# Staffordshire County Council

# Colton
## Historic Character Assessment

**Staffordshire Extensive Urban Survey**

ENGLISH HERITAGE

## Colton

### Controlled Document

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# Contents

## 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.

Seven Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 8).

## The Historical Development of Colton

Colton first appears in the documentary record in Domesday Book (1086). Its entry here implies that, prior to the Norman Conquest (1066) it had been divided into three manors held by four men. Following the Conquest the three manors were granted to two overlords; Roger, the Earl of Shrewsbury, held two of them, and Robert of Stafford. This evidence suggests that there were at least three manor houses probably located within the settlement. Several sites have been put forward for the location of these complexes. The location of the manor house of the second of the larger manors, held by Robert of Stafford, is uncertain but recent archaeological evidence suggests that it may have been located in the vicinity of the extant Bellamour Lodge (lying beyond the EUS project area). The third, and smallest manor, is associated with Little Hay Manor House which by the mid 14th century was being held by the Bagot

family of Bagot's Bromley. The history of the two larger manors is complex, but by the mid/late 15th century they had been combined and were held by the Gresley family. By (or during) this period the manor house appears to have been relocated away from Colton to the site of the extant Colton Hall Farm (lying beyond the EUS project area).

A church is attested to in Domesday Book by the presence of a priest on one of the two larger manors. The Grade II* St Mary's Church retains 13th century fabric, including the tower and several walls although it is likely that it sits on the site of an earlier church. The remainder of the current church was, however, largely rebuilt during the 19th century by the architect G. E. Street in a complimentary Early English style.

The settlement pattern of Colton has been identified as originating, probably by the late 13th or 14th century as an "attentuated row" where house plots are interspersed with crofts or paddocks. This pattern has been largely infilled, firstly during the 19th century and more recently with housing development in the mid to late 20th century. Rural settlements were not necessarily static and the paddocks depicted on 19th century maps may have been occupied during the medieval period. However, there does not seem to have been much pressure to develop within the settlement during the medieval period particularly from the 12th to 14th centuries when woodland was being cleared for farmland (particularly to the north and north west; a process known as assarting).

In 1241 the lord of one of the two larger manors, William de Wasteney, was granted the right to hold a market. It is possible that a market place was created at the junction of Bellamour Way and Martlin Lane where a triangular space survives within the built environment. Archaeological evidence for

13th century smithing was found adjacent to this area perhaps affirming this as a location of commercial activity at this date. Late 13th century documents suggest that de Wasteney had created a borough, which like the market, did not survive the medieval period. However, there is little evidence for a planned settlement within the EUS project area, although Dr. John Hunt in a recent assessment of the cartographic and historical evidence, has identified a small area of burgage plots lying to the north of Bellamour Way and adjacent to the possible market place. However, the extant properties here are terraces which date to the mid 19th century; the planned nature of this area perhaps relating to this phase of development rather than to medieval activity. Archaeological investigation may be able to determine the nature and development of settlement in this area.

There is currently little evidence to suggest that there was any change in the settlement form from the medieval period onwards. However, the extant settlement along Hollow Lane is likely to date from the post medieval period originating as squatter settlement. Whilst the settlement does not appear to have expanded beyond its earlier core in the 19th century, change is evident in the built environment. Several buildings are known to have been replaced during this period, although earlier fabric may be retained in some of the later properties as has been suggested for the Grade II listed Malt House Farm.

The Grade II* Colton House was built in the early 18th century situated within a small landscape park which extends mostly to the rear of the property. It remains one of the most significant and visually prominent historic buildings within Colton.

The greatest change to Colton's settlement pattern occurred during the mid and late 20th century when houses were built as infill upon the paddocks and on the sites of earlier buildings. On the whole this development has not extended beyond the earlier settlement envelope.

## Characterisation and Assessment

◆ The medieval settlement of Colton is likely to have been focussed within HUCA 2, HUCA 3, HUCA 5 and HUCA 7. There is little surviving evidence for the medieval borough within the settlement, but an irregular settlement pattern of probable medieval origin can be discerned in some areas particularly within HUCA 3, HUCA 5 and HUCA 7.

◆ The Grade II* St Mary's Church, with the open area of Pedley's Croft lying in front of it, dominates HUCA 1. It is currently unclear whether medieval settlement had been located within this area. Currently the principal buildings of the HUCA relate to the church and the school. The Old Rectory and the earliest phases of the school date to the 19th century.

◆ Large detached properties dominate HUCA 2 and HUCA 6. Little Hay Manor (HUCA 6) originated as the site of a manor house in at least the medieval period (or possibly the early medieval period). The current historic character is dominated by a planned 19th century farmstead; although some housing re-development has occurred to the north in the early 21st century. The Grade II* Colton House (HUCA 2) dates to the early 18th century, although the earlier history of the site is poorly understood. There has been re-development within this HUCA in the 20th century, although this is largely shielded from view by the early 18th century garden wall.

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- The historic character of HUCA 4 continues to reflect its origins as squatter settlement despite later infilling with detached houses.

- The built character of HUCA 3 is dominated by 19th century houses of a variety architectural styles and scale. The earliest known building is the Grade II listed Malt House Farmhouse, which has been dated to the early 18th century, but may retain earlier fabric within its core. The farmhouse and its adjacent barn, despite conversion to domestic use, and redevelopment to the rear in the early 21st century, are a visual reminder of Colton's agricultural origins.

- Further, probable 19th century cottages survive among later housing within HUCA 5 and HUCA 7. The historic character of both these HUCAs is, however, dominated by mid and late 20th century housing development.

## Introduction

The Staffordshire Extensive Urban Survey (EUS) Project forms part of the national programme of Extensive Urban Surveys initiated and supported by English Heritage. This Historic Character Assessment report for Eccleshall forms one of twenty-three such reports which make up the EUS for the towns of medieval origin within Staffordshire. The EUS project as a whole intends to increase and synthesise the knowledge and understanding of the heritage assets that contribute to the development and character of the towns in the county.

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns[1]. 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 Colton qualified on four counts in that there are medieval references to burgesses or burgages and it was identified as a town or borough by three eminent historians[2].

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

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the individual Planning Authorities local plans.

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

## Background

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

ook into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement[4].

## Aim

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

## Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are be available as hard copies located at the William Salt Library[5], but are also accessible through the Staffordshire County Council website[6]. The national programme is currently held on the ADS website[7].
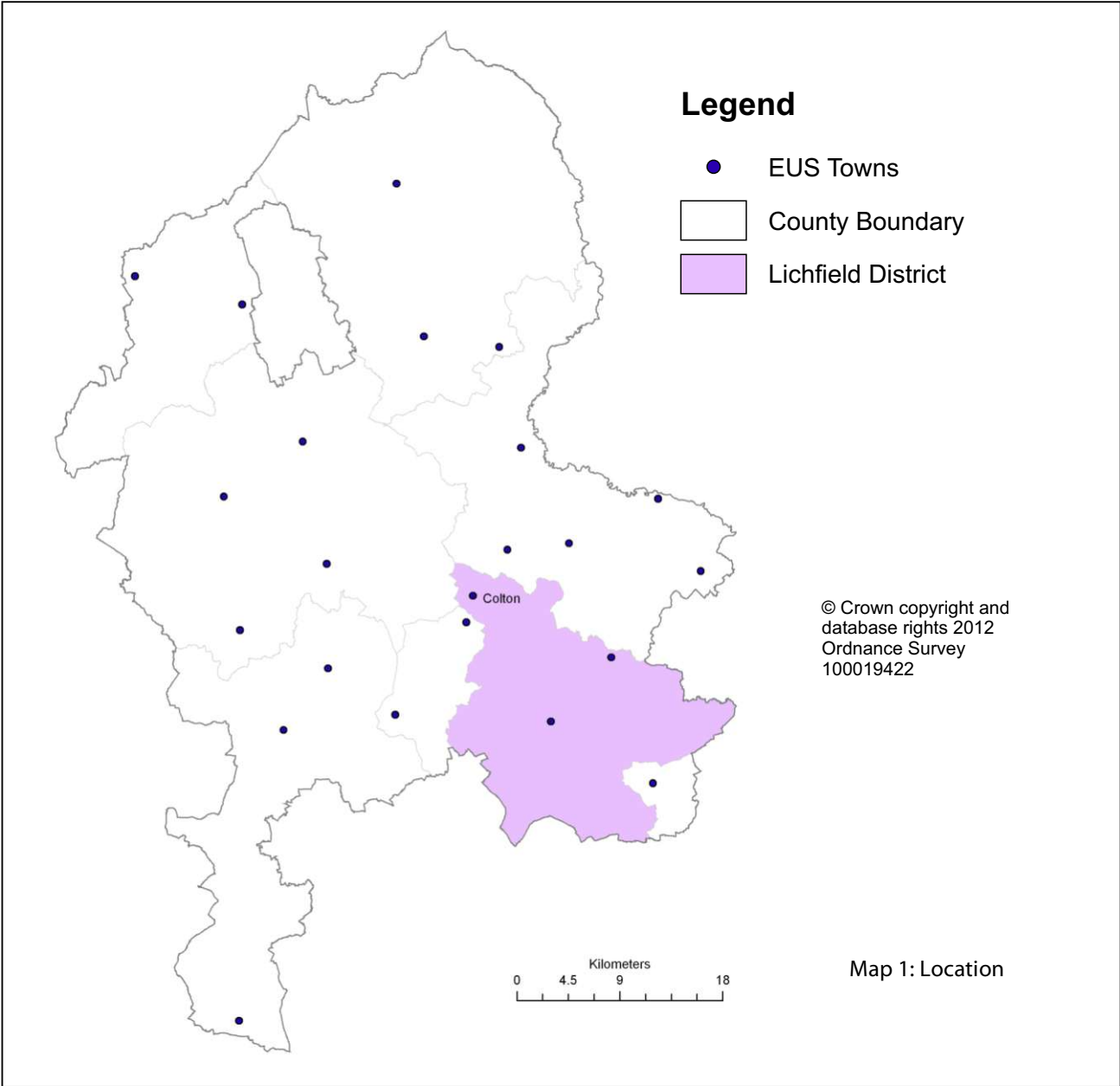
## Section Summary

◆ Colton lies on the northern edge of the Trent valley where numerous prehistoric sites are known from archaeological investigations. The earliest evidence for human activity in the wider area around Colton dates to the Mesolithic period. The greatest concentration of prehistoric sites date to the Neolithic and Bronze Age within the environs of the settlement; no late prehistoric sites are recorded within the bounds of the EUS study area. There is currently little evidence for Iron Age or Roman activity within this landscape.

◆ A few fragments of early medieval pottery are the only physical evidence dating to this period from within Colton parish. The only other information relating to the early medieval period is that implied within the three Domesday Book (1086) entries for Colton.

◆ The Domesday Book (1086) implies that Colton was divided between three manors, which continued to be held separately by different tenants until the 14th century. At this period the two larger manors were brought together with the manor house probably being located away from the settlement on the site of the extant Colton Hall Farm. The third, smallest, manor was based upon Little Hay Manor House, where a Grade II listed chimney survives. This was held by the Bagot family, although it was occupied by tenants, from the mid 14th century to the early 20th century. Further estates were created within the parish in the medieval and post medieval periods based upon Boughey Hall and Bellamour Hall respectively.

◆ The Grade II* St Mary's Church retains 13th century fabric, although it was largely rebuilt in an Early English style by the architect G. E. Street during the 19th century. The church may have originated in the early medieval period, as a priest is recorded on one of the manors in Domesday Book (1086). The location of the earliest church is unknown, but may have been situated on its current site.

◆ A market charter was granted to the lords of one of the two larger manors in the mid 13th century and a borough appears to have been granted by the end of that century. There is currently little evidence for town planning as is frequently found in most medieval boroughs, although a recent cartographic and historic assessment by Dr John Hunt has suggested the presence of burgage plots within a short section of Bellamour Way. Hunt also suggested that the triangular area created by the junction of Bellamour Way and Martlin Lane may have originated as a market place.

◆ An archaeological watching brief on the south side of Bellamour Way has confirmed the presence of iron working (probably smithing) during the 12th/13th century. This evidence also fits with documentary references to a family resident in Colton during this period who were known as 'le Smyth'.

# 1. Setting

## 1.1 Location

Colton lies towards the centre of Staffordshire within Lichfield District (cf. map 1). The settlement lies on the northern edge of Trent Valley and below the Cannock Chase plateau. It lies centrally within its parish which covers approximately 1,523ha.

**Legend**

- ● EUS Towns
- ☐ County Boundary
- ☐ Lichfield District

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Map 1: Location

[8] British Geological Survey 2012 web:
  http://www.bgs.ac.uk/data/services/digmap50wms.html
[9] Ibid.
[10] Ibid.
[11] Above Ordnance Datum
[12] Hunt 2009

[13] Colton History Society web 2004-2008 (as at August 2012):
  http://www.coltonhistorysociety.org.uk/home.php
[14] Skyes, Carter & Bradbury 2008
[15] Historical Directories web (as at August 2012)
  http://www.historicaldirectories.org/hd/ and British History Online web (as at
  August 2012) www.british-history.ac.uk
[16] Hunt 2009: 48 (map 4)

## 1.2 Geology and topography

Colton lies on a bedrock geology of Mercia Mudstones[8]. The western end of Colton, including St Mary's Church, lies upon superficial geology comprising sand and gravel within both the first and second river terraces (of the River Trent)[9]. The Moreton Brook flows south eastwards to the west of the church and its narrow valley comprises alluvium. The superficial geology comprising till lies to the west of High Street and south of Hollow Lane as well as below the site of Little Hay Manor House[10].

The church stands at around 72m AOD[11] to the east of the Moreton Brook. Bellamour Way, leading east from the church, rises gently to around 80m AOD at its junction with High Street (heading north) and Hollow Lane (continuing east). Two hills lie either side of Hollow Lane; to the south Martlin Hill stands at around 107m AOD, whilst the highest point of the northern hill stands at around 111m AOD. The higher land of the latter runs towards Little Hay Manor House standing on the eastern side of High Street (the site itself stands at around 100m AOD; 5m above the roadway). The High Street, travelling north, continues to gently rise reaching 98m AOD at its junction with Heathway.

## 1.3 Sources

### 1.3.1 Historical

The earliest known history devoted to Colton was written by Reverend Parker in 1897, although this was not directly consulted as part of the project. Parker's work was reviewed as part of a piece of work, commissioned by the Colton History Society, and undertaken by Dr. John Hunt in 2009 to assess the medieval history and morphology of the settlement[12]. This work underpins the understanding of the earlier history of Colton

related within this project.

The Colton History Society's website[13] and a history of Colton produced by three of the members of the society were particularly useful for the later history[14]. Several 19th century directories were also consulted on the Historical Directories website as were a number of volumes of the Collections for a history of Staffordshire which are accessible on the British History Online website[15].

### 1.3.2 Cartographic

The earliest map depicting Colton, although in little detail, is William Yates' Staffordshire County map of 1775. The 25" OS map series (first to fourth editions) were also comprehensively consulted.

Hunt reproduced a number of historic maps in his settlement survey of Colton including the 1845 tithe map[16].

Two early 19th century township maps also exist, although neither depicts the town in any detail[17].

### 1.3.3 Archaeological

There have been few archaeological interventions carried out within Colton to date. A watching brief was carried out to the south of Bellamour Way in 2010 and a building recording of Bellamour Old Hall (lying to the west of Colton beyond the EUS project area) was carried out in 2011[18]. Two archaeological investigations have been carried out by the Stoke-on-Trent Museum Archaeological Society and Colton History Society on land known as Castle Croft in 2010 and in the grounds of Bellamour Lodge in 2011[19].

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

[17] SRO D240/E(A)2/43 and SRO D240/E(A)2/46
[18] Cherrington 2010; Henshaw 2011
[19] Colton History Society pers. comm..

There are four Listed Buildings within the settlement and a Conservation Area covers Bellamour Way (including the church) and part of Hollow Lane as well as areas to the west, beyond the EUS project area (cf. map 8).

## 2.1 Prehistoric

Colton lies on the northern edge of the River Trent Valley; the area around the church lies within the river terrace (cf. 1.2). The greatest numbers of known prehistoric sites within the county lie with this valley; this is partly due to the intensive investigation of the archaeological resource in this area which has been carried out over several decades.

The earliest evidence for human activity in the area around Colton are two sites dating to the Mesolithic period. Archaeological excavations revealed a hearth and associated late Mesolithic flint assemblage, interpreted as the site of a temporary hunting camp, approximately 2km south west of Colton[20]. Mesolithic and Neolithic flint implements were recovered during field walking 3km to the south east of the town centre[21]. This evidence suggests at least sporadic occupation of the landscape in the wider area around Colton during the Mesolithic period. This was presumably being carried out periodically by small groups on a seasonal basis looking to exploit the rich food resources to be found with the river valleys of the area.

Within the Trent Valley, many prehistoric archaeological sites are largely identifiable as cropmarks on aerial photographs and few have been closely dated; these include pit alignments, enclosures and linear features. However, their form can be compared to excavated examples across the country. Consequently a probable Neolithic causewayed enclosure closely associated with at least one late Neolithic or Bronze Age ring ditch (thought to be the remains of barrows) has been identified near Mavesyn Ridware[22]. While the function of the causewayed

enclosure is open to conjecture, researchers suggest that they may have performed a variety of functions as central places for meetings, trade and ceremonies[23]. In any case, the causewayed enclosure represents a considerable investment in time (over 100,000 man hours to construct) and do indicate the presence of potentially a more settled and stable society within the area by this period. A further cropmark complex has been interpreted as the possible remains of a cursus located just to the north of the causewayed enclosure, possibly forming part of a broader ceremonial and burial landscape[24].

The most numerous of the cropmark features within the river valley are the 23 ring ditches, which are likely to represent the remains of late Neolithic/Bronze Age burial mounds (although some may be the remains of drip gullies formed in association with round houses). One such ring ditch, located approximately 2km to the west of Colton, has been Scheduled and is considered to represent a solitary round barrow[25]. Several of the cropmark complexes, which include ring ditches, also comprise other features including pit alignments such as those to the west of Pipe Ridware and enclosures, as on land to west of Hill Ridware[26]. No archaeological work has been carried out on these features and their relationships are currently unclear.

On Cannock Chase, to the south of the Trent Valley, the archaeological evidence for prehistoric activity includes a series of probable Bronze Age burnt mounds[27].

[20] Staffordshire HER: PRN 04055
[21] Staffordshire HER: PRN 05064
[22] Staffordshire HER: PRN 01562; Causewayed enclosure: A Neolithic monument comprising an irregularly circular enclosing ditch, interrupted by frequent causeways, and often accompanied by an internal bank, also causewayed. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

[23] Buteux and Chapman 2009: 60-61
[24] Staffordshire HER: PRN 01559; Cursus: A long narrow rectangular earthwork enclosure of Neolithic date, usually defined by a bank and ditch and presumed to be of ceremonial function. Known examples range in length from less than 100m to c.10km. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).
[25] Staffordshire HER: PRN 00205
[26] Staffordshire HER: PRN 01558 and
[27] Staffordshire HER: PRN 00998, PRN 01001, PRN 01002, PRN 04042, PRN 04051, PRN 04052, PRN 04053, PRN 04172, PRN 04181, PRN 04182 & PRN 04183. Burnt mound: A mound of fire-cracked stones, normally accompanied by a trough or pit which may have been lined with wood, stone or clay. Assumed to be locations where heated stones were used to boil water primarily for cooking purposes. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

28 Staffordshire HER: PRN 05007, PRN 05008, PRN 05009 and PRN 05010
29 Barfield 1991: 59-67
30 Staffordshire HER: PRN 04253 and PRN 01555
31 Staffordshire HER: PRN 60890
32 Coates and Woodward 2002: 79-90;Hewson 2006: 100-118

33 Staffordshire HER: PRN 00025; English Heritage: SM 21635
34 English Heritage: Scheduling information (SM no. 21635); RCHME 1996
35 Staffordshire HER: PRN 03970, PRN 03972, PRN 03975, PRN 03976 and PRN 30044
36 Colton History Society pers. comm.
37 Staffordshire HER: PRN 60691

Five further possible Bronze Age burnt mounds were identified at Lount Farm in 1995 to the north west of Colton[28]. The purpose of the burnt mound is not fully understood although the presence of large quantities of fire-cracked stone would point to heated stones being placed into cold water to heat it up. Persuasive arguments have been made for them to be the sites of 'ritual' sweat lodges or the site of cooking activity[29]. In any case, the presence of burnt mounds in this area again points to wider exploitation of the landscape within the river valley and to a lesser extent on Cannock Chase during the Bronze Age. The increase in activity during this period fits with the national picture provided by environmental data, which identifies a decrease in tree pollen suggesting an opening up of the landscape for small scale agricultural use.

Further undated cropmarks, which could have originated in the prehistoric or Roman periods, include linear features and enclosures approximately 5km east of Colton and a double-ditched rectangular enclosure and two linear cropmarks to the west of Rake End (3km south west of Colton)[30].

There is currently little substantiated evidence for Iron Age activity within the area immediately surrounding Colton other than a single coin which was found within Mavesyn Ridware parish[31]. Further afield, in the valley of the River Trent excavations associated with quarrying have recovered evidence of a distinct change in land use. The ceremonial/burial landscape of the later Neolithic and Bronze Age is replaced by a largely agricultural landscape during the Iron Age and Romano-British period. This includes the presence of field boundaries, kraals, droveways and small farmsteads as at Whitemoor Haye Quarry in the Trent Valley[32].

The largest monument dating to at least the Iron Age within the wider landscape is the Scheduled remains of Castle Ring Hillfort, which lies over 7km south of Colton. This hillfort survives as a substantial earthwork and stands at approximately 235m AOD overlooking the landscape to the south, towards Burntwood and east towards Lichfield[33]. No substantive archaeological work has been carried out at Castle Ring to confirm whether there is evidence of occupation dating to earlier than the Iron Age. However, a geophysical survey carried out in the 1980s did identify the probable location of roundhouses within its interior[34]. The extent of the impact of the hill fort on the surrounding landscape is currently unknown, partly because the adjacent landscape is largely under plantation woodland. It is likely that the hillfort would have provided a cultural, economic and administrative focus serving a hinterland of dispersed settlement, although it is unknown whether Colton would have been included within its sphere of influence.

## 2.2 Roman (49AD to 409AD)

There is little evidence for activity during the Roman period in the area around Colton other than a number of finds. These have included several Roman coins found, along with other medieval finds, in an area lying to the south west of Abbots Bromley (approximately 4km north of Colton)[35]. A further Roman coin was found during an archaeological excavation at Bellamour Lodge in 2011; the latter represents the only known evidence for this period in Colton[36]. A copper alloy trumpet brooch was found during metal detecting within Armitage with Handsacre parish[37].

It is likely that there was a degree of continuity of activity from the prehistoric to the Roman period, but the nature and extent for either period is currently poorly understood. From the wider landscape, the valley of the River Trent is known to have been reasonably

38 Hewson 2006: 114-118
39 Horovitz 2005: 204; Hunt 2009: 6-7
40 Ibid.
41 Hawkins & Rumble (eds) 1976: 8:15, 8: 16 and 11: 29
42 Hunt 2009: 7
43 Hawkins & Rumble (eds) 1976: 8:15, 8: 16 and 11: 29
44 Ibid.

45 Staffordshire HER: PRN 05071
46 Sykes, Carter & Bradbury 2008: 42
47 Staffordshire HER: PRN 02046
48 Loomweight: Weights used on a type of vertical loom to hold the warp threads taut. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).
49 Hawkins & Rumble (eds) 8: 15; Hunt 2009: 8

extensively exploited during the Romano-British period. This exploitation centred upon a mixed pastoral and arable form of agriculture which probably continued from the Iron Age. This activity is evidence at Whitemoor Haye quarry[38] and while little evidence has been found close to Colton it may be that similar remains survive closer to the settlement.

## 2.3 Early Medieval (410 to 1065)

### 2.3.1 Placename

There have been a number of interpretations of the placename including the settlement 'where colts were reared' and Cola's settlement[39]. A third alternative relates the pre-fix to charcoal burning[40].

### 2.3.2 Settlement

Domesday Book (1086) suggests that prior to the Norman Conquest (1066) Colton was being held by four individuals, three of whom were specified as having been free men (2.4.1)[41]. This suggests that there were at least three manors in the early medieval period as there were later in the medieval period (cf. 2.4.1)[42].

The evidence from Domesday Book also suggests that there was settlement in the Colton area associated with the two largest manors, where fourteen and ten households are recorded in 1086[43]. Where this settlement may have been located is currently unknown.

### 2.3.3 Economy

Domesday Book records various resources on two of the manors which would have been exploited by the local inhabitants[44]. The record highlights a mixed economy comprising agricultural land, woodland and meadow. Three sherds of early medieval pottery were found during an archaeological watching brief on a pipeline in the fill of a furrow

approximately 1km south east of Colton[45]. The sherds were described as being abraded, suggesting that they had lain within plough soil, but it is unclear from the archaeological report whether the sherds are evidence of manuring over the fields during the early medieval period.

The importance of arable agriculture in the economy of the two manors is attested by the fact that one of them held its own watermill. This watermill is likely to have existed in the early medieval period, although there is no supporting evidence to suggest where it may have been located. It has been suggested that it may have been sited on or near the site of the later Colton Mill on the Trent, lying approximately 1.5km south of Colton[46].

There is little other evidence relating to occupation within the area. A loomweight, possibly dating to circa 600AD, was found near Wolesley Bridge[47]. The loomweight implies that weaving was being carried out in the area, although this would be a wholly domestic activity at this time[48].

### 2.3.4 Religion

A priest is recorded on one of the manors in Domesday Book, which is often taken as evidence for a church at Colton in the early medieval period[49].

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Domesday Book (1086)

The earliest documented references to Colton are contained within three entries in Domesday Book (1086). By 1086 two of the manors are held by Roger Montgomery, Earl of Shrewsbury and the third by Robert of Stafford:

*In Colton Ascelin holds from him (Roger). 1 hide. Land for 4 ploughs . Almund held it; he was free. In lordship 2 ploughs; 4 slaves. 14 villagers with a*

[50] Ibid: 8: 15
[51] Ibid: 8: 16
[52] Ibid: 11: 29
[53] Hunt 2009: 9
[54] Hunt 2009: 9
[55] Ibid.

[56] Ibid
[57] Ibid.
[58] Sykes, Carter & Bradbury 2008: 52
[59] Hunt 2009: 9 and 20; Sykes, Carter & Bradbury 2008: 53
[60] Sykes, Carter & Bradbury 2008: 53
[61] Hunt 2009: 13
[62] Ibid.
[63] Ibid.
[64] Ibid.; Sykes, Carter & Bradbury 2008: 53

*priest have 3 ploughs. Meadow 19 acres; woodland 1 league long and half wide. Value 40s[50].*

*In Colt there is half hide which belongs to Colton. Aelmer held it[51].*

*In Colton 1 hide. Geoffrey holds from him (Robert of Stafford). Oda and Wulfric held it; they were free. Land for 6 ploughs. In lordship 1; 10 villagers and 1 slave with 3 ploughs. A mill at 12d; meadow, 16 acres; woodland 1 league long and 3 furlongs wide. Value 50s[52].*

The descent of the two principal manors (that belonging to Roger, Earl of Shrewsbury with the priest and that held by Robert of Stafford with the mill) has been documented during the medieval period (cf. 2.4.2). However, there are no further references to Colt although it is believed that this is likely to be the manor later known as Little Hay (cf. 2.4.2)[53].

## 2.4.2 Settlement

**2.4.2.**1 Lordship and principal estates

*The 'church manor'*

At Domesday Roger Montgomery held two manors in Colton as the overlord; that which probably included a church (henceforth referred to as 'church manor') and that which is believed to later be known as Little Hay (cf. below for further information on this manor). In 1086 Roger's sub-tenant in the 'church manor' was Ascelin and it is believed that his descendants, the Mavesyn family, continued to hold the tenancy until at least the 1240s[54]. The overlordship of this manor passed to the fitz Alan family in the late 12th century, and later to Walter Hussey[55]. Hunt argues that the documentary evidence implies that the rights of the manor were granted to the Mareschal family by late 13th century by either the fitz Alan family or the Hussey family in return for services (a process known as

'subinfeudation')[56]. In 1316 'Anselinus le Mareschal' is described as one of the two lords of the manors that made up Colton (the other being the 'mill manor' – see below)[57]. The two principal families, as free sub-tenants, within the manor from the late 12th to the mid 14th century (when they disappear from the records) were the de Coltons and the Griffyns[58].

In the early 14th century the 'church manor' passed to the Morley family by marriage; ultimately the manor transferred to the Gresley family (circa 1364)[59]. From this date the 'church manor' becomes united with the 'mill manor'. By 1485 the Gresley's were the major landholders within the parish along with the Bagot family (who held Little Hay) and St Thomas' Priory (see below)[60].

*The 'mill manor'*

The manor held at Domesday by Robert of Stafford was the second of the principal manors within the parish (as the manor which in 1086 is recorded as holding a mill it shall henceforth be referred to as the 'mill manor'). The Stafford family were still recorded as the overlords of the manor in 1166, but little further is known of their involvement[61].

The sub-tenant at Domesday was Geoffrey; by 1166 the sub-tenancy was held by the de Wasteneys family[62]. By 1316 they were recorded as the other of the two lords of the manor that made up Colton (see above)[63]. This family were particularly active within the parish (cf. 2.4.2.3 and 2.4.3.5).

By the end of the 14th century the manor had passed through marriage to the Gresley family; during which period the family also came to hold the 'church manor'[64].

*Little Hay*

This manor has been associated with the Domesday manor of Colt, which like the 'church manor' was held by Roger

[65] Hunt 2009: 9
[66] Ibid.
[67] Ibid: 12; Sykes, Carter & Bradbury 2008: 73
[68] Hunt 2009: 30. Capital messuage: A principal dwelling-house with outbuildings and land assigned to its use. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).
[69] Hunt 2009: 18-019; Sykes, Carter & Bradbury 2008: 65
[70] Ibid; Free Warren: the right granted by the King to a subject to allow them to kill certain types of game (including rabbits and game birds) on their lands

[75] Sykes, Carter & Bradbury 2008: 36; Hunt 2009: 48
[76] Hunt 2009: 48 and 61; Colton History Society pers. comm.
[77] Sykes, Carter & Bradbury 2008: 41
[78] Hunt 2009: 61
[79] Ibid.
[80] Staffordshire HER: PRN 00875

Montgomery, Earl of Shrewsbury as overlord[65]. The manor was tenanted to a junior branch of the Mavesyn family (the senior line holding the 'church manor' see above). By the 13th century the family were calling themselves 'de Litelhay'[66].

The de Littlehays (or Mavesyns) sold the manor in 1322 to the de Blithfield family; Ralph Bagot of Bagots Bromley married the Blithfiled heiress Elizabeth in 1361[67]. The Bagots, who held the manor until the 20th century, were absentee landlords; in 1402 the capital messuage was being held by John Klerkson[68].

*St Thomas' priory estate*

St Thomas' priory, an Augustinian house, near Stafford was granted land in Colton by several of the landholders including the de Wasteney's (holders of 'mill manor')[69]. The grants of land allowed the Prior to amass a small estate within Colton upon which he was granted the rights of free warren in 1284[70].

It is unclear whether the priory established a farm or buildings within the estate, but the land holding is associated with the extant Boughey Hall farm[71]. By 1485 the priory's holdings was one of the three largest in the parish (see above)[72].

*Manor Houses*

With at least three manors associated with Colton it is likely that there were at least three manor houses[73]. The most secure location is that of Little Hay manor, which most likely stood in the location of the extant farm; a capital messuage is recorded in 1402 for instance[74].

Hunt considers the location of the remaining two potential manor houses in some detail, but to date there is little substantive evidence to support any particular site.

There are several contenders for the location of the 'church manor' house which have been considered. A field name on the tithe map (1839), located to the rear of the church was known as 'Castle Croft'[75]. Hunt did not consider that the name in itself necessarily indicated the location of a manor house and archaeological investigations on the site in 2010 revealed no evidence for occupation[76]. The earlier history of the site of Colton House dating to the early 18th century, lying to the north west of the church is also unknown. It is unclear whether the Mareshal family, who were lords of the manor by the late 13th century, were resident in Colton. Consequently it is unclear for how long such a manor house may have survived, particularly following the amalgamation of the 'church manor' and 'mill manor' in the late 14th century.

Colton Hall, lying 1.5km to the south east of Colton, has been assumed to be the site of the de Wasteney's manor house (the 'mill manor')[77]. Whilst suggesting this location may symbolise the general dispersed settlement pattern in the earlier medieval period, Hunt also considered the changes in the culture of lordship during the medieval period. Consequently the earliest manor house may have lain within Colton itself[78]. Colton Hall may therefore have originated as a hunting lodge or a new manor house associated with the creation of a new deer park in the later 14th century (cf. 2.4.3.5)[79].

If there was an earlier manor house standing within Colton belonging to the de Wasteney's, Hunt suggested that this may be associated with the site of a supposed 13th century chapel found within the grounds of the 19th century Bellamour Lodge (lying beyond the EUS project area)[80]. The chapel was interpreted from limited evidence which comprised the stone footing for a small rectangular building, along with a stone corbel

[71] Ibid.: 18
[72] Sykes, Carter & Bradbury 2008: 53
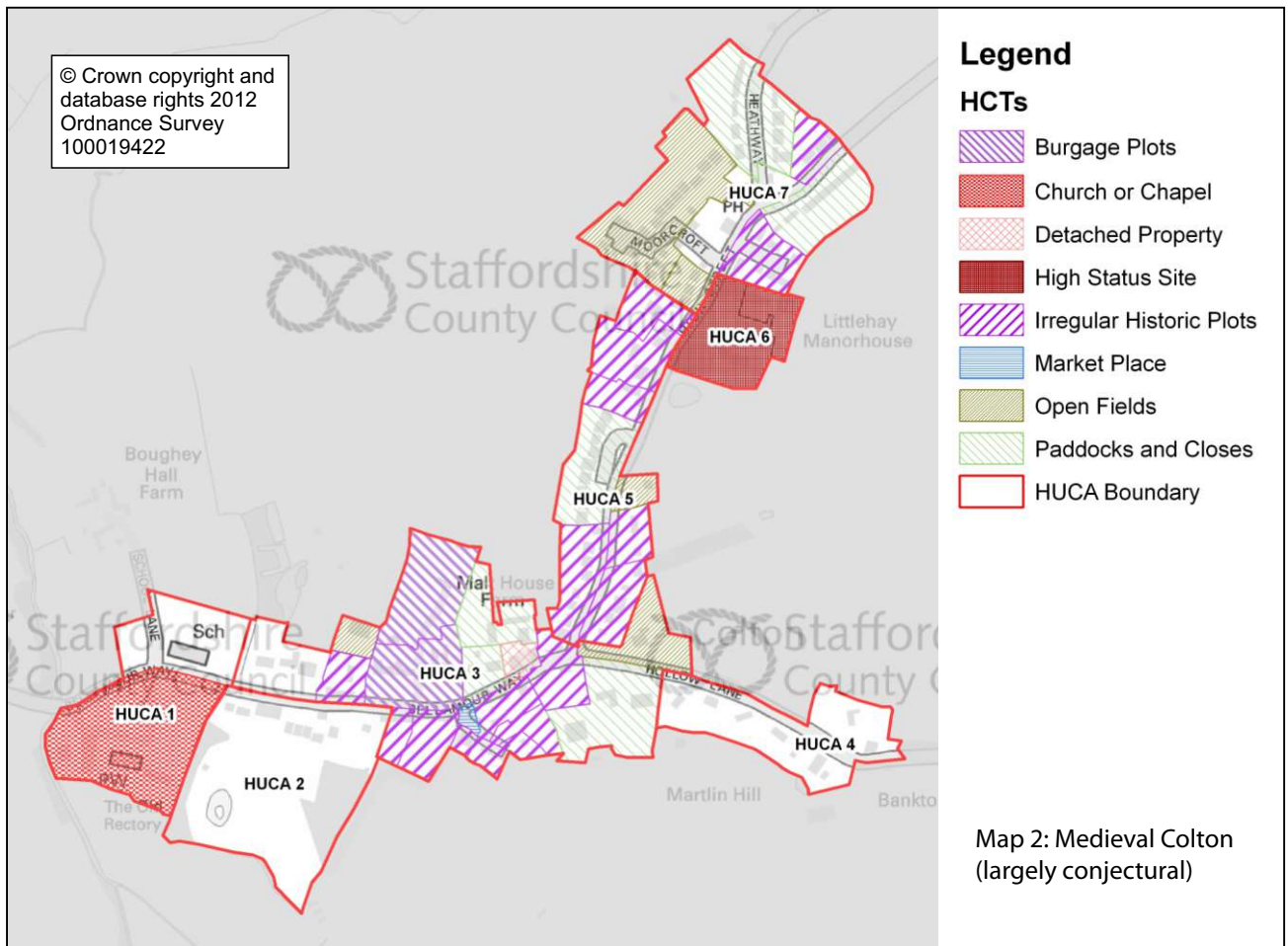[73] Hunt 2009: 60
[74] Ibid: 30, 60 and 65;

[83] Ibid: 26-7
[84] Ibid.
[85] Palliser 1972: 70; Hunt 2009: 23
[86] Hunt 2009: 23; Burgage tenure: land held within a town from a lord in for a
   money rent (rather than services as was usually the case in rural settlements).
   The tenants could also be granted other additional (such as a degree of self-
   government), but these depended upon the wording in the individual
   borough charters which is unknown for Colton.

in the form of a grotesque human face and other various fragments of stone tracery; the work was not carried out under modern archaeological conditions. Hunt stated that if this was a chapel it would most likely be a private chapel within the grounds of a manor house[81]. Finds, including high status pottery and metal work, from archaeological work at Bellamour Lodge in 2011 supports the evidence that the manor house was located on this site by at least the 14th century[82].



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Map 2: Medieval Colton (largely conjectural)

### 2.4.2.2 Population

Estimating population during the medieval period is particularly difficult, but standard methods are employed by historians (of 5 persons per household). There was a minimum of 120 people living in the two main manors at the time of Domesday Book (1086), although no inhabitants are recorded for the smaller manor of Colt[83]. About 1327 it is estimated that there may have been around 340 people within Colton[84].

### 2.4.2.3 Settlement

In 1241 William de Wasteneys (as the lord of the 'mill manor' cf. 2.4.2.1) was granted the right to hold a weekly market on a Friday[85]. Documentary records relating to Colton also record a transfer of rights in a burgage in Colton[86]. This reference has been taken by historians to show that the de

[87] Palliser 1972: 68; Slater 2007: 37; Dyer 2002: 7-8; Hunt 2009: 23. In 1293 John    de Wasteney defends his right to free warren and a weekly market in the production of the relevant charter; but there is no reference to the borough (Wrottesley (ed.) 1885a. British History Online web www.british-history.ac.uk furthermore in the 13th and 14th century records transcribed by the Staffordshire Historical Collections (accessible on the British History Online website) the settlement is referred to as a vill rather than a borough.
[88] Palliser 1972: 68; Hunt 2009: 23
[89] Hunt 2009: 23

[94] Ibid.
[95] Ibid: 30; Messuage: A dwelling-house with outbuildings and land assigned to   its use. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).
[96] Hunt 2009: 66; Process of clearing woodland (in particular) to expand agricultural land is known as assarting.
[97] A settlement at Newlands is indicated in documentary records in the 14th century such as in 1320 where "William son of Ralph of Newelond" is recorded (Wrotteseley (ed.) 1889a British History Online Web www.british-history.ac.uk

Wasteney family probably followed up their grant of a market with a borough charter probably at a date between 1241 and 1275; although the latter does not survive and there is no specific reference to it in the known documentary sources[87].  Burgesses were recorded in the manor in the early 1360s; there is no later reference to it and it is assumed that borough status did not survive the medieval period[88].  Hunt calculated that the evidence from the receipts of rent taken in the 1360s could suggest circa 33 bugages[89].  Few historians have been able to determine evidence of a regular plan form which could have originated in the medieval period within Colton's settlement plan[90].  Hunt, however, has identified the extant Williscroft Place lying on the north side of Bellamour Way as the possible location of the small borough (cf. HCT 'Burgage Plots' on map 2; and cf. HUCA 3).  This area is more regular in form than the remainder of the settlement by the time of the late 19th century 25" Ordnance Survey map.  However, this speculation has yet to be tested by archaeological work and may represent a later phase of development; the extant buildings appear to date to the mid 19th century (cf. 2.6.1.2).  The area indicated for the site of the borough also seems too small to accommodate the circa 33 burgages Hunt suggests were present by the mid 14th century[91].

The remainder of the settlement morphology, as identified on 19th century maps (cf. 1.3.2) suggests a linear settlement pattern comprising houses or farmsteads interspersed with crofts (an "attenuated row" settlement) (cf. map 2 – settlement indicated by HCT 'Irregular Historic Plots' and crofts by HCT 'Paddocks and Crofts')[92].  Hunt suggested that this settlement pattern could have been established by the late 13th/14th century and is typical of many rural settlements[93].  Hunt also indicated that Colton had probably been a polyfocal settlement; with the properties

being located around particular areas most probably including Little Hay Manor House, the possible church and manor house complex (cf. 'church manor' in 2.4.2.1 above) and the area of the borough (as described above cf. 'Burgage Plots' on map 2)[94.]  A rental of 1402 describes several messuages associated with the Littlehay manor[95].

As a predominantly rural settlement Colton would have experienced little pressure upon space within the settlement core.  This is likely to have been further eased, as Hunt points out, during the 13th and 14th century as new lands within the wider parish were opened up for cultivation[96] and new settlement foci appeared (e.g. Newlands to the north east beyond the EUS project area) (cf. 2.4.3.1)[97].  Evidence from elsewhere has shown how fluid medieval rural settlements could be and it is therefore likely that the lack of pressure on space led to the movement of property boundaries and even the site of properties within Colton over the centuries.  Consequently it is possible that some of the crofts present on the 19th century maps may represent areas of settlement shrinkage and shift from the medieval period onwards.

An archaeological watching brief carried out in 2010 identified evidence for activity during the 12th or 13th century.  A linear ditch was also recorded and while the interpretation of this was not possible under the circumstances of the work, a very fine fragment of a decorated jug was recovered from within it[98].  Whilst little is currently understood about where the jug may have been made (but possibly from a currently unknown pottery production centre within Staffordshire) it does reflect the high status of some of the population within Colton at that period.

Evidence for a planned settlement containing burgage plots and references for burgesses is not the only indicator historians use for

[90] Dyer 2002: 11; Palliser 1976: 147
[91] The whole area is approximately 104m (just over 341ft) wide.
[92] Hunt 2009: 47, 60-66
[93] Ibid: 65

[98] Cherrington 2010

[99] Slater 2007: 37; Hunt 2009: 66 (they line less than 2.5km away from one another). An EUS report has also been produced for Rugeley
[100] Slater 2007: 29 and 37; Dyer 2002: 11; Palliser 1976: 147
[101] Hunt 2009: 25-6
[102] Ibid.: 22
[103] Ibid: 26; Sykes, Carter & Bradbury 2008: 33
[104] Ibid: 26
[105] Ibid.
[106] Sharp 1906a and Sharp 1906b both viewed on British History Online web: www.british-history.ac.uk
[107] Hunt 2009: 52-3; Sykes, Carter & Bradbury 2008: 42
[108] Ibid: 25
[109] Yates 1775

identifying medieval boroughs; evidence for a number of non-agricultural occupations among its inhabitants is another (cf. 2.4.3.2 for this discussion). However, overall Colton has at best been described as a 'failed borough'; its failure being ascribed to its location adjacent to the Bishop of Lichfield's successful market at Rugeley[99]. However, it is possible that the de Wasteney family never intended to develop Colton as a planned town, but had solely gained a borough charter to attract settlement by providing their tenants with the legal privileges associated with burgage tenure; what Slater has described as a 'marketing exercise'[101]. It is perhaps no coincidence then that the last reference to burgesses within Colton comes in the late 14th century around the time that the two main manors (cf. 2.4.2.1) are amalgamated under the de Gresley family.

### 2.4.3 Economy

**2.4.3.1** Agriculture

Documentary evidence suggests that across the parish there was a variety of resources which were exploited by the inhabitants including arable land, woodland, heath/moor, common pasture and meadows[101].

The earliest document to record the resources associated with Colton is Domesday Book, although only two of the three manors are described in any detail (cf. 2.4.1). Across the two manors there was arable land (indicated by the references to ploughs and to the mill) there was also meadow and woodland. Hunt has calculated that the amount given to each of the latter resources suggests that there was in the region of between 35 and 42 acres of meadow and around 3,528 acres of woodland[102].

Cultivation is indicated in the documentary sources through references to fields[103]. The evidence suggests that the ope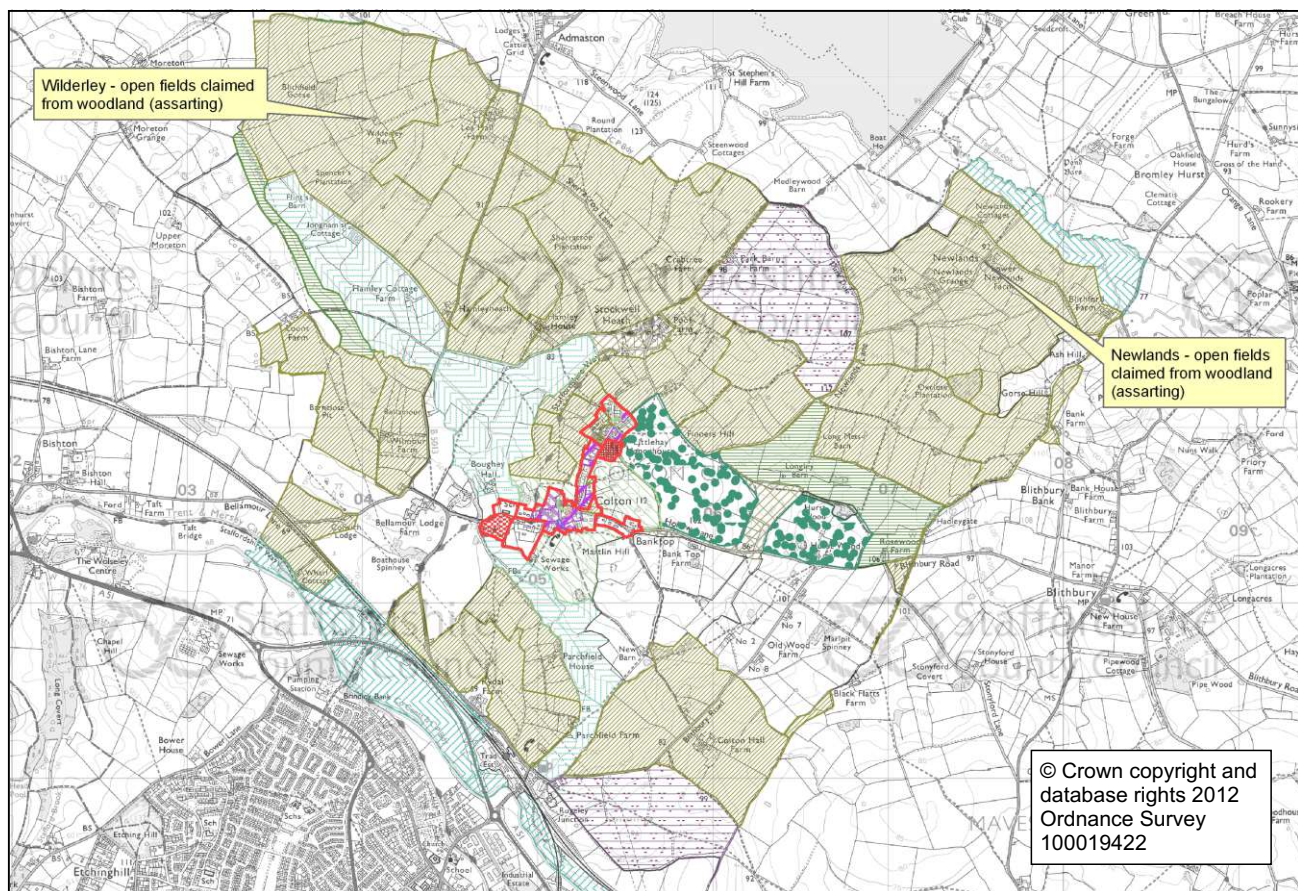n fields belonging to the three manors were interspersed among the other landed resources as is reflected to some degree by the HCT 'Open Fields' on map 3. The extent of the open fields depicted on this map comes from field morphology evidence; those areas where the piecemeal enclosure of the post medieval period fossilised the line the plough took across the landscape (creating boundaries with either reverse 'S' curves or a dog-leg). These boundaries survive to greater and lesser degrees across the parish. However, the map does not relate to a particular point in time; documentary evidence reveals that the area of land given over to arable expanded at the expense of woodland particularly between the 12th and 14th centuries[104]. This occurred through a process known as assarting. Assarting is recorded in the area of Newlands in the early to mid 13th century and an open field is recorded there in 1324[105]. Assarting was also occurring in the north west of the parish (around Wilderley) at a similar period and this is also born out by the field morphology (cf. map 3). There was still woodland in the Wilderley area in the late 13th century[106].

There is evidence for woodland, from place and field name evidence, lying between Littlehay and Newlands and to the south west of the parish[107]. Woodland was an important resource, for example it was a source of fuel and building material. It was also important for pasture; pigs and cattle were both grazed within the woods of Colton at particular times of the year[108]. Its importance is reflected in the number of times it appears in disputes recorded in the legal documents during the period.

Common pasture and moor/heath land is also referred to in the records; evidence for former heath land can also be ascertained from extant placenames such as Hamleyheath and Stockwell Heath the remains of which survived into the late 18th century[109]. Pasture was important for grazing both cattle and sheep.

The former are attested to in the documentary records, but sheep are not so common although there is reference to a sheepfold[110]. References to hays suggest enclosures within the areas of woodland and pasture although the nature of them is unclear[111]. The documentary records also make reference to a piggery as well as apple and pear trees[112].

Meadow is also referred to in the documentary record and this is likely to have been associated with land lying alongside the River Trent, in particular, but also the minor streams which also cross the parish.



Map 3: Medieval historic character within the modern parish boundary (based on field morphology and some documentary evidence

**Legend**

**HCTs**

- Burgage Plots
- Church or Chapel
- Deer Park
- Detached Property
- Floodplain Marshes
- Heathland and Other Common Land
- High Status Site
- Irregular Enclosures
- Irregular Historic Plots
- Market Place
- Open Field
- Paddocks and Closes
- Valley Bottom Fields - Meadow?
- Woodland
- EUS project area (HUCAs)

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[113] Dyer 2002: 16-22
[114] Ibid: 19 (fig. 4)
[115] Hunt 2009: 29
[116] Ibid: 16, 29 and 31; Wrottesley (ed). 1886 British History Online and Wrottesley (ed). 1889b British History Online web www.british-history.ac.uk
[117] Hunt 2009: 29; Wrotteseley (ed.) 1885b British History Online web www.british-history.ac.uk
[118] Cherrington 2010; Staffordshire HER: PRN 54864
[119] Ibid.
[120] Palliser & Pinnock 1971: 51 (table 1)

[121] Slater 2007: 35 and 36 (fig. 2.6)
[122] Hunt 2009: 57; Colton History Society pers. comm.
[123] Ibid.
[124] Cherrington 2010
[125] Pallier & Pinnock 1971: 51 (table 1)
[126] Ibid.: 57
[127] Hunt 2009: 16, 24 and 52; Sykes, Carter & Bradbury 2008: 65

### 2.4.3.2 Economy/Industry

An important indicator of a borough (other than indications of planning) is evidence from documents for an above average variety of non-agricultural occupations among the inhabitants (cf. 2.4.3.2)[113].  In Dyer's analysis of the 15th century plea rolls Colton does not appear, although this may reflect the fact that by this period the market had largely been superceded by that of Rugeley to the south (cf. 2.4.3.3)[114].  However, there is evidence from the surnames of some of the inhabitants which may indicate non-agricultural occupations associated with Colton.  There are references to metal working (smithing) in the 1230s/40s[115]. Fourteenth century records include surnames such as 'le Carter', 'le Smyth', 'le Baxter' (baker), 'Colmon' (reference to charcoal) and 'le Counter' (accountant) and in the early 15th century to 'Taylor' and 'Parker' although by this date some surnames were becoming hereditary[116].  There is, therefore, some limited evidence for commercial activity; the reference to 'le Counter', which first occurs associated with Colton in 1288, may have been someone who originally worked in a lord's household[117].

Smithing within Colton was confirmed during an archaeological watching brief on the south side of Bellamour Way (cf. HUCA 3) which found metal working debris present in a shallow probable linear feature[118].  The pottery from the same feature suggests that low level domestic smithing activity was occurring nearby during the late 12th or 13th century; and therefore could be associated with the family named in the documentary sources[119].

### 2.4.3.3 Markets and fairs

William de Wasteney was granted a market charter in 1241 which was to be held on a Friday[120].  Towns were not the only settlements to receive market charters during the medieval period; a number of Staffordshire's villages were also allowed to hold markets.  One such example is Wheaton Aston where a market place has been identified within the settlement core[121]. Despite the lack of evidence for a planned borough within the settlement at Colton it is still possible that a market place formed part of the plan form.  Hunt suggested that it may have been located at the junction of Bellamour Way and Martlin Lane (the location of the war memorial; formerly a pinfold) where a small triangular area is detectable within the present settlement[122].  This location also lay adjacent to Hunt's predicted site of the borough, but he issues a note of caution in that it is impossible to state how long the triangular area may have formed part of the settlement plan without any corroborating evidence[123].  However, this site also lies adjacent to the area where an archaeological watching brief found evidence for iron-working (probably smithing) as well as the fragment from the decorated jug (cf. 2.4.2.3 and 2.4.3.2)[124].  Such evidence may, therefore, support the suggestion that this could have been the focus for commercial activity in the medieval period.

It is unknown for how long Colton's market was active; Palliser & Pinnock identified that it had ceased trading by circa 1500[125].  They further suggest that it probably suffered from its proximity to Rugeley's market which was held on a Thursday[126].

### 2.4.3.4 Watermills

A watermill was recorded in Domesday Book on Robert of Stafford's manor (the 'mill manor'; cf. also 2.3.3).  There are references to several mills during the 14th century including to a windmill, which field name evidence has suggested probably stood to the north of Colton on the western edge of the parish near Hamley[127].

128 Ibid: 23
129 Staffordshire HER: PRN 00876
130 Hunt 2009: 45
131 Ibid:
132 Staffordshire HER: PRN 02047
133 Sykes, Carter & Bradbury 2008: 55

**2.4.3.5** Hunting

The de Wasteney family, as well as being granted the right to hold a market, were also granted the right to free warren on their own lands[128].  By the mid 14th century they appear to have created a deer park to the north east of Colton (cf. map 3)[129].  An earthwork bank enclosing the former deer park survives up to 1.5m high with a wide ditch on its eastern side.

Documentary sources suggest that a second park existed by circa 1359 by which date the above park is referred to as the 'old park'[130].  Later map evidence suggests that the second park was established around what is now Colton Hall Farm, approximately 1.5km to the south east of Colton[131].  Hunt speculates that Colton Hall may have originated as a hunting lodge for this park or that the park was created, by either the de Wasteney or by the Gresleys (who gained the two manors of Colton at about this time – cf. 2.4.2.1).



**Plate 1:** St. Mary's Church

## 2.4.4 Religion

The Grade II* St Mary's Church retains 13th century fabric within the extant structure[132].  This includes the early 13th century tower, a late 13th century south chapel and the west wall with a lancet window (plate 1).  The south chapel includes a small opening with a wooden door which has been identified as a 'Leper's window or squint'.[133]

[134] Hunt 2009: 14; Sykes, Carter & Bradbury 2008: 77
[135] Sykes, Carter & Bradbury 2008: 100
[136] Hunt 2009: 61
[137] Sykes, Carter & Bradbury 2008: 77
[138] Staffordshire HER: PRN 09521
[139] Sykes, Carter & Bradbury 2008: 82
[140] Ibid.
[141] Ibid: 100
[142] Ibid: 104; Staffordshire HER: PRN 09524
[143] Staffordshire HER: PRN 09524; Henshaw 2011
[144] Henshaw 2011: vi

[145] Hunt 2009: 28
[146] Ibid.
[147] Cherrington 2010
[148] Thomas 1931: 61-99
[149] Palliser & Pinnock 1971: 51 (table 1)

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

**2.5.1.1** Lordship

In the post medieval period two manors survived at Colton Hall (comprising both the medieval 'church manor' and 'mill manor' – cf. 2.4.2.1) and Little Hay (cf. HUCA 6).  The former was still being held by the Gresley family until they sold it in 1609 or 1610 to Sir Walter Aston of Tixall[134].  Colton Hall burnt down in 1658 following which the Aston family sold the estate to William Chetwynd of Hagley Park, Rugeley[135].  The extant buildings date to the early 18th century[136].

Little Hay, the second manor, remained in the hands of the Bagot family (cf. 2.4.2.1).  The hall was rebuilt as a timber framed building in the 16th century[137].  However, it was largely demolished in the mid 19th century leaving only the Grade II listed 16th century red brick chimney stack surviving (cf. HUCA 6 and 2.6.1.1)[138].

Following the Dissolution of St Thomas' Priory in 1538 their estate in Colton was given by the Crown to the Bishop of Lichfield, who in turn granted it to his nephew[139].  In 1563 the estate was sold to Samuel Boughey after whom the extant complex is still known (Boughey Hall Farm lying just beyond the EUS project area)[140].  In the late 17th century Boughey Hall passed to the Whitgreave family through marriage, although they never resided there[141].

The old Bellamour Hall (now known as Bellamour Lodge Farm), lying approximately 700m west of Colton also has its origins in this period.  It was created out of the Colton Hall estate for the second son of Sir Walter Aston in the early 17th century[142].  The Grade II listed early 17th century Old Hall survives as a ruin[143].  It was originally built, in sandstone ashlar, as a three storey high status residence with cellars (cf. 2.6.1.1 for later history)[144].

**2.5.1.2** Population

Information taken from taxation records suggests that there may have been around 850 inhabitants in Colton in the mid 16th century[145].  The Hearth Tax of 1666 suggests there was a minimum of 66 households in Colton[146].

**2.5.1.3** Settlement

Little further is known about Colton in the post medieval period beyond what was discussed in 2.4.2.3.  There is evidence for 17th/18th century activity on the south side of Bellamour Way (within HUCA 3) in the form of a ditch found during a watching brief[147].  Post medieval pottery was also found during this work, although it was not found associated with any particular feature.

Settlement along Hollow Lane, which appears to have originated as squatter enclosure, may have been established within this period, but to date little is known about its origins (cf. HUCA 4).

### 2.5.2 Economy

**2.5.2.1** Agriculture

There is evidence from the surviving field pattern, particularly to the north of Colton that the open fields were gradually enclosed through informal agreements between landholders; the resulting field pattern being referred to in the Historic Landscape character project as 'Piecemeal Enclosure'.  However, there is no documentary research to suggest at what period this occurred within the parish.  Documentary evidence suggests that in Staffordshire more generally this form of enclosure occurred between the 14th and 18th centuries[148].

**2.5.2.2** Market

Palliser and Pinnock state that the market had ceased to exist by circa 1500[149].

[150] Staffordshire HER: PRN 02047
[151] Mansfield 1970: 120 and 121
[152] Sykes, Carter & Bradbury 2008: 108 and 166
[153] Ibid: 116; Henshaw 2011: vi
[154] Henshaw 2011: vi

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Map 4: Colton in the post medieval period

### 2.5.3 Religion

**2.5.3.1** St Mary's Church

Little is currently known about the church in the post medieval period[150].

**2.5.3.2** Non Conformity

Documentary evidence suggests that there were non conformists meeting within Colton during the late 17th century, although little further is currently known[151].

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

### 2.6.1 Settlement

**2.6.1.1** Lordship

During the 18th century the Bellamour estate still belonged to the Aston family, but from 1724 until 1766 it was occupied by tenants[152]. In 1766 it was inherited by the Blount family and it was during their occupancy that a new hall was built adjacent to the extant (although now ruined) Bellamour Old Hall[153]. The latter, which is Grade II listed, was subject to building recording which suggested that from this period until the 1960s it was used as a detached service building[154]. In the 1840s the top storey was removed and it was partially demolished in the 1960s; although a

[155] Ibid.
[156] Sykes, Carter & Bradbury 2008: 116
[157] Ibid: 128; White 1834 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/
[158] Staffordshire HER: PRN 54825; Hunt 2009: 62
[159] Sykes, Carter & Bradbury 2008: 128; Colton History Society pers. comm..
[160] Ibid; Kelly 1896 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/

[166] White 1851 viewed 06/08/2012. Web: http://www.historicaldirectories.org/hd/
[167] Ibid.
[168] Sykes, Carter & Bradbury 2008: 122
[169] Staffordshire HER: PRN 09513
[170] Sykes, Carter & Bradbury 2008: 109
[171] Ibid: 119
[172] Staffordshire HER: PRN 09522

conservation plan has now been completed to ensure its future survival and the building has been stabilised to prevent further deterioration of its fabric[155]. Other changes to the estate during the late 18th century included the re-positioning of the road away from the hall and the enlargement and landscaping of the parkland[156].

In 1824 the Bellamour estate was sold to James Oldham Oldham, a retired judge, who by 1834 was considered to be the lord of the manor[157]. Bellamour Lodge, on the opposite side of Bellamour Way (beyond the EUS project area) was built by Oldham in 1851 for his unmarried daughter, Ellen[158]. The Lodge remained in the hands of the Oldham family following James Oldham Oldham's death in 1857 and was still owned by the family into the early 20th century[159]. Bellamour Hall and its estate, however, were sold to the Horsfall family and in 1896 was owned by the widowed Mrs Horsfall, who was described as the 'lady of the manor'[160].

The Colton Hall estate (that lying to the south west of Colton) was sold by the Chetwynd family (cf. 2.5.1.1) in 1828 to Lord Anson, of Shugborough Hall who established tenants at the property[161]. The property had been rebuilt following a fire in circa 1730[162].

The Little Hay manor still belonged to the Bagot family, although it was being tenanted[163]. In 1846 the old manor house was largely demolished leaving only the large Grade II listed brick chimneys surviving as garden features (cf. HUCA 6)[164]. The property was rebuilt as a new farmstead with a regular courtyard plan form to facilitate the new working practices which were being implemented by many of the large estates across the country during this period[165]. In 1851 it was described as 'lately rebuilt and is

now one of the best farmhouses in the county'[166]. At this date the tenant was Mr. H. W. Holland[167].

Of the smaller estates Boughey Hall still belonged to the Whitgreave family, although like most of the other estates it was occupied by tenants[168].

The Grade II* listed Colton House, standing on the south side of Bellamour Way (HUCA 2), was built circa 1730[169]. The earlier history of the site is unknown and the earliest secure documentary evidence for the house dates to 1777[170]. In 1792 it was sold to John Heliger Burt.



**Plate 2:** Colton House, Bellamour Way

### 2.6.1.2 Settlement and buildings

The historic buildings lying within the EUS project area mostly appear to date to this period, although there is the potential that any number could contain earlier fabric within their structures. The Grade II listed Malt House Farmhouse, is such an example (HUCA 3; plate 8)[172]. The property has been dated to the early 18th century, but incorporates an earlier structure[173]. The only other domestic building currently known to pre-date the 19th century is the Grade II* Colton House (cf. 2.6.1.1; HUCA 2 and plate 2)[174].

[161] Sykes, Carter & Bradbury 2008: 122
[162] White 1851 viewed 06/08/2012. Web: http://www.historicaldirectories.org/hd/
[163] Ibid: 122
[164] Ibid: 129; Staffordshire HER: PRN 09521
[165] Staffordshire HER: PRN 54874

[173] Lichfield District Council 2012: 11 (s.5.8) viewed 22/08/2012. Web: http://www.lichfielddc.gov.uk/downloads/file/4069/draft_colton_conservation_area_appraisal_and_management_plan
[174] Staffordshire HER: PRN 09513

[175] Hunt 2009: 52
[176] Sykes, Carter & Bradbury 2008: 129; Colton History Society 2004-2008 Website viewed 22/08/2012 Web: http://www.coltonhistorysociety.org.uk/WalkVillage.php
[177] Staffordshire HER: PRN 54922 and PRN 54923; Lichfield District Council 2012: 13 (s.6.4) viewed 22/08/2012. Web: http://www.lichfielddc.gov.uk/downloads/file/4069/draft_colton_conservatio n_area_appraisal_and_management_plan
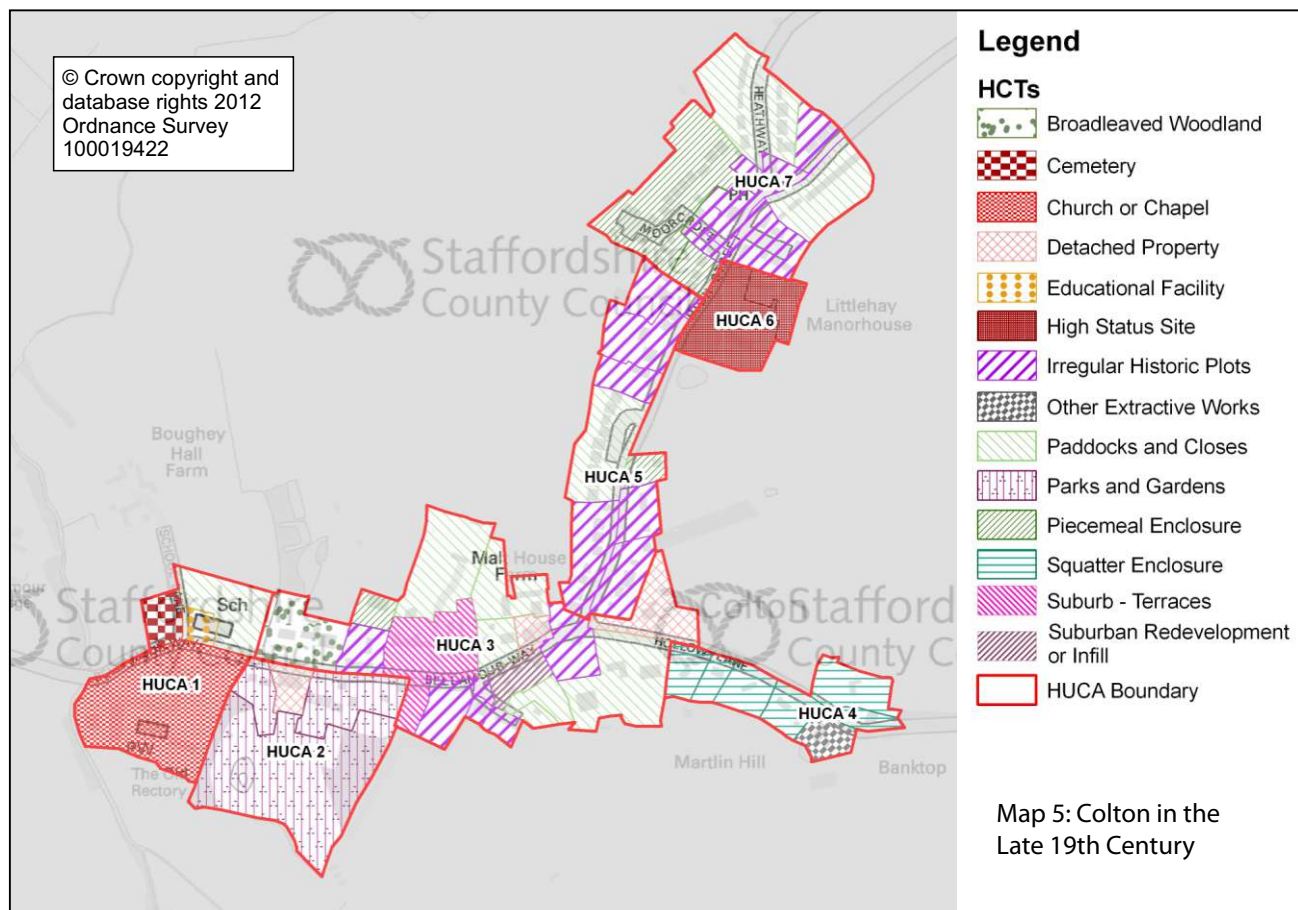
[178] Sykes, Carter & Bradbury 2008: 130 and 144
[179] Kelly 1896 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/; Sykes, Carter & Bradbury 2008: 129

Hunt compared the tithe map (1845) and the first edition 25" OS map (circa 1880) and identified that infilling had occurred particularly along the stretch of road between Colton House and the junction with Martlin Lane[175]. Some of these properties include the terrace of Williscroft Place, what is now the Greyhound Inn and Elm Cottage all of which probably date to the mid 19th century (HUCA 3)[176]. Other properties potentially dating to a similar period include two pairs of cottages standing opposite Malt House Farm, Rose Villa Cottages, Field Cottage and Lucy Berry Cottage (plate 7)[177].

The almshouses dating to the late 19th century (cf. 2.6.2.1; plate 3) were built upon the site of an inn originally known as the "Three Wheels" which was mentioned in the mid 18th century[178]. Many of these mid 19th century houses are likely to have been constructed upon the site of earlier properties.



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**Legend**

**HCTs**
- Broadleaved Woodland
- Cemetery
- Church or Chapel
- Detached Property
- Educational Facility
- High Status Site
- Irregular Historic Plots
- Other Extractive Works
- Paddocks and Closes
- Parks and Gardens
- Piecemeal Enclosure
- Squatter Enclosure
- Suburb - Terraces
- Suburban Redevelopment or Infill
- HUCA Boundary

Map 5: Colton in the Late 19th Century

## 2.6.2 Education and Welfare

### 2.6.2.1 Welfare

A terrace of almshouses consisting of eight flats was built circa 1884 by Mrs Elizabeth Harland in memory of her sister Ellen Oldham (HUCA 2; plate 3)[179].

[180] White 1834 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/;
    Lewis 1848 viewed 06/08/2012 Web: www.british-history.ac.uk
[181] Sykes, Carter & Bradbury 2008: 142; Colton History Society pers. comm..
[182] Ibid: 144; Colton History Society pers. comm..
[183] Ibid: 128; Kelly 1896 viewed 06/08/2012 Web:
    http://www.historicaldirectories.org/hd/
[184] Staffordshire HER: PRN 51896

[185] Staffordshire HER: PRN 54842; Lichfield District Council 2012: 8 web:
    http://www.lichfielddc.gov.uk/downloads/file/4069/draft_colton_conservatio
    n_area_appraisal_and_management_plan
[186] Sykes, Carter & Bradbury 2008: 144 and 147

**2.6.2.2** Education

The earliest known school in Colton was the Free School which was founded and endowed circa 1765[180].  The school was held in the cottages now known as the School House and School Cottage which stand on the south side of Bellamour Way (HUCA 2)[181].  A second Trust was established in 1811 for girls known as the Webb School and further property was endowed for its use[182].

In 1862 Thomas Berry Horsfall of Bellamour Hall granted land for a new school and a school master's house.  Following this donation, the Colton United Schools (Mixed) was constructed which brought all of the schools of Colton together in one building[183].  The school building is still in use although it was considerably extended during the mid 20th century (HUCA 1)[184].

The extant Elm Cottage, lying to the north of Bellamour Way (HUCA 3) was built in the mid 19th century to house the school master (plate 4)[185].

A number of short-lived private schools also appear to have been established within the parish including one run by Ellen Oldham within Bellamour Old Hall and the 1851 census reveals that a private academy had been established at Colton House, although little further is known of it[186].



**Plate 3:** Oldham Cottages

[187] White 1851 viewed 06/08/2012 web: http://www.historicaldirectories.org/hd/;
    Lewis 1848 viewed 06/08/2012 web: www.british-history.ac.uk
[188] Ibid.
[189] Staffordshire HER: PRN 52202, PRN 54569, PRN 54720 and PRN 54721
[190] Kettle 1979: 69; Birmingham Archaeology 2008: 8
[191] Colton History Society pers. comm.
[192] Sykes, Carter & Bradbury 2008: 114
[193] Ibid: 115

[193] White 1834 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/
[194] Ibid.
[195] Johnson 1967: 190 and fn. 56
[196] Hunt 2009: 47
[197] Wainwright 2000: fig. 2

## 2.6.3 Economy

### 2.6.3.1 Agriculture

Reports concerning the agriculture in Colton in the mid 19th century refer to the extensive meadows, presumably within the river valleys[187].  In 1848 it was stated that there were roughly equal proportions of arable and meadow within the parish[188].  There is evidence for the creation of water meadows to the south on the River Trent and also along the Moreton Brook[189].  These artificially watered meadows, created through the cutting of ditches to flood the fields encouraged an early hay crop and grazing, and are first recorded in Staffordshire in the late 16th century, but were more widely created from the 17th century onwards[190].  An archaeological excavation at Castle Croft in 2010, which lies on the bank of the Moreton Brook revealed evidence for a water meadow and the finds suggested that it dated to the late 18th or early 19th century[191].  It is likely that the remaining water meadows within Colton parish dated to a similar period.  It is currently unclear as to who was responsible for their creation, but water meadows were generally only affordable to those farming large estates of which there are a number recorded within the parish (cf. 2.6.1.1).  Those water meadows lying along the Moreton Brook are the best preserved within the parish with surviving drains and in some areas also the earthwork remains of the carriers themselves.

The remaining areas of heath and common land had been enclosed following an Act of Enclosure brought by Lady Mary Blount of Bellamour Hall in the 1790s[192].  Those who had been squatting on Stockwell Heath and in Hollow Lane (cf. HUCA 4) were from then on obliged to pay rent[193].

### 2.6.3.2 Economy/Industry

Historical directories from the 19th century record the usual trades to be found in small country settlements including butchers, blacksmiths, shop keepers, shoe makers and beer house keepers[194].  The most significant trader recorded in 1834 was John Yates recorded as a corn merchant and malster who was farming the Bellamour Hall estate[195].

There is also documentary evidence for quarrying within the parish in the mid 19th century particularly along the Trent valley, but also at 'Colton Hill'[196].

### 2.6.3.3 Watermills

Colton Mill, lying to the south of Colton on the River Trent, certainly existed by the late 18th century[197].  By the late 19th century it was operating as a cement and plaster works[198].



**Plate 4:** Elm Cottage

[199] Staffordshire HER: PRN 02047
[200] Ibid.
[201] White 1834 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/; Kelly 1896 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/; Sykes, Carter & Bradbury 2008: 111 and 123
[202] Sykes, Carter & Bradbury 2008: 123
[203] Ibid.

[207] The Landor Society pers comm..
[208] Sykes, Carter & Bradbury 2008: 174
[209] Staffordshire HER: PRN 52637 and PRN 54921; Henshaw 2011
[210] Staffordshire HER: PRN 09522 and PRN 53164

### 2.6.4 Religion

#### 2.6.4.1 St Mary's Church

The Grade II* St Mary's Church was largely rebuilt by the eminent architect G. E. Street between 1850-2, although earlier fabric was retained (cf. 2.4.4 and 2.5.3.1; plate 1)[199].  The east windows of the chancel and north aisle and one of the northern chancel windows are of 1858 by William Wailes[200].  The mid 19th century restoration, in the Early English style, removed earlier rebuilding work which had been carried out in brick during the late 18th century[201].

The Old Rectory, standing just to the south east of the church was built in 1806 to replace an earlier rectory to the west[202].  The latter site also included the tithe barn[203].

A burial ground was provided by Thomas Berry Horsfall of Bellamour Hall in 1862 on land opposite the church, lying to the north of Bellamour Way (HUCA 1)[204].

#### 2.6.4.2 Non-Conformism

Documentary evidence suggests that the Wesleyan Methodists built a chapel at Colton in 1838[205].  However, the first edition 25" OS map does not mark a chapel within Colton, perhaps indicating that it had gone out of use by the late 19th century.

### 2.6.5 Communications

#### 2.6.5.1 Canals

The Trent and Mersey canal, designed by the engineers James Brindley and Hugh Henshall, was constructed in the 1760s and 1770s and passes through the south western portion of the parish within the Trent Valley[206].

#### 2.6.5.2 Railways

A mainline railway between London and north west England was opened in 1847.  Rugeley Station was opened in the southern part of Colton parish, lying approximately 1.3km from Colton[207].
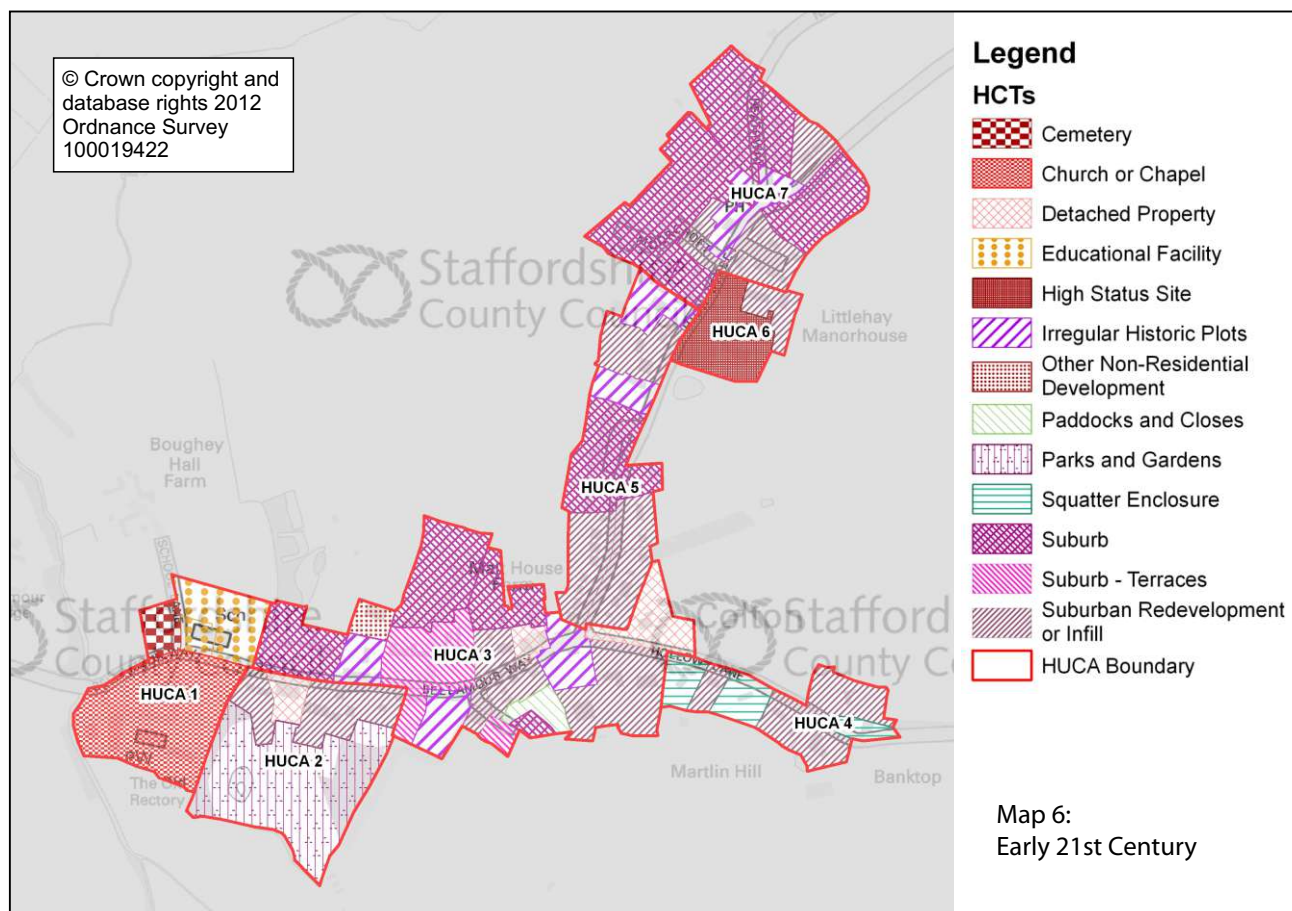
## 2.7 20th and 21st century (1900 to 2009)

Following the First World War (1914-1918) the large estates which had dominated the history of Colton from the medieval period onwards were incrementally broken up and sold off. The first were the Bellamour Estate and the Boughey Hall estate (owned by the Whitgreaves) in 1921, followed by the Little Hay estate in 1932 (which was sold to the sitting tenants)[208].  Bellamour New Hall had been demolished by 1963; although the ruins of the 17th century Grade II listed Old Hall survive along with the new halls brick built stable block[209].  The buildings of both Boughey Hall and Little Hay Manor House and farm survive although in both cases appear to have been converted to domestic use in the late 20th/early 21st century.  The Grade II listed Malt House Farm is also no longer in agricultural use having been converted to domestic use in the same period[210].

[204] Ibid;128 (now known as 'The Old Burial Ground' – Colton History Society pers. comm..)
[205] White 1834 viewed 06/08/2012 Web: http://www.historicaldirectories.org/hd/; Lewis 1848 viewed 06/08/2012 Web: www.british-history.ac.uk
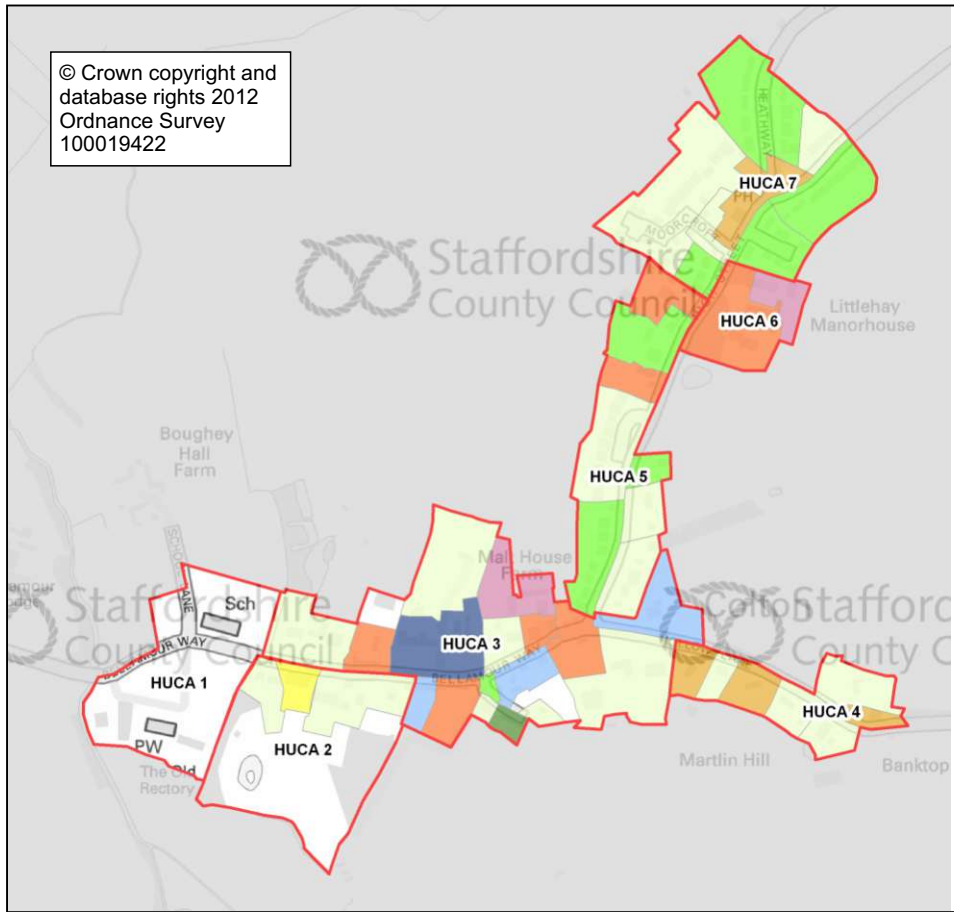[206] Lewis 1848 viewed 06/08/2012 Web: www.british-history.ac.uk; Sykes, Carter & Bradbury 2008: 113; Staffordshire HER: PRN 05230

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**Legend**

**HCTs**
- Cemetery
- Church or Chapel
- Detached Property
- Educational Facility
- High Status Site
- Irregular Historic Plots
- Other Non-Residential Development
- Paddocks and Closes
- Parks and Gardens
- Squatter Enclosure
- Suburb
- Suburb - Terraces
- Suburban Redevelopment or Infill
- HUCA Boundary

Map 6:
Early 21st Century

A row of four houses on Martlin Lane were built in the early 20th century by the Reverend Parker[211]. The greatest change in Colton occurred from the mid 20th century onwards with the infilling of residential development between the earlier properties (cf. map 7). This development included the council houses constructed at the upper end of the High Street in 1959[212]. The expansion of Colton from the mid 20th century onwards led to other improvements including the installation of public lighting in 1954[213]. On the whole the expansion of residential dwellings has not extended beyond the settlement envelope as it is shown on the late 19th century Ordnance Survey maps (cf. map 5 and map 6).

In the mid 20th century many of the inhabitants still worked in agriculture, but others were already beginning to commute away from the parish to work in nearby Rugeley[214].

**Legend**

**HCTs by Period of Origin**

- Medieval?
- Post Medieval?
- 18th Century
- Early 19th Century
- Late 19th Century
- Early 20th Century
- Mid 20th Century
- Late 20th Century
- Early 21st Century
- HUCA Boundary

Map 7: Settlement HCTs by period of origin

## Section Summary

◆ The medieval settlement of Colton is likely to have been focussed within **HUCA 2, HUCA 3, HUCA 5** and **HUCA 7**. There is little surviving evidence for the borough within the settlement, but an irregular settlement pattern of probable medieval origin can be discerned in some areas particularly within **HUCA 3, HUCA 5** and **HUCA 7**.

◆ The Grade II* St Mary's Church, with the open area of Pedley's Croft lying in front of it, dominates **HUCA 1**. It is currently unclear whether medieval settlement had been located within this area. Currently the principal buildings of the HUCA relate to the church or the school. The Old Rectory and the earliest phases of the school date to the 19th century.

◆ Large detached properties dominate **HUCA 2** and **HUCA 6**. Little Hay Manor House (**HUCA 6**) originated as the site of a manor house in at least the medieval period (or possibly the early medieval period). The current historic character is dominated by a planned 19th century farmstead; although some housing re-development has occurred to the north in the early 21st century. The Grade II* Colton House (HUCA 2) dates to the early 18th century, although the earlier history of the site is poorly understood. There has been re-development within this HUCA in the 20th century, although this is largely shielded from view by the early 18th century garden wall.

◆ The historic character of **HUCA 4** continues to reflect its origins as squatter settlement despite later infilling with detached houses.

◆ The built character of **HUCA 3** is dominated by 19th century houses of a variety architectural styles and scale. The earliest known building is the Grade II listed Malt House Farmhouse, which has been dated to the early 18th century, but which retains earlier fabric within its core. The farmhouse and its adjacent barn, despite conversion to domestic use, and redevelopment to the rear in the early 21st century, are a visual reminder of Colton's agricultural origins.

◆ Further, probable 19th century cottages survive among later housing within **HUCA 5** and **HUCA 7**. The historic character of both these HUCAs is, however, dominated by mid and late 20th century housing development.

# 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.  Thirteen HUCAs have been identified for Uttoxeter.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available[215].

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.

In line with English Heritage 2008: paragraph 38

| | |
|---|---|
| **Evidential value*** | The extent to which each HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits*. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence. |
| **Historical value** | The extent to which the heritage assets are legible within the townscape and how they interact – this can include townscapes/street patterns and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets and their contribution to heritage-led regeneration will also be considered. |
| **Aesthetic value** | Addresses the ability to identify how a place has evolved whether by design or the 'fortuitous outcome of evolution and use'. It assesses the integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town. |
| **Communal value** | Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered. |

**Table 2:** Heritage values

### 3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes[216].

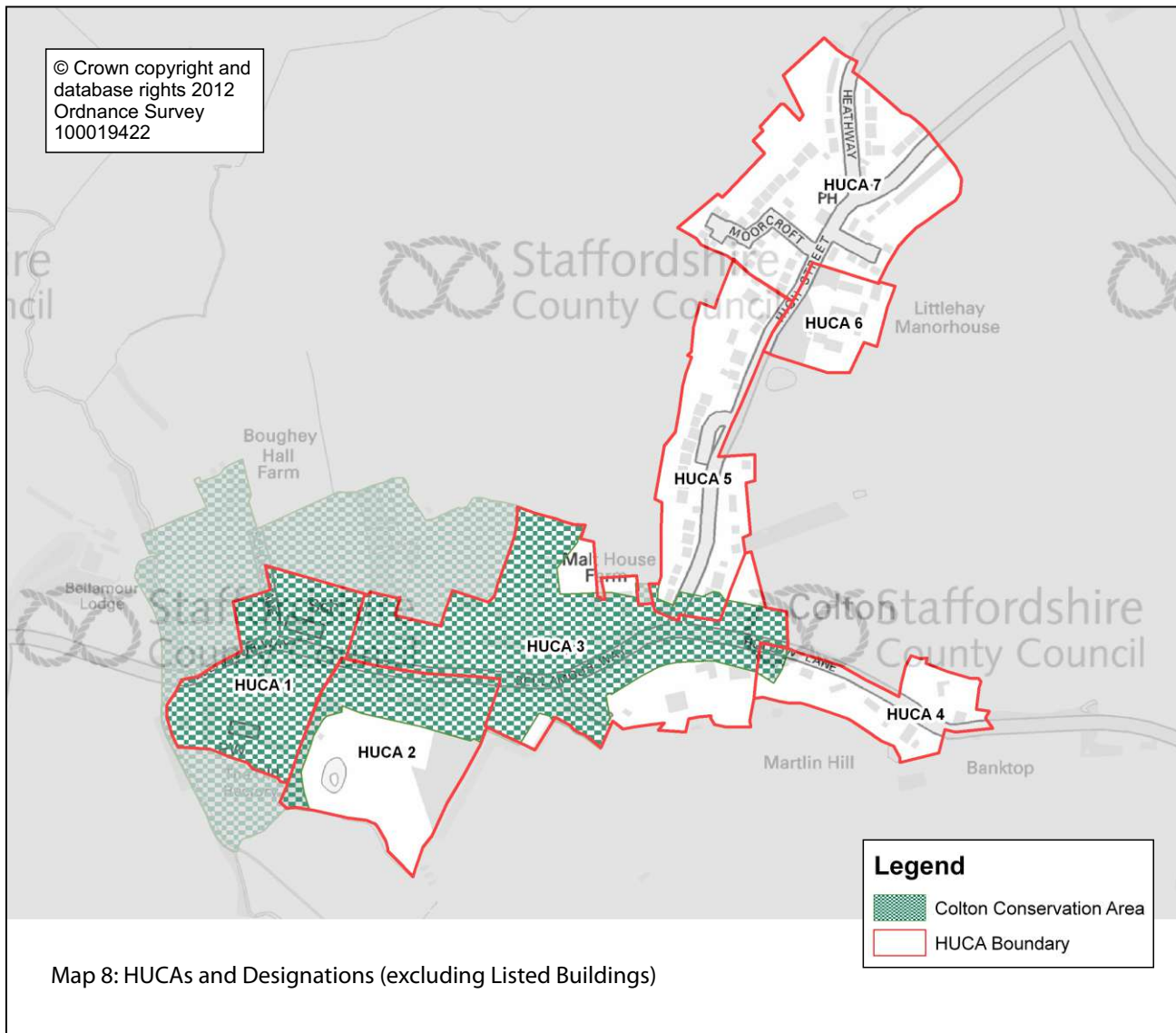| Evidential value (see * below for regarding archaeological potential) | High | There is a high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Staffordshire and more widely. |
|---|---|---|
| | Medium | There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development. |
| | Low | There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed. |

| | | |
|---|---|---|
| **Historical value** | **High** | The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 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. |

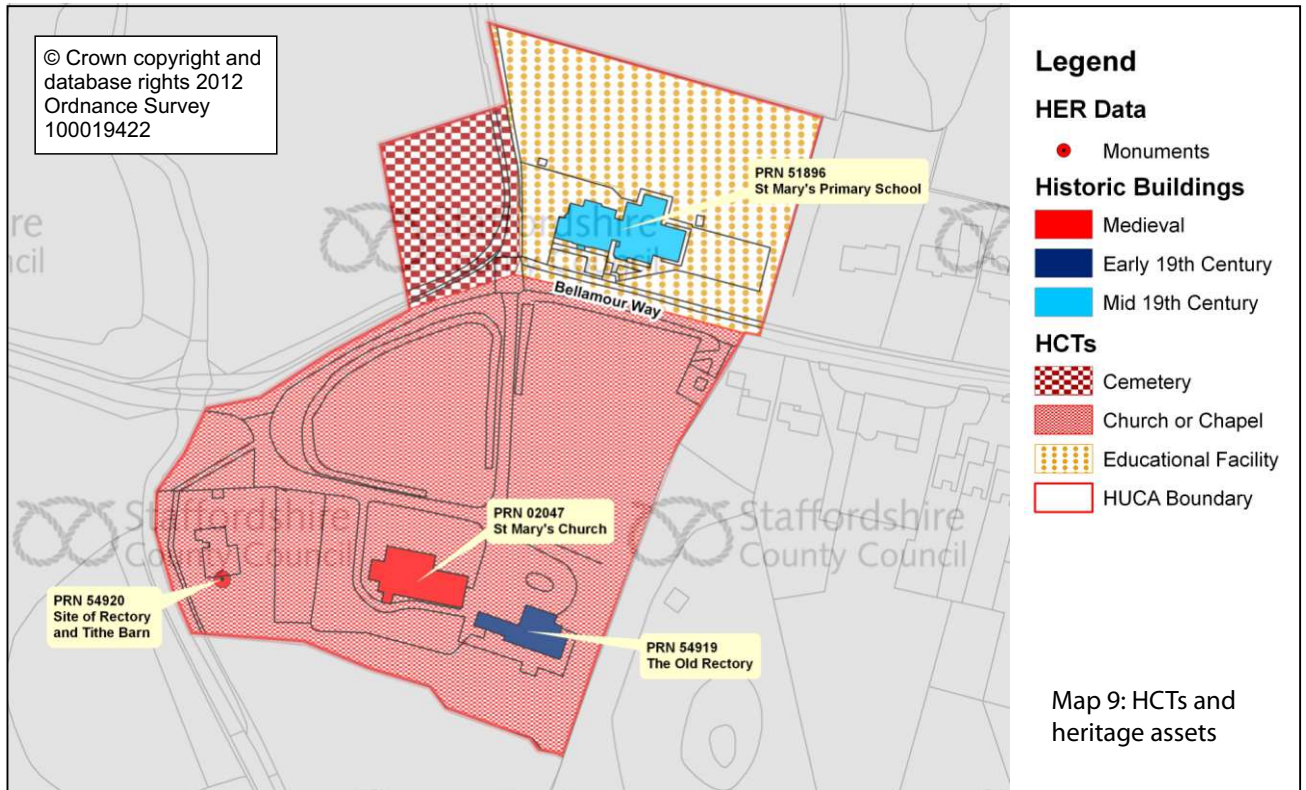| | Low | The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape. |
|---|---|---|
| **Communal value**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

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HUCA 7

HEATHWAY

PH

MOORCROFT

HIGH STREET

HUCA 6

Littlehay Manorhouse

Boughey Hall Farm

HUCA 5

HUCA 3

Malt House Farm

Colton

Bellamour Lodge

HUCA 1

BELLAMOUR LANE

HUCA 4

HUCA 2

Martlin Hill

Banktop

**Legend**

Colton Conservation Area

HUCA Boundary

Map 8: HUCAs and Designations (excluding Listed Buildings)

39

## 4.1 HUCA 1: St Mary's Church and Primary School



Map 9: HCTs and heritage assets

### 4.1.1 Statement of heritage significance and built character

The Grade II* St Mary's Church and the large green, known as Pedley's Croft, dominate the historic character of the HUCA and the entry to the village from the west (plate 5)[217] (HCT 'Church or Chapel' on map 9; plate 1). The croft is not enclosed, but is ringed by a number of trees which all contributes to the open green character of the area. St Mary's C of E Primary School, the earliest phase of which dates to the mid 19th century, is also a prominent feature of the HUCA[218]. The importance of the HUCA to the history and character of Colton has been acknowledged in its incorporation into the Colton Conservation Area (which also extends to the south and north west beyond the EUS project area; cf. map 8).

The only other buildings within the HUCA besides the church and school are the two Rectories. The Old Rectory dates to the early 19th century, with later additions and stands to the east of the church[219]. It was replaced by the present Rectory in the late 20th century lying to the west. The school and the Old Rectory are both built of red brick; the former being single storey. The church, which retains 13th century fabric, but was largely rebuilt in the 19th century, is built of stone. It is the only building within the settlement to be entirely constructed in this material.

**Plate 5:** St Mary's Church seen across Pedley's Croft

The extension to the church yard lying on the north side of Bellamour Way (cf. HCT 'Cemetery' on HUCA 1 map) was granted in the mid 19th century at the same time as the land for the school (cf. 2.6.2.2 and 2.6.4.1). It is enclosed by a low wrought iron fence.

The church is known to have existed by the 13th century, but it may have originated in the early medieval period (cf.2.3.4 and 2.4.4). The earliest known Rectory apparently stood, along with the tithe barn, on the site of its 20th century successor to the west of the church. Buildings are shown in this location on the first edition 25" OS map and it is possible that this site may have had medieval origins. It is not known whether further settlement may once have stood within the HUCA; the church could have acted as a focal point in the early medieval or medieval periods (cf. 2.4.2.3).

There is also the potential for later prehistoric archaeological remains to be present to the west of the church, close to the small brook which flows through the HUCA.

220 Department for Communities and Local Government 2012. Web:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf
221 Ibid.
222 The draft Colton Conservation Area Appraisal can be accessed
http://www.lichfielddc.gov.uk/downloads/file/4069/
draft_colton_conservation_area_appraisal_and_management_plan as at August 2012
223 Department for Communities and Local Government 2012. Web:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf
224 Department for Communities and Local Government 2012. Web:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf

### 4.1.3 Heritage values

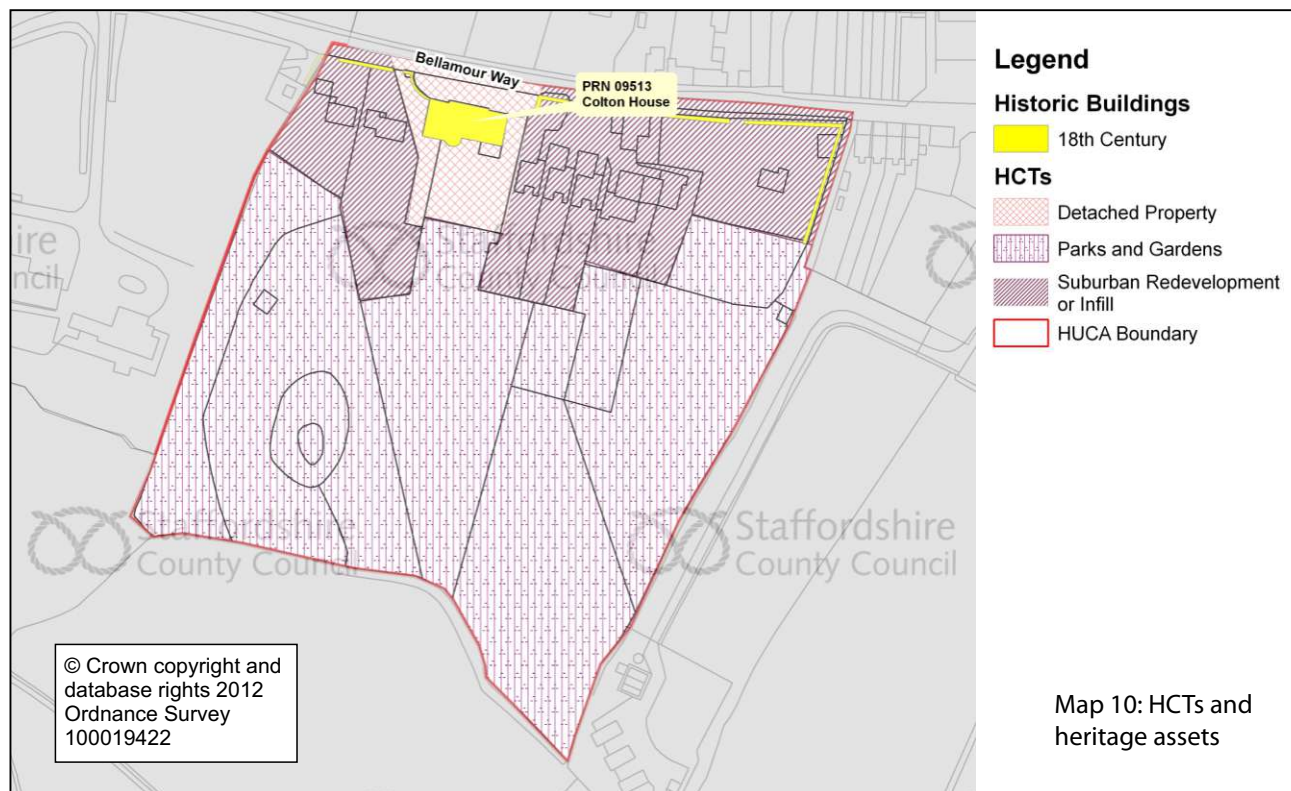| | |
|---|---|
| **Evidential value:** There are large open areas within the HUCA, particularly Pedley's Croft, where archaeological deposits relating to earlier settlement activity dating from the prehistoric to the medieval period may survive. Such evidence could include evidence for an earlier. | **High** |
| **Historical value:** The legible heritage assets dominate the HUCA; in particular the church, Pedley's croft and the school. | **High** |
| **Aesthetic value:** The church and historic buildings make an important contribution to the historic landscape character of Colton. The Pedley's Croft contributes to the openness of the portion of the settlement. This has been acknowledged in the designation of the Grade II* listed church and the Colton Conservation Area (map 8). | **High** |
| **Communal value:** Pedley's Croft is an important open space within the settlement and the church forms one of the key community buildings. | **High** |

### 4.1.4 Recommendations

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

◆ A heritage statement will be required as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)[220].

◆ 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)[221].

◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Lichfield Borough Conservation Officer should be consulted in the first instance[222]. Any works on or within the vicinity of the Grade II* Listed Building should be subject to consultation with English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF[223].

◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[224].

◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Lichfield Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document[225].

## 4.2 HUCA 2: Colton House



Map 10: HCTs and heritage assets

### 4.2.1 Statement of heritage significance and built character

The HUCA lies on the south side of Bellamour Way and much of the length of this section of road is dominated by the tall red brick Grade II* garden wall associated with Colton House[226]. The Grade II* Colton House itself is set back from the road and is of two storeys with an attic and slightly lower two storey flanking wings in red brick with painted plaster dressings (HCT 'Detached Property' on map 10; plate 2)[227]. It is considered to be one of the most visually prominent buildings within Colton's Conservation Area[228]. The house was built circa 1730, although the earlier history of the site is unknown. It is, however, one of the potential sites for the 'Church manor' house (cf. 2.4.2.1 and HUCA 1). To the rear of the property is the remains of its small landscape park (cf. HCT 'Parks and Gardens' on map 10). However, whilst some of the planting extant in the late 19th century survives the 2006 aerial photography suggests that it has been subdivided by fencing, indicating separate ownership, with a pool being created to the south west. This area largely lies beyond the Colton Conservation Area (cf. map 8).

The HUCA has been subject to intensification of residential development during the late 20th century (HCT 'Suburban Redevelopment or Infill' on map 10). The detached houses, which lie on either side of Colton House, are shielded to some degree from view by the Grade II* listed garden walls so Colton House and its walls remain the most prominent features along the southern side of this portion of Bellamour Way. The only other property within the HUCA, which stands gable end onto the road, is a two storey red brick house known as 'The Coach House'. This property existed in the late 19th century, and although subsequently enlarged, appears to have been built

onto the outside western wall of a former walled garden which has since been redeveloped (cf. plate 6). Those late 20th century houses lying to the south west of Colton House were built upon the site of outbuildings and a greenhouse (cf. plate 6).
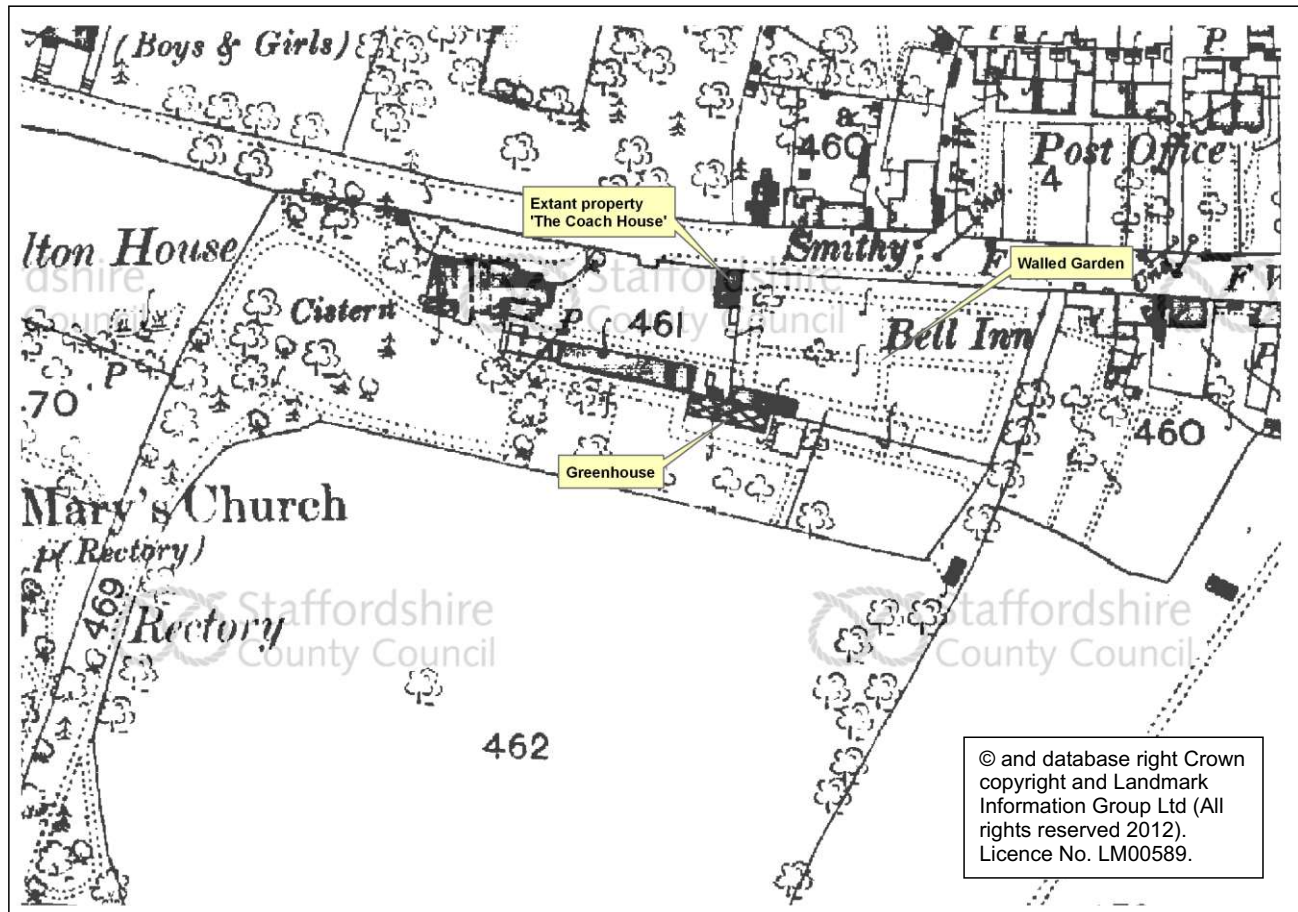


**Plate 6:** First Edition 25" Ordnance Survey map

### 4.2.2 Heritage values

| | |
|---|---|
| **Evidential value:** There is the potential for archaeological deposits to survive relating to earlier settlement within the HUCA and to the development of Colton House itself. Such deposits, may however, have been impacted to a degree by the later development. There is also the potential that earlier fabric may be retained within Colton House which could contribute to our understanding of its development. | **Medium** |
| **Historical value:** The HUCA is dominated by the legible heritage assets of Colton House and its garden wall. The house itself is an important component in Colton's history. | **High** |

45

| | |
|---|---|
| **Aesthetic value:** The Grade II* Colton House and its garden wall make a significant contribution to the local character of Colton as has been identified in its incorporation into the Colton Conservation Area and its Appraisal document. The late 20th century development is screened from view to a large part by the garden wall. | **High** |
| **Communal value:** Colton House is in private ownership and its contribution to the local character and history of Colton can only be appreciated from street level. | **Low** |

### 4.2.3 Recommendations

The heritage significance and values have highlighted the importance of Colton House and its garden wall to the history and local character of the wider settlement.

◆ A heritage statement will be required as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)[229].

◆ 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)[230].

◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Lichfield Borough Conservation Officer should be consulted in the first instance.  Any works on or within the vicinity of the Grade II* Listed building should be subject to consultation with English Heritage during the pre-planning stage.  All of the designated heritage assets and their settings are covered under para. 132 of NPPF[232].

There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for Colton House to retain earlier architectural elements which could inform its development, function and role within the social and economic history of Colton.  Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[233].
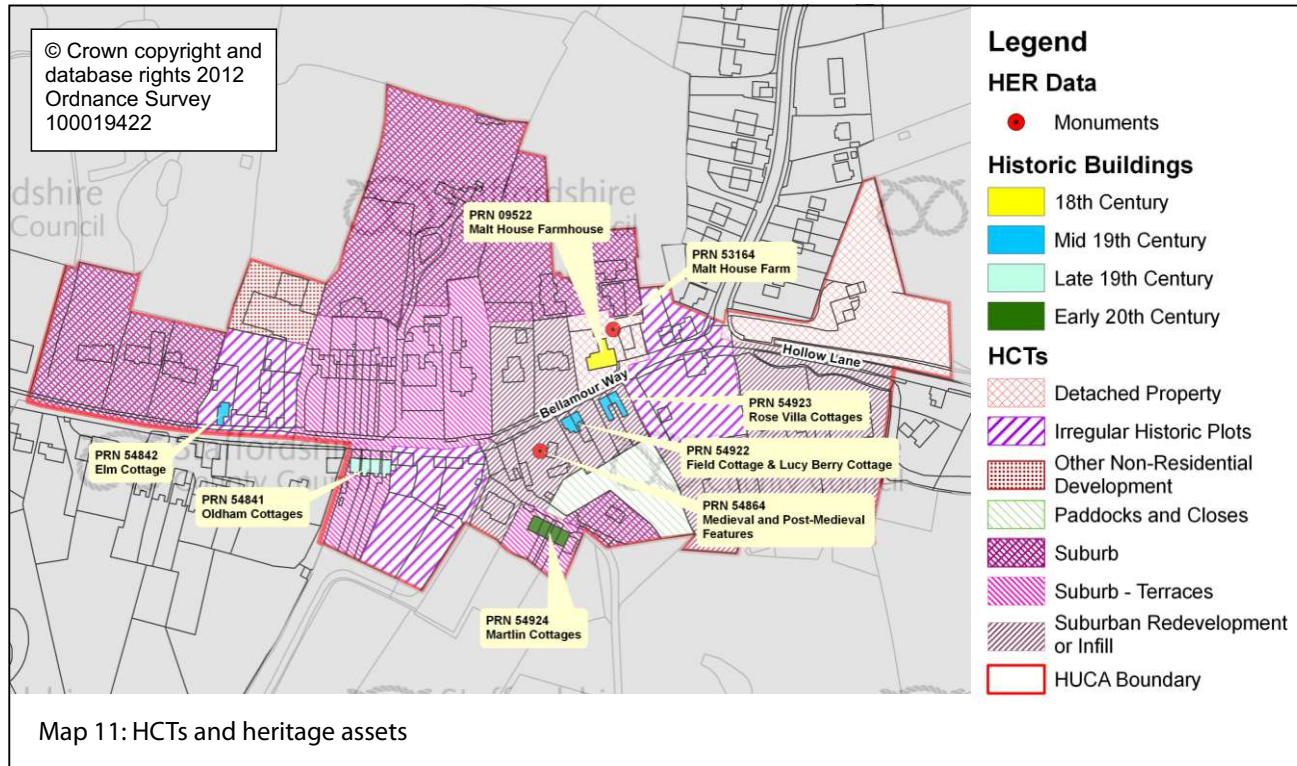
Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm.  Where this concerns work within a Conservation Area this may be achieved through consultation with the Lichfield Borough Conservation Officer.  Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted.  Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document[234].

## 4.3 HUCA 3: Bellamour Way



Map 11: HCTs and heritage assets

### 4.3.1 Statement of heritage significance and built character

The historic character the HUCA reflects rural changes to the settlement which principally occurred during the 19th century.  The importance of the HUCA to the history and character of Colton is reflected in its incorporation into the Colton Conservation Area.

The built character of the HUCA is dominated by domestic properties, the majority of which appear to date to the 19th century mostly of red brick (cf. map 7).  These include estate-type cottages of probable mid 19th century date lying to the south of Bellamour Way (plate 7)[235]. Further estate-type cottages, Martlin Cottages on Martlin Lane, were built in the early 20th century by the Reverend Parker (HCT 'Suburb – Terrace' on map 11)[236].  Williscroft Place and the properties lying adjacent, including the Greyhound Inn, also appear to date to the mid 19th century (HCT 'Suburb – Terrace' on map 11).  There is also the odd gentleman's residence represented by double-fronted red-brick detached houses such as Colton Lodge lying north of Bellamour way (within HCT 'Suburb – Terraces' on map 11) and Aspley House, lying to the north of Hollow Lane (HCT 'Detached Property').  The remaining large detached houses, such as those lying to the west of Elm Cottage (north of Bellamour Way – HCT 'Suburb' and south of Hollow Lane (HCT 'Suburban Redevelopment or Infill') date to the late 20th century.  The origin of other prominent properties within the HUCA is better understood.  These include Oldham Cottages which were constructed as almshouses in 1884 in memory of Ellen Oldham (the daughter of James Oldham, who had been lord of the manor until 1857; cf. plate 3).  Elm Cottage, built in the mid 19th century, was originally constructed to house the school master (cf. 2.6.2.2; HUCA 2 and plate 4).

**Plate 7:** Lucy Berry Cottage, Field Cottage and Rose Villas Cottages
(photograph reproduced with kind permission of Colton History Society ©)

The earliest known property within the HUCA is the Grade II listed Malt House Farmhouse lying to the north of Bellamour Way (HCT 'Detached Property'; plate 8) with its former barn standing adjacent. The farmhouse has been dated to the early 18th century, but appears to retain earlier fabric in its core. The farmhouse and barn, despite conversion to residential use and the construction of housing to the rear in the early 21st century (HCT 'Suburban Redevelopment or Infill' on map 11) are a visual reminder of the importance of the rural economy in Colton's past.

The origins of the settlement pattern within this HUCA appear to have originated in the medieval period (HCT 'Irregular Historic Plots' and 'Detached Property' on map 11; cf. map 2 and 2.4.2.3). There has been subsequent infilling, particularly from the 19th century onwards, but Hunt identified that it had probably originated as an interrupted row settlement (cf. 2.4.2.3). Despite the documentary evidence for burgages there is little evidence reflecting the creation of a medieval borough. However, Hunt proposed that a small borough, with burgage plots, had been created on the north side of Bellamour Way (in the area of the extant Williscroft Place) and also a possible market place within the HUCA (cf. 2.4.2.3; map 11 and map 2). Archaeological deposits,

relating to medieval ironworking, as well as pottery sherds and later features were identified during a watching brief on a site within the HUCA (cf. 2.4.3.2).



**Plate 8:** Malt House Farmhouse

### 4.3.2 Heritage values

| | |
|---|---|
| **Evidential value:** There is the potential for archaeological deposits to survive, as has been previously shown, relating to earlier settlement within the HUCA and the potential location of the medieval borough and market place.   There is also the potential that earlier fabric may be retained within the historic buildings of the HUCA which could also contribute to our understanding of its development. | **High** |
| **Historical value:** The HUCA is dominated by legible heritage assets which contribute to an understanding of the history of Colton.  The development of the vernacular architecture is also evidenced along the street.  The Grade II listed Malt House Farmhouse is a visual reminder of Colton's agricultural origins. | **High** |

[241] Department for Communities and Local Government 2012. Web:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf
[242] Ibid.
[243] The draft Colton Conservation Area Appraisal can be accessed
http://www.lichfielddc.gov.uk/downloads/file/4069/
draft_colton_conservation_area_appraisal_and_management_plan as at August 2012
[244] Department for Communities and Local Government 2012. Web:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf

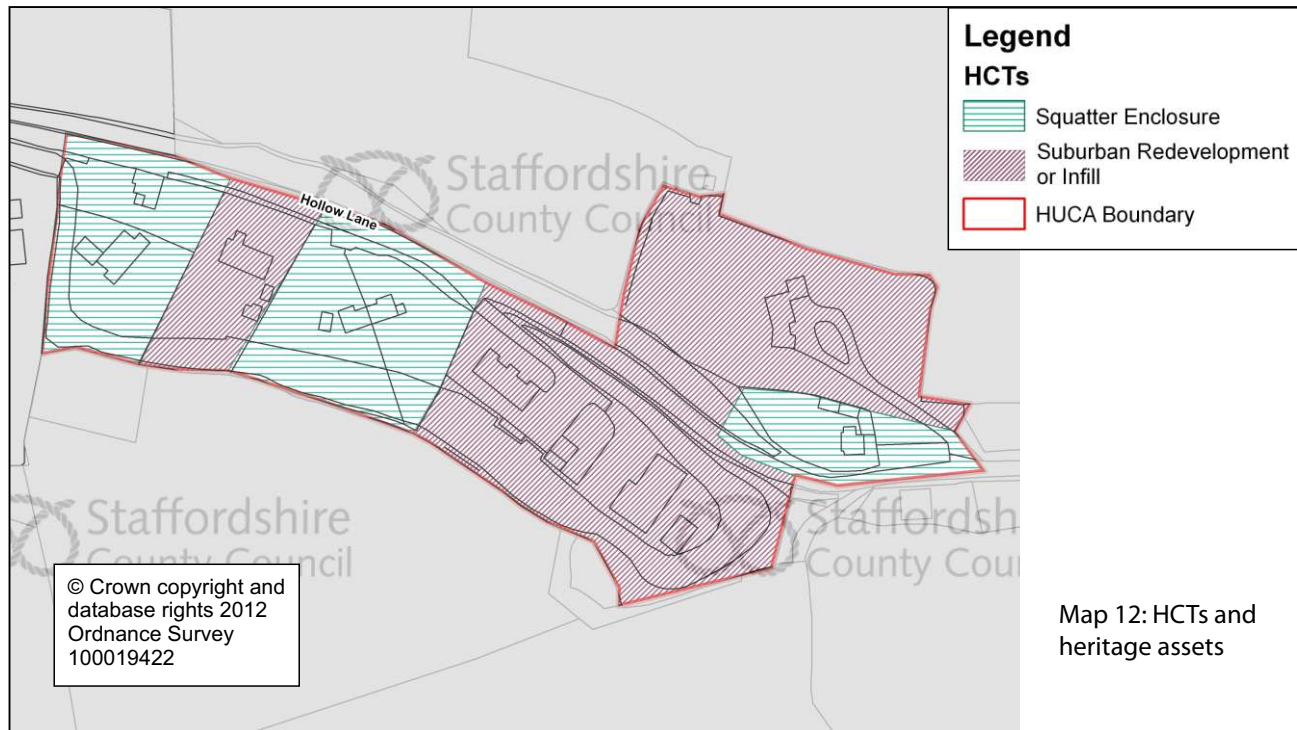| | |
|---|---|
| **Aesthetic value:** The aesthetics of the historic environment make an important contribution to the sense of place.  This has been acknowledged in the designation of the Colton Conservation Area.  The historic buildings are also essential to the character of the Conservation Area and the individual's experience of the historic character of the town. | **High** |
| **Communal value:** The historic character of the HUCA can be read within the street scene. There is the potential for further research to be interpreted for the benefit of the community and to visitors. | **Medium** |

### 4.3.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA.  The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

◆ A heritage statement will be required as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)[241].

◆ 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)[242].

◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Lichfield District Conservation Officer should be consulted in the first instance[243].  All of the designated heritage assets and their settings are covered under para. 132 of NPPF[244].

◆ There is a high potential for below ground archaeological deposits to survive, as has been previously shown, within the HUCA.  There is also the potential for the historic buildings to retain earlier architectural elements which could inform its development, function and role within the social and economic history of Colton.  Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[245].

◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm.  Where this concerns work within a Conservation Area this may be achieved through consultation with the Lichfield District Conservation Officer.  Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted.  Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document[246].

[245] Ibid.
[246] Staffordshire County Council. 2011. Web: http://www.staffordshire.gov.uk

## 4.4 HUCA 4: Hollow Lane



Legend

**HCTs**

- Squatter Enclosure
- Suburban Redevelopment or Infill
- HUCA Boundary

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Map 12: HCTs and heritage assets

### 4.4.1 Statement of heritage significance and built character

The origins of the settlement within this section of Hollow Lane are unknown, but it is not presumed to have formed part of the medieval settlement.  The location and pattern of properties as shown on historic maps suggests that it originated as squatter settlement; elements of which are still discernible within the modern landscape (HCT 'Squatter Enclosure' on map 12). This settlement pattern may have originated in the post medieval period and timber framing has been observed in at least two properties[247].  The settlement was certainly present by the time of the Enclosure Act of the late 18th century (cf. 2.6.3.1).  The historic houses lying within the lane may retain evidence for earlier fabric within their cores although the majority appear to be brick –built cottages (possibly built on earlier domestic sites).

Further detached properties have been constructed as infill between the earlier houses during the late 20th century, some of which were built upon the site of squatter cottages (HCT 'Suburban Redevelopment or Infill' on map 12).  Map 5 shows that the most southerly of the modern houses has been built within a former marl hole.  Overall despite the intensification of development in the later 20th century Hollow Lane retains is character as a narrow country lane enclosed by mature hedges and in-hedge trees.
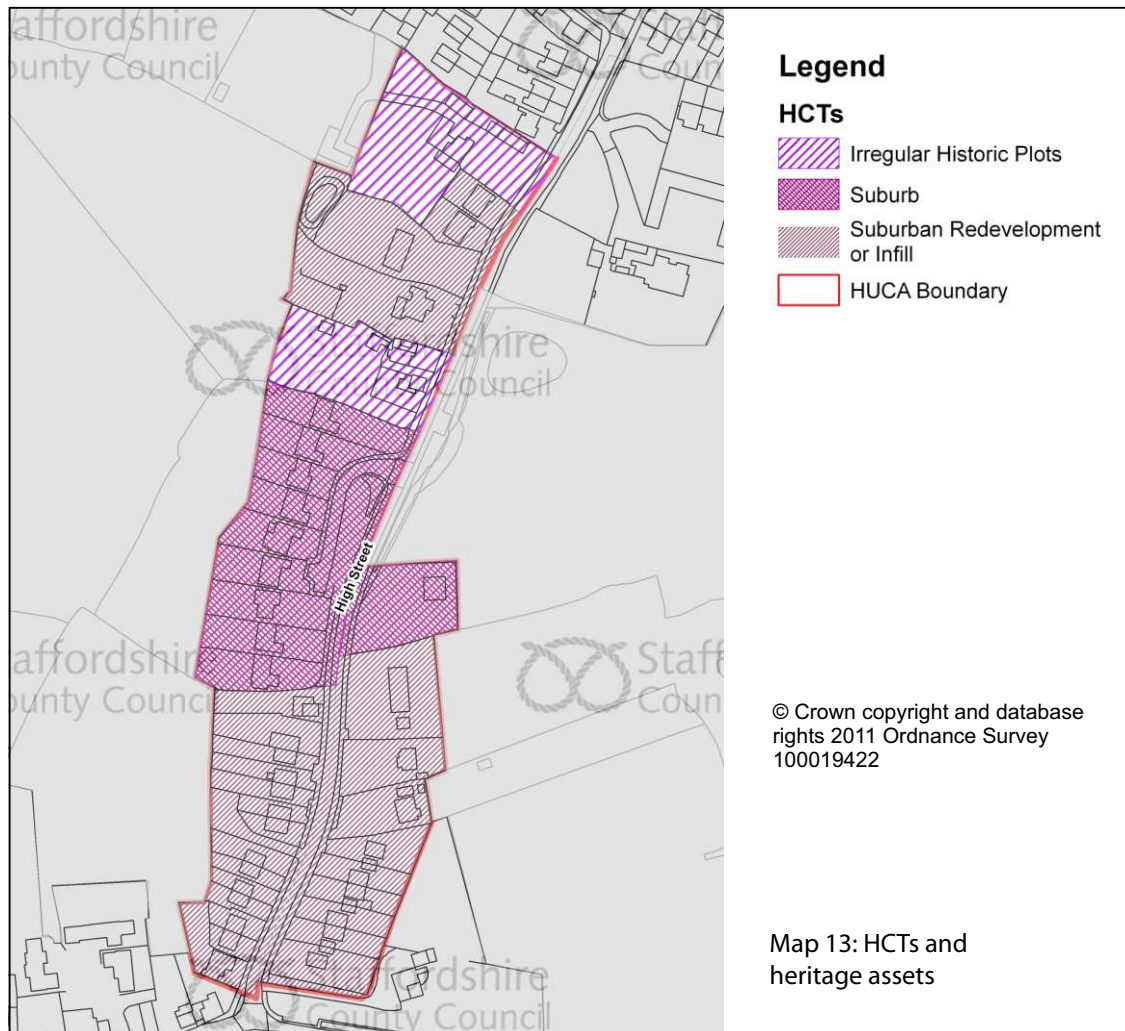
## 4.4.2 Heritage values

| | |
|---|---|
| **Evidential value:** There is the potential for below ground archaeological deposits to survive associated with earlier squatter settlement.  These deposits may have been impacted by the later development.  The cottages themselves may retain evidence in their architectural fabric which could inform on their origins and function | **Medium** |
| **Historical value:** The legible heritage assets within the HUCA are the former squatter enclosures and the cottages which still stand within those plots.  These properties contribute to Colton's history, although this aspect is as yet not fully understood. | **Medium** |
| **Aesthetic value:** The legibility of the squatter enclosures contributes to the local character despite the subsequent infilling and redevelopment in the late 20th century.  Overall Hollow Lane retains its character as a narrow country lane. | **High** |
| **Communal value:** :  The HUCA comprises domestic dwellings and from a heritage perspective its value is low. | **Low** |

## 4.4.3 Recommendations

The heritage significance and values section has identified that the squatter enclosure and the country character of Hollow Lane contributes to the history and local character of Colton.

◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)[248].

◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development and function.  Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[249].

## 4.5 HUCA 5: High Street



**Legend**

**HCTs**

- Irregular Historic Plots
- Suburb
- Suburban Redevelopment or Infill
- HUCA Boundary

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Map 13: HCTs and heritage assets

### 4.5.1 Statement of heritage significance and built character

The character of this section of the High Street is dominated by mid and late 20th century housing development (HCTs 'Suburb' and 'Suburban Redevelopment or Infill' on map 13; cf. map 7). The earliest of these houses, lying at the southern end of the HUCA, are semi-detached; whilst immediately to the north are detached properties of late 20th century date.

An earlier character is still evident within the HUCA in the form of brick cottages probably of 19th century date. These houses may stand within plots which were established in the medieval period (HCT 'Irregular Historic Plots' on HUCA 5; cf. 2.4.2.3). It is clear from map 2; map 4 and map 5 that the intensification of development in the mid and late 20th century development has impacted upon the previous historic character of the settlement typified by properties surrounded by paddocks which has been identified as likely to have had its origins in the medieval period (cf. 2.4.2.3). However, it is possible that the location of settlement within this HUCA was not static over time.
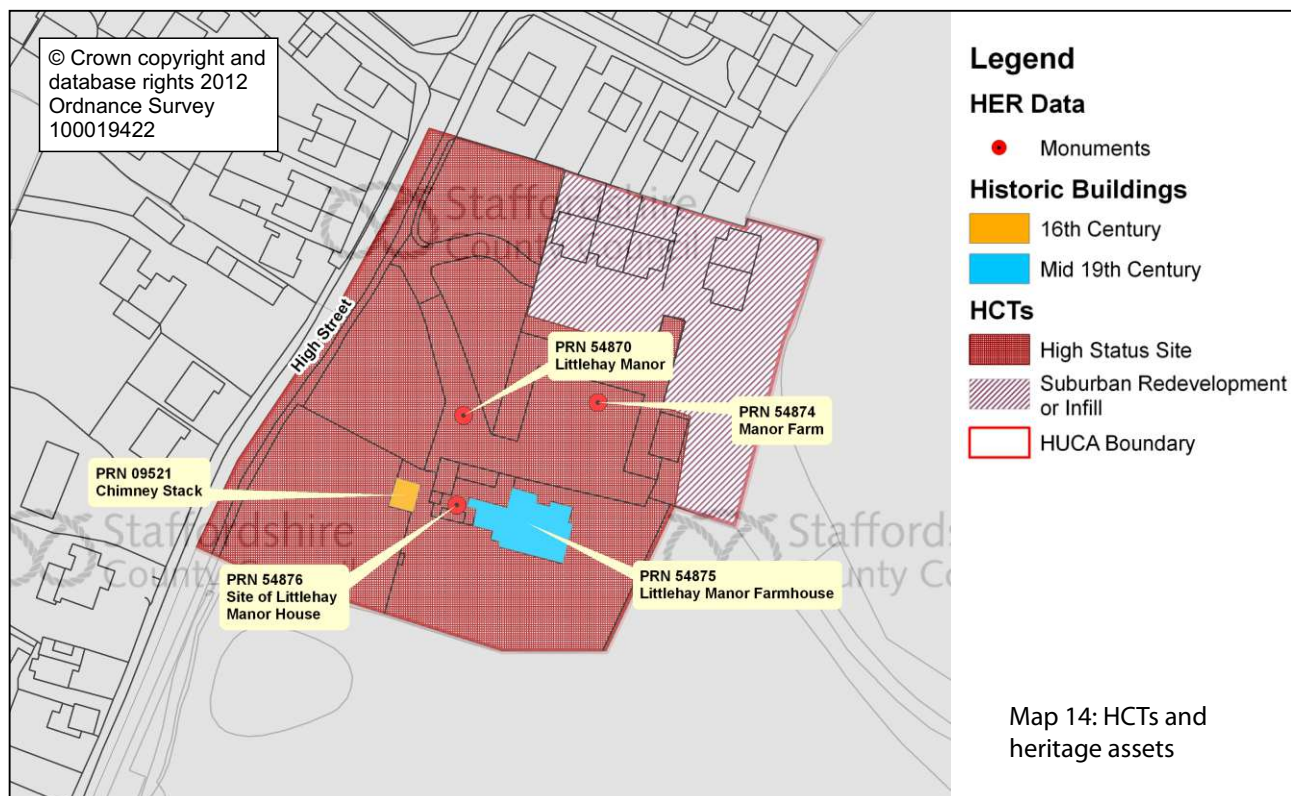
### 4.5.2 Heritage values

| | |
|---|---|
| **Evidential value:** There is the potential for below ground remains relating to settlement development from the medieval period onwards to survive as has been shown elsewhere within Colton (cf. HUCA 3).  However, this is likely to have been impacted to a degree by the later development, although deposits may survive within more open areas. | **Medium** |
| **Historical value:** A few historic properties survive within the HUCA, but much of the area has been redeveloped.  Where the historic settlement pattern survives it continues to contribute to an understanding of Colton's history. | **Low** |
| **Aesthetic value:** The historic character of the HUCA has been impacted to a large degree by the mid and late 20th century development.  Aspects of the earlier character survive, associated with the few historic houses, which continues to contribute to the overall sense of place. | **Low** |
| **Communal value:**  The HUCA comprises domestic dwellings and from a heritage perspective its value is low. | **Low** |

### 4.5.3 Recommendations

The heritage significance and values section has identified that overall the historic character has been impacted by mid and late 20th century development.  However, an earlier settlement pattern is still evident and it is likely that this HUCA had formed part of Colton's medieval history.

◆ The sympathetic restoration or enhancement of the historic buildings and the historic settlement pattern would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)[250].

◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development and function.  Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[251].

[252] Staffordshire HER: PRN 09521
[253] Ibid.
[254] Staffordshire HER: PRN 54875

## 4.6 HUCA 6: Little Hay Manor House



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**Legend**

**HER Data**
- Monuments

**Historic Buildings**
- 16th Century
- Mid 19th Century

**HCTs**
- High Status Site
- Suburban Redevelopment or Infill
- HUCA Boundary

PRN 54870 Littlehay Manor
PRN 54874 Manor Farm
PRN 09521 Chimney Stack
PRN 54876 Site of Littlehay Manor House
PRN 54875 Littlehay Manor Farmhouse

Map 14: HCTs and heritage assets

### 4.6.1 Statement of heritage significance and built character

The HUCA represents Little Hay Manor House and its associated buildings and plots. This site has its origins in the medieval (and possibly early medieval) period as the location of the manor house to Colton's smaller manor (cf. 2.3.2 and 2.4.2.1). The site has been in constant occupation since the medieval period, although with several phases of rebuilding. Evidence for this survives in the built heritage of the site in the form of the Grade II listed 16th century chimneystack which had belonged to an earlier house. This property was largely demolished in the 19th century (cf. 2.5.1.1 and 2.6.1.1)[252]. The chimney is constructed of red brick with sandstone quoins and a chamfered plinth. It has two star shaped shafts which served two stone fireplaces. At first floor level the fireplace has a Tudor arch and moulded fire surround[253].

The 19th century farmhouse built to replace the 16th century building lies approximately 10m to the east of the now free-standing chimney[254]. The farmhouse is associated with planned farm buildings forming a regular courtyard plan. It is likely that the farm buildings and the farmhouse represent the rebuilding or re-planning of the entire farmstead at a period during the 19th century when there was massive investment in farming, particularly from large estates, to make the farming complexes more productive and responsive to new techniques. The importance of this rebuilding was remarked upon during the 19th century (cf. 2.6.1.1). The farm buildings themselves have been converted to domestic use during the early 21st century. This change of use has been carried out in conjunction with the re-development of part of the site with housing (HCT 'Suburban Re-development or Infill' on map 14).

255 Ibid.
256 The draft Colton Conservation Area Appraisal can be accessed
    http://www.lichfielddc.gov.uk/downloads/file/4069/
    draft_colton_conservation_area_appraisal_and_management_plan as at August 2012
257 Department for Communities and Local Government 2012. Web:
    http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf
258 Department for Communities and Local Government 2012. Web:
    http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf

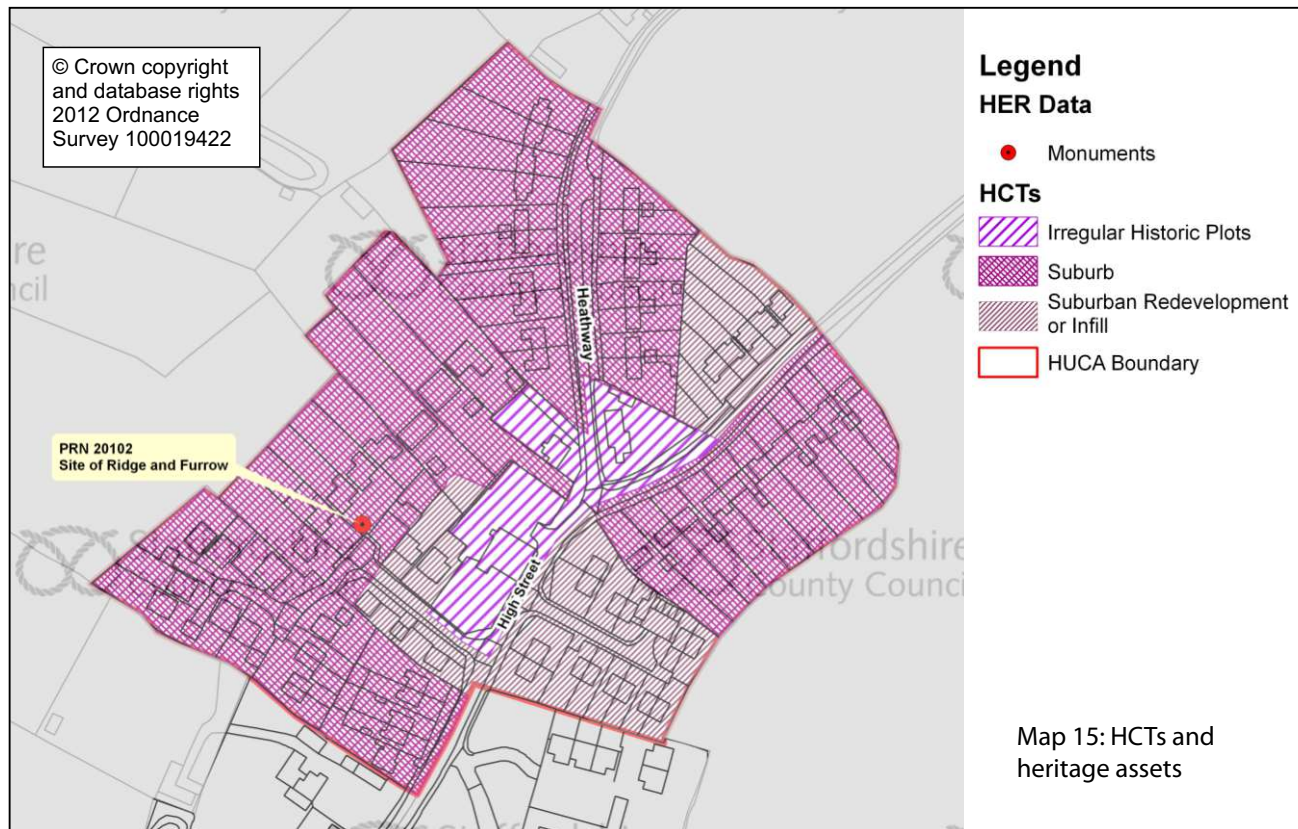### 4.6.2 Heritage values

| | |
|---|---|
| **Evidential value:** The majority of the HUCA probably formed part of the medieval open field system and is likely to have remained in agricultural use into the 20th century. | **High** |
| **Historical value:** There are currently no known legible heritage assets other than the two historic lanes | **High** |
| **Aesthetic value:** The HUCA is characterised by 20th century housing development. | **Medium** |
| **Communal value:** The HUCA comprises domestic dwellings and from a heritage perspective its value is low. | **Low** |

### 4.6.3 Recommendations

The heritage significance and values section have identified the importance of this site since at least the medieval period despite subsequent redevelopment. The site plays a significant role in Colton's history.

◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)[255].

◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Lichfield District Conservation Officer should be consulted in the first instance[256]. All of the designated heritage assets and their settings are covered under para. 132 of NPPF[257].

◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[258].

## 4.7 HUCA 7: Heathway and High Street



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PRN 20102
Site of Ridge and Furrow

**Legend**
**HER Data**
● Monuments
**HCTs**
▨ Irregular Historic Plots
▨ Suburb
▨ Suburban Redevelopment or Infill
▭ HUCA Boundary

Map 15: 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 along both High Street and Heathway and along new cul-de-sacs leading off these two roads (HCTs 'Suburb' and 'Suburban Redevelopment or Infill' on map 15; map 7). Both detached and semi-detached houses are represented within the HUCA.

Earlier settlement is also represented along High Street (HCT 'Irregular Historic Plots' on map 15). These properties include two cottages lying on Heathway and the 'Ye Olde Dun Cow' public house all of which were present by the late 19th century. All of the areas identified as HCT 'Suburban Redevelopment or Infill' within the HUCA represent the locations of earlier settlement. This settlement pattern was similar to that identified in HUCA 3 and HUCA 5 where it has been identified as originating in the medieval period (map 2). It is possible therefore that settlement in this area may have similar origins.

To the north the housing (HCT 'Suburb') was built upon a field pattern in which ridge and furrow earthworks had been visible. These features represented the physical remains of medieval and later ploughing; and are indicators that the open fields associated with Colton extended into the HUCA (cf. HCT 'Open Fields' on map 2 and map 3).

259 Ibid.
260 Department for Communities and Local Government 2012. Web:
    http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf

### 4.7.2 Heritage values

| | |
|---|---|
| **Evidential value:** There is the potential for below ground remains relating to settlement development from the medieval period onwards to survive within the plots fronting onto High Street and Heathway as has been shown elsewhere within Colton (cf. HUCA 3).  However, this is likely to have been impacted to a degree by the later development, although any deposits may survive within more open areas.  There is also the potential for the historic buildings to retain evidence of earlier architectural elements which could provide important information concerning their origins, development and function. | **Low** |
| **Historical value:** Three historic properties survive within the HUCA, but much of the area has been redeveloped.  Where the historic settlement pattern survives it continues to contribute to an understanding of Colton's history. | **Low** |
| **Aesthetic value:** The historic character of the HUCA has been impacted to a large degree by the mid and late 20th century development.  Aspects of the earlier character survive in the form of the surviving two cottages and the public house, which continue to contribute to the overall sense of place. | **Low** |
| **Communal value:**  The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low; although the public house forms a community focal point. | **Low** |

### 4.7.3 Recommendations

The heritage significance and values section has identified that overall the historic character has been impacted by mid and late 20th century development.  However, an earlier settlement pattern is still evident and it is possible that this HUCA had formed part of Colton's medieval history.

◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)[259].

◆ There is the potential for below ground archaeological deposits to survive within the HUCA.  There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development and function.  Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF[260].

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Staffordshire Extensive
Urban Survey

# Colton

Historic Character Assessment

August 2012