyds Bank in 1867 and was converted to form part of St Dominic's School in 1987²²⁷.

The economic and professional diversity of the settlement during the 19th century reveals that Brewood still retained some central place functions despite competition from neighbouring Wolverhampton (cf. 2.6.3.4).

²¹⁹ Greenslade & Midgley 1959: 20; White 1834 and White 1851 both Historical Directories web viewed 22/02/2013

²²⁰ White 1834 and White 1851 both Historical Directories web viewed 22/02/2013

²²¹ Greenslade & Midgley 1959: 20

²²² White 1834 and White 1851 both Historical Directories web viewed 22/02/2013

²²⁸ Greenslade & Midgley 1959: 25
²²⁹ Ibid; White 1834 on Historical Directories web viewed 22/02/2013
²³⁰ Ibid; White 1851 on Historical Directories web viewed 22/02/2013
²³¹ White 1851 on Historical Directories web viewed 22/02/2013
²³² Greenslade & Midgley 1959: 25; White 1834 and White 1851 both Historical Directories web viewed 22/02/2013
²³³ Ibid.
²³⁴ Ibid: 39 and 40
²³⁵ Ibid: 41; Horovitz 1988: 135



Plate 7: Savings Bank

2.6.3.3 Markets and fairs

There was a weekly Tuesday market by 1747, although it is unclear when this was discontinued. It had probably ceased operating by the early 19th century when it is reported that the market house had been demolished²²⁸. In 1833 there was an attempt to revive the commercial activities with a weekly Friday market²²⁹. This was described as having “entirely declined” in 1851²³⁰. Competition from the expanding town of Wolverhampton was cited as the reason for its failure²³¹.

There were two annual fairs, held in May and September, in the early and mid 19th century, but the May fair had lapsed by 1860²³². The September fair was discontinued following the First World War²³³.

2.6.3.4 Watermills

The two watermills, at Engleton and Somerford, both ceased operating as corn mills in the late 19th century²³⁴.

2.6.4 Religion

2.6.4.1 Anglican Churches

Alterations were made to the Grade I Listed St Mary and St Chad's church in the 18th century and again, internally, in the early 19th century²³⁵. It was restored between 1878 and 1880 by the

²³⁶ Staffordshire HER: PRN 09033

²³⁷ Horovitz 1988: 143

²³⁸ Greenslade & Midgley 1959: 44; Staffordshire HER: PRN 55481

²³⁹ Staffordshire HER: PRN 55482

²⁴⁰ Greenslade & Midgley 1959: 44; Staffordshire HER: PRN 55484

²⁴¹ Ibid; Horovitz 1988: 45

²⁴² Horovitz 1988: 45

²⁴³ Greenslade & Midgley 1959: 45; White 1834 on Historical Directories web viewed 22/02/2013

²⁴⁵ The group lies outside of the EUS project area but cf. Staffordshire County

Council 2011 Appendix A (Brewood and Codsall) BWHECZ 1

²⁴⁶ Greenslade & Midgley 1959: 19

²⁴⁷ Greenslade & Midgley 1959: 19

²⁴⁸ Ibid.

eminent architect G. E. Street²³⁶.

Extensions to the churchyard were made in 1825, on land provided by T. W. Giffard as lord of the manor, and again in 1870²³⁷.

The old vicarage, which stood to the west of the church, was occupied by the curate by 1833 as at this date the vicar had built himself a large property in its own grounds away from the town at Deansfield (known as Deansfield House; cf. HUCA 6)²³⁸. Deansfield House was demolished in the late 20th century, but the mid 19th century gate lodge survives²³⁹. Deansfield House, however, proved to be too far from town and the same vicar built a second house, known as Elmsley, to the north of Sandy Lane²⁴⁰. The property became the official vicarage in 1863 following the demolition of the old vicarage to make way for the construction of Church Road²⁴¹. This latter building had apparently been constructed in the early 18th century (cf. 2.5.4)²⁴².

2.6.4.2 Non-Conformism

The earliest purpose-built non-conformist chapel was built for the Congregational community in 1803 on Sandy Lane. The building was enlarged in 1825 and rebuilt in 1842; it was demolished in the late 20th century (cf. HUCA 4)²⁴³.

In 1868 the extant Methodist Chapel was built in School Road for the Wesleyan community²⁴⁴.

2.6.4.3 Roman Catholicism

Beyond the EUS project area St Mary's Roman Catholic Church, along with a presbytery, primary school and school house, all Grade II Listed were built in the 1840s to a design by the eminent architect A. W. N. Pugin²⁴⁵.

2.6.5 Communications

2.6.5.1 Roads

Brewood lay on two coaching routes by 1834; one (between London and Liverpool) called at The Lion Inn in the Market Place and the other (between Brewood and Wolverhampton) called at the Fleur de Lys, which also once stood in the Market Place (but has since been demolished)²⁴⁵.

2.6.5.2 Canals

The earliest of the two canals which cross the parish was the Staffordshire and Worcestershire Canal completed in 1772 which lies over 4km from Brewood²⁴⁷. What is known as the Shropshire Canal (but was originally the Birmingham and Liverpool Junction Canal) was constructed just to the west of Brewood between 1830 and 1843. Wharves had been established at both Brewood and Chillington by 1851²⁴⁸. Belvide Reservoir, which lies approximately 2km to the north west of Brewood, was constructed to provide water to the canal.

2.6.5.3 Railways

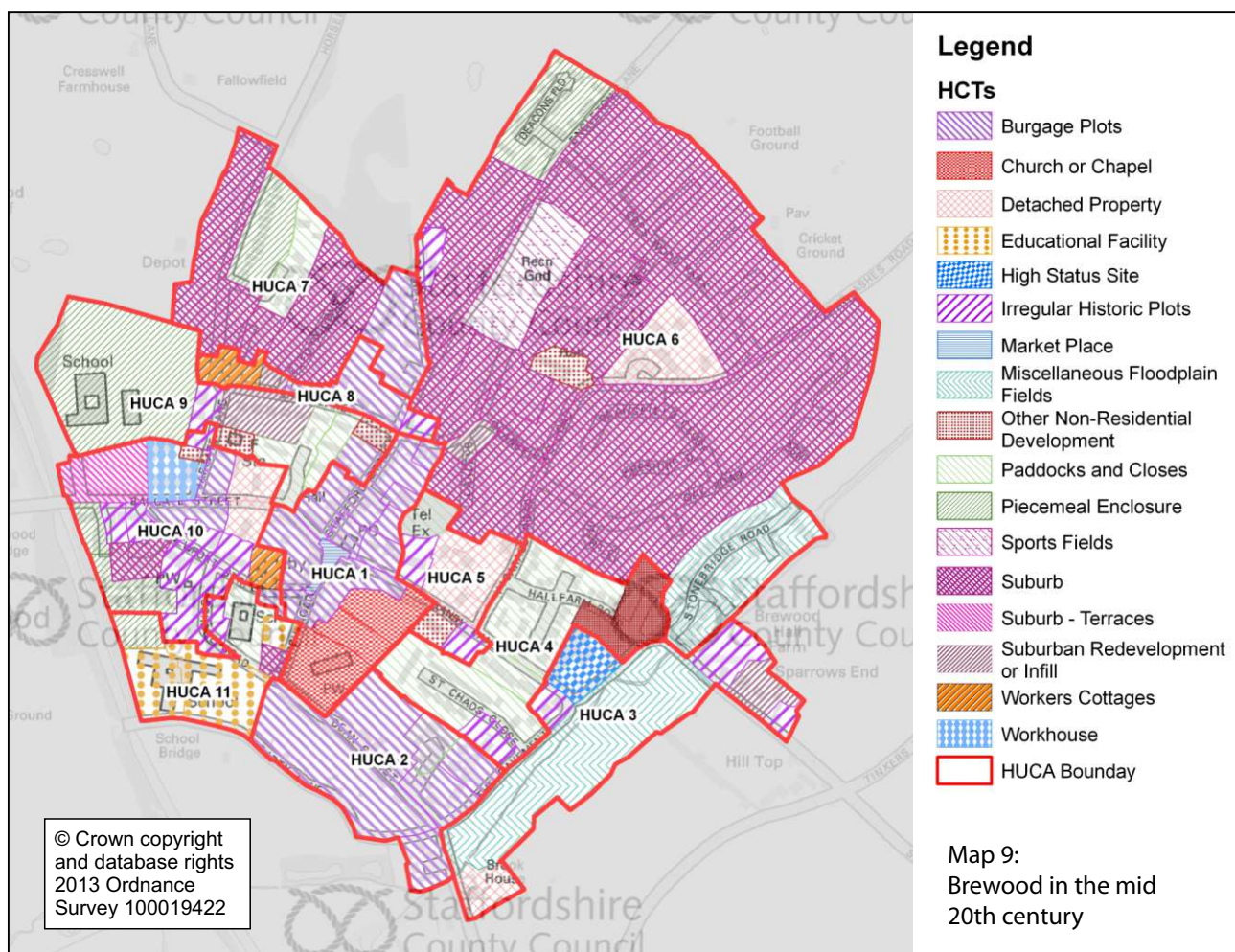
Brewood was not connected to the railway network. The nearest railway line, which links Birmingham with the North West, was built through the eastern portion of the parish in the 1830s. The nearest stations were located at Gailey on Watling Street (approximately 3.5km north east) and at Four Ashes (approximately 3km to the east).

²⁴⁴ Horovitz 1988: 282; Staffordshire HER: PRN 55497

²⁴⁵ The group lies outside of the EUS project area but cf. Staffordshire County Council 2011 Appendix A (Brewood and Codsall) BWHECZ 1

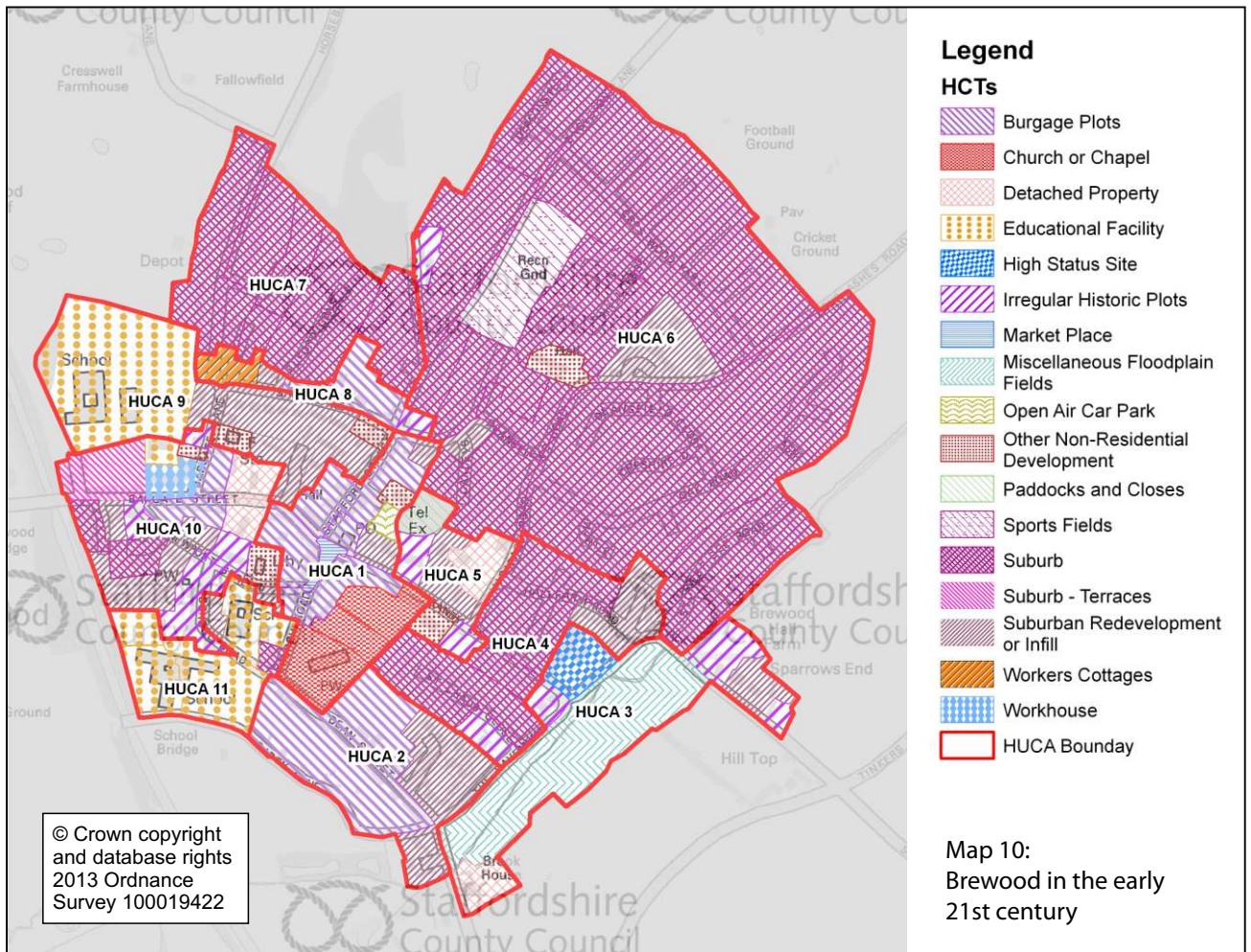
2.7 20th and 21st century (1900 to 2009)

The greatest period of expansion occurred in the mid 20th century when large housing estates were built to the north and north east of the historic core (cf. map 8). Late 20th and early 21st century housing has occurred mostly as infill between and on areas of earlier settlement.



Associated services have included the provision of the recreation ground off Engleton Lane in the mid 20th century and the redevelopment or expansion of the existing schools (HCTs 'Sports Fields' and 'Educational Facility' on map 9 and map 10). The former Grammar School was extended in the mid 20th century and in the late 20th century became Brewood Church of England Middle School. The 1860 National School building was demolished in the late 20th century when a new school building was constructed further west (the site of the earlier school forming part of the playground) as St Mary and St Chad's Church of England School.

The former workhouse buildings were converted to a Dominican Convent in 1920, but by the late 20th century had been converted to a private girls school (St Dominic's School). Extensions to provide facilities to the school occurred to the north of Bargate Street (adjacent to the canal) in the 1980s²⁴⁹.



Section Summary

- ◆ The legible historic character of the two parts of the planned medieval town (the Bishop's and the Dean's manor) survives within **HUCA 1, HUCA 2, HUCA 10** (and possibly **HUCA 8**). Burgage plots are a feature of these HUCAs along within the associated historic street pattern. The triangular market place and the Grade I Listed St Mary and St Chad's church lie within **HUCA 1**. The earliest known buildings, dating to the late medieval period all lie within these HUCAs. The earliest is the Grade II Listed 14th century Old Smithy lying at the southern end of **HUCA 2**. The greatest concentrations of other early buildings also lie within these HUCAs, many of which originated in the post medieval period as timber framed properties. Overall, however, Brewwood has the character of a brick built Georgian town the result of rebuilding and alterations to earlier properties.
- ◆ Shop Lane (**HUCA 8**) may also have originally formed part of the planned medieval town. Evidence for burgage plots on historic mapping being particularly evident to the north of the road. The built heritage of the HUCA includes two 17th century properties, but the remainder are mostly red brick 19th century houses, with a few of more recent date. The historic mapping also infers that the area may have been subject to settlement shrinkage during a period of economic decline (possibly during the late medieval and post medieval periods).
- ◆ Evidence for potential post medieval settlement (including squatter settlement) survives in **HUCA 3**. The built heritage of the HUCA includes the Grade II Listed 'Brewwood Hall' which dates to the 17th century and a cottage, of similar origin, at Sparrows End. **HUCA 3** is characterised by fields lining an unnamed brook. Settlement had extended eastwards along Sandy Lane by at least the 18th century as represented by The Old House (**HUCA 5**). The large former red brick vicarage (built in 1860) is also a prominent feature of the HUCA as is the early 19th century 'Old Smithy'.
- ◆ An irregular historic settlement plan dominates the western portion of Brewwood represented by **HUCA 10** and **HUCA 11**. Historic buildings dominate the former and include post medieval timber framed houses on Newport Street. Settlement may have originated in this area in the early medieval period which has influenced later development. **HUCA 11** is dominated by two schools, the earliest of which is the former Grammar School built in the mid 19th century.
- ◆ Modern development, of mid 20th, late 20th and early 21st century date, dominates **HUCA 4, HUCA 6** and **HUCA 7**. **HUCA 9** is dominated by the expansion of St Dominic's School in the late 20th century, although small piecemeal mid 20th to early 21st century housing is also a feature.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1, HUCA 2, HUCA 3, HUCA 10** and **HUCA 11**. Further archaeological potential has been identified within **HUCA 5, HUCA 7, HUCA 8** and **HUCA 9**. 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 Brewood.

Each HUC statement is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available²⁵⁰.

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.

²⁵⁰ In line with English Heritage 2008: paragraph 38

| | |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Evidential value*</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>Historical value</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>Aesthetic value</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>Communal value</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 townscapes²⁵¹.

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

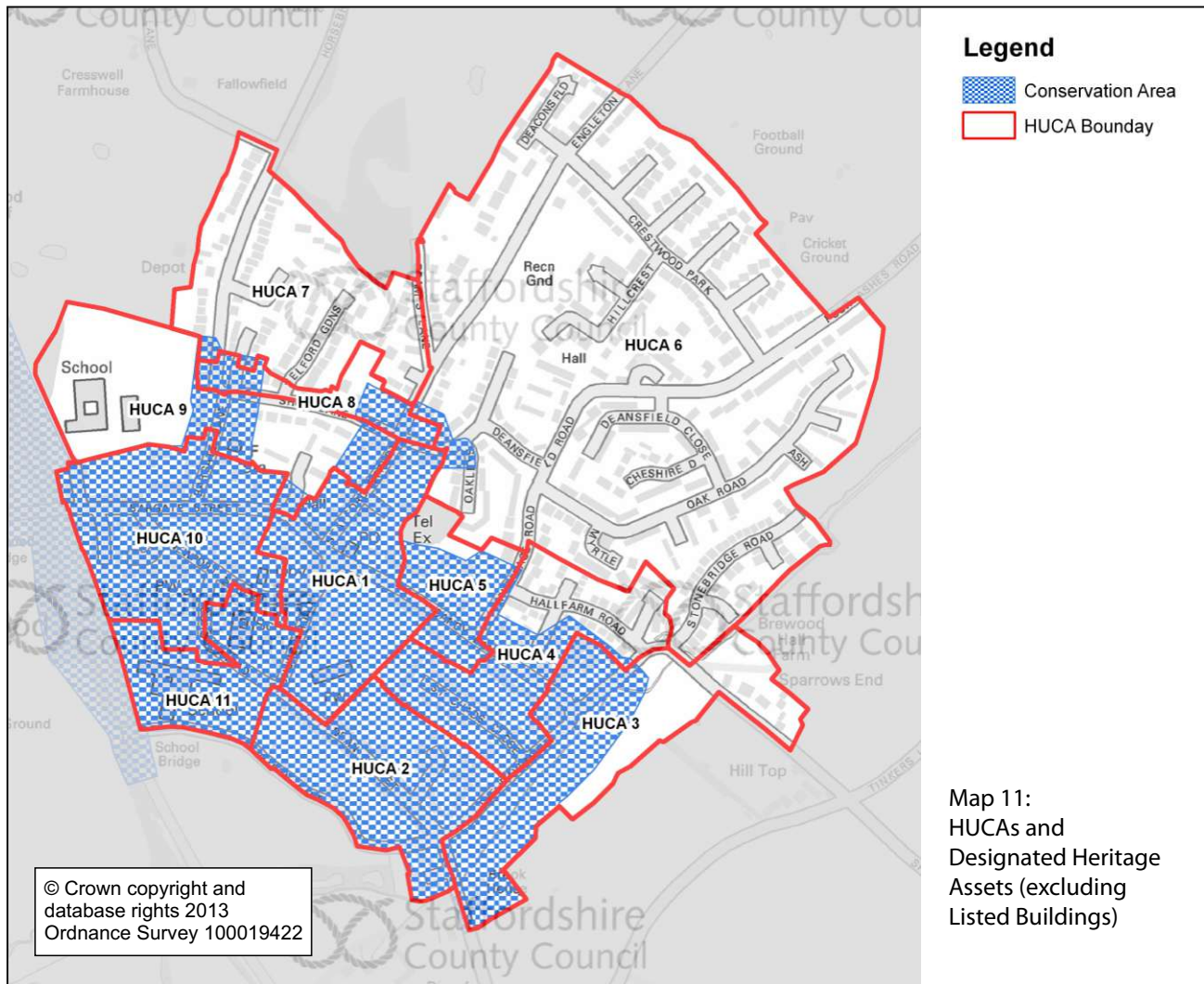
| | | |
|-------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historical value | High | The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character. |
| | Medium | Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time. |
| | Low | There are no or very few known legible heritage assets; where they exist their associations are not clearly understood. |
| Aesthetic value | High | The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas. |
| | Medium | The components of the townscape are legible, but there may have been considerable impact by 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. |

| | | |
|-----------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Low | 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. |
| Communal value | High | Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone. |
| | Medium | The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access. |
| | Low | There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible. |

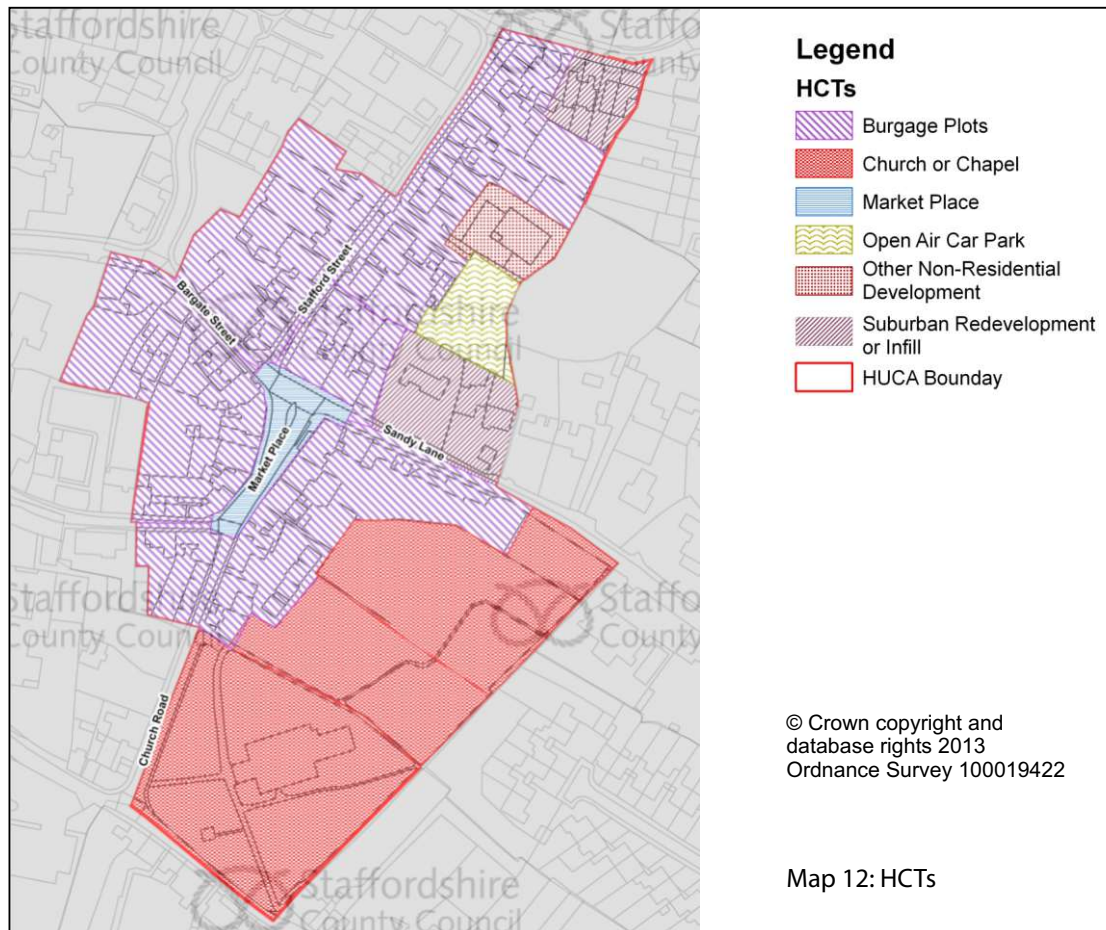
Table 2: Assessment of Heritage values

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

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: Market Place and Stafford Street



4.1.1 Statement of heritage significance and built character

The HUCA represents the heart of the medieval town being dominated by the large Grade I Listed St Mary and St Chad's church and the market place (cf. map 12)²⁵². It has been suggested that the church may have originated as a minster in the early medieval period (cf. 2.3.4), although the earliest extant fabric dates to the 13th century (cf. 2.4.3.1). If Brewood was an important early settlement belonging to the church, then it is possible that it had a market function prior to the earliest known market charter granted in the early 13th century (cf. 2.3.3; 2.4.1.3 and 2.4.2.4). Nonetheless it is likely that the extant market place and the burgage plots which line the streets were laid out during this later period (cf. map 12; 2.4.1.3). Whilst the burgage plots identified along the south side of Bargate Street may also date to the 13th century there remains the potential that settlement in this area may have originated in the early medieval period (cf. 2.3.2 and map 2). It has also been suggested that Stafford Street, with its burgage plots represents an extension to the early 13th century town probably being laid out before the end of that century (cf. 2.4.1.3).

The street plan is probably largely unaltered from the medieval period, although Church Road (lying to the east of the church) was constructed in the early 1860s to connect Market Place with Dean Street (cf. 2.6.1.2). Prior to this date Dean Street (which belonged to the Dean's manor not

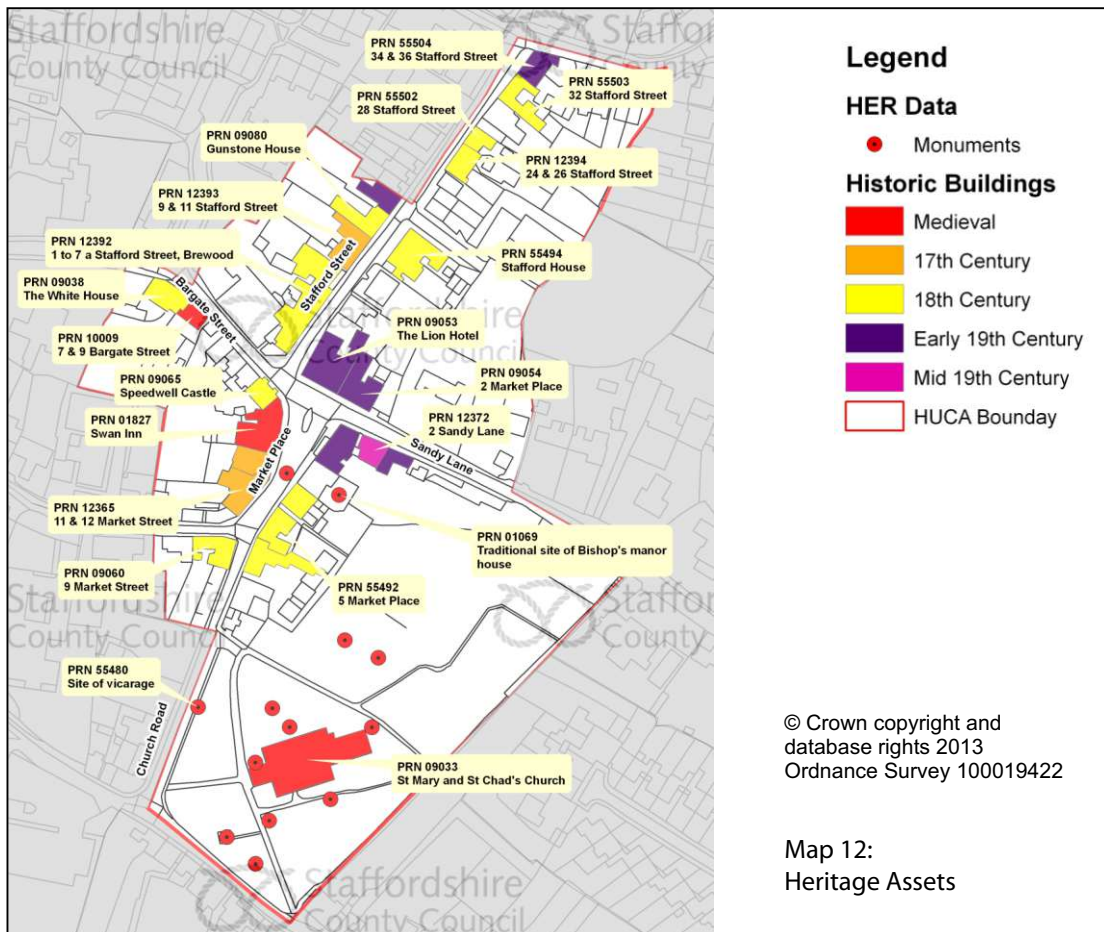
the Bishop's manor) appears not to have had direct access into the market area (except via the church yard). An early 18th century vicarage was demolished to create the road and it seems likely that the market place had always terminated at this point (marked by the southern extent of the burgage plots extant on map 12). This may also be affirmed by the report in the 19th century that bones were found nearby perhaps suggesting that the churchyard once extended further west than presently (cf. 2.4.1.2). It is currently unclear as to why this may have been; possibly this was also the location of the medieval vicarage²⁵³. An alternative explanation may be that this was the site of the Bishop's manor house which thus formed the focal point of the market place? (cf. 2.4.1.3). The traditional site of the manor house has it located to the east of the market place (on the site of the early 20th century 'The Dreadnought' (cf. red brick property on plate 8) where 'ancient' timber framed properties were noted in the late 19th century) based largely upon speculation²⁵⁴. However, this theory may be supported by the results of a small scale archaeological investigation which suggested that land lying to the rear of properties fronting onto the Market Place had formed a paddock or orchard which may therefore have been associated with a multi-functional manorial complex (cf. 2.4.1.3).



Plate 8: Market Place

Redevelopment has occurred on the back plots of the burgages lying on the eastern side of Stafford Street (and north of Sandy Lane) in the late 20th century. This development comprises both housing, a telephone exchange and car parking (cf. map 12).

4.1.2 Built character



The HUCA lies within the Brewood Conservation Area and there are 19 Listed Buildings all of which are Grade II Listed with the exception of the church and Speedwell Castle which are both Grade I Listed.

The Grade I Listed church represents the only stone built structure within Brewood and its spire is a prominent feature of the wider landscape (cf. plate 3). The earliest fabric dates to the 13th century and may be associated with the Bishop's economic expansion of the settlement during the same period.

The earliest known domestic structures within the HUCA are the Grade II Listed 9 Bargate Street and The Swan Inn on Market Place²⁵⁵. Both properties retain timber framed cores whose form suggests that they originated as open hall houses possibly as early as the 15th century (cf. map 13). Smoke-blackened timbers survive within 9 Bargate Street and it possibly represents two surviving bays of a four bay hall house with cross wing; the latter being lost when the Grade II 'The White House' was built to the north in the early 18th century²⁵⁶. Three pairs of cruck survive within the central range of The Swan Inn²⁵⁷. A re-used medieval tie beam also survives within a property at the northern end of Stafford Street which has a plaque to its frontage which reads "SIG 1715". The origins of the tie beam are unknown but may have been reused from an earlier

building on the site or from nearby²⁵⁸. Three 17th century properties also survive within the HUCA (cf. map 13) although in all cases, as with the earlier buildings, they have been re-fronted at a later date (mostly in the 18th century)²⁵⁹. The alteration of buildings at a later date raises the potential for further earlier fabric to survive within the HUCA within other properties.



Plate 9: The Lion Hotel & 2 Market Place

The majority of the remainder of the properties date to the 18th or early 19th centuries (cf. map 13). Brick is the most common building material and is a prominent feature of the southern end of Stafford Street (plate 5; cf. 2.6.1.2). There is a sense of uniformity to the north west of the street where two-storey 18th century Grade II Listed terraced housing dominates²⁶⁰. This is not reflected to the south east of Stafford Street where larger individual properties dominate including the three storey 18th century Stafford House and an early 21st century property (in Georgian style) which lies adjacent²⁶¹. At the junction with Stafford Street and the Market Place (and forming the focus of the view south down the former) stands the Grade I Listed Speedwell Castle built in the mid 18th century (cf. 2.6.1.2; plate 5). The Market Place represents a mix of architectural styles and periods from the stuccoed Grade II Listed 'The Lion Hotel' to the brick façade of 2 Market Place standing adjacent (plate 9)²⁶². The two three storeyed early 18th century properties form the focal point of the northern extent of the Market Place. Either side of the Market Place are two and three storeyed properties which are mostly of 18th and early 19th century date (plate 8). The two-storey red brick 'The Dreadnought' standing to the east of the Market Place dates to 1906 (cf. plate 8)²⁶³.

4.1.3 Heritage values

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>Evidential value: There is a high potential for below ground archaeological remains to survive within the HUCA associated with medieval and later development. As the earlier history of the settlement has not been established there also remains the potential for earlier evidence to survive associated with settlement as well as the minster church. The extant buildings also have the potential to retain earlier fabric relating to their origins and functions. This information would contribute significantly to our understanding of the social and economic history of the town.</p> | <p>High</p> |
| <p>Historical value: The legible heritage assets continue to dominate the townscape in the form of historic buildings, including the church, the street pattern (including the extant market place) and the burgage plots. The heritage assets contribute to the history of the town and its development through the centuries.</p> | <p>High</p> |
| <p>Aesthetic value: The legibility of the heritage assets contribute significantly to the historic character of the HUCA. This importance is reflected in the high proportion of Listed buildings and the Brewood Conservation Area.</p> | <p>High</p> |
| <p>Communal value: The HUCA continues to represent the commercial heart of Brewood and as such enables the community and visitors to directly engage with the heritage assets which are highly visible within character area. The church also forms one of the key community buildings within Brewood.</p> | <p>High</p> |

4.1.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Brewood's history as well as its sense of place.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁶⁴.
- ◆ There are numerous designated heritage assets within the HUCA. Any works within or adjacent to the Grade I Listed buildings should consult English Heritage at the pre-planning stage. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Brewood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁶⁵.

²⁶⁶ Ibid.

²⁶⁷ English Heritage 2012: <http://www.helm.org.uk/>

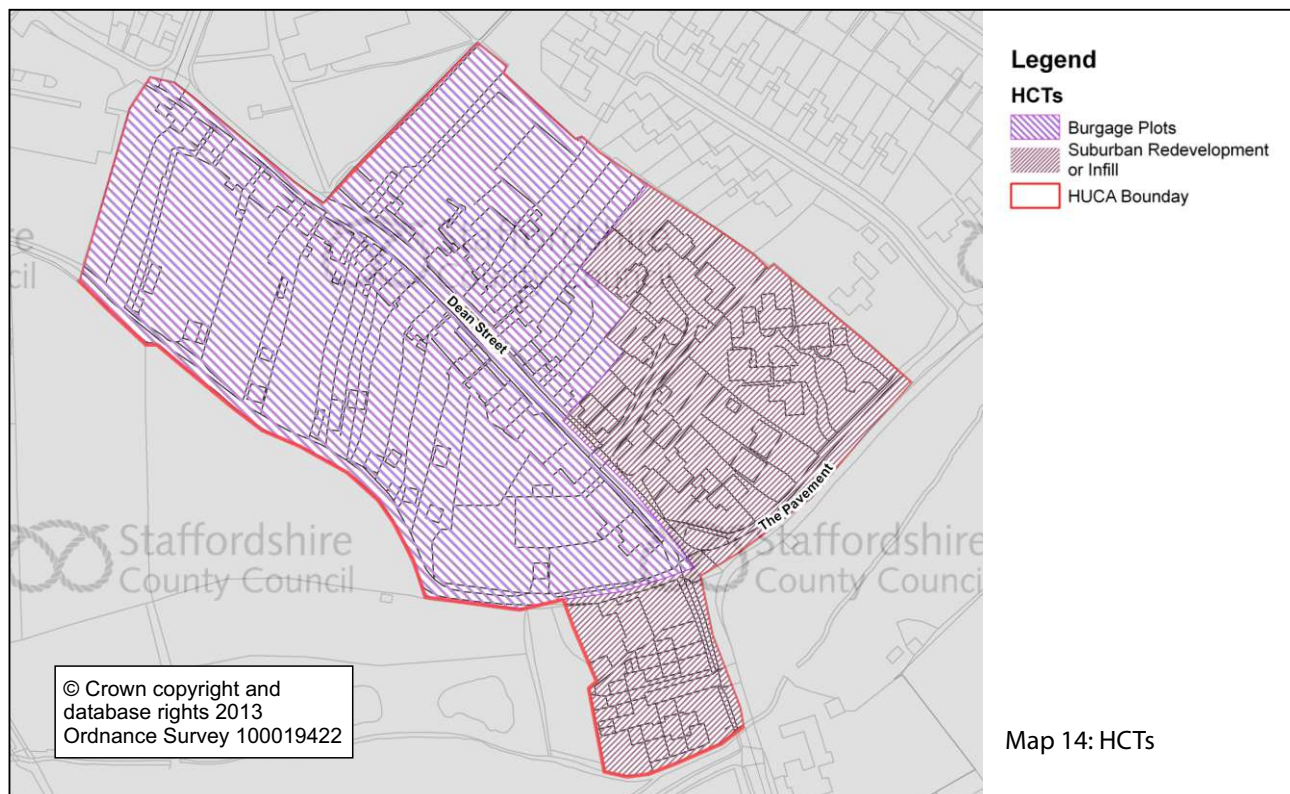
²⁶⁸ Department for Communities and Local Government 2012

²⁶⁹ Ibid.

²⁷⁰ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁶⁶. The heritage assets also make a positive contribution to the tourist economy of the town. 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)²⁶⁷.
- ◆ 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 NPPF²⁶⁸.
- ◆ 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 development, function and role within the social and economic history of Brewood. 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 NPPF²⁶⁹.
- ◆ 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 South Staffordshire Conservation Team. 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*' document²⁷⁰.

4.2 HUCA 2: Dean Street and The Pavement

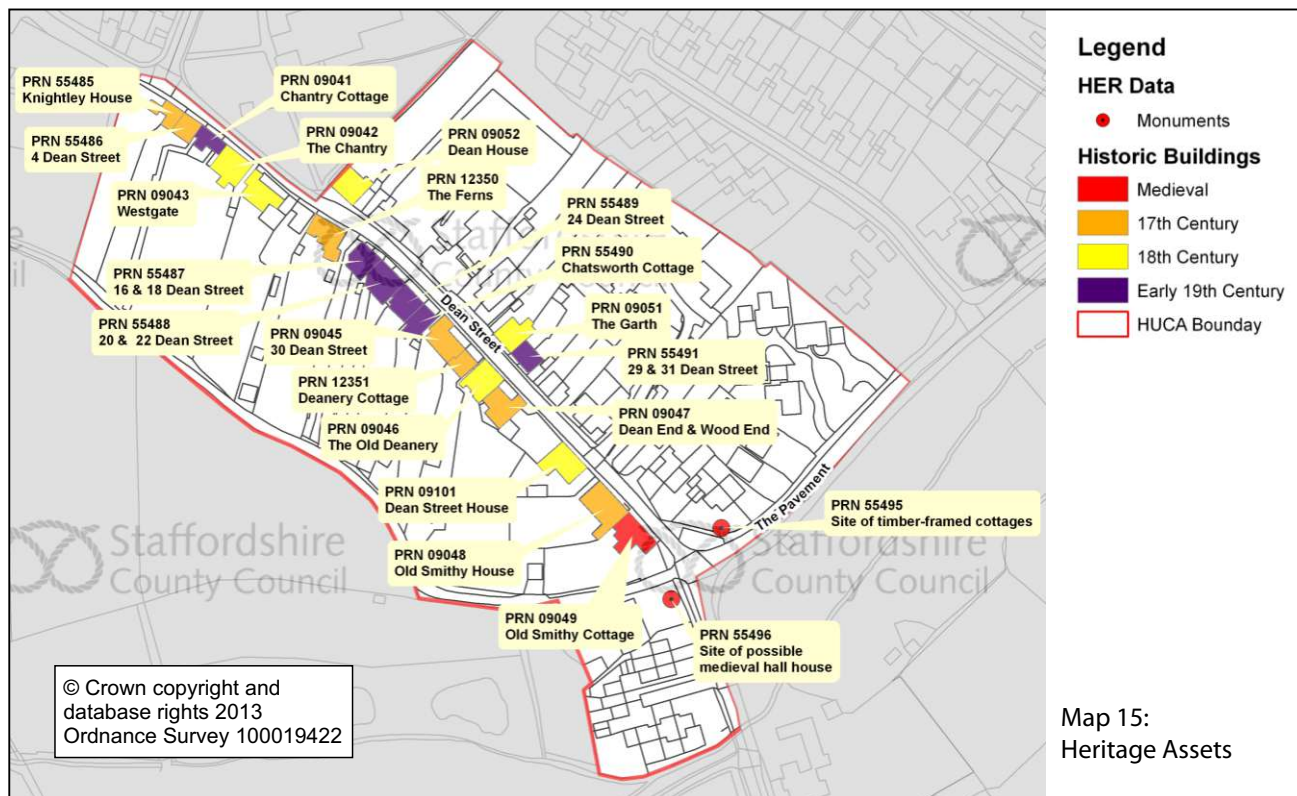


4.2.1 Statement of heritage significance and built character

The HUCA represents the heart of the Dean's manor within Brewood which was granted by the Bishop in the late 12th century (cf. 2.4.1.2). Consequently, it is likely that Dean Street originated as a separate planned extension to Brewood probably in the 13th century (cf. 2.4.2.3), although the street itself may have earlier origins. The HUCA is particularly marked by the extant burgage plots which line both sides of the street (cf. HUCA 2 map). The southern side of the HUCA is particularly well preserved with Dirty Lane continuing to act as a back lane to provide access to the rear of the properties.

Late 20th century redevelopment within this plan form has been restricted to the east and south of the HUCA. That lying between Dean Street and The Pavement was undoubtedly constructed upon the site of earlier burgage plots, although part of the Dean Street frontage was not occupied by buildings until at least the late 19th century. However, timber framed properties stood at the junction with The Pavement until the 1960s²⁷¹. Early photographs suggest that these properties incorporated a hall house of possible 16th century (or earlier?) date. Cottages lying to the north, along The Pavement, may also have formed part of the burgage plots of the Dean's manor.

Medieval settlement, probably in the form of burgages, apparently also extended to the south of Dirty Lane where a small timber framed cottage stood until circa 1950²⁷². The form of the property suggested that it, like the Grade II Listed 'Old Smithy Cottage' to the north, had originated as an open hall house in the 14th century (cf. 2.4.1.3 and 4.2.2).



The HUCA lies within the Brewood Conservation Area and incorporates 13 Listed Buildings all of which are Grade II Listed with the exception of 'Westgate' which is Grade II* Listed.

The Grade II Listed 'Old Smithy Cottage' represents two bays of a former open hall house which has been dated to the 14th century making it the earliest known domestic property within Brewood²⁷³. The timber framing, visible externally, is irregular in form with massive arch braces (plate 2). Two other properties (numbers 30 and 34) also retain visible timber framing further to the north but have been dated to the 17th century (cf. map 15)²⁷⁴. The remaining 17th century properties within the HUCA all retain timber framed cores, but externally have been altered with either plastered (and white painted) or brick frontages. 4 Dean Street retains a small section of timber framing to the rear²⁷⁵. The majority of these early buildings are of one and half (with dormers to upper storey) or two storey. Other historic buildings may retain evidence of earlier fabric within their structures despite later facades.

White buildings are particularly characteristic of the HUCA, but there are also a number of prominent, mostly three storey 18th century, brick properties. These include Dean House lying adjacent to the church yard and The Chantry which stands opposite (plate 10)²⁷⁶.

A change in level is also apparent within the HUCA from the church down to The Pavement to the south east (plate 1; cf. 1.2).



Plate 10: The Chantry

4.2.3 Heritage values

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| <p>Evidential value: There is a high potential for below ground archaeological remains to survive within the HUCA associated with medieval and later development. The extant buildings also have the potential to retain earlier fabric relating to their origins and functions. This information would contribute significantly to our understanding of the social and economic history of the town particularly the relationship between the two manors.</p> | <p>High</p> |
| <p>Historical value: The legible heritage assets continue to dominate the townscape in the form of the historic buildings and the burgage plots. The heritage assets contribute to the history of the town and its development through the centuries.</p> | <p>High</p> |
| <p>Aesthetic value: The legibility of the heritage assets contribute significantly to the historic character of the HUCA. This importance is reflected in the high proportion of Listed buildings and the Brewood Conservation Area.</p> | <p>High</p> |

²⁷⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁷⁸ Ibid.; South Staffordshire Council 2010 web viewed 11/03/2013 http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx

²⁷⁹ Ibid.

²⁸⁰ English Heritage 2012: <http://www.helm.org.uk/>

²⁸¹ Department for Communities and Local Government 2012

²⁸² Ibid.

Communal value: The heritage assets are highly visible within character area and have the potential to contribute to the presentation of the history of Brewood for the benefit of the community and visitors.

High

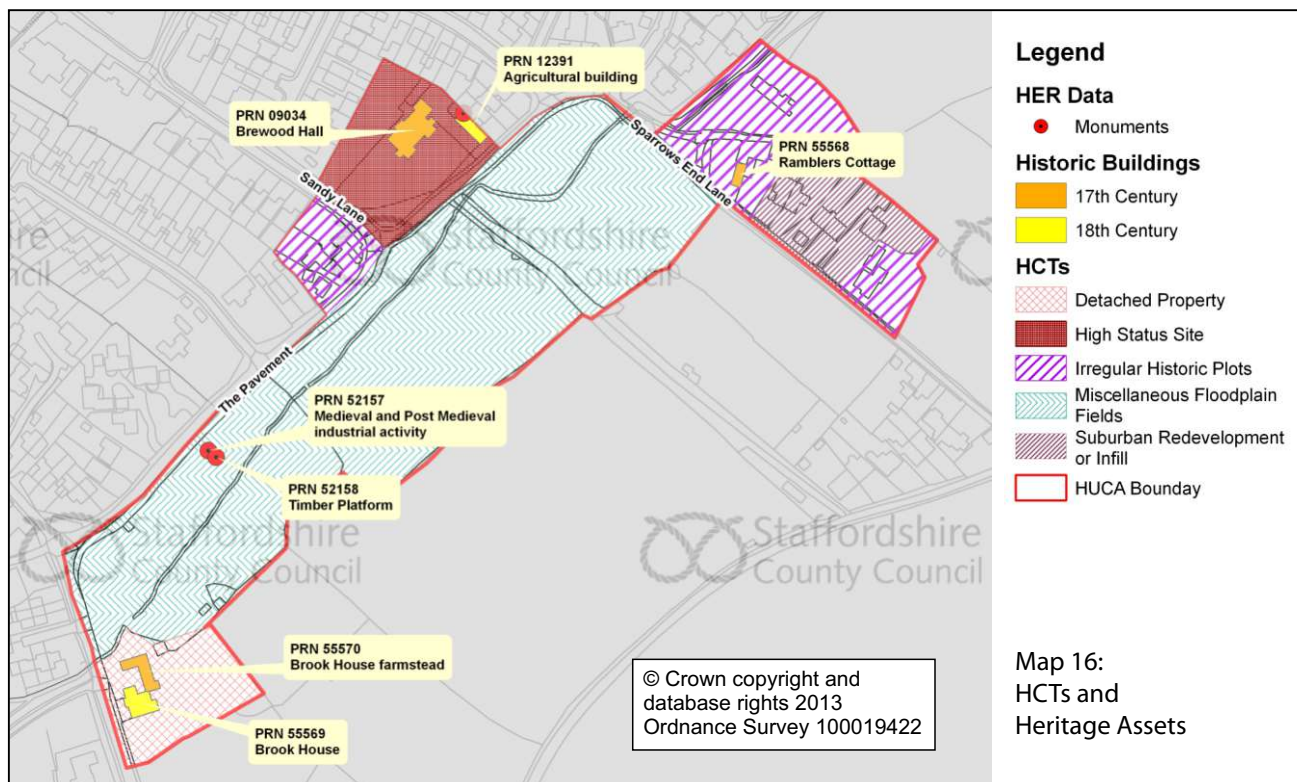
4.2.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Brewood's history as well as its sense of place.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁷⁷.
- ◆ There are numerous designated heritage assets within the HUCA. Any works within or adjacent to the Grade II* Listed building should consult English Heritage at the pre-planning stage. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Brewood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁷⁸.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁷⁹. The heritage assets also make a positive contribution to the tourist economy of the town. 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)²⁸⁰.
- ◆ 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 NPPF²⁸¹.
- ◆ 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 development, function and role within the social and economic history of Brewood. 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 NPPF²⁸².

- ◆ 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 South Staffordshire Conservation Team. 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' document²⁸³.

4.3 HUCA 3: Sparrow End Lane and The Pavement



4.3.1 Statement of heritage significance and built character

The HUCA lies on the settlement edge and is mostly formed by fields lining a small unnamed brook (HCT 'Miscellaneous Floodplain Fields' on map 16). The built environment lies to the north of the fields and comprises areas of irregular historic settlement (cf. map 16). The largest of these properties is the 17th century Grade II Listed Brewood Hall, which was originally held by the Fowke family (cf. 2.4.1.2 and 2.5.1.1; plate 4)²⁸⁴. The property is a large two storey red brick building constructed on an 'H' plan form. It was probably constructed as the manor house to the Fowke's half of Engleton manor, although it is not currently clear whether there was an earlier predecessor on this site. The origins of the irregular settlement to the south west are currently unclear, but are unlikely to be contemporary with Brewood Hall. The extant houses probably existed by the early 19th century²⁸⁵.

The settlement to the north east of the HUCA represents the small hamlet of Sparrows End, the origins of which are currently unclear, but which may represent either squatter settlement or the homes of the workers associated with Brewood Hall and Engleton manor. The earliest of these properties appears to have originated in the 17th century (from a timber frame surviving in a gable end of an otherwise red brick cottage)²⁸⁶. Late 20th century houses have been constructed along part of Sparrows End Lane as infill development between the earlier properties (HCT 'Suburban Redevelopment or Infill' on map 16).

The only other property within the HUCA is Brook House; a small farmstead retaining a post medieval timber framed barn²⁸⁷. The farmhouse itself probably dates to the 18th century. The

site lies beyond the recognised medieval settlement and may be associated with changes to the agricultural economy during the post medieval period (cf. 2.5.3.1).

It is currently unclear whether settlement existed along the southern side of The Pavement with plots extending to the brook. Archaeological excavation in this area identified evidence of industrial activity (principally tanning, but also hemp and metal working) extending from the late 13th century through to the 16th century (cf. 2.4.2.3). The excavators suggested that this may have been directly associated with possible burgage plots, but this has not been proven archaeologically. The excavators also noted that the stream had been artificially straightened possibly associated with this industrial activity²⁸⁹. Environmental data suggested that the immediate landscape had been wet woodland (probably alder and oak carr) in the Iron Age/Roman period (cf. 2.1).

4.3.2 Heritage values

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| <p>Evidential value: There is a high potential for further archaeological remains to survive within the fields associated with medieval and post medieval industrial activity. There is also the potential that earlier prehistoric evidence may survive associated with the brook. Archaeological evidence for settlement may also survive along the southern side of The Pavement as well as at Brewood Hall (possible medieval origins) and Sparrows End which would elucidate their nature, extent and origins. The historic buildings also retain the potential to retain earlier fabric relating to their origins and functions. This information would contribute significantly to our understanding of the social and economic history of the town</p> | <p>High</p> |
| <p>Historical value: The legible heritage assets contribute to an understanding of the development on the margins of Brewood, particularly in the post medieval period.</p> | <p>High</p> |
| <p>Aesthetic value: The legibility of the heritage assets contribute significantly to the historic character of the HUCA and the wider townscape. The western part of the HUCA also lies within the Brewood Conservation Area.</p> | <p>High</p> |
| <p>Communal value: The heritage assets have the potential to contribute to the presentation of the history of Brewood for the benefit of the community and visitors.</p> | <p>Medium</p> |

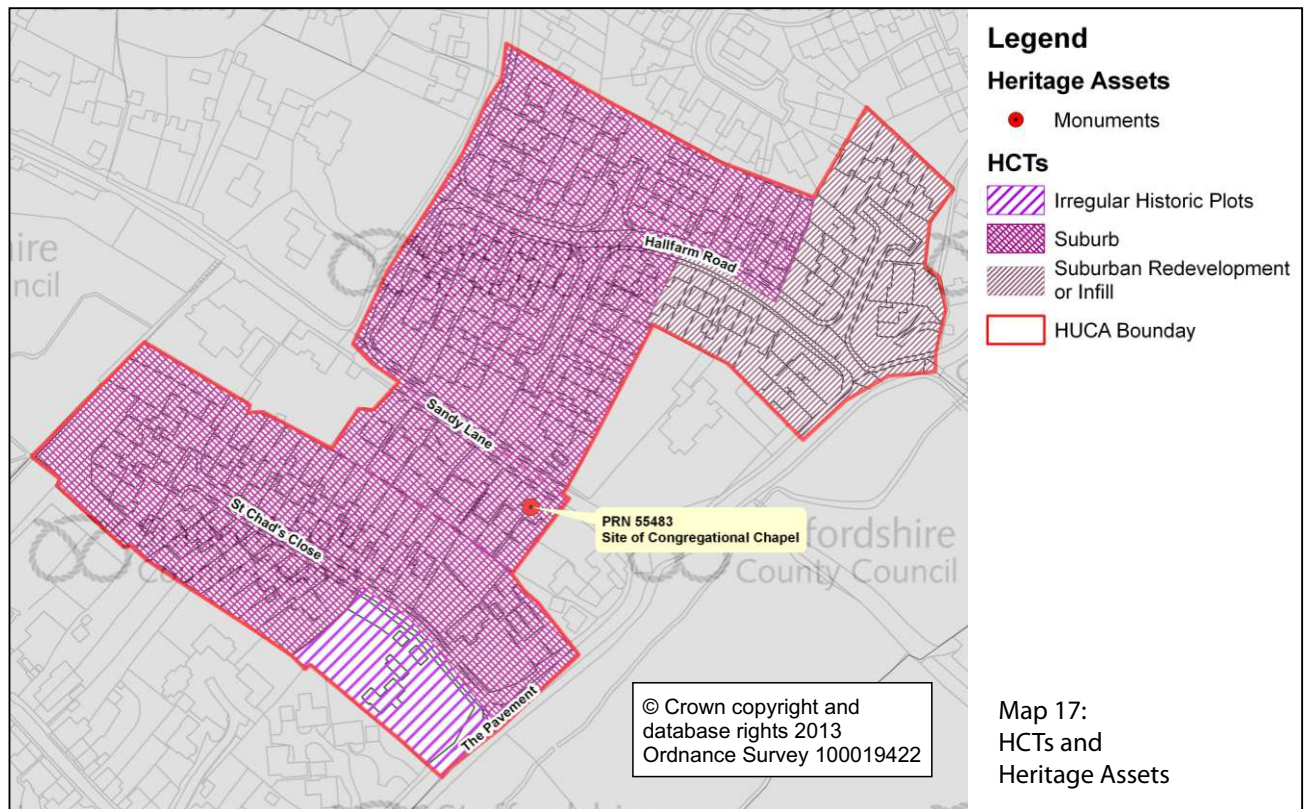
²⁹⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
²⁹¹ Ibid.; South Staffordshire Council 2010 web viewed 11/03/2013 http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx
²⁹² Ibid.
²⁹³ English Heritage 2012: <http://www.helm.org.uk/>
²⁹⁴ Department for Communities and Local Government 2012
²⁹⁵ Ibid.

4.3.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Brewood's history as well as its sense of place.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁹⁰.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Brewood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁹¹.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁹². The heritage assets also make a positive contribution to the tourist economy of the town. 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)²⁹³.
- ◆ 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 NPPF²⁹⁴.
- ◆ There is a high potential for below ground archaeological deposits to survive across the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewood. 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 NPPF²⁹⁵.

4.4 HUCA 4: Hall Farm Road and St Chad's Close



4.4.1 Statement of heritage significance and built character

The HUCA is dominated by housing estates which were constructed, principally along purpose built cul-de-sacs, in the late 20th century (HCTs 'Suburb' and 'Suburban Redevelopment or Infill' on map 17). The majority of these houses are detached. The view along Sandy Lane reveals that the housing to the north (which is focused on a cul-de-sac) is concealed behind a mature hedgerow. To the south the houses stand above the road and reveal the drop in level, perhaps indicating Sandy Lane's origins as a hollow way²⁹⁶. Historic mapping certainly suggests that the HUCA had previously been rural in character with small fields (or paddocks) lining both sides of the road (cf. map 5 and map 7). At the southern end of Sandy Lane (within the HUCA) a Congregational Chapel was constructed in the early 19th century which was rebuilt circa 1842²⁹⁷. The site forms part of the wider redevelopment of the HUCA in the late 20th century.

The exception to the rural origins is the area identified on map 17 as HCT 'Suburban Redevelopment or Infill'. These houses were built upon the site of part of Brewood Hall complex which has 17th century or earlier origins (cf. HUCA 3).

To the south of Sandy Lane the earliest property is 12 The Pavement which is a white roughcast property probably built in the late 19th century (HCT 'Irregular Historic Plots' on map 17).

It has been suggested that this area of land which is enclosed by the historic street pattern comprising Sandy Lane, The Pavement, Dean Street and Market Place may have formed an

enclosure associated with an early medieval minster (cf. 2.3.4; map 2). No archaeological work has been carried out within this area to determine the veracity of this suggestion or to establish what activities may have occurred at its north eastern extremity (as represented by the HUCA). However, the houses along St Chad's Close were constructed within a mid 20th century quarry. This explains the change in height between St Chad's Close and the houses lying to the north on Sandy Lane; a drop of 3m (cf. map 9).

4.4.2 Heritage values

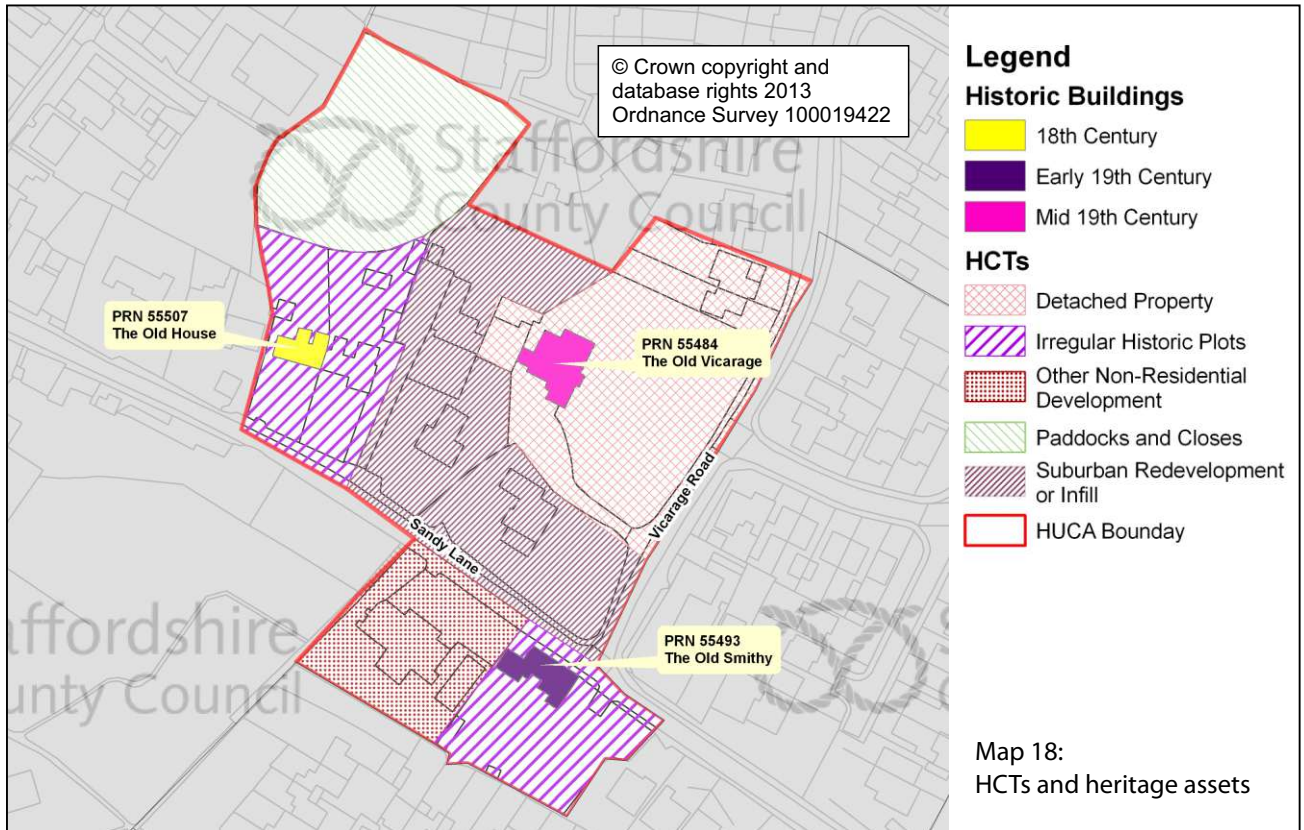
| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <p>Evidential value: There is the potential for archaeological remains to survive associated with the Brewood Hall complex, although the site has been redeveloped. Elsewhere the HUCA appears to have formed paddocks which principally lay beyond the medieval town. There remains the potential for archaeological remains associated with early medieval activity to the south of Sandy Lane with the exception of the quarry site represented by St Chad's Close.</p> | <p>Low</p> |
| <p>Historical value: There are few legible heritage assets with the exception of the late 19th century property on The Pavement.</p> | <p>Low</p> |
| <p>Aesthetic value: The HUCA is dominated by late 20th century housing development, although the mature hedgerow along Sandy Lane contributes to a sense of its former rural character.</p> | <p>Low</p> |
| <p>Communal value: The HUCA comprises modern private domestic dwelling and from a heritage perspective its value is low.</p> | <p>Low</p> |

4.4.3 Recommendations

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

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF.

4.5 HUCA 5: Sandy Lane



4.5.1 Statement of heritage significance and built character

This small HUCA represents a mix of housing types, scale and origins. The earliest extant property is probably The Old House which may date to the 18th century, although earlier origins may be concealed within the structure²⁹⁹. The property standing adjacent, although undated, was previously a granary and malthouse (cf. 2.6.3.2)³⁰⁰. The Old Smithy, opposite, probably dates to the early 19th century; earlier timbers are said to have been incorporated into the structure, although it is not clear whether these could have come from an earlier structure on the site³⁰¹. Like the modern properties to the south (in HUCA 4) The Old Smithy stands above Sandy Lane, which gives the appearance of still being a hollow way at this point (plate 11). Other properties once stood on Sandy Lane within the HCT 'Suburban Redevelopment or Infill' on map 18 and on the site of the Old Vicarage. These properties had been built between 1808 and 1838 according to historic mapping³⁰². Consequently it appears that settlement may not have begun to extend along Sandy Lane until the post medieval period. The morphology of field patterns to the north of Sandy Lane, on historic mapping, certainly suggests that the land had formed part of the medieval open field system and that the western property boundary associated with The Old House represents the eastern extent of the burgage plots fronting onto Stafford Street (cf. HUCA 1; map 4).

Small fields or paddocks dominate the landscape to the south of Sandy Lane on historic mapping. However, it has been suggested that the area of land which is enclosed by the historic

street pattern comprising Sandy Lane, The Pavement, Dean Street and Market Place may have formed an enclosure associated with an early medieval minster (cf. 2.3.4; map 2). No archaeological work has been carried out to date within this area to determine the veracity of this.

Plate 11: The Old Smithy on Sandy Lane (from Vicarage Road)



The Old Vicarage was built in 1860 as a private property for one of Brewood's vicars, although following his death it was bought as the official vicarage. It is a large detached house which stands in its own grounds³⁰³. It lies off the road behind a low stone wall and hedge. The remainder of the houses within the HUCA also stand in gardens with principally stone walls lining the roadside; the Old Smithy has a stone retaining wall (cf. plate 11). Mature vegetation behind a stone wall screens views to the south adjacent to the churchyard. The surgery (HCT 'Other Non-Residential Development' on map 18) was built in the mid 20th century.

4.5.2 Heritage values

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| <p>Evidential value: There is the potential for archaeological remains to survive associated with the possible minster enclosure to the south of Sandy Lane. Otherwise the HUCA appears to have formed part of the agricultural economy of Brewood for much of its history. The historic buildings also have the potential retain earlier fabric which could inform their origins and function.</p> | <p>Medium</p> |
| <p>Historical value: : Legible heritage assets dominate the HUCA in the form of historic buildings and stone walls. Some redevelopment has occurred in the mid and late 20th century, although in most cases this is screened by the garden walls and vegetation.</p> | <p>High</p> |
| <p>Aesthetic value: The legibility of the heritage assets comprising the historic buildings and the stone walls contribute to the historic character of the Sandy Lane, which retains a sense of rurality with buildings generally lying away from the road side. The importance of the HUCA to the local history and character is also reflected in its incorporation in the Brewood Conservation Area.</p> | <p>High</p> |
| <p>Communal value: The heritage assets can be appreciated from the road side and they have the potential to contribute to the presentation of the history of Brewood for the benefit of the community and visitors.</p> | <p>Medium</p> |

4.5.3 Recommendations

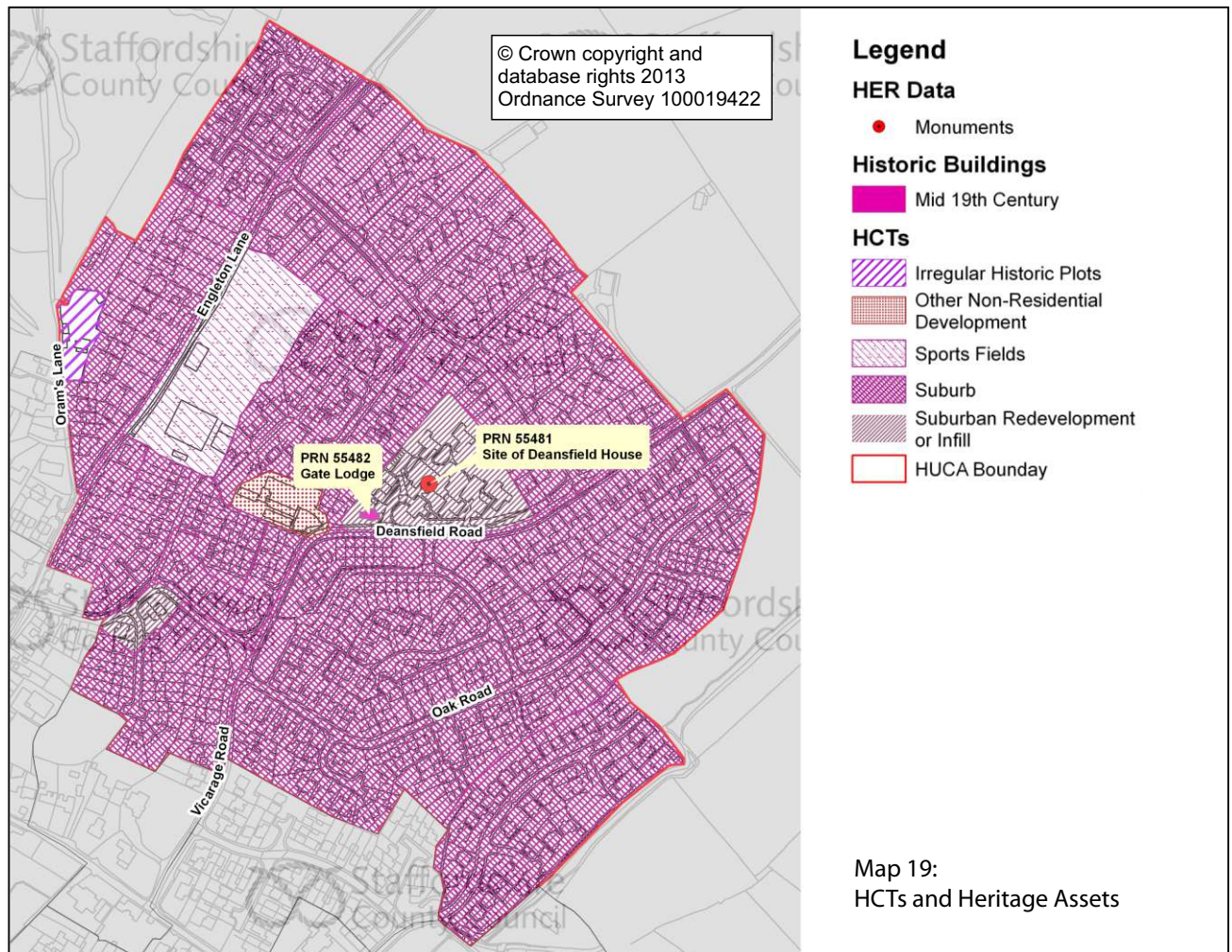
The heritage significance and values have identified the contribution of the heritage assets to the history and character of the HUCA.

- ◆ Where alterations or changes are proposed to historic buildings within the Conservation Area the applicant should refer to the Brewood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁰⁴.
- ◆ 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) also paras. 126 and 131 of NPPF)³⁰⁵. The heritage assets also make a positive contribution to the tourist economy of the town. 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)³⁰⁶.
- ◆ 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 NPPF³⁰⁷.

- ◆ There is the potential for below ground archaeological deposits to survive within the entire HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewood. 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 NPPF³⁰⁸.
- ◆ 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 South Staffordshire Conservation Team. 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' document³⁰⁹.

4.6 HUCA 6: Deansfield road and Engleton Road



4.6.1 Statement of heritage significance and built character

The HUCA is dominated by large housing estates dating to the mid 20th century (cf. map 8). The estates, formed by purpose-built roads, connect to the earlier road network radiating out from Brewood; Engleton Lane and Deansfield Road/Four Ashes Road. A community centre and a recreation ground (HCTs 'Other Non-Residential Development' and 'Sports Field') form part of this mid 20th century development. Two early 21st century housing developments lie on the periphery of the HUCA and represent the present limits of the settlement.

The earliest settlement lies on the narrow Oram's Lane which splits off Engleton Lane which, according to historic mapping, originated between 1808 and 1838³¹⁰. The HUCA had previously been dominated by field systems with two differing origins. The morphology of the fields on historic maps for the land lying to the north of Deansfield Road suggests that it had originated as part of Brewood's medieval open field system (cf. 2.4.2.2; map 4). These fields were enclosed incrementally during the post medieval period (cf. 2.5.3.1). The earliest history of the fields to the south of Four Ashes Road is currently unclear. The rectilinear form of the field system suggests

that it had been created by at the late 18th century (being shown on the 1808 parish map) (cf. map 7)³¹¹.

In 1833 the vicar of Brewood built Deansfield House on a triangular plot of land off Deansfield Road (cf. map 7)³¹². This was effectively a small country house and by the mid 19th century the extant gate house had been built at the entrance to the plot³¹³. Deansfield House was demolished and the land developed for low rise housing in the mid 20th century, although the boundaries of the triangular plot of land is retained in the modern townscape (cf. HCT 'Suburban Redevelopment or Infill' on map 19).

4.6.2 Heritage values

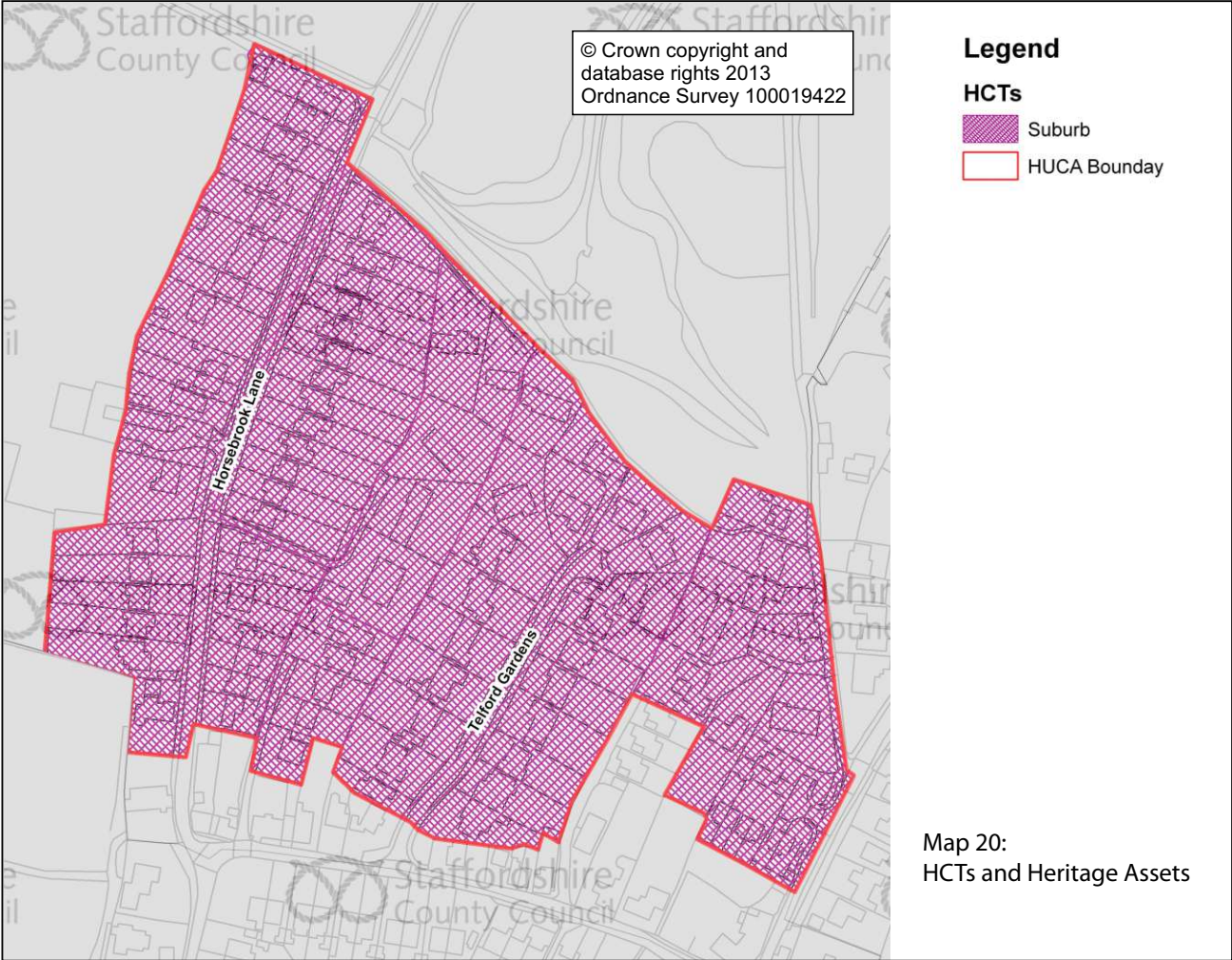
| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Evidential value: The majority of the HUCA had formed part of the agricultural landscape into the 20th century. | Low |
| Historical value: The former Deansfield House gate lodge and the cottages on Oram's Lane are the only known heritage assets within the HUCA. Their survival provide reference points to the earlier history of the HUCA | Low |
| Aesthetic value: The historic properties contribute to the local character of the HUCA, which is otherwise dominated by mid 20th century housing. | Low |
| Communal value: The HUCA is dominated by modern private domestic dwellings, although the historic buildings contribute to Brewood's wider history, but overall from a heritage perspective its value is low. | Low |

4.6.3 Recommendations

The heritage significance and values have identified that overall the HUCA is dominated by mid 20th century development, although a number of historic buildings contribute to Brewood's wider local character and history.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ 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 NPPF³¹⁴.

4.7 HUCA 7: Horsebrook Lane and Telford Gardens



Map 20:
HCTs and Heritage Assets

4.7.1 Statement of heritage significance and built character

The HUCA is dominated by mid and late 20th century housing development which lies to the rear of properties fronting onto Shop Lane (cf. HUCA 8). The majority of the houses date to the earlier part of the period (cf. map 8) and are principally detached properties. The late 20th century housing effectively forms infill development on paddocks which survived the earlier expansion.

Historic mapping suggests that the HUCA had originally formed part of Brewood's medieval open field system (cf. 2.4.2.2; map 3). The western part of the HUCA probably remained in agricultural use (being enclosed in the post medieval period) until the mid 20th century. To the east, however, it is possible that the land was divided into burgage plots fronting onto Shop Lane. The regularity of plots and early settlement along Shop Lane attests to the possibility that Shop Lane formed part of the medieval town probably by the late 13th century (cf. map 4; HUCA 8). Archaeological work has yet to be carried out along within this area to identify the extent of settlement.

4.7.2 Heritage values

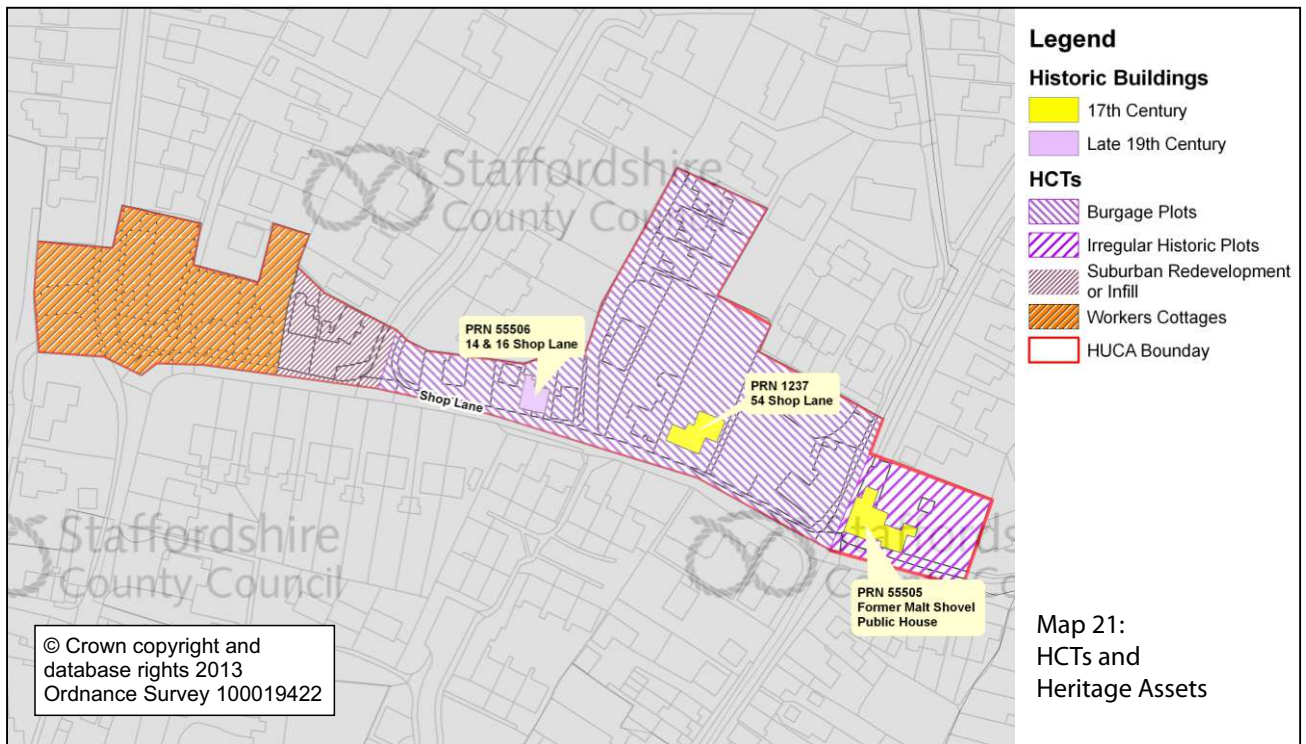
| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Evidential value: There is the potential for below ground archaeological remains to survive which would reveal the extent to which the HUCA was settled from the medieval period onwards. | Medium |
| Historical value: There are currently no known legible heritage assets. | Low |
| Aesthetic value: The HUCA comprises mid and late 20th century housing development. | Low |
| Communal value: The HUCA comprises modern domestic dwellings and from a heritage perspective its value is low. | Low |

4.7.3 Recommendations

The overall heritage significance and values for the HUCA is low, although there remains some potential for the survival of below ground archaeology.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewood. 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 NPPF³¹⁵.

4.8 HUCA 8: Shop Lane



4.8.1 Statement of heritage significance and built character

The HUCA is dominated by a mix of historic buildings of a variety of dates, scale and architectural style. The earliest known property is the Grade II Listed 4 Shop Lane which originated in the 17th century as a timber framed building (cf. map 21) Remodelled in the 18th century has hidden the timbering from view (plate 12)³¹⁶. The property identified as the former Malt Shovel Inn, standing at the crossroads with Deansfield Road and Engleton Lane may also date to the 17th century, although it has been subsequently much altered³¹⁷. These properties may indicate a much longer settlement history. Shop Lane may have formed part of the planned town by at least the late 13th century, although no archaeological work has been carried out to date (cf. map 4; HCT 'Burgage Plot' on map 21). This area has seen subsequent re-development and infilling from the late 19th century onwards, although earlier properties are marked along the western part of the lane on the 1808 map. This mapping suggests long narrow plots (indicative of burgage plots cf. 2.4.1.3) extending across HUCA 7. The lack of intensive development indicated on the historic mapping, however, may suggest that settlement along Shop Lane shrank during periods of economic decline (from the late medieval and into the post medieval period – cf. 2.5.3.2).

The eastern portion of the HUCA indicated by HCT 'Workers Cottages' on map 21 is dominated by red brick 19th century housing which historic mapping suggests was built upon a field system. These fields had originated as part of the medieval open field system (cf. map 4).



Plate 12: 4 Shop Lane

4.8.2 Heritage values

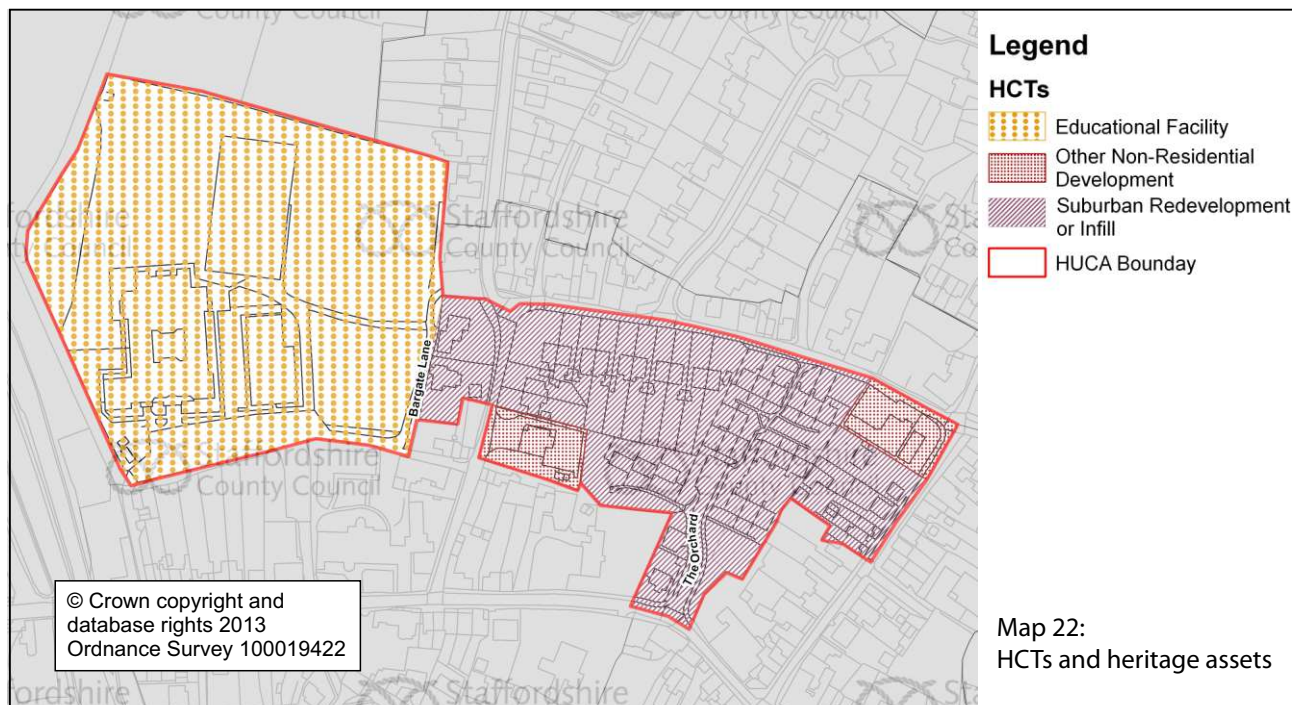
| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p>Evidential value: There is the potential for below ground archaeological remains to survive which could contribute to our understanding of the development of Brewood from the medieval period onwards. The historic buildings also have the potential retain earlier fabric which could inform their origins and function.</p> | <p>Medium</p> |
| <p>Historical value: The legible heritage assets dominate the HUCA in the form of historic buildings.</p> | <p>High</p> |
| <p>Aesthetic value: The heritage assets contribute to the historic character of the wider townscape.</p> | <p>High</p> |
| <p>Aesthetic value: The heritage assets can be appreciated from the road side and they have the potential to contribute to the presentation of the history of Brewood for the benefit of the community and visitors.</p> | <p>Medium</p> |

4.8.3 Recommendations

The heritage significance and values have identified the contribution of the heritage assets to the history and character of the HUCA.

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, and within the Conservation Area the applicant should refer to the Brewwood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³¹⁸.
- ◆ 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) also paras. 126 and 131 of NPPF)³¹⁹. The heritage assets also make a positive contribution to the tourist economy of the town. 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)³²⁰.
- ◆ 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 NPPF³²¹.
- ◆ There is the potential for below ground archaeological deposits to survive within the entire HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewwood. 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 NPPF³²².

4.9 HUCA 9: Bargate Lane and Shop Lane



4.9.1 Statement of heritage significance and built character

The western portion of the HUCA is dominated by the expansion of St Dominic's School for Girls during the late 20th century (HCT 'Educational Facility' on map 22) in the form of buildings and playing fields. The remainder of the HUCA is dominated by housing which was constructed in small piecemeal developments from the mid 20th to the early 21st century (cf. map 8).

The history of the HUCA is similarly split between east and west. To the west of Bargate Lane the landscape had formed part of Brewood's medieval open fields, which were enclosed incrementally during the post medieval period (cf. 2.4.2.2; 2.5.3.2; map 4 and map 5). The east of Bargate Lane had probably formed part of an area of burgage plots whose properties fronted onto both Bargate Lane (to the south) and Stafford Street (to the east). This area appears to have formed an enlarged paddock by the early 19th century (cf. map 7).

4.9.2 Heritage Values

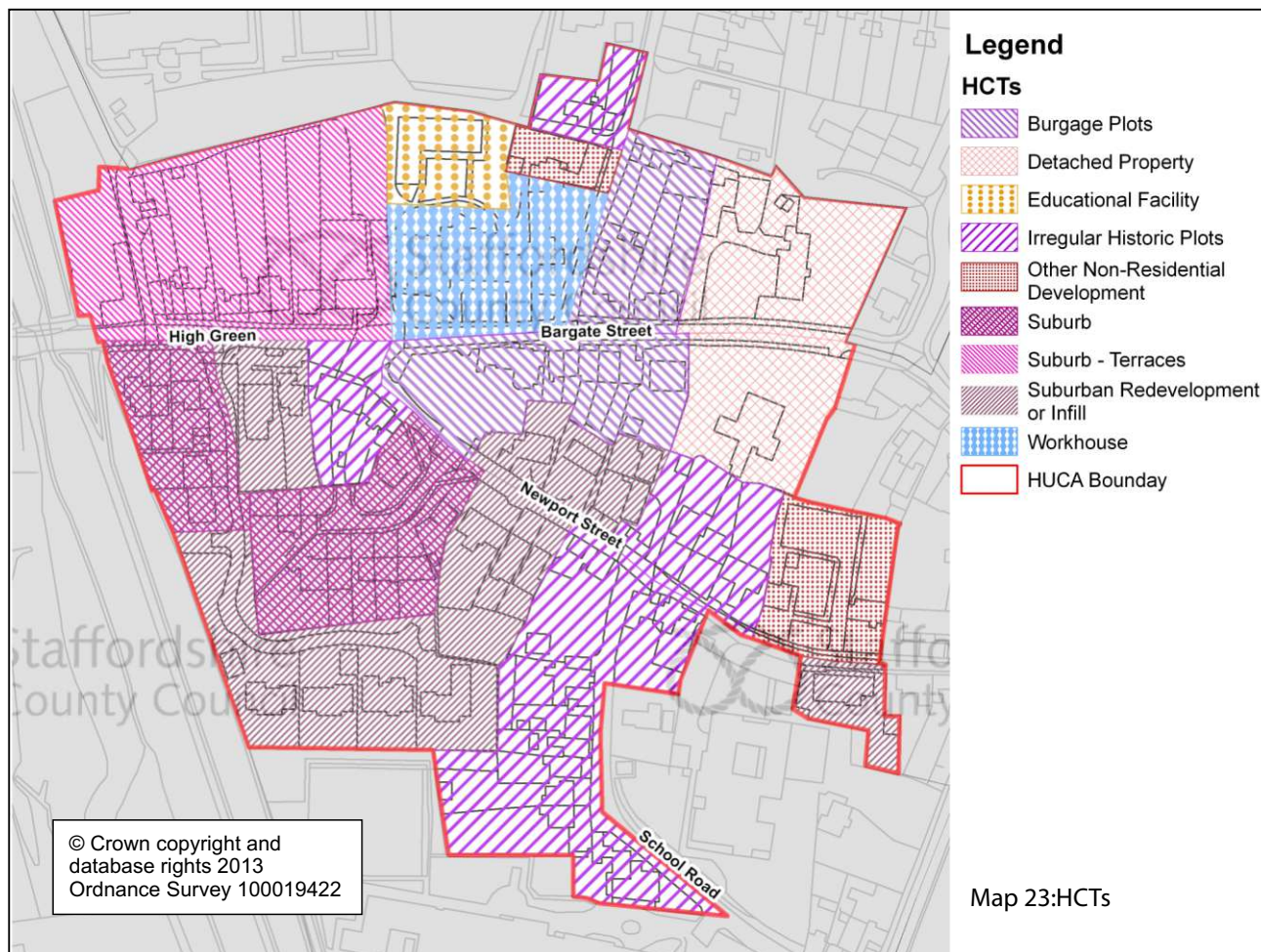
| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Evidential value: There is the potential for below ground archaeological remains to survive which could contribute to our understanding of the development of Brewood from the medieval period onwards. | Medium |
| Historical value: There are currently no known legible heritage assets. | Low |
| Aesthetic value: The HUCA comprises mid 20th to early 21st century housing development. | Low |
| Aesthetic value: The HUCA comprises modern domestic dwellings and from a heritage perspective its value is low. | Low |

4.9.3 Recommendations

The overall heritage significance and values for the HUCA is low, although there remains some potential for the survival of below ground archaeology

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewood. 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 NPPF³²³.

4.10 HUCA 10: Bargate Street, Newport Street and High Green



4.10.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by buildings represented by a variety of periods, scale and architectural styles. It is principally domestic in origin with the exception of the building now forming part of St Dominic's School for Girls, which originated as the Brewood parish workhouse³²⁴. The brick-built two-storey workhouse is of two phases, the earliest date to the early 19th century, represents the largest property within the HUCA. Standing adjacent to the west is the only other non-domestic building on Bargate Street, which now also forms part of the school. This is a red brick single-storey former Savings Bank built in 1855³²⁵.

The domestic dwellings come in a variety of scales and include small red brick terraced houses standing on the northern side of High Green which were built in the mid 19th century (HCT 'Suburb – Terraces' on map 23). The smallest properties include two Grade II Listed cottages on Newport Street, which had originally formed part of a larger structure³²⁶. Both of these houses originated in the 17th century and the smaller property to the west (25a Newport Street) is typical of the timber framed buildings which can be found within the town (map 24; plate 13). A second small timber framed property, probably of post medieval date, is Forge Cottage on the

³²⁷ Staffordshire HER: PRN 55498

³²⁸ Staffordshire HER: PRN 55499

³²⁹ D. Horowitz pers. comm.; Pinfold (Preferred: Pound): A pen, often circular and stone-walled, for rounding up livestock. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2013 English Heritage).

³³⁰ Staffordshire HER: PRN 12323 and PRN 09037

³³¹ Staffordshire HER: PRN 12374

³³² Staffordshire HER: PRN 51561

north side of Bargate Street³²⁷. The property was re-fronted in brick probably in the mid 18th century, but timber framing survives in one of its gable ends. To the east stands another timber framed building, probably originally an outbuilding of unknown function. This is attached to a red brick three-storey property of probable late 18th/early 19th century date (map 24)³²⁸.

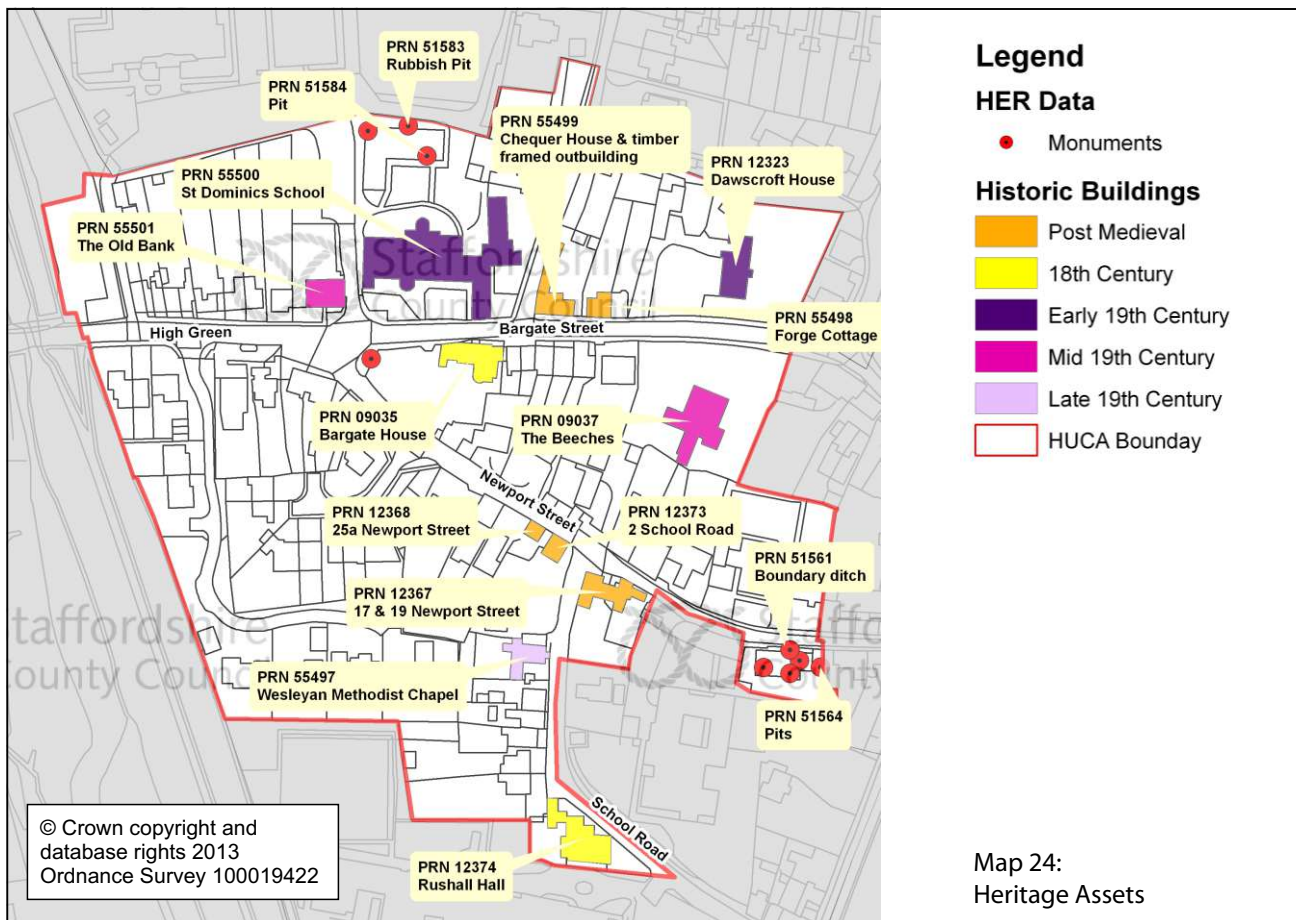
The majority of the settlement within the HUCA is quite dense, including to a degree the late 20th and early 21st century housing which has been constructed either on the site of earlier buildings or as infill (cf. map 8). The late 20th century Pinfold Cottage, on the south side of High Green, stands on the site of the pinfold, which dated to least the 1880s³²⁹. However, the eastern end of Bargate Street is characterised by two detached houses standing opposite each other within large grounds. The Grade II Listed Bargate House is a two storey red brick property dating to the early 19th century; opposite is the Grade II Listed The Beeches a two-storey pink plastered house of circa 1840 (map 24)³³⁰. Bargate Street is lined by a stone wall to the south and a red brick wall to the north.

Further historic buildings line School Road the earliest of which is thought to be the Grade II Listed Rushall Hall built in the mid 18th century and purchased to form part of the former Grammar School by the end of that century (cf. HUCA 11)³³¹. Other historic properties in the road include one and half and two storey white plastered cottages and a pair of red brick houses, some of which may have post medieval origins. The Wesleyan Methodist Chapel which has a date stone of "1868" is the only non-domestic property lying in this part of School Road.

The plan form of historic settlement within this HUCA is equally eclectic. It is clear from historic mapping that burgage plots had been established along Bargate Street probably by the late 13th century (map 4). This pattern is still evident along part of the street (HCT 'Burgage Plots' on map 23). Burgages along Newport Street may have been associated with the properties fronting onto Market Place. An archaeological investigation to the south of the street found a medieval ditch aligned parallel to Newport Street appears to support this (cf. 2.4.1.3)³³². Across the remainder of the HUCA the settlement plan is irregular in form, but its origins are currently unclear (cf. map 5). The earliest buildings may suggest that it originated in the post medieval period, but equally it may represent the area of earliest settlement. An irregular oval enclosure is apparent in the street pattern (formed by Bargate Street and Newport Street), which may have originated in the early medieval period (cf. 2.3.2; map 2).

Plate 13: 25a Newport Street





The far western edge of the HUCA, where the 19th century terraces and The Bridge public house on Bargate Street and the modern houses to the south, were built upon fields which had formed part of Brewood's medieval open field system (cf. 2.4.2.2).

4.10.2 Heritage values

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <p>Evidential value: There is a high potential for below ground archaeological remains to survive within the HUCA associated with medieval and later development. As the earlier history of the settlement has not been established there also remains the potential for earlier evidence of settlement associated with the apparent enclosure. The extant buildings also have the potential to retain earlier fabric relating to their origins and functions. This information would contribute significantly to our understanding of the social and economic history of the town.</p> | High |
| <p>Historical value: The legible heritage assets continue to dominate the townscape in the form of historic buildings, in a variety of forms, the street pattern (part of which possibly fossilises an earlier enclosure) and both the burgage plots and irregular plot patterns. The heritage assets contribute to the history of the town and its development through the centuries.</p> | High |

³³³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
³³⁴ Ibid.; South Staffordshire Council 2010 web viewed 11/03/2013 http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx
³³⁵ Ibid.
³³⁶ English Heritage 2012: <http://www.helm.org.uk/>
³³⁷ Department for Communities and Local Government 2012
³³⁸ Ibid.

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p>Aesthetic value: The legibility of the heritage assets contribute significantly to the historic character of the HUCA. This importance is reflected in the high proportion of surviving historic buildings, including seven which are Grade II Listed buildings and the Brewwood Conservation Area.</p> | <p>High</p> |
| <p>Communal value: The heritage assets can be appreciated from the road side and they have the potential to contribute to the presentation of the history of Brewwood for the benefit of the community and visitors.</p> | <p>Medium</p> |

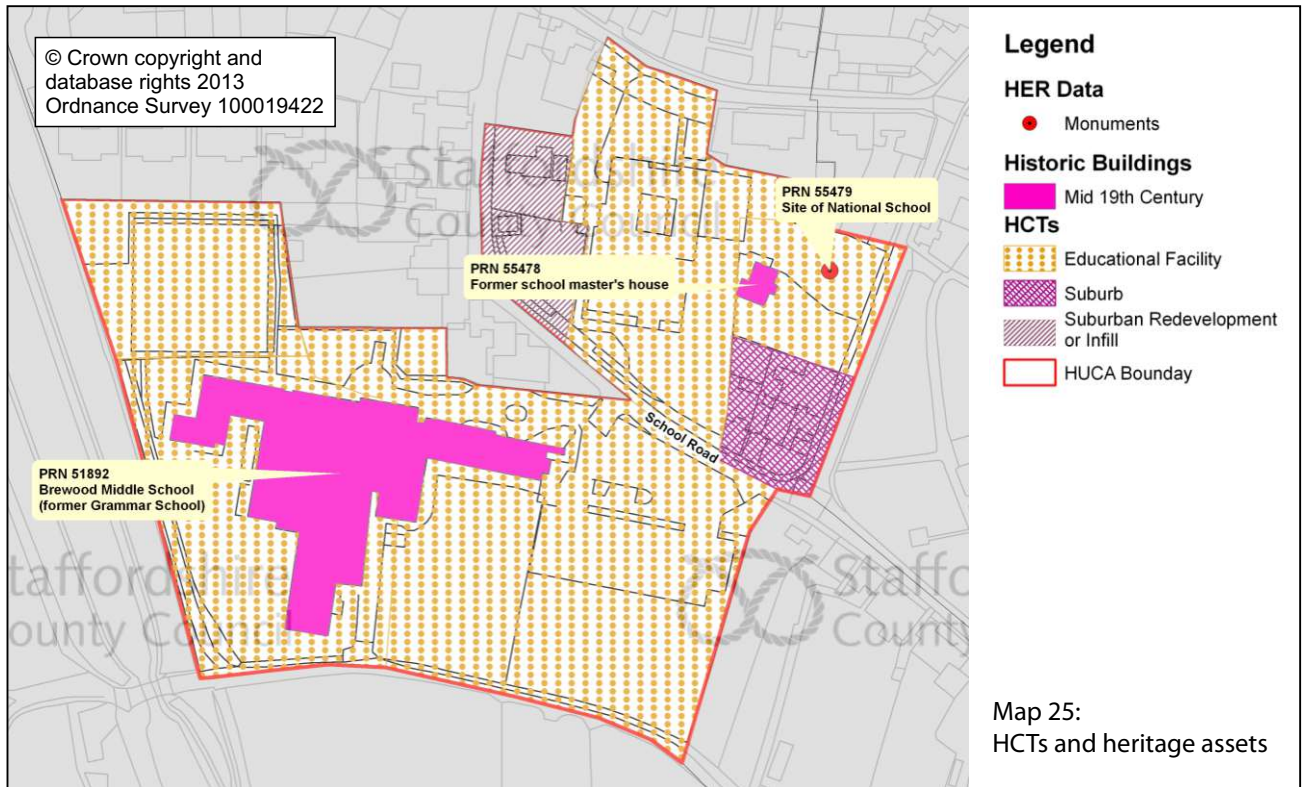
4.10.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Brewwood's history as well as its sense of place.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³³³.
- ◆ 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 refer to the Brewwood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³³⁴.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³³⁵. The heritage assets also make a positive contribution to the tourist economy of the town. 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)³³⁶.
- ◆ 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 NPPF³³⁷.
- ◆ There is a high potential for below ground archaeological deposits to survive across the HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewwood. 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 NPPF³³⁸.

- ◆ 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 South Staffordshire Conservation Team. 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' document³³⁹.

4.11 HUCA 11: School Road and Church Road



4.11.1 Statement of heritage significance

The HUCA is dominated by the two schools (St Mary and St Chad C of E First School lying to the north of School Road and Brewood C of E Middle School to the south) and their playing areas. The latter originated in the 17th century as a grammar school traditionally founded by the locally born Dr Knightley (cf. 2.5.2). The earliest extant building, however, dates to the mid 19th century when the entire school was rebuilt³⁴⁰. This phase of construction comprises a multi gabled three storey building of red brick and extending to 15 bays. An extension was made to the side of this school in the late 19th century described as being 'chapel-like' with a distinctive bell tower³⁴¹. Further extensions to the complex were made to the west in the mid 20th century and a tennis court was added to the north in the late 20th century (cf. map 9 and map 10).

St Mary and St Chad's First School originated as a National School and was initially established in the early 19th century on a site to the north (in HUCA 1). A new school was built, along with the extant school master's house, circa 1860 (cf. map 25)³⁴². This school was replaced in its turn in the late 20th century by the extant building; the site of the earlier school now forming part of the playground.

The St Mary and St Chad School stands to the west of Church Road. The road was constructed circa 1860 to provide access between Market Place and Dean Street (cf. HUCA 1). The properties which lie at the junction of School Road and Church Road must also date to a similar period (HCT 'Suburb' on map 25). They mostly comprise two storey red brick properties (although the corner

property has been painted white reflecting the dominant theme of HUCA 2); with one property to the north of three storeys. To the north of the school lies the only other domestic building in the HUCA built in the late 20th century on the back plots of the Grade II Listed 17th century properties fronting onto Newport Street (in HUCA 10). Just to the south of the houses stands an early/mid 20th century red brick electricity station.

To the far west of the HUCA the land had once formed part of the medieval open field system (cf. cf. 2.4.2.2; map 4). However, the earlier history of School Road is unclear except that the grammar school was built to the south in the 17th century. It appears that the road formed a continuation of Dean Street prior to 1860 and it is currently unclear to what extent School Road was settled in the medieval period. Clearly part of the land appears to have formed backplots to settlement on Newport Street. In these areas there is also the potential for evidence of the earliest settlement (early medieval – cf. 2.3.2) lying on the edge of an enclosure formed by Bargate Street and Newport Street (map 2). The construction of Church Road itself resulted in the demolition of an early 18th century vicarage; which may also have been the site of the medieval vicarage. It is currently unclear why the market place terminated at this point (and did not link with Dean Street), however an alternative explanation may be that this was the site of the bishop's manor house which thus formed the focal point of the market place? (cf. HUCA 1 and 2.4.1.3).

4.11.2 Heritage values

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| <p>Evidential value: There is the potential for archaeological deposits to survive relating to early medieval and later settlement. There is also the potential to understand the plan form of Brewwood and why the market place terminated at the church.</p> | <p>High</p> |
| <p>Historical value: The legible heritage assets make a contribution to an understanding of the wider history of Brewwood, but particularly relating to education provision.</p> | <p>High</p> |
| <p>Aesthetic value: The legible heritage assets include the historic buildings which form a group all dating to a similar period (the mid 19th century). The former grammar school building in particular contributes to the historic character in respect of its scale; the bell tower being a feature of the wider townscape. The contribution of the HUCA to the history and character of Brewwood is reflected in its inclusion in the Conservation Area.</p> | <p>High</p> |
| <p>Communal value: The heritage assets can be appreciated from the road side and they have the potential to contribute to the presentation of the history of Brewwood for the benefit of the community and visitors.</p> | <p>Medium</p> |

4.11.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Brewood's history as well as its sense of place.

- ◆ Where alterations or changes are proposed to historic buildings within the Conservation Area the applicant should refer to the Brewood Conservation Area Appraisal and consult with the South Staffordshire Conservation Team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁴³.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³⁴⁴. The heritage assets also make a positive contribution to the tourist economy of the town. 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)³⁴⁵.
- ◆ 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 NPPF³⁴⁶.
- ◆ There is a high potential for below ground archaeological deposits to survive across the HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewood. 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 NPPF³⁴⁷.
- ◆ 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 South Staffordshire Conservation Team. 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*' document³⁴⁸.

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SRO D590/375 Robins, J & Sherriff, J. 1808. A map of Brewood parish.

Staffordshire Extensive
Urban Survey

Brewwood

Historic Character Assessment



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