

Kinver

Historic Character Assessment



Staffordshire Extensive Urban Survey

Kinver

Controlled Document

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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. Although Kinver is no longer considered to be a town by either its inhabitants or South Staffordshire Council it was clearly planned as a small market town during the medieval period. However, for clarity it will be referred to as a town throughout this document.

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.

Seventeen Historic Urban Character Areas (HUCAs) have been identified in the project for Kinver.

The Historical Development of Kinver

There is currently no evidence for human activity during the prehistoric and Roman periods within the EUS project area. However, there is considerable activity during both of these periods within the wider area. Of particular interest is the Iron Age hillfort which overlooks the town on Kinver Edge.

The earliest settlement is conjectured to have been located at the foot of Church Hill by the time of Domesday Book (1086). A church may have been present by this time on the top of Church Hill and on the site of the extant St Peter's. The earliest architectural elements of this church date to the 12th century.

The town itself was deliberately planned, being laid out along a single High Street, which widens into the market place at the junction with Vicarage Drive, in the early 13th century. This town plan is typical of many small medieval market towns throughout England. The key characteristic of medieval planned towns, the burgrave plots, survives particularly well within Kinver especially on the southern side of the High Street. The market place is also largely legible within the modern street scene in the current building lines. The extant timber framed buildings within the historic core of the town are also particularly characteristic of Kinver; the earliest of these has been dated to the 15th century and the remainder are likely to date between the 16th and 17th centuries. Later buildings were constructed of red brick and there are many examples within the historic core. The importance of the heritage assets within the town is identified in the designation of the Kinver Conservation Area which also covers the important green space between the town and the Staffordshire & Worcestershire Canal.

From the 17th century onwards metal working became the one of the most significant industries in the area and this expanded following the construction of the Staffordshire and Worcestershire Canal (also designated as a Conservation Area) in the late 18th century.

The earliest legible suburban expansion dates to the mid 19th century and is concentrated to the north of the historic core along short purpose built streets, as well as strung out along Enville Road further north at Potter's Cross and Gallowstree.

The greatest suburban expansion occurred during the mid 20th to early 21st century and concentrates largely to the north east of the High Street.

Characterisation and Assessment

- ◆ The HUCAs which exhibit the greatest heritage significance are those which are largely contiguous with the Kinver Conservation Area (**HUCA 1, HUCA 3, HUCA 4, HUCA 5, HUCA 7, HUCA 9, and HUCA 10**). The conservation of the historic townscape and the historic buildings, both Listed and unlisted is of primary importance. This has benefits for the quality of the environment and the sense of place for the community and visitors. Within these HUCAs there is also high potential for below ground archaeological deposits to survive. Within HUCA 3 there is the potential for evidence to survive, both above and below ground, relating to both the former water meadow system and the line of the Kinver Light Railway.
- ◆ Surviving historic buildings, including a Grade II Listed school, dominate the mid 19th century suburban expansion (**HUCA 11 and HUCA 13**). Further 18th or 19th century properties lie to the west of the town, beneath Kinver Edge, which retain the characteristics of squatter enclosures (**HUCA 14 and HUCA 15**). In **HUCA 14** there is the potential for surviving rock-cut structures for which the Kinver area is famed. The Kinver Conservation Area only falls within small parts of two of these HUCAs (cf. map 4) but these areas contribute significantly to the sense of place. The conservation and enhancement of the historic character of these HUCAs is recommended to allow the community, visitors and future generations to experience and appreciate the history of the settlement.
- ◆ **HUCA 2, HUCA 6, HUCA 8, HUCA 12, HUCA 16 and HUCA 17** all relate to either 20th or early 21st century suburban expansion or re-development. However,

with the exception of HUCA 17, all of these areas either form part of the Kinver Conservation Area or lie immediately adjacent to it. HUCA 2 in particular represents the site of Kinver Mill, which has probable medieval origins, and consequently there remains significant archaeological potential within this area. Other historic interests have been identified within some of these HUCAs which are identified within the main text.

¹ Hunt nd.

² Ibid.

³ South Staffordshire Council nd.

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 Kinver forms one of twenty-three such reports which make up the EUS for the towns of medieval origin within Staffordshire. The EUS project as a whole intends to increase and synthesise the knowledge and understanding of the heritage assets that contribute to the development and character of the towns in the county.

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns¹. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with no services such as shops or public houses. Of the nine criteria established for identifying the county's medieval towns Kinver qualified on four counts in that it was identified as a town or borough by two eminent historians and was taxed as a borough during the medieval period². The results of the EUS project also identified a reference to a charter for the liberties of the burgesses of the town and the presence and survival of burgrave plots. However, by the 21st century Kinver has lost some of its status and is no longer considered to be a town by either its inhabitants or by South Staffordshire Council. South Staffordshire Council has identified it as one of nine Main Service Villages within the District³.

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

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

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

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

⁴ **Burgage plot:** A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

⁵ Hunt (nd.)

⁶ Archaeology Data Service website: <http://ads.ahds.ac.uk/>

the settlement; the presence of burgage plots⁴ and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement⁵.

Aim

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

Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are available in hard copy at the William Salt Library, but are also accessible through the Staffordshire County Council website and the ADS website (where the national programme is currently held)⁶.

Part One: Background and Setting

Section Summary

- ◆ Prehistoric and Roman activity is known from the wider Kinver parish and the town itself is overlooked by the Iron Age hillfort on Kinver Edge. However, there is currently no evidence for human activity from these periods within the EUS project area.
- ◆ Kinver is first recorded in Domesday Book (1086) as an important manor whose economy was based upon arable agriculture. The sizable population was probably dispersed across the landscape, although the earliest settlement within the EUS project area is most likely to have been located at the foot of Church Hill. Domesday Book suggests that a church may have been established by 1086 possibly upon the site of the extant St Peter's Church whose earliest fabric dates to the 12th century.
- ◆ The planned town was probably established in the early 13th century. It still exhibits its original linear plan form aligned along High Street with its characteristic widening to accommodate the market place. A charter expressing the liberties of the burgesses of the town was recorded in 1270, but its whereabouts is no longer known. One of the key characteristics of medieval planned towns is the burgage plot and these survive particularly well on the southern side of Kinver High Street.
- ◆ The town was associated with an extensive area of arable open fields, which it is likely to have shared with the later adjacent manors of Dunsley and Whittington. The three settlements of Kinver, Dunsley and Whittington were also located upon the edge of the extensive heathland of Kinver Forest. The Forest was the preserve of royalty during the medieval period, although privileges are likely to have been granted to the local inhabitants relating to the pasturing of animals and the right to collect firewood. By the 17th century the Forest was no longer functioning, but the expansive heathland continued to be exploited by the local inhabitants until it was largely enclosed under an Act of Parliament in 1774. Heathland does survive upon Kinver Edge in the early 21st century and is being actively managed by the National Trust. Parts of the project area lay within both landscape types, of arable and pasture, during the medieval and post medieval periods (cf. maps 22 and 24 in Appendix 1).
- ◆ Kinver is also renowned for its rock houses particularly Holy Austin Rock on Kinver Edge which is managed by the National Trust. There are numerous rock-cut structures along Kinver Edge and within the town many of whose origins and functions are currently unclear.
- ◆ The earliest expansion beyond the planned settlement may have occurred by the 15th century to the south in the area known as 'Overend'. However, this is also the area identified as the site of the earliest settlement and it may be that it continued to be occupied after the establishment of the town in the early 13th century. The northern end of the town had begun to expand by at least the 17th century and it appears from an extant building at 'Overend' that it too may have seen a period of re-building during this period. The greatest periods of suburban expansion occurred in the mid 19th century and following the Second World War.
- ◆ The medieval and early post medieval economy appears to have been based upon sheep farming and wool production, as well as arable agriculture. From circa 1600 the economy of the town included the iron industry with two of the watermills

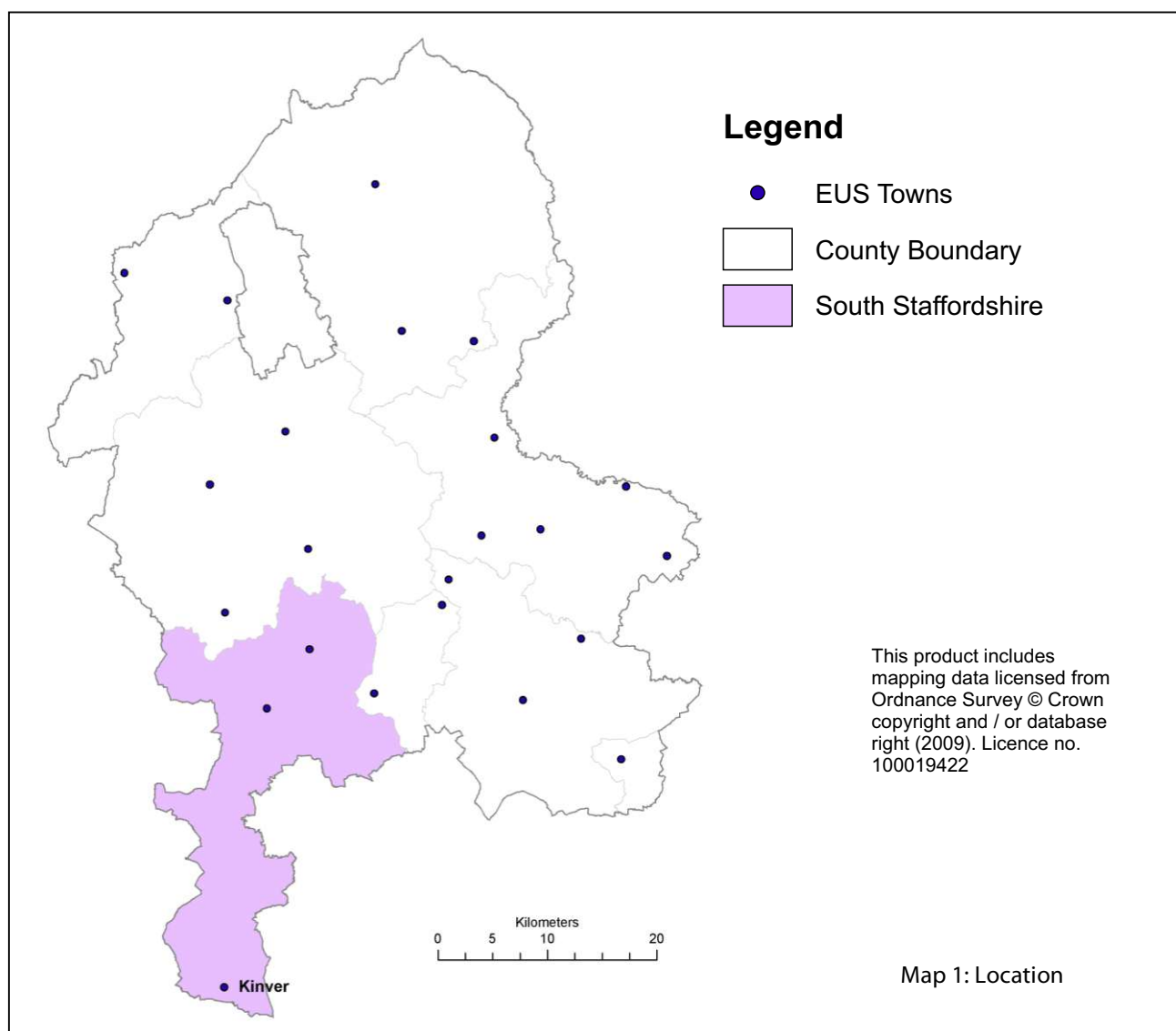
along the River Stour being converted to this purpose. In the 17th century this industry was largely in the hands of the famous ironmasters; the Foleys. By 1760 Kinver Mill, within the EUS project area, had also been converted to process iron. The construction of the Staffordshire & Worcestershire Canal in 1772 along the Stour Valley to the north of the town was probably due in large part to the importance of the iron industry. However, the industry was in rapid decline by the mid 19th century. The character of the town changed to such a degree that it was promoted as a tourist destination for the industrial workers of the Black Country from the late 19th century and into the early 20th century.

- ◆ There have been a small number of archaeological surveys within the wider Kinver parish, but to date there has only been one archaeological intervention within the EUS project area. However, there remains the potential for archaeological deposits to survive which could contribute significantly to the current understanding of the development of the town.
- ◆ There are 22 Listed buildings within the EUS project area and the historic core is covered by a Conservation Area as is the Staffordshire & Worcestershire Canal. St Peter's Church, which is designated as a Grade I Listed building, retains the earliest built fabric. The earliest vernacular building, lying on High Street, is a timber framed building which has been dated to the 15th century. The timber framed buildings within the EUS project area are a key feature of the town and the majority are believed to date to the 16th and 17th centuries.

1. Setting

1.1 Location

Kinver is located at the far southern tip of Staffordshire and approximately 1.5 km north of the County boundary with Worcestershire (map 1). It lies c.8 km north of the town of Kidderminster, which had been a centre for linen and wool from the 17th century and for carpets and silk by the mid 18th century⁷. It is located 3.5 km to the west of the boundary with Dudley Borough, one of four Unitary Authorities comprising the Black Country. The area of the Black Country became increasingly industrialised from the 18th century, specialising in metal working and coal mining. Stourbridge is the closest town of medieval origins, located 6km to the east, and now lies within Dudley Borough.

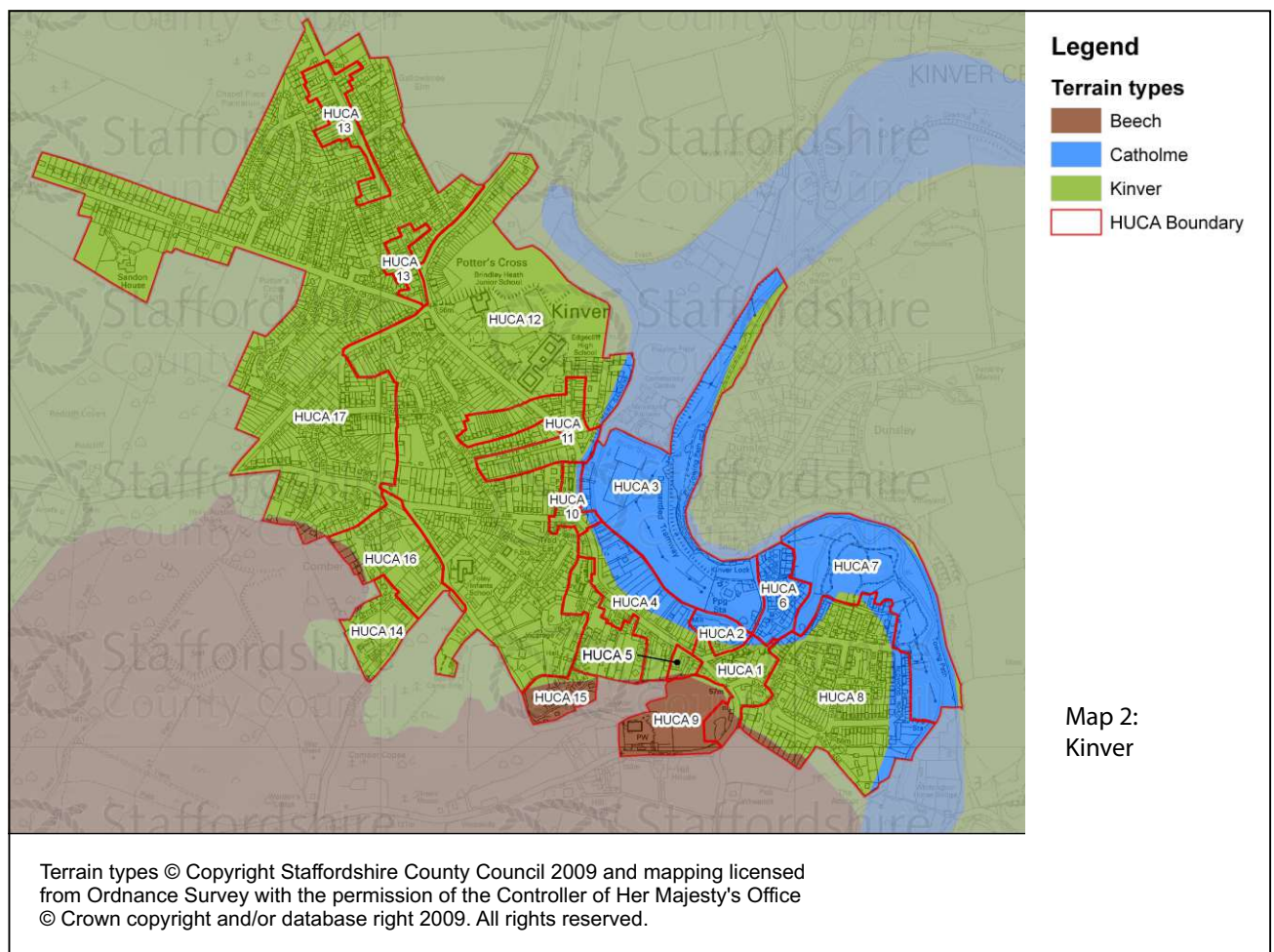


Kinver lies on the River Stour which flows from the north east towards the Worcestershire boundary. Watermills developed along the length of the River Stour within the parish from at least the medieval period.

⁷ Buteux 1992-6: 2 - 3

From at least the post-Conquest period (1066) until approximately the 17th century the town lay at the heart of the Royal Forest of Kinver. The forest extended from Tettenhall, near Wolverhampton to the north and into Worcestershire in the south.

In the 21st century the town lies approximately 2km from two major trunk roads and is accessible through secondary roads, some of which are narrow country lanes. To the north the landscape is dominated by forestry plantations on the higher land above the Stour Valley, which obscure some of the views into the town.



1.2 Geology and topography

The geology of the EUS project area predominantly comprises soft Triassic sandstone with light soils and impoverished sandy loams (Terrain types 'Beech' and 'Kinver' on map 2; the differences between these two types relates mostly to the topography; 'Beech' represents the Kinver escarpment)⁸. The surface geology of River Stour's floodplain comprises alluvium laid down during flooding and soils of permeable gleys (Terrain type 'Catholme' on map 2)⁹. The landscape to the north of the town is characterised by a rolling landform with conifer and birch woodland being dominant. These woodlands lie across a landscape that had previously formed large areas of heathland. The farmland is characterised by large hedged fields with red brick farmsteads and estate cottages. The landscape to the south is similarly rolling in character with predominantly

hedged fields with many hedgerow oaks. Narrow lanes cross the landscape and probably formed a historic communication network between settlements¹⁰.

The town lies within the Stour valley beneath the sandstone cliffs of Kinver Edge and Church Hill, the highest point reaching 170m AOD¹¹. To the north east across the valley the land rises up again to around 94m AOD at Dunsley.

1.3 Sources

1.3.1 Historical

The historic sources reviewed for Kinver were all secondary with the principal one being the Victoria County History for Staffordshire (VCH), which provides a comprehensive history of the town through all the periods and includes details on population, industries and origins. Other local histories have been undertaken and these are held principally by the local history section of Kinver library.

1.3.2 Cartographic

The earliest comprehensive survey of Kinver was carried out in 1829/30 by W. Bright and an apportionment accompanies it; a copy is held at Kinver library. Later maps include a Poor Law Assessment map of 1856 and the 25" OS map series notably the first and third editions all of which are held by Staffordshire Record Office.

The earliest map depicting the town of Kinver, although in little detail, is William Yates' Staffordshire County map of 1775. A slightly earlier (1774) enclosure map is available, but does not cover the area of the town itself.

1.3.3 Archaeological

In terms of below ground archaeology little fieldwork has been carried out within the town, with only one evaluation currently having been undertaken in the High Street¹².

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

There are twenty-two Listed Buildings within Kinver and a Conservation Area covers the historic core of the town, which includes the area around the church and the Comber. A draft Conservation Area Appraisal is currently at the consultation stage, to be adopted in 2009.

2. Context and Historical Development

2.1 Prehistoric

There is evidence for human activity within the wider parish from the later prehistoric period onwards; mostly represented by stray finds and evidence provided by observers prior to the 20th century. The latter includes references to a burial mound lying below Kinver Edge, noted from the 17th century onwards, although nothing appeared to remain by the 1970s¹³. Consequently it can no longer be established whether this represented prehistoric activity or whether it was a natural feature.

Another such site which may have been either natural or created through human agency is the Boltstone¹⁴ which apparently stood approximately 2km to the north west of the town until the mid 19th century. It is not known whether this was just one stone or several. It was described by the naturalist and antiquarian Robert Plot in 1686 as standing c.2m high, suggesting that it had been placed in the ground even if it had originated as a glacial erratic¹⁵. The name is first referenced in 1344 with one of the medieval open fields surrounding Kinver being named after it¹⁶. It therefore appears to have been standing by this period. A field survey carried out in the early 1980s did not recover any flint tools dating to the Neolithic or Bronze Age, the presumed origins of most of the known standing stones in the country; however, flints of possible Mesolithic origin were recovered to the north¹⁷.

Even though evidence of these sites cannot now be proven their descriptions do suggest human activity in the area from at least the Bronze Age. The environmental evidence for the wider West Midlands is beginning to suggest that marginal areas, like Kinver, were densely wooded until clearance began to occur from the Bronze Age onwards, probably

to support a small scale pastoral economy. Field walking carried out in the parish during the 1970s did recover prehistoric finds particularly from the area around Highgrove Farm, approximately 1km from Kinver, where a flint scatter was found¹⁸. This site lies on a hill on the eastern side of the valley about 350m above the river and people were presumably attracted to the area because of the availability of water. There is the potential for continuity of settlement from the prehistoric period onwards around Highgrove which is recorded in documentary records from c.1200¹⁹.

Later and more permanent evidence for human occupation of the area is provided by the earthwork remains of Kinver hillfort²⁰, a Scheduled Monument, which was constructed on the escarpment above the Stour valley at around 156m AOD. Although these monuments are commonly associated with Iron Age activity their origins have sometimes been proven to be earlier, however, this site has not been excavated so its construction phases are unknown. Similarly it is not known how the monument functioned or what its relationship was with the wider landscape. Two further scheduled hillforts lie beyond the county boundary in Worcestershire. One²¹ lies at c.100 AOD just over 2.5km to the south of the Kinver hillfort and the other lies in Arley Wood²², 2.6km to the south west. The presence of the three hill forts suggests that a rural economy based upon a dispersed settlement pattern, with a centralised power base was present within the area of the river valley from at least the late Bronze Age/Iron Age. Such a power base would have been capable of directing labour in the construction of major projects and the hill forts themselves would have provided a cultural and economic focus.

¹³ Staffordshire HER: PRN 02131

¹⁴ Ibid: PRN 03536

¹⁵ King 1984

¹⁶ Ibid

¹⁷ Staffordshire HER: PRN 03537

¹⁸ Staffordshire HER: PRN 01163 & PRN 03540

¹⁹ Greenslade et al 1984:136

²⁰ Staffordshire HER: PRN 00195

²¹ Worcestershire HER: WSM 08203

²² Worcestershire HER: WSM 02962

²³ Staffordshire HER: PRN 01163

²⁴ King 1984 & Staffordshire HER: PRN 03540

²⁵ Staffordshire HER: PRNs 0052, 00214, 001411, 01412, 01721, 01722 05358, 05357 & 05360

²⁶ BUFAU 1995: 3

²⁷ Staffordshire HER: PRNs 01723, 01725 & 02685

²⁸ King 1984 & Staffordshire HER: PRN 01720

²⁹ BUFAU 1995:4

³² Campbell 1963:3

³³ Horowitz 2005:346-7 and Greenslade et al 1984:119

³⁴ Horowitz 2005:346

³⁵ RCHME 1996

³⁶ Greenslade et al 1984:118

³⁷ Hawkins & Rumble 1976:1/27

An enclosure identified from aerial photographs 370m north of Highgrove Farm has been interpreted as a further possible hillfort²³. Archaeological fieldwork carried out in the 1970s in this area recovered various flint artefacts, as mentioned above, as well as Roman pottery dating from a period between the first and fourth century AD²⁴.

2.2 Roman (49AD to 409AD)

Further Roman activity is also recorded within the wider parish with a series of forts located around Greensforge and to the east of Swindon approximately 5km to the north of Kinver²⁵. The forts are believed to have been originally built by the Roman army during their initial conquest of lowland Britain after 47AD²⁶. The Greensforge site lies at the point where three Roman roads²⁷ converge and the line of one of these roads forms part of the eastern boundary of the parish with the Borough of Dudley. Civilian occupation has also been suggested from various domestic artefacts discovered during the 1970s which may be associated with the forts at Greensforge²⁸. Some of the pottery and metalwork recovered was of 4th century date suggesting that settlement here was continual throughout the Roman period and it is possible that such occupation continued into the post Roman period²⁹. A possible Roman farmstead or villa has been suggested from aerial photographs located 2.6km to the north east of Kinver, on the eastern side of the A449³⁰. A Roman coin was found in the vicinity of Mill Lane within the town itself (see HUCA 6 below and map 10)³¹.

These finds and sites do not confirm a pre-urban phase of occupation within the site of the later town, but do highlight a degree of human activity within the wider parish. The location of the town within the Stour Valley also raises the potential for pre-medieval archaeology to survive buried under alluvial

deposits laid down over the centuries following flooding.

2.3 Early medieval (410AD to 1065AD)

2.3.1 Placename

The name Kinver first appears in documentary records prior to the Norman Conquest (1066). The earliest reference appears in a charter of AD736 when King Ethelbert of Mercia granted land for the establishment of a monastery along the River Stour adjacent to a wood called *Cynibre*³². The second reference to Kinver dates to 964AD and appears to relate to a boundary charter³³.

The meaning of the placename has not been satisfactorily explained, although several possibilities have been postulated. The second element 'fare' potentially means either 'hill' or 'road', whilst 'dog' or 'royal' have been tentatively suggested for the first element 'cyne'³⁴. RCHME in their survey of hillforts stated that the potential for the second element to mean hill, may in fact be a specific reference to the hill fort although they did not offer a suggestion for the first element³⁵. The name of the town has been spelt as Kinver and Kinfare, although the latter is the earlier form³⁶.

2.3.2 Settlement

The pre-Conquest references do not suggest that settlement necessarily existed in the area of the modern town. However, Kinver is recorded in Domesday Book (1086) as a royal manor:

*"KINVER. Earl Algar held it. 5 ½ hides, with its dependencies. Land for 16 ploughs. In lordship 1; 3 slaves; 17 villagers and 7 smallholders with a priest who have 10 ploughs. 2 mills at 20s; meadows, 6 acres; woodland 3 leagues long and 1 wide. The value was and is 100s."*³⁷

³⁰ Staffordshire HER: PRN 01724

³¹ Ibid: PRN 03633

The Domesday Book suggests that Kinver was already well populated by the early Norman period, having been held by the Earl of Mercia prior to 1066. However, it is not known to what degree the population of this period was scattered across the wider parish or whether some nucleation had occurred prior to the founding of borough in the 13th century. The VCH suggests that the earliest settlement at Kinver lay close to the church within either HUCA 1 or 9³⁸ (Plate 1 & map 3). However, topographically it is likely the settlement was situated within HUCA 1 at the foot of Church Hill and is unlikely to have been anything more than a hamlet or a grouping of individual farmsteads. The wider settlement pattern across South Staffordshire District is predominantly one of a dispersed nature with scattered hamlets and farmsteads. A dispersed settlement pattern during the Early Medieval period is likely to represent a degree of continuity in the way the landscape was exploited from the prehistoric period onwards.

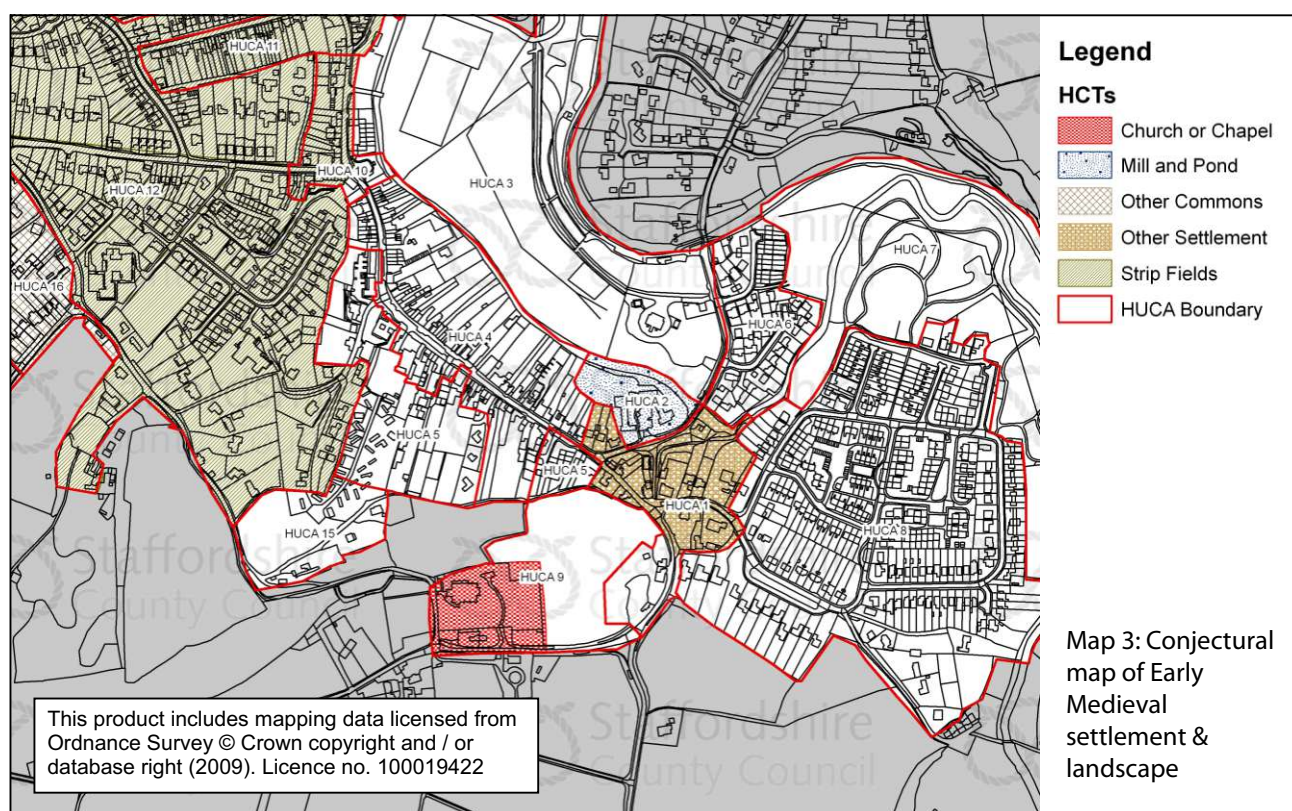


Plate 1: Area of possible early settlement below Church Hill

2.3.3 Religion

A priest is recorded in the Domesday entry for Kinver implying that a church or chapel existed at this period; this may have been situated upon the site of the current building, which lies at the top of Church Hill (HUCA 9) overlooking the town (map 3). The earliest fabric within the existing church of St Peter's³⁹ has been dated to the 12th century. If the church was located on the hill in the pre-Conquest period then it is possible that it was located at a focal point visible to all its parishioners which are likely to have been dispersed across the landscape. The church is visible from Whittington on the modern A449 and from the A458 to the north of The Hyde.

It has also been postulated that Holy Austin Rock, lying to the north and below the hillfort, was the site of a hermitage perhaps of earlier medieval date⁴⁰. Holy Austin Rock is first mentioned in documentary sources in 1801⁴¹. However, in the early 14th century there are two references to a John atte Holy in documents relating to Kinver, which possibly relate to this area⁴². There is a further reference to a hermitage in the 13th century within Kinver Forest at 'Gutheresburn'. The precise location of this place is no longer known although it has been suggested that this may have been associated with Gothersley, which lay within Kinver Forest 3km to the north east of the town⁴³.



2.3.4 Economy

The economy of Kinver, as suggested by the entry in Domesday Book, appears to have been reliant upon arable agriculture. Land for 16 ploughs is recorded along with two mills, presumably to grind the corn. It is conjectured on map 3 that the Domesday mill(s) may have been located on the site of the medieval and later mill (see also maps 23, 25 and 27 in Appendix 1). The royal manor of Kinver was recorded as having a substantial area of woodland in Domesday Book. The inhabitants of Kinver were granted rights to pasture their animals at certain times of the year within Kinver Wood from 1270⁴⁴, although such rights may have existed prior to this period. This manorial woodland is likely to have been located in, or comprised of, Kinver Forest.

The meadow recorded in Domesday Book is likely to have lain along the river valley, where seasonal flooding is likely to have discouraged arable cultivation. The riverside fields were later adapted to be deliberately flooded as meadow land for animal fodder.

2.3.5 Communications

The road system prior to the medieval period is not known, however, it is likely that there were trackways connecting the dispersed settlement. There is likely to have been access across the River Stour to connect the fertile lands north east of the river with the site of the church and the possible settlement at the foot of Church Hill. Church Hill descends and continues through The Holloway and into Mill Lane, where a bridge was constructed over the River Stour in the 15th century. This may have replaced an earlier crossing point. If that were the case then it could support the suggestion that the earliest settlement of Kinver was concentrated at the foot of Church Hill.

2.4 Medieval (1066 – 1499)

2.4.1 The Royal Forest of Kinver

The royal forest of Kinver had either been created or enlarged by King William I in the 11th century and it is recorded as being held by the king in 1086. The forest had been divided into several districts, known as 'hays', by 1184⁴⁵. The last king known to have visited the forest was King John in the early 13th century, although it remained a part of the crown's estate into the post medieval period. During the mid 13th century the forest was providing meat for the king's household and the king's magnates were being granted permission to hunt in the forest including Roger de Mortimer, the lord of Wigmore in Herefordshire, one of the lords responsible for helping the king to recover his crown following the civil war in 1264-1265.

2.4.2 Manors

A manorial site has not currently been identified within the town and it is possible that there has never been a manor house located here. A royal hunting lodge⁴⁶ had been established within Kinver forest by the mid

11th century, although its precise location is not known. Documentary sources suggest that the lodge was rebuilt in the late 12th century upon the site of the later Stourton Castle⁴⁷. From this point onwards it appears that the lord of the manor, frequently also the keeper of the forest, resided at the castle. During the later 12th century and into the 13th century the manor and forest were being held jointly by the fitz Philip family. In 1307 it was still a royal manor and was granted to the king's cook. This grant describes the manor of Kinver as being known as Stourton⁴⁸.

The adjacent settlements of Dunsley, to the north west, and Whittington, to the south east, both appear to have formed separate sub manors to Kinver in the medieval period (see map 2). Both places are recorded as settlements by the late 12th/early 13th century⁴⁹.

Dunsley was recorded as a manor by the mid 15th century based upon an estate which was recorded as containing a house, meadow and a watermill in 1326⁵⁰. Three timber framed buildings survive within Dunsley⁵¹. The core of the extant Grade II Dunsley Hall was constructed between the mid 15th and mid 16th century; some of the timber framing is visible externally⁵². Both Dunsley Manor and Dunsley House have revealed evidence of timber framing although neither have been closely dated⁵³. The survival of three substantial timber framed buildings within this small manor is currently unexplained and is deserving of further research.

A moated site is believed to have existed on the site of the extant Whittington Hall, which lies on the eastern side of the A449⁵⁴. A Grade II Listed medieval dovecote survives on the site and documentary records suggest that Whittington Hall was originally timber framed, although the current Grade II Listed brick built property dates to the early 18th century⁵⁵.

⁵⁴ Staffordshire HER: PRN 01171

⁵⁵ Staffordshire HER: PRNs 09263 and 09262; Greenslade et al 1984: 136

⁵⁶ Staffordshire HER: PRN 09269
⁵⁷ Staffordshire HER: PRN 09260; Joyce 1998
⁵⁸ Ibid
⁵⁹ Greenslade et al 1984: 125
⁶⁰ Staffordshire HER: PRN 09224
⁶¹ The Conservation Studio 2007:17
⁶² Greenslade et al 1984: 155
⁶³ Ibid: 143

⁶⁴ Ibid.
⁶⁵ Ibid
⁶⁶ Aston & Bond 1976:87
⁶⁷ Burgage plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

Two further Grade II Listed timber framed buildings survive associated with the settlement of Whittington; one of which dates from the late 17th century⁵⁶. The Whittington Inn, an imposing timber framed building standing on the western side of the A449, retains elements of a cruck-framed open hall house dating to the 14th or 15th century⁵⁷. It was largely rebuilt and altered in the 17th century with further alterations taking place from the 18th century onwards; it has been recognised as being of national importance being designated as a Grade II* Listed building⁵⁸. It was clearly a high status property in the medieval period; being converted into an inn in 1788⁵⁹.

2.4.3 Religion

The church in Kinver dates from at least the 12th century (HUCA 9 and map 23 in Appendix 1), although its fabric is mostly of 14th century date. It was enlarged to the east during the 15th century⁶⁰. It is the only historic building within the town to be constructed entirely of stone⁶¹.

In the late 15th century a chapel was built on to the northern side of the church by John Hampton, who held the manor at this time. He was later buried here⁶². The development of the church in these centuries may indicate that the town and market were successful economic enterprises which benefited the lords of the manor enabling them to invest in the church and at least partly expresses their social as well as spiritual ambitions.

2.4.4 Settlement

A market charter was granted by the lord of the manor in 1221 and a document of 1228 records a "Richard Beneit de novo burgo" (of new town)⁶³ making it likely that the foundation of Kinver as a planned town dates to this period. By c. 1270 the lord of Kinver had issued a charter of liberties for the

burgesses of the town which was modelled on that granted for Kidderminster⁶⁴. These liberties for Kinver and Kidderminster are no longer known, but generally town charters granted various privileges often relating to trading practices, and could also enable the inhabitants to raise their own taxes and hold courts.

The town was laid out along a single main street and the market place is fossilised within the surviving street pattern where the High Street widens at its junction with Vicarage Drive (HUCAs 4 & 5 on map 23 in Appendix 1)⁶⁵. The undefended linear town plan incorporating the market place within a deliberately widened street is the most common form in the country⁶⁶. The pattern of the burgage plots⁶⁷ survives to the rear of many of the properties along the High Street, particularly on the northern side where less back plot development has occurred. An interesting aspect of the town is the fact that the church is visible from the market place, thus providing a visual link between the religious authority and the economic focus of the town (Plate 2).

The earliest known surviving buildings within the town are located within HUCA 4, the High Street, and date to the late medieval period. Two properties date from at least the 15th century, Holbein Hous⁶⁸ and Ye Olde White Harte⁶⁹ (Plate 3), which lie opposite one another near the former market place on the High Street.

⁶⁸ Staffordshire HER: PRN 13754
⁶⁹ Ibid: PRN 09238

⁷⁰ Burgage tenants: burgage plots were owned by the lord of the manor and rented out to tenants usually for a money payment

⁷¹ Dyer 2002:11

⁷² Greenslade et al 1984:122

⁷³ Staffordshire Lay Subsidy 1372: Seisdon Hundred



Plate 3: Ye Olde White Harte, High Street

In Dyer's assessment of the early phases of Staffordshire towns Kinver was considered to be a small town, with twenty-two burgage tenants⁷⁰ recorded in 1293 and 29 tenants holding 27 ½ burgage plots in 1387.

Beyond the town there appears to have been occupation of some kind near Kinver Edge by the late 13th century, when John atte Bury is recorded suggesting a location near the hillfort⁷², on Kinver Edge. John atte Holy, recorded in 1327 and 1332, may suggest occupation around the area later known as Holy Austin Rock⁷³.

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

⁷⁵ Dyer 2002:11
⁷⁶ Staffordshire Lay Subsidy 1372: Seisdon Hundred
⁷⁷ Staffordshire Historical Collection 1886
⁷⁸ Cocksley 1980:3
⁷⁹ Staffordshire Historic Collection 1882
⁸⁰ Cocksley 1980:43 and Staffordshire HER: PRN 01174
⁸¹ David Bills pers. comm.
⁸² Greenslade et al 1984:139



Plate 3: Ye Olde White Harte, High Street

Expansion of the town itself appears to have occurred by the 15th century when Overend is recorded in documents as lying at the southern end of the town (in HUCA 1 and map 23 in Appendix 1). However, HUCA 1 has also been postulated as the potential site of the Early Medieval settlement (cf. 2.3.2 & map 3), which may have survived in some form even after the founding of the town.

2.4.5 Economy

The medieval mill is likely to have been located on Mill Lane, where a later mill stood until the late 20th century⁷⁴, shown as 'mill and millpond' on map 23 in Appendix 1. This may also be the site of one of the two mills recorded in Domesday Book (1086). Open fields, implying arable agriculture, are recorded in the 15th century lying to the north-west, west and south of the town (see map 22 in Appendix 1). However, the largest area of open fields was located on the eastern side of the River Stour and belonged to the later manors of Whittington and Dunsley. An early route between the church and this area of open fields has already been suggested and such a route would have allowed the inhabitants of Dunsley in particular to bring their tithe to the church.

A market hall stood in the centre of the market place until it was removed in the 19th century; the origins of this building are unknown. The presence of the market by the 13th century and the fact that many of the adjacent burgage plots backed onto the River Stour would have encouraged a variety of industries to set up in the town as detailed below. Such industries can often be identified in medieval documentary records.

In 1387 a forge is recorded for Kinver, although its location is unknown⁷⁵. Three men are listed in a tax record of 1327⁷⁶, whose names suggest metal working was being carried out around Kinver; John'e fabro and Walt'o fabro, and Ric'o le Smyth⁷⁷. It is possible that they were blacksmiths rather than iron forgers on a grander scale although iron working was to form an important part of the economy of the parish from c.1600 onwards⁷⁸. It is possible that the later iron working had its origins in a pre-existing small scale industry located around the town.

Thomas le Combere is recorded in two 14th century lay subsidies of 1327 and 1332⁷⁹. The name indicates evidence of a local cloth industry by the 14th century. Hyde Mill is recorded as a "walk mill" used for fulling cloth during the 15th century⁸⁰. There is currently no evidence to suggest that Kinver Mill was used as a fulling mill at this time, although the steeply sloping field to the east of the church is known as 'Tenter Leasow'⁸¹. The field name suggests that it was used as a tenterfield where cloth was pegged out to dry. It is not known when the field would have been used for this activity and it may relate to the post medieval cloth industry (see below). The medieval records also show that sheep farming was of some importance within the wider parish with a 'Sheeps Way' being mentioned in the mid 1290s and several sheepfolds recorded on the large expanses of common land⁸². It is likely that any early cloth industry in Kinver relied upon local flocks.

⁸³ Ibid: 148

⁸⁴ Ibid: 94 & 126; Staffordshire HER: PRN 50535

⁸⁵ Ibid: 121; Staffordshire HER: PRN 09238

⁸⁶ Greenslade et al 1984: 121

⁸⁷ David Burton-Pye pers comm.

⁸⁸ Assarts: the clearing of woodland to create enclosures for farming

⁸⁹ Royal Demesne: land belonging to the Crown for the use of the King

⁹⁰ Aston & Bond 1976:99

In the early 15th century a glove maker is recorded and a tanner is recorded in the late 16th century⁸³. Tanning is likely to have been an industry carried out within or adjacent to the town since the medieval period. Access to water was important in the tanning industry and the smell which resulted often led to it being located away from the centre of settlements.

Access to water was important for the success of most of the industry likely to have been carried out within or adjacent to the town during the medieval period. The planning of the town enabled access to this resource for those burgage plots lying on the northern side of the High Street where they run down to the River Stour. Consequently medieval industrial activity is likely to have concentrated upon this side of the High Street.

2.4.6 Communications

A road first recorded c.1300 as the Chester Way formed part of the long-distance route between the south west of England and Chester from at least the medieval period, if not earlier⁸⁴. The line of the route is believed to follow the Chester Road to the north of Kinver. The town was thus located on a very important cross country route during the medieval period. The route may therefore have been an important consideration in the decision of where to locate the market town in the early 13th century.

Towns located on important routes would have provided accommodation for travellers although the earliest recorded inn in Kinver is the Cock in 1555; the Ye Olde White Harte existed as an inn by 1605⁸⁵.

A bridge carried Mill Lane over the Stour by 1461 providing access to and from Dunsley⁸⁶. This would have linked the settlement and open fields at Dunsley to the church in Kinver. Another route probably existed linking

Whittington to the church and this is likely to have followed the route of Dark Lane. It is possible that the route along Dark Lane continued from Whittington to Stourbridge⁸⁷. There is currently little evidence for the location of fording places.

2.5 Post Medieval (1500 to 1699)

2.5.1 Kinver Forest

By the late 16th/early 17th century only Iverley Hay was still being held by the crown. While numerous assarts⁸⁸ were being challenged by the king in 1612 Kinver Forest had pretty much ceased functioning as part of the royal demesne⁸⁹.

Large parts of Kinver parish remained as heathland where the local inhabitants retained the right to pasture their animals. The ability to have access to pasture was important to the local economy in not only providing a source of meat, but also supporting the cloth industry with wool.

2.5.2 Settlement

The plan of the town had been set during the medieval period and this did not significantly change during the following centuries. Burgage plot sub-division and backplot development is evident within Kinver⁹⁰. Such intensification of development was occurring by the late medieval period and reached a peak during the 16th century in many towns across the country⁹¹.



Plate 4: No. 17 High Street

There are several early surviving listed buildings in the town including those already mentioned as having 15th century origins; Holbein House and Ye Olde White Harte. Within HUCA 4, 112 High Street⁹² is a timber framed building believed to date to the late 16th century, whilst numbers 18-20⁹³, also timber framed, have been dated by dendrochronology to the mid to late 16th century (even though the list description refers to them as 17th century). The inn 'Ye Olde White Harte' appears to have been extensively remodelled during the 17th century and was operating as an inn by 1605⁹⁴. Both 17⁹⁵ and 47⁹⁶ High Street are also likely to have been constructed in the 17th century (Plate 4) and the draft Conservation Area Appraisal has also identified 26 High Street as having possible 17th century origins⁹⁷. However, few of the historic buildings in the High Street have been closely dated or been subject to historical research with numbers 18-20 High Street being the exception. It is possible that earlier buildings may be encased within later structures as has been proven to be the case with Holbein House and Ye Olde White Harte.

Other early buildings within HUCAs 4 and 5 have been demolished and have been replaced over the course of the 19th and 20th centuries. Half timbered houses once stood on the southern side of the market place as depicted in an illustration of 1836⁹⁸, but these were replaced presumably later in the same century. A large brick built house known as The Burgesses stood further north along the High Street, within HUCA 5, which may have had its origins in the 16th or 17th century. This was demolished in the 1960s to make way for bungalows (plate 12).

HUCA 1, which was known as Overend in the 15th century, was being referred to as Kinver Hill by the 17th century and several listed timber framed buildings survive here (see map 25 in Appendix 1). At the bottom of Church Hill stands the 17th century timber framed Clifford Cottage⁹⁹ whilst the imposing property towering above The Holloway is a 16th century timber framed house now known as 'The Old Grammar School' (Plate 5)¹⁰⁰. A school had been founded in Kinver in 1511 and a school house had been provided by 1555¹⁰¹. A link between this school house and The Old Grammar School has not been conclusively proven.

'Rockmount'¹⁰², which also stands in HUCA 1, has probable 17th century origins; it is known to have been built to the east of the school shortly after 1624. This property was known as 'Stone House' between 1672 and the 1860s when its name changed. However, the property was probably remodelled in the 1840s¹⁰³. The name Stone House suggests that it was built of stone rather than being timber framed like the other residences in the area. Building in stone rather than the usual timber was presumably an expression of wealth and status by the owner. An inn is also recorded in this area in 1648¹⁰⁴.

Opposite the church at the top of Church Hill, in HUCA 9, stands a row of timber framed cottages and a house was mentioned as lying here in 1635¹⁰⁵. There is structural evidence surviving which may suggest that these cottages date to the 17th century¹⁰⁶.

Plate 5: The Old Grammar School, Church Hill



A further suburb, HUCA 10, had developed at the northern end of the High Street probably by the 17th century when Stone Lane is first recorded (see map 25 in Appendix 1). It was known as 'Kinver town end' or the 'lower end of town'¹⁰⁷. The draft Conservation Area Appraisal identifies a property at 77 High Street (HUCA 10) as having possible 17th century origins¹⁰⁸.

Many of the rock cut dwellings for which Kinver is well known may first have been occupied in the 17th century, including the famous Holy Austin Rock where there were six separate dwellings¹⁰⁹ (Plate 6). Many others were located around Kinver Edge, but a few have been identified within the town including below Kinver Hill in HUCA 1¹¹⁰. However, subsequent re-cutting and re-working of the rock houses is likely to have removed any evidence of the origins of the dwellings. Some evidence may survive as below ground remains outside the dwellings.

A cottage was mentioned at Potter's Cross (part of HUCA 13 and map 17) in the 1620s, when it still formed part of the unenclosed common land used by the local inhabitants for pasturing their animals and for gathering resources¹¹¹. It is likely that the cottage represents squatting on the commons by the 17th century although this may have been occurring earlier.

2.5.3 Economy

During the post medieval period Kinver still relied upon agriculture, but as in the medieval period other industries were also significant contributors to the economy of the town. During the 17th century glovers, tanners and nailors are all recorded as working within the town¹¹². Whittington Mill was being used as a corn mill until 1619 and presumably Kinver Mill (HUCA 2) was also being used as a corn mill during the post medieval period (map 25 in Appendix 1).

During the 17th and 18th centuries the cloth trade was arguably the most significant industry with the clothiers of the town claiming in 1696 to employ hundreds of families and appear to have been exporting their wares abroad (House of Commons Journal 1696). The field name 'Tenter Leasow'¹¹³ (HUCA 9; cf. 2.4.5) was probably used as an area to dry cloth and, whilst it may have its origins in the medieval period, is likely to have been in use at the height of this industry in the post medieval period. Linked to this industry was the importance of sheep farming within the parish with the VCH suggesting that this was likely to have been more important than arable farming¹¹⁴. Considerable numbers of sheep are recorded as being pastured upon the extensive commons through out the 16th and 17th century¹¹⁵.

The survival of these industries depended upon the market to sell their goods and upon the location of the town on the major route between Chester and the south west. The importance of the market within the local economy may be indicated by the building of a market or town hall in 1619¹¹⁶.

The iron industry developed from c.1600 onwards and increased in importance during the 17th century. In 1619 Whittington Mill¹¹⁷ was converted to a hammer mill and forge¹¹⁸. Hyde Mill had been rebuilt as a slitting mill¹¹⁹ in 1629 when it was owned by the Foley family from Stourbridge, who were already important ironmasters. The bar iron from Whittington was slit at The Hyde, a process which presumably encouraged the nail making industry which is recorded from a similar date. Whittington Mill was eventually also owned by the Foley family¹²⁰.

¹¹⁹ Slitting mill: A mill with machinery used to cut slabs of metal into rods, or thin sections, for use in nail making or wire drawing (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

¹²⁰ Ibid: 75)

Plate 6: Holy Austin Rock



Several undated quarries have been identified by a recent archaeological survey of the Kinver area¹²¹. Some of these may be of post medieval date as sand pits are recorded from at least the 17th century¹²².

2.5.4 Communications

By the 17th century a packhorse bridge crossed the River Stour linking Dark Lane in Kinver to the settlement of Whittington¹²³. This bridge would have provided a vital connection for the inhabitants of Whittington to access both the market and the church. This crossing may have had its origins in the medieval period, but from the 17th century onwards this route may also have provided the most straightforward access between Whittington Mill and the slitting mill at The Hyde.

During this period the Chester Way continued to be the main route from the south west to

Chester, bringing a variety of people through the town. The route would have linked the town with many markets and also the important port of Bristol, from which the clothiers of Kinver may have exported their wool. Several inns are recorded in documentary records during the 16th and 17th centuries. This includes Ye White Olde Harte, first recorded in 1605, as well as the Red Lion in 1672 and the Plough in 1648¹²⁴.



Plate 7: 28 & 29 High Street

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

2.6.1 Settlement

There are three Listed 18th century buildings surviving within HUCA 4 on the High Street including 28 and 29 High Street (plate 7)¹²⁵, with another located on Vicarage Drive in HUCA 5. The draft Conservation Area Appraisal has identified several mid 19th century terraces along the High Street, with a particular concentration to the northern end (plate 8). These latter buildings are likely to represent part of a re-building programme in the town which coincides with a period of economic growth associated with the success of the iron industry.

¹²⁶ Ibid: PRN 13701
¹²⁷ Ibid: PRN 09226
¹²⁸ Slater 2007:32
¹²⁹ Greenslade et al 1984:119
¹³⁰ Greenslade et al 1984:121
¹³¹ Ibid.

¹³² Ibid: 159
¹³³ Staffordshire HER: PRN 52288
¹³⁴ Greenslade et al 1984: 143
¹³⁵ Ibid:147
¹³⁶ Ibid: 88 & 110

Willow Hill¹²⁶ on Vicarage Road (HUCA 5) and Kinver House¹²⁷ at the bottom of Church Hill (HUCA 1) are both 18th century in date. The town does not appear to have substantially expanded during the 18th century, although the burgage plot sub-division and backplot development identified by Slater¹²⁸ may have continued into the early 19th century due to the increase in industrial activity, particularly relating to the iron industry. This appears to be borne out by population records with 1665 people recorded in the 1801 census rising to 2,207 by 1841¹²⁹.

Evidence for continued population expansion into the mid 19th century can be found to the north of the town where a string of developments occurred between 1841 and 1861 (map 27 in Appendix 1). The earliest of these developments occurred at Potter's Cross in HUCA 13, which stretched along the Enville Road, with further development along this road to the north at Gallowstree in 1851. The need for further housing led to the construction of James Street and Foster Street in the 1850s on the western side of Enville Road (HUCA 11), whilst Foley Street and Castle Street had been developed on the opposite side of this road by 1861¹³⁰. Many of the 19th century houses on the northern side of the town survive. This expansion occurred despite the fact that Kinver had become isolated from the major road network through the creation of two turnpike roads in the late 18th century; with one to the north, now the A456, and another to the east, now the A449. The growth of the town must therefore be wholly due to the success of the iron industry during the earlier 19th century. Development was more restricted to the south of the town, with a few houses in Brockley's walk in HUCA 8¹³¹. However, expansion had ceased by the later 19th century when the iron industry in Kinver began to decline.

Another likely effect of population growth and economic stability was the development of

several schools within the town. A school was built at The Holloway in 1835¹³² and two schools were built at the lower end of town in the later 19th century. A National school was built in 1851 on the corner of High Street and Vicarage Road, in HUCA 4, becoming an infants' school in 1861. A girls' school was built in HUCA 5, on the northern side of Vicarage Road, in 1873 which survives as the town library¹³³.

2.6.2 Economy

By the mid 18th century the market had gone and it seems that the market hall was demolished between 1834 and 1848. The failure of the market is likely to have had a detrimental effect upon the economy of the town in terms of its smaller non-iron based industries. In the mid 18th century Kinver was still noted for its coarse and fine cloth but by the early 1830s the cloth industry in Kinver had gone. Fairs, mostly dealing in pigs, were still being held in the mid 19th century, but these had ceased by the end of the century¹³⁴.

The iron industry however continued to flourish during the 18th and earlier 19th centuries. By 1760 Kinver Mill, HUCA 2, was working as a slitting mill and later as a rolling mill, although a corn mill was also still operating here in 1783¹³⁵ (see map 28). Other mills within the wider Stour Valley were also involved in the iron industry including a mill on the Smestow Brook¹³⁶.



Plate 8: mid 19th century terraces, High Street

The mills at Whittington and The Hyde both evolved into large ironworks, of which The Hyde was the bigger¹³⁷. The impact of the industry upon the town is emphasised by the presence of so many people being employed by the mills in the 1841 census.

As a result of the presence of the iron industry, particularly the slitting mills, nail making continued to be a presence within the town. In the 1841 census five nailors were working in the town with three of them living in Nailors Row.

However, by the mid 19th century the iron industry began to decline with Stourton Mill¹³⁸ and Prestwood Mill¹³⁹ both being dismantled in the 1830s¹⁴⁰. The ironworks at Whittington and The Hyde both closed in the late 19th century whilst Kinver Mill continued to be operated as a spade and shovel works in the late 19th century before being converted to a saw mill in 1908¹⁴¹.

The economy continued to be based partly upon agriculture with many agricultural labourers recorded in the 1841 census. The

Staffordshire Water Meadows Survey (2007) provides archaeological evidence suggesting that water meadows were constructed along the River Stour to the north east of the town. These may have been constructed to support the wool industry, the water meadows providing an early grass crop and winter fodder allowing greater numbers of animals to be over-wintered. These may have gone out of use with the decline of the cloth industry by the early 19th century and were certainly out of use by the late 19th century following advances in farming practices and technology.

The failure of the iron industry and any form of market by the end of the 19th century suggests at best economic stagnation. However, the industry which began to boom by the later 19th century was tourism, with increasing numbers of people visiting the town. The tramway company even promoted the town as the 'Switzerland of the Midlands' in c.1900¹⁴². There has been a suggestion that the growth in tourism only occurred with the end of the iron industry with people coming to Kinver to escape the industrial landscape of the Black Country.

2.6.3 Communications

It seems that the Chester Way continued to be a main route during the 18th century when Kinver was noted for its provision of accommodation and several inns are recorded in the town¹⁴³. However, by the late 18th century Kinver was no longer located upon the main road system and this is emphasised by Yates' map of 1775. The map shows two main roads running to the north and east of the town, with only minor roads leading off them into the town. The route to Whittington was so minor that it is not even depicted. The main road to the north, now the A458, ran between the large market towns of Bridgnorth and Stourbridge, dissecting the village of Enville¹⁴⁴. It was enacted as toll road in 1816, but was clearly already an important route by the late

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

¹⁴⁵ Greenslade: 157
¹⁴⁶ Ibid
¹⁴⁷ Ibid: 159
¹⁴⁸ Staffordshire HER: PRN 52287
¹⁴⁹ The Conservation Studio 2007: 20 & Staffordshire HER: PRN 52298

18th century. The road to the east was turnpiked in 1760 and linked Kidderminster and Wolverhampton. It survives as the A449 which is still the main route between the two settlements. Access to Kidderminster, and presumably to Wolverhampton in particular, must have been important to Kinver. Wolverhampton was an important wool market from the 15th century and so it is likely that some of the wool upon which the cloth industry depended would have come from there.

Kinver would also have depended upon a good road system for the export of finished cloth. Indeed the growth of this industry may have been based upon the town's location on the ancient route linking Bristol and the south west with Chester. It is possible that the decline of the market and hence the cloth industry in Kinver was at least partially due to this route being replaced by that located to the east.

The continuing success of the iron industry in this area was supported by the opening of the Staffordshire and Worcestershire canal in 1772, which lies parallel with the River Stour through the parish. As the ironworks were all powered by water at this period the location of the canal meant that the iron was easily transported across the country by boat.

The iron industries continued to rely on the canal system in the 19th century for transportation, although by the 1870s this was clearly in decline. It is likely that this decline was a contributory factor in why the main railway system did not arrive in Kinver, despite two proposals in the late 19th and early 20th centuries.

2.6.4 Religion

St Peter's church in HUCA 9 was restored in 1884 and 1885 by G. G. & J. O. Scott.

There has been a succession of non-conformist chapels built within and around the town from the 19th century. The earliest chapel was built in 1814 in HUCA 10 on the junction of High Street and Stone Lane¹⁴⁵. This chapel survives, although it ceased being used as a chapel in the late 19th century. It was replaced by Trinity Chapel on the opposite side of the High Street¹⁴⁶, but this had been demolished by the end of the 20th century.

2.7 20th & 21st centuries (1900 to 2009)

2.7.1 Settlement

From the late 19th century to the Second World War few houses were built in Kinver, although this was followed by a rapid expansion (compare maps 26 & 28 in Appendix 1). This has resulted in Kinver developing as a commuter town serving principally Stourbridge and Kidderminster. A large secondary school, Edgecliffe in HUCA 12, was constructed in 1951 to serve the enlarged population. The older schools in HUCA 5, on Vicarage Road, were no longer required by the late 1960s and the former girls' school was converted into the library in 1967, whilst the infants' school was demolished in 1971¹⁴⁷.

The few buildings that were constructed during the early 20th century include the Kinver Constitutional Club¹⁴⁸ of 1905 in HUCA 5 on the High Street and the former Edge View Hotel¹⁴⁹ in HUCA 14 (Plate 9). These buildings may be linked to the growing number of visitors rather than to a population increase.

Several historic buildings in the High Street were demolished and replaced in the 1960s and 1970s. Other sites redeveloped from the 1980s onwards include the site of the mill in HUCA 2 and the former George and Dragon Inn in HUCA 4 on the High Street.

The rock cut dwellings at Holy Austin Rock were abandoned as domestic dwellings in the mid 20th century, but are now managed by the National Trust as a tourist attraction.



Plate 9: Former Edge View Hotel

2.7.2 Economy

The industrial economy of Kinver had largely disappeared by the start of the 20th century, although it is likely to still have been reliant upon agriculture at this date.

Tourism continued to be the growth industry during the early 20th century. The Kinver Light Railway – an electric tramway – operated between 1901 and 1930 (see HUCA 3 & map 7). It was linked to the extensive Black Country and Birmingham Corporation tramway networks and ran between Amblecote near Stourbridge and Mill Lane in Kinver. On Bank Holidays it was not uncommon for 15,000 or more visitors to reach Kinver by means of this tramway¹⁵⁰. The boom in visitors led to the opening of several tea rooms and a large Temperance hotel¹⁵¹ known as 'Edge View Hotel' located at Comber, in HUCA 14, overlooking the town. The venture had failed by c.1905. The building had been converted to a tuberculosis hospital by the 1920s and is now a care home.

Although Kinver is no longer a holiday destination day visitors continue to be attracted to the amenities provided by Kinver Edge and the Holy Austin rock houses which are both in the ownership of the National Trust. There are several tea shops and gift shops along the High Street

¹⁵² Cooksley 1980:4

¹⁵³ David Burton-Pye pers. comm..

¹⁵⁴ Ibid

¹⁵⁵ Greenslade et al 1984:127; Dr Paul Collins pers. comm..

¹⁵⁶ Dr Paul Collins pers. comm; Staffordshire HER: PRN 52285.

¹⁵⁷ David Burton-Pye pers. comm..

¹⁵⁸ Ibid:157

of the town in HUCA 4. In 1980 the mill in HUCA 2 was still being used as a saw mill and joinery although the mill race had been infilled¹⁵². It has since been demolished and replaced with sheltered accommodation.

In the mid 20th century a marina and boat-building businesses were established alongside the canal to the west of The Vine public house. Both closed in the late 20th century¹⁵³.

The seed company Webbs established test fields during the 20th century in the area south of Church Hill around Church Farm. The farm was occupied by a member of the Webb family¹⁵⁴.

2.7.3 Communications

The Kinver Light Railway, which ran between Amblecote near Stourbridge to Kinver and was linked to the extensive Black Country and Birmingham Corporation tramway networks, opened in 1901. It terminated in Mill Lane, HUCA 3, where a terminus – rather grandly styled the 'Kinver Station' – was constructed (map 7). There was also a tram stop at The Hyde, beyond the village to the north, built to serve the Potter's Cross end of the village. The line closed in 1930 and from that point visitors arrived by bus¹⁵⁵.

2.7.4 Water supply

In 1938 the South Staffordshire Waterworks Company built a pumping station in HUCA 3, on the site of the tramway terminus in Mill Lane and used the former tramway track bed as the route for their 12-inch water main to Wall Heath and Kingswinford¹⁵⁶.

The pumping station is one of a sequence of highly distinctive buildings which follow the valley of the River Stour from Wombourne to Kinver and beyond. Individually these buildings, including a Grade II* Listed example at Bratch (1896), all have considerable

architectural merit and collectively they form a valuable sequence of industrial archaeology representing the architectural fashions of their respective dates of construction¹⁵⁷.

2.7.5 Religion

A new Methodist chapel was built in HUCA 12 at Potter's Cross in 1960 and the Sunday school is held in the former chapel adjacent¹⁵⁸.

Part Two: Characterisation and Assessment

Section Summary

- ◆ The HUCAs with the greatest historic and archaeological interest form the historic core of the town and the area around St Peter's Church (**HUCA 1, HUCA 4, HUCA 9** and **HUCA 10**). In these areas lie the greatest numbers of nationally listed buildings as well as numerous unlisted historic properties. There is also the potential for important below ground archaeological deposits to survive; where ground works may be disturb these sites archaeological evaluation and mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12.
- ◆ **HUCA 5** also forms part of the historic core of the town, although the survival of the medieval character has been largely eroded through the removal of property boundaries. However, there remains a high potential for below ground archaeological deposits to survive. The historic buildings of this HUCA also make a positive contribution of the wider historic character of the town.
- ◆ The EUS project area is covered by two Conservation Areas (Kinver (012) and the Staffordshire and Worcestershire Canal (073)). All of the HUCAs are either covered by one of the Conservation Areas or lie adjacent with the exception of **HUCA 13** and **HUCA 17**.
- ◆ The historic character of the town is enhanced by the survival of the earliest suburban expansion which occurred during the mid 19th century (**HUCA 11**). Further contemporary settlement, of similar character, occurred further from the historic core along the Enville Road which also contributes significantly to sense of place (**HUCA 13**).
- ◆ There is some evidence for the survival of squatter enclosures within the modern townscape within **HUCA 14** and **HUCA 15**. The retention of the historic character and the associated historic buildings within these two HUCAs is desirable to ensure the continued enjoyment by the community, visitors and future generations. The woodland within **HUCA 15**, although of modern origin, also contributes to the sense of place in the area beneath Kinver Edge. Rock houses, of particular historic interest, may also survive within **HUCA 14**.
- ◆ There are two HUCAs within the project area which provide important green space (**HUCA 3** and **HUCA 7**). Of the two character areas **HUCA 3** retains the greatest historic interest and includes a few surviving historic buildings such as the early 20th century pumping station. Both HUCAs lie adjacent to the Staffordshire and Worcestershire Canal.
- ◆ The heritage interest within **HUCA 2** relates solely to the potential for below ground archaeological deposits to survive relating to Kinver Mill, which may have had medieval origins.
- ◆ The HUCAs with the least historic and archaeological interest relate to the areas of mid 20th century to early 21st century suburban expansion (**HUCA 6, HUCA 8, HUCA 12, HUCA 16** and **HUCA 17**). However, even within these areas there are surviving earlier properties which all contribute to the visual understanding of the development of Kinver. Also of interest are the surviving historic route ways which cross these areas.

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. Seventeen HUCAs have been identified for Kinver.

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 available¹⁵⁹.

Each of the HUC statements includes a paragraph which summarises the significance of the character area in terms of its heritage. This is followed by two tables one covering the Heritage values, which will have been outlined in the 'Statement of significance' paragraph, and one covering the Modern Character.

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.

¹⁵⁹ In line with English Heritage 2008: paragraph 38

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

Table 2: Heritage values

3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes²⁵¹.

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

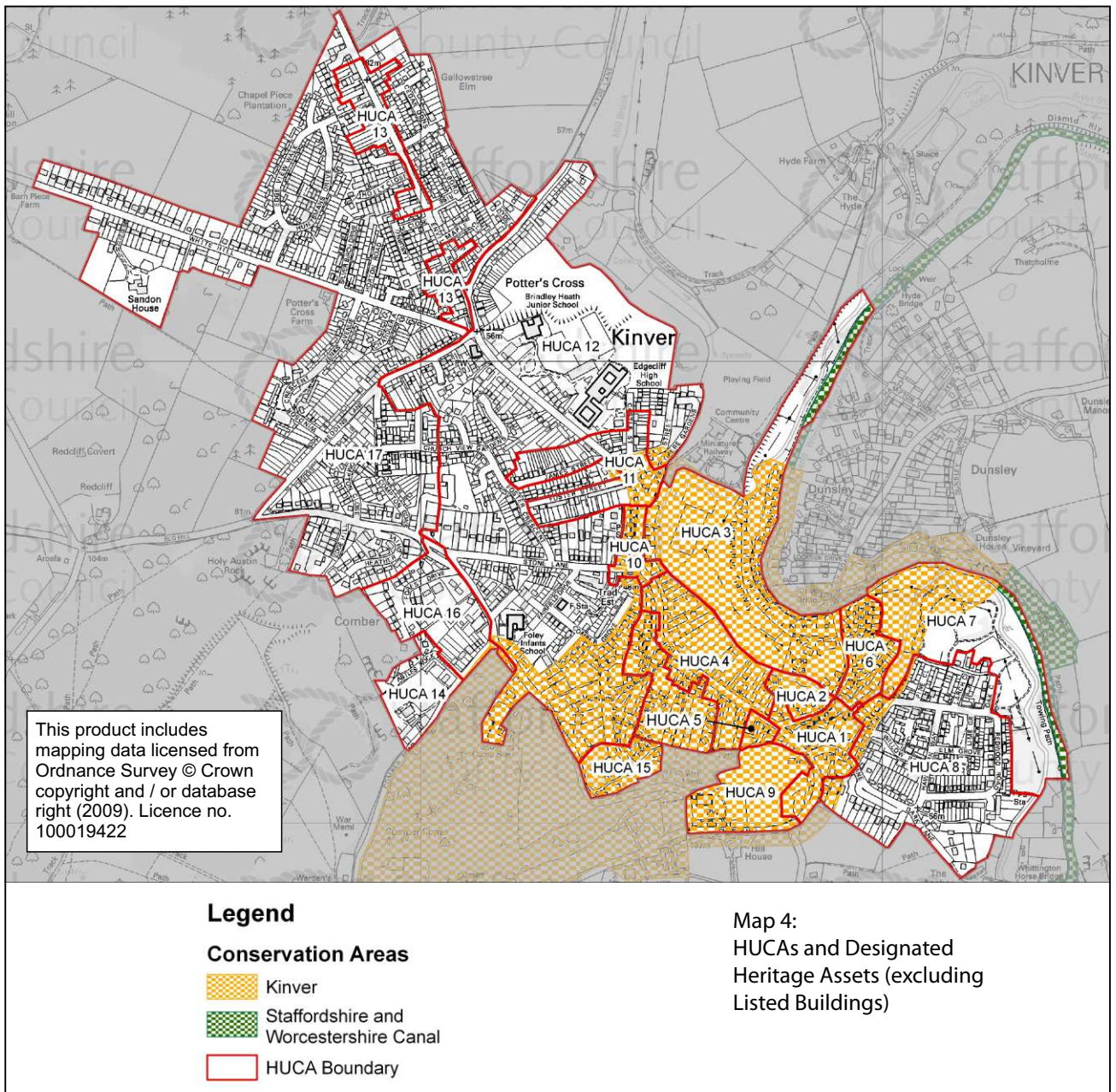
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make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

	Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
Communal value	High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
	Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
	Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

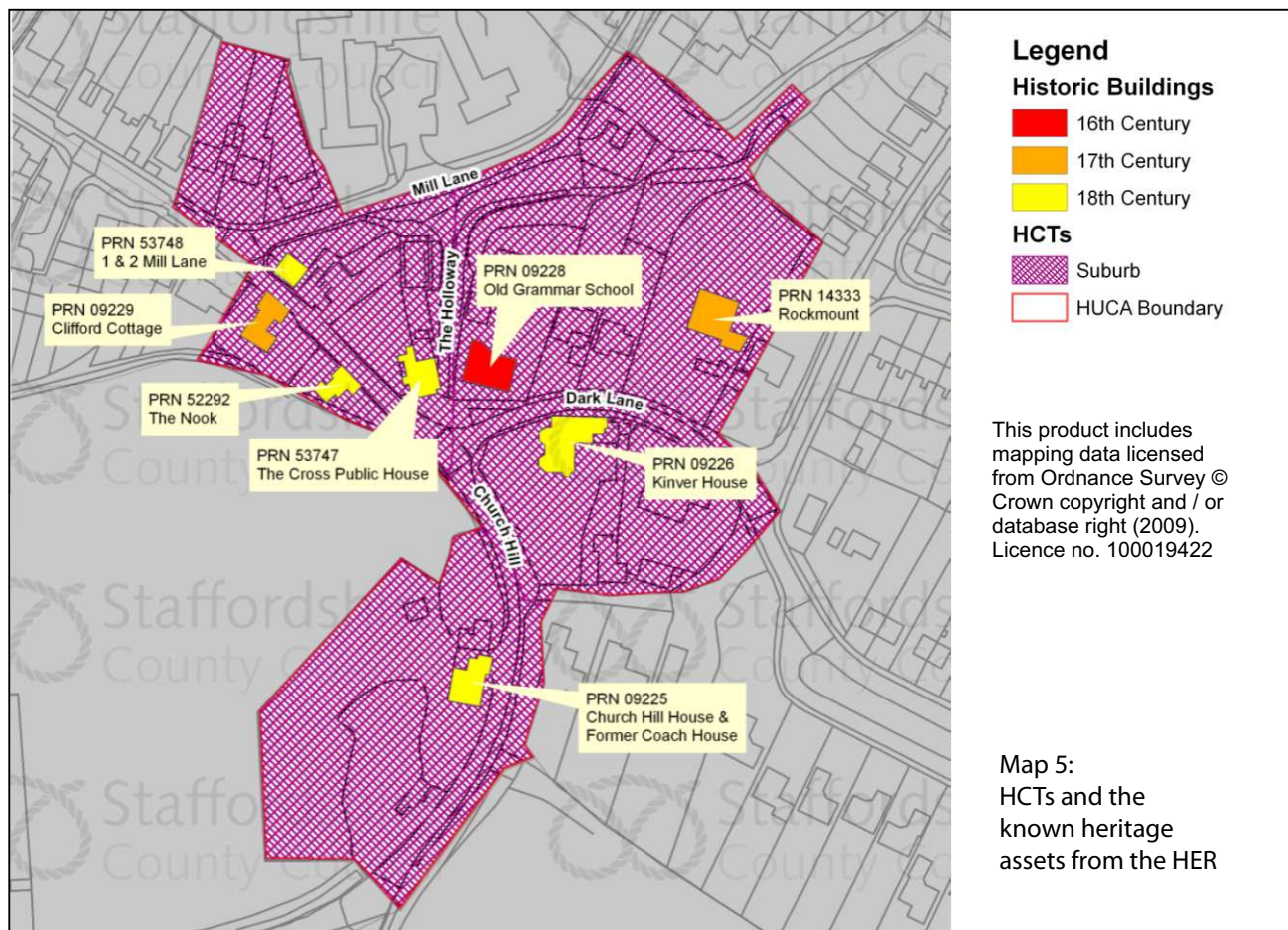
Table 2: Assessment of Heritage values

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

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: Kinver Hill: lower Church Hill, The Holloway and Dark Lane



4.1.1 Statement of heritage significance and built character

This HUCA potentially represents the position of the earliest settlement in the project area, which may have been located here by the time of the Domesday survey (1086) (cf. 2.3.2 and map 3). This interpretation has been suggested due to its location at the bottom of Church Hill (cf. HUCA 9 for detail about the church). Several roads meet within the HUCA, as shown on map 5, including a route from Whittington (via Dark Lane), Dunsley (via Mill Lane and The Holloway) and the church (via Church Hill). It is possible that The Holloway represents a continuation of Church Hill towards the site of a watermill, which has possible Early Medieval origins (cf. 2.3.4). The watermill may also have lain adjacent to a possible early crossing point of the River Stour where a bridge was constructed in the 15th century. These routes and the possible river crossing thereby reinforce the prospect of early settlement in this area.

The HUCA lies at the south eastern end of the High Street, forming part of the Kinver Conservation Area and contains five listed buildings (cf. map 4). The earliest surviving property shown on map 5 dates from the 16th century and is a timber framed structure known as 'The Old Grammar School', designated as a Grade II Listed building (plate 5)¹⁶¹. The origins of the Grade II Listed 'Rockmount' may lie in the 17th century¹⁶². The evidence suggests that a period of

¹⁶³ Simons 2007: site no.23
¹⁶⁴ Ibid: site no.21
¹⁶⁵ Greenslade et al 1984:151
¹⁶⁶ David Bills pers. comm..
¹⁶⁷ Staffordshire HER: PRN 09228 and PRN 09229
¹⁶⁸ Staffordshire HER: PRN 14333
¹⁶⁹ Staffordshire HER: PRN 52292
¹⁷⁰ Staffordshire HER: PRN 53747

economic growth allowed development or re-building to occur in this area during the post medieval period; possibly connected to the development of the cloth and iron industries. The character of the area was therefore one of a prosperous suburb by the early 19th century (cf. maps 25 and 27).

Within the HUCA there are also several rock cut structures in two locations identified in a local survey around the Kinver area. The first location lies to south of Mill Lane, at Stag Corner where the caves are believed to have formed the cellars of a demolished inn known as The Stag¹⁶³. The other caves lie in the cliff face to the rear of Clifford Cottage on Church Hill. Local tradition suggests that they were used as a prison in the 18th/19th century¹⁶⁴. By 1830 a workhouse had been constructed adjoining the cottage¹⁶⁵. Further rock cut structures are located in Mill Lane, in the rock face adjacent to the car park by The Holloway¹⁶⁶. The origins and function of these rock cut structures is currently not clear.

Some redevelopment and infilling has occurred during the 20th century, but the character of the area is strongly influenced by the surviving historic buildings. The rock cut structures are unique to the Kinver area within Staffordshire.

4.1.2 Built Character

There are two timber framed properties within the HUCA; the Old Grammar School which has close studding infilled with render and Clifford Cottage whose timbers have been infilled with painted brick¹⁶⁷. Rockmount, which may have 17th century origins, was largely rebuilt circa 1840 and the façade is of stucco¹⁶⁸. Of particular note is the three storied Church Hill House, which is constructed of red brick. The Nook is largely of red brick but timber framing and sandstone blocks are also visible externally¹⁶⁹. The remaining historic buildings within the HUCA are either of red brick, many of which have been painted including The Cross Public House¹⁷⁰. The modern infill properties are generally one and two storied brick buildings.

4.1.3 Heritage values

<p>Evidential value: The HUCA may represent the location of early settlement and consequently there is the potential for below ground archaeological remains to survive which could inform an understanding of the developmental history of the settlement particularly relating to the potential for Early Medieval and Medieval deposits. The surviving historic buildings (both listed and unlisted) also provide an important understanding to the development of the town during the post medieval period.</p>	<p>High</p>
<p>Historical value: The survival of historic buildings within this character area along with a potential pre-medieval road system all contribute to the legibility of the historic environment within the townscape. This is also recognised in the designation of the Conservation Area and the five Grade II Listed buildings.</p>	<p>High</p>

¹⁷¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹⁷² Ibid.; South Staffordshire Council web http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx

¹⁷³ Ibid.

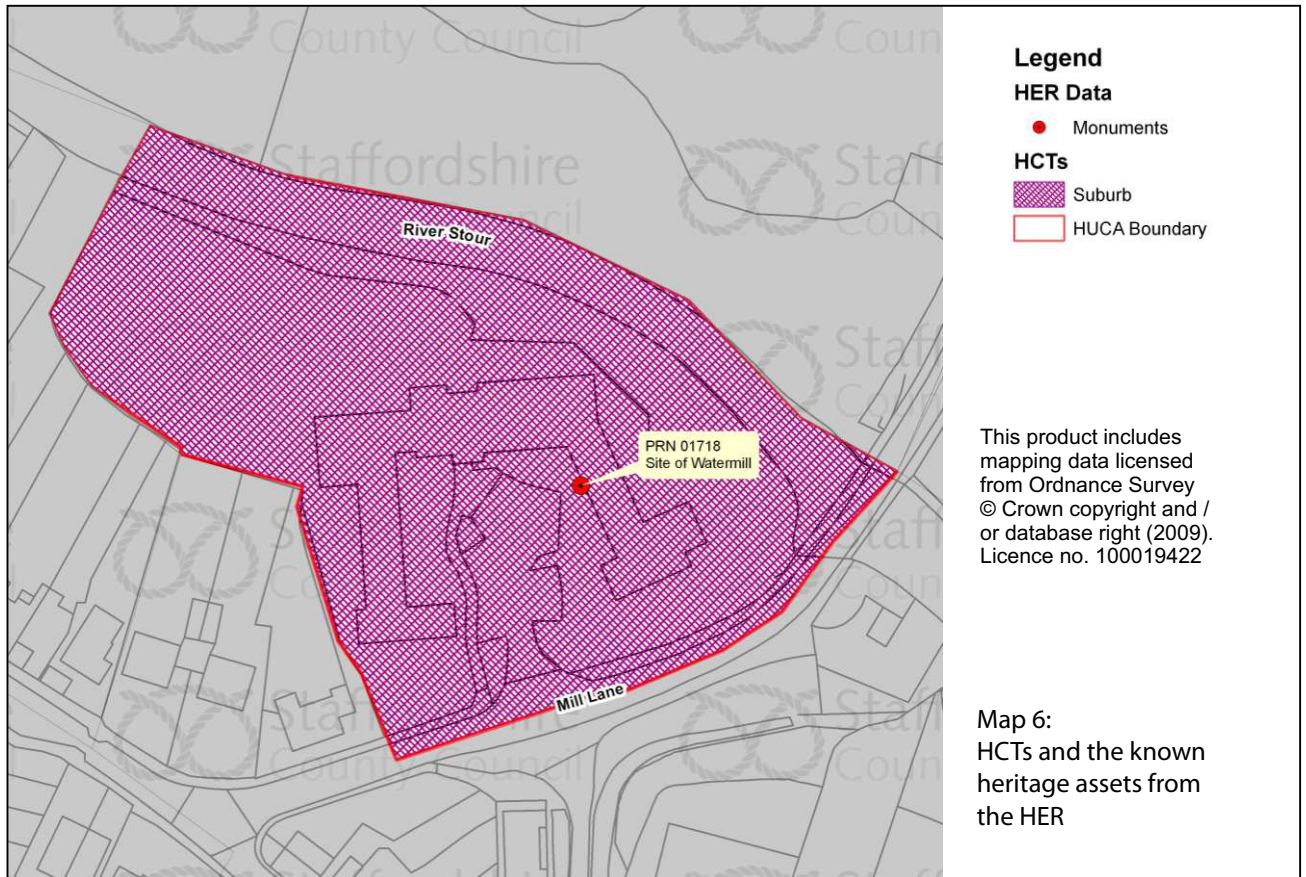
<p>Aesthetic value: The HUCA has clearly developed piecemeal with little planning. This may be the result of re-development of earlier plots during the post medieval period. The character area lies within the Kinver Conservation Area (012) and as such it has been identified as forming an important part of the historic townscape. Change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>
<p>Communal value: The character area is dominated by domestic dwellings although the historic Cross Inn allows at least limited interaction between the historic environment of the HUCA and the public/community.</p>	<p>Medium</p>

4.1.4 Recommendations

The assessment of the heritage values has identified significant heritage interests within the HUCA; this is reflected in its incorporation into the Kinver Conservation Area.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)¹⁷¹.
- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Team should also be consulted for their views. All of the designated heritage assets and their settings are covered under para. 132 of NPPF¹⁷².
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Brewood. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF¹⁷³.

4.2 HUCA 2: Kinver Mill



4.2.1 Statement of heritage significance and built character

The HUCA is dominated by a large late 20th century red brick building that was constructed upon the site of a watermill. The mill and an early 20th century water pumping station were demolished to make way for this building and the mill leats were back filled¹⁷⁴ (cf. 2.7.4 for pumping station). The watermill had a long history and its origins probably lay in the early medieval period (cf. 2.3.4 and 2.4.5)¹⁷⁵. It was probably the site of the manorial corn mill during the medieval period (cf. 2.4.5). However, a field known as Tenter Leasow lies to the south of the character area, within HUCA 9, which may suggest that the mill was used as a fulling mill in its earlier history¹⁷⁶ (cf. 2.4.5 and 2.5.3). By 1760 it had been converted to work iron; an important local industry by this date.

The mill lay adjacent to the River Stour and an early river crossing may have been located here, certainly a bridge was recorded in Mill Lane in 1461 (map 6; 2.3.5 and 2.4.6).

4.2.2 Heritage values

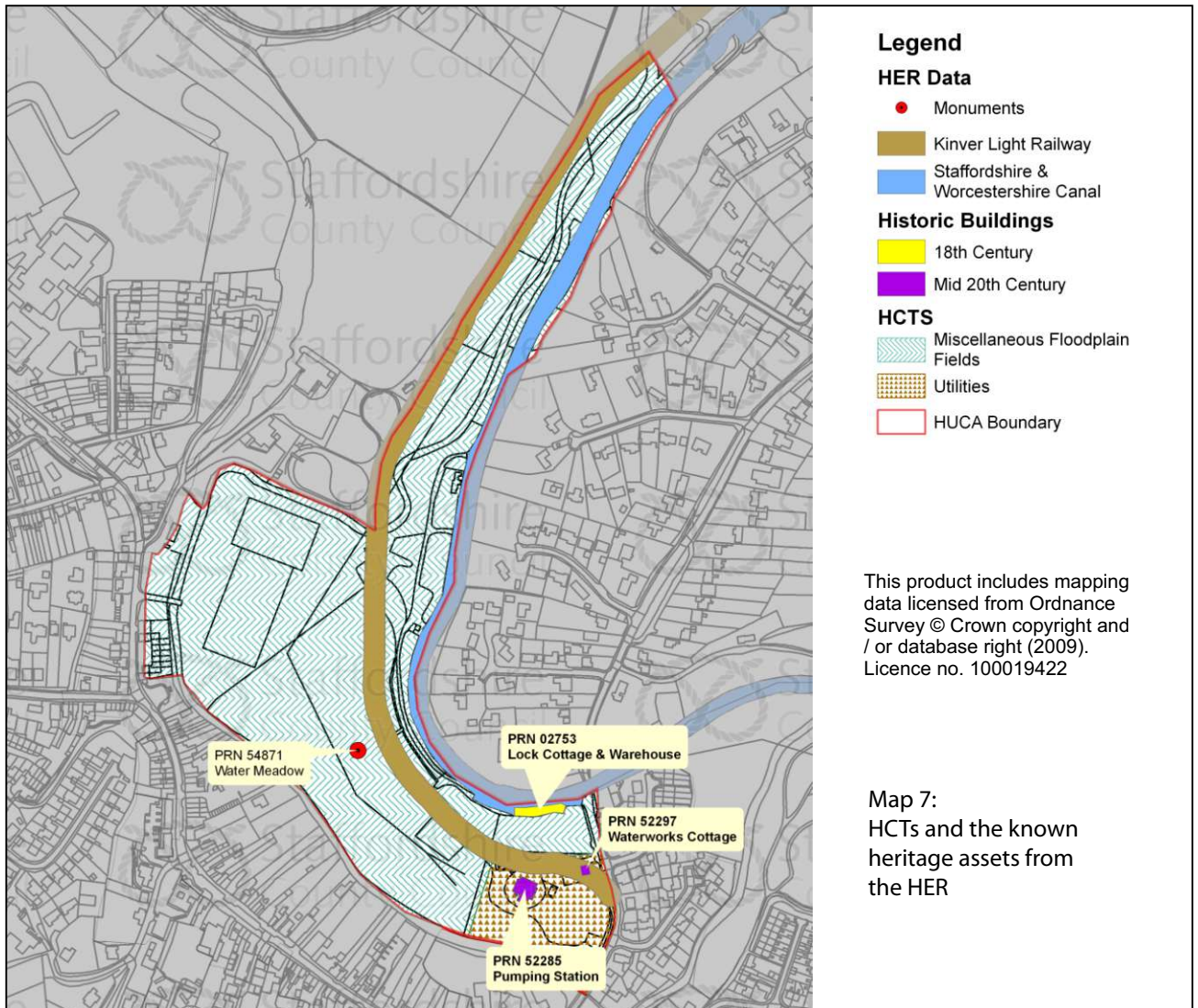
<p>Evidential value: Below ground archaeological deposits relating to the phases of the mill have been impacted to a degree by the development of the sheltered accommodation. However, greater potential exists in the western half of the HUCA where below ground deposits relating to the mill and its leats may survive. There is also the potential for evidence of an earlier bridge to survive.</p>	<p>High</p>
<p>Historical value: There are no surviving legible historic assets lying within the character area, although the route over the bridge towards Dunsley has at least 15th century origins.</p>	<p>Low</p>
<p>Aesthetic value: The HUCA lies within the Kinver Conservation Area, which is concentrated upon HUCAs 1 and 4 to the south and south east (which are both of High Aesthetic value).</p>	<p>Medium</p>
<p>Communal value: From a heritage perspective the communal value of the HUCA is low, although there is the potential for the site of the mill to be promoted for communal understanding of its importance in the history of the town.</p>	<p>Low</p>

4.2.3 Recommendations

The assessment of the heritage values highlights the potential for surviving below ground archaeological deposits and the fact that the HUCA lies within the Kinver Conservation Area.

- ◆ Any change within the HUCA should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. Designated heritage assets and their settings are covered under para. 132 of NPPF¹⁷⁷.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. 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 NPPF¹⁷⁸.

4.3 HUCA 3: River Stour



4.3.1 Statement of heritage significance and built character

The River Stour bisects the HUCA which in turn provides an area of open space between Kinver and the expanded hamlet of Dunsley which stand opposite one another across the river (cf. map 2). The HUCA is incorporated into the Kinver Conservation Area and also lies adjacent to the Staffordshire and Worcestershire Canal, which was constructed by James Brindley in the late 18th century (cf. 2.6.3; map 4). The canal has also been designated as Conservation Area (cf. map 4).

The HUCA has seen little development with the exception of three buildings to the east of the character area, the earliest of which is a late 18th century lock keeper's cottage and warehouse associated with the canal¹⁷⁹. The largest building is the brick and stone pump house constructed in 1936 to replace the one originally built adjacent to the mill in HUCA 2¹⁸⁰. This building has been identified as a 'focal building' within the draft Conservation Area appraisal (cf. 2.7.4). The river side fields, identified on map 7 as HCT 'Miscellaneous Floodplain Fields', were adapted as

water meadow in the post medieval period and were possibly linked to the wool industry active within the parish from at least the 17th century (cf. 2.6.2). Features associated with the water meadows probably survived until at least the 1960s, although aerial photographs taken circa 2000 appear to suggest that they have since been completely destroyed¹⁸¹. However, it is possible that some features may survive, which were not evident on the aerial photography.



The character area also contains the line of the light railway which brought tourists to the town from the Black Country during the early 20th century (map 7). The line was closed in 1930, but a line of trees shown on plate 10 marks its route through the HUCA.

4.3.2 Heritage values

<p>Evidential value: The track bed of the former tramway survives within the character area and there is also the potential for water meadow features to survive. These heritage assets have the potential to contribute to an understanding of the development of the town's economy and its impact upon the surrounding landscape at different periods. There is also the potential for unknown below ground archaeological deposits to survive below the alluvium of the river valley, which could potential reveal activity of Prehistoric origin. The presence of the hillfort over looking this area stresses the potential for prehistoric activity (see 2.1).</p>	<p>High</p>
<p>Historical value: There are several heritage assets which are legible within the landscape and which also make a positive contribution to the historic character of the town as a whole. These include the line of the tramway, whose track bed survives and which is made legible in the wider landscape by the presence of the trees (plate 10). To the north lies the Staffordshire and Worcestershire Canal, which remains testimony to Kinver's industrial past (the former iron mill lies to the south in HUCA 2). The also makes a positive contribution to the historic character and forms a focal point with the Conservation Area.</p>	<p>High</p>
<p>Aesthetic value: The character area lies within the Kinver Conservation Area and as such it has been identified as forming part of the historic townscape. The heritage assets of the character area (map 7) all contribute to the local distinctiveness of the townscape and change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>
<p>Communal value: : The canal forms an important focal point for both the local community and the visiting public and part of the character area forms public open space. Heritage interpretation could improve community engagement with the heritage assets within the character area.</p>	<p>High</p>

¹⁸² Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹⁸³ Ibid.; South Staffordshire Council web http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx

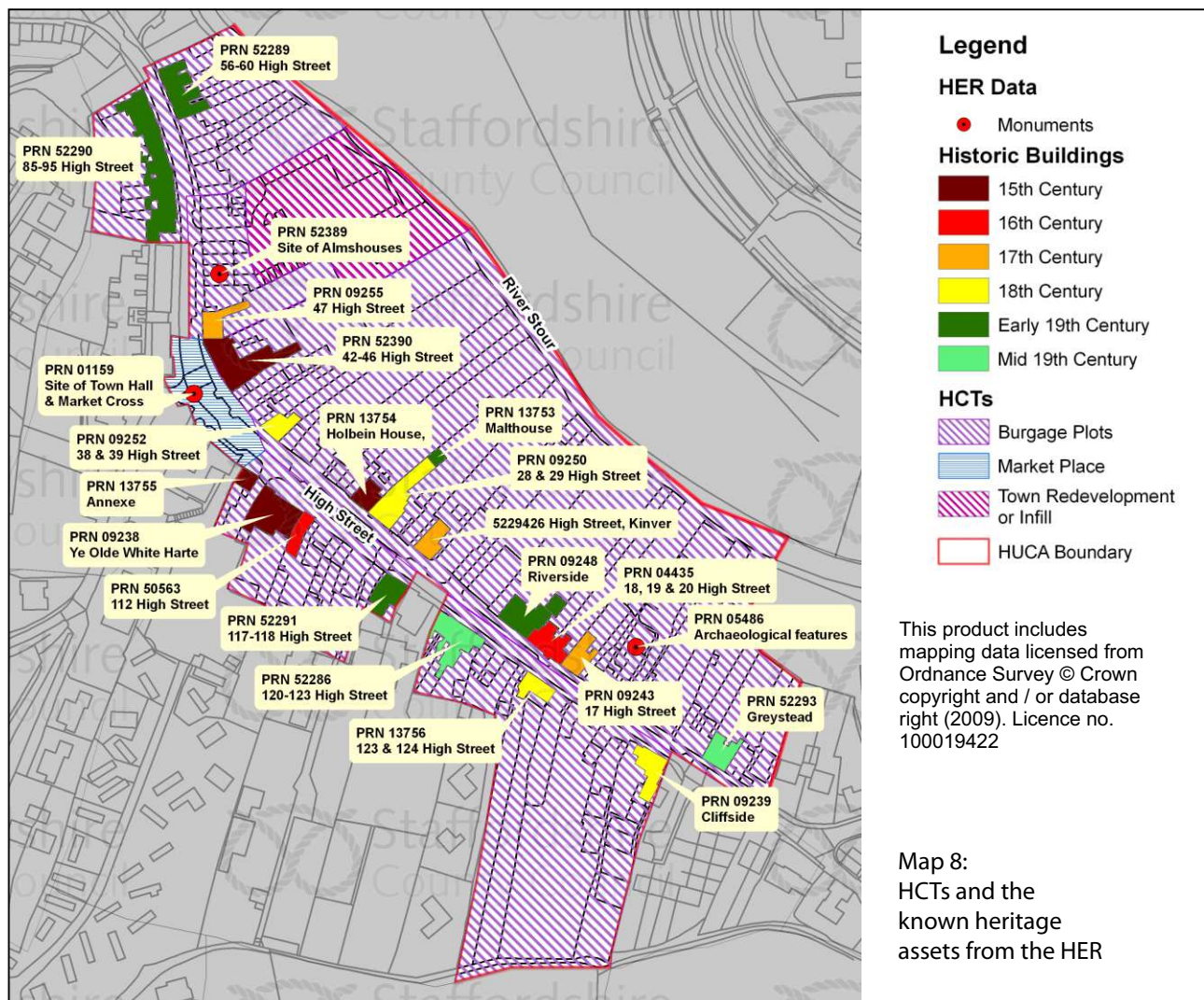
¹⁸⁴ Ibid.

4.3.3 Recommendations

The assessment of the heritage values has identified significant heritage interests within the HUCA; this is reflected in its incorporation into the Kinver Conservation Area.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)¹⁸².
- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. Designated heritage assets and their settings are covered under para. 132 of NPPF¹⁸³.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. 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 NPPF¹⁸⁴.

4.4 HUCA 4: High Street



4.4.1 Statement of heritage significance

The HUCA represents the core of the planned town which was probably developed around the time that the market charter was granted in 1221 (cf. 2.4.4). The majority of the town's Listed buildings lie within the HUCA and as a result it forms the focus of the Kinver Conservation Area (map 4). The earliest of the surviving historic buildings date from at least the 15th century. Map 8 shows the period of origin for the historic buildings within the character area. Some redevelopment of sites has occurred during the late 20th century/early 21st century, most notably around the market place and on the site of the George and Dragon Inn¹⁸⁵. PRNs 52389 and 01159 on map 8 indicate sites of buildings since demolished; the former being the site of almshouses demolished in 1972.

Map 8 identifies the areas of HCT 'Regular burgage plots' which survive well across much of the HUCA, particularly to the north of the High Street where the plots back onto the River Stour. Development in these backplots may have been restricted due to the threat of flooding, but

there is also the potential that the river was utilised to serve industrial activities from the medieval period onwards. To the south of the High Street the back plots have been excluded from this HUCA as the legibility of the former burgage plots have been lost to development (see HUCA 5).

The site of the market place is clearly legible on maps of the town where a widening of the road can be seen at the junction with Vicarage Drive (cf. map 8 and plate 11). However, this is not prominent at street level where the pavement has been widened so that the roadway is the same width along the whole street, although the building lines on both sides of the High Street clearly continue to respect the former market place (plate 2). A town hall or market place, which had possible 17th century origins, stood within the market place until it was moved to another site in the 19th century (cf. 2.4.5 and 2.5.3)¹⁸⁶.

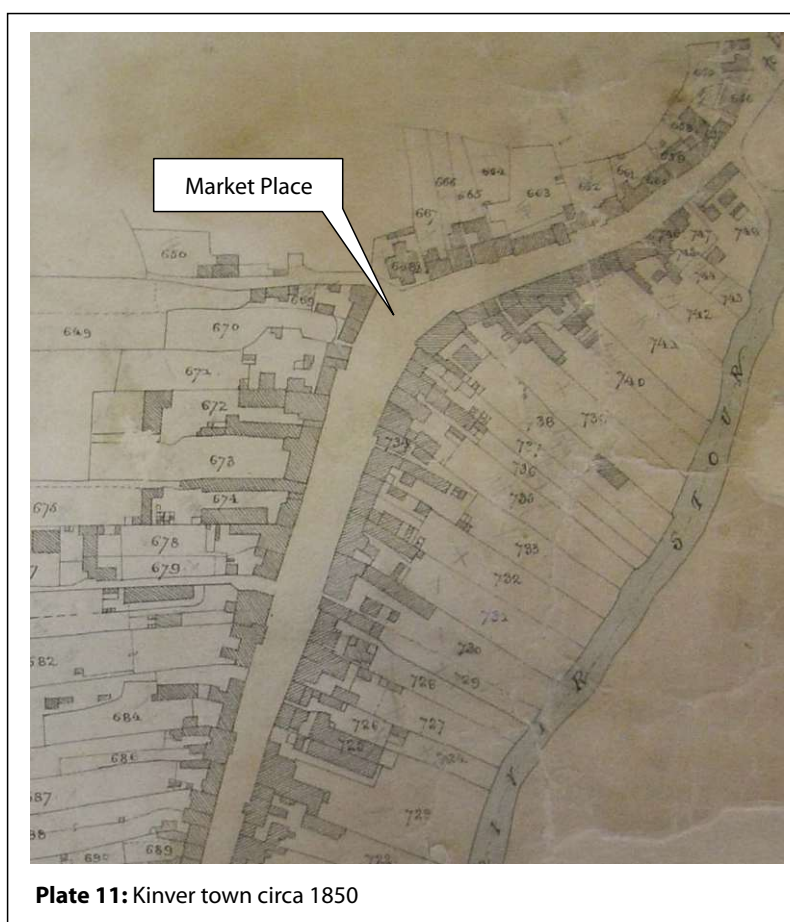


Plate 11: Kinver town circa 1850

4.4.2 Built Character

Of the earliest properties shown on map 8 only three Grade II Listed buildings have visible timber framing with render infill on the street frontage and all of these underwent restoration in the mid to late 20th century (plate 4)¹⁸⁷. Further timber framed properties exist within the HUCA, but evidence for this has generally been hidden from the frontages by later rendering including 'Ye Olde White Hart' and associated buildings (plate 3)¹⁸⁸. No. 47 High Street has late 17th century origins, but was remodelled in the 19th century. It has roughcast to the front façade, however, timber framing is still visible to the rear¹⁸⁹.

The 18th century and later buildings within the HUCA are mostly of red brick including the four Grade II Listed buildings with 18th century origins (plate 7)¹⁹⁰. Nos. 42 to 46 High Street, which have been identified in the draft Conservation Area Appraisal as making a positive contribution to the townscape, are two and three storied red brick properties of probable late 19th century origin¹⁹¹. A drawing dated to 1836 shows this site being occupied by timber framed buildings and it is currently unclear whether any architectural fragments from these earlier properties survive within the extant buildings¹⁹². Other examples of earlier buildings incorporated within later properties have been noted above (cf. 2.5.2).

Red brick two storied terraced houses with slate roofs which date to the early to mid 19th century dominate the northern end of the HUCA, as shown on map 8,. These properties have also been identified as making a positive contribution to the Kinver Conservation Area¹⁹³.

The remaining 19th and 20th century properties are also largely of brick, some with rendering.

4.4.3 Heritage values

<p>Evidential value: There is the potential for below ground archaeological deposits to inform upon the development of the town from the medieval period onwards. An archaeological investigation concluded medieval deposits were likely to survive on the street frontage and pits were located in the back plot area (cf. 2.4.4)¹⁹⁴. There is also the potential for historic buildings to retain information regarding the social and economic history of the town as well as the origins of the individual properties and their role in the heart of this settlement. Buildings also have the potential to retain earlier architectural elements within the fabric which would add new information to the understanding of the development of the town.</p>	<p>High</p>
<p>Historical value: The legible heritage assets dominate the townscape of the HUCA with many surviving Listed and unlisted historic buildings, which have been also been identified in the Conservation Area Appraisal document¹⁹⁵. The medieval plan of the town survives in the market place and the burgage plots to both rear of the High Street, as indicated on map 8.</p>	<p>High</p>
<p>Aesthetic value: The HUCA forms part of the Kinver Conservation Area, which identifies the importance of this historic townscape. The church, above the town on the hill, also forms part of the aesthetic value of the HUCA (plate 2). These aspects and the heritage assets of the HUCA (map 8) all make positive contributions to the local distinctiveness of the townscape. Any proposed change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>

¹⁹⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
¹⁹⁷ Ibid.
¹⁹⁸ English Heritage 2012: <http://www.helm.org.uk/>
¹⁹⁹ Ibid.; South Staffordshire Council http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx
²⁰⁰ Ibid.

Communal value: The HUCA is the commercial heart of the modern town and as such brings the community into contact with the heritage assets which are highly visible within the character area.

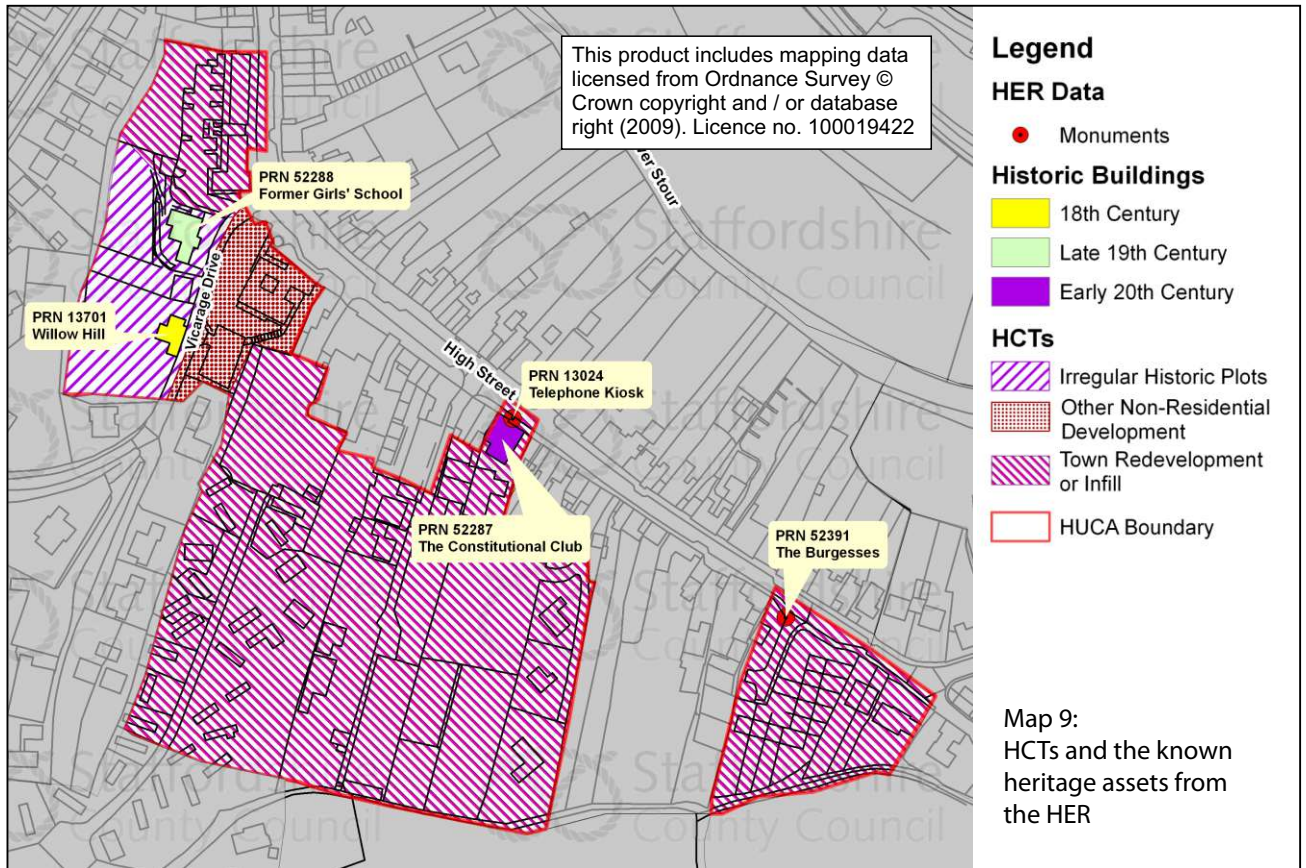
High

4.4.4 Recommendations

The HUCA represents the historic core of the medieval town and consequently the assessment of the heritage values reflects its historic importance.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)¹⁹⁶.
- ◆ The retention of the legibility of the burgage plots within the historic core is desirable. This is reflected in the South Staffordshire Council's 'Village Design Guide' p.87.
- ◆ 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)¹⁹⁷. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)¹⁹⁸.
- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. Designated heritage assets and their settings are covered under para. 132 of NPPF¹⁹⁹.
- ◆ There a high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁰⁰.

4.5 HUCA 5: South of High Street



4.5.1 Statement of heritage significance and built character

The HUCA lies within the Conservation Area (cf. map 4) and contains two Grade II Listed structures; Willow Hill and the telephone kiosk²⁰¹. It represents those backplot areas to the south of the High Street where the burgage plots have not survived to the same degree as those to the north (see HUCA 4). Higher levels of development have occurred within these back areas during the 20th century, probably because there is less risk from flooding than there is upon the backplots to the north of the High Street.

Despite this development the character of the burgage plots survive as development has been constrained in part by property ownership. The two areas which have seen the greatest loss in character are the land to the rear of Clifton House, currently used as a car park, and the 20th century bungalows at The Burgesses towards the south eastern end of the High Street. The latter were partially built upon the site of a large 16th century brick property with three gables and mullioned windows of the same name (plate 12). The Constitutional Club on the High Street was constructed in 1905 and, although mostly of red brick, includes timber framing to its upper storey²⁰².

The building plots to the north of the market place and at the junction with Vicarage Drive are comparatively short in length compared to those along the remainder of the High Street, which

may suggest that they were laid out at a later date or they may have been constrained by the rise in the landform from c.54m to 59m AOD.

The archaeological potential for backplot activity dating from the medieval period onwards is high in those areas that have not currently been developed.

The HCT 'Irregular historic plots' has been identified along Vicarage Drive itself (map 9). The earliest surviving property is the two storied Willow Hill, which was built of red brick in the early 18th century²⁰³. In the early 18th century the road was known as Swan Lane²⁰⁴. Its origins are currently obscure, but it may have originated as access into the open fields to the north-west and west of the town (cf. map 22 in Appendix 1). A school was constructed in Vicarage Drive in 1873 and was converted to a library in 1967²⁰⁵.



Plate 12: The Burgesses, High Street, Kinver (Staffordshire Record Office: ref. C/P/65/5/1/25/32/1 (43/11421))

4.5.2 Heritage values

<p>Evidential value: There is a high potential for below ground archaeology to survive in the back plots off the High Street particularly in areas which are currently car parking or are still gardens. Archaeological investigations may provide new information concerning the development of the town from the medieval period onwards.</p>	<p>High</p>
<p>Historical value: The HUCA forms part of the historic town and there is still some legibility of the medieval burgage plots as property boundaries. Several historic buildings and structures, including two which are Grade II Listed, also survive which contribute to an understanding of the development of the town.</p>	<p>Medium</p>
<p>Aesthetic value: The HUCA forms part of the Kinver Conservation Area, which identifies the importance of this historic townscape. The heritage assets of the HUCA (map 9) all make positive contributions to the local distinctiveness of the townscape. Any proposed change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>

Communal value: Communal value: The library is a public building, but otherwise the heritage assets can only be appreciated from street level. Medium

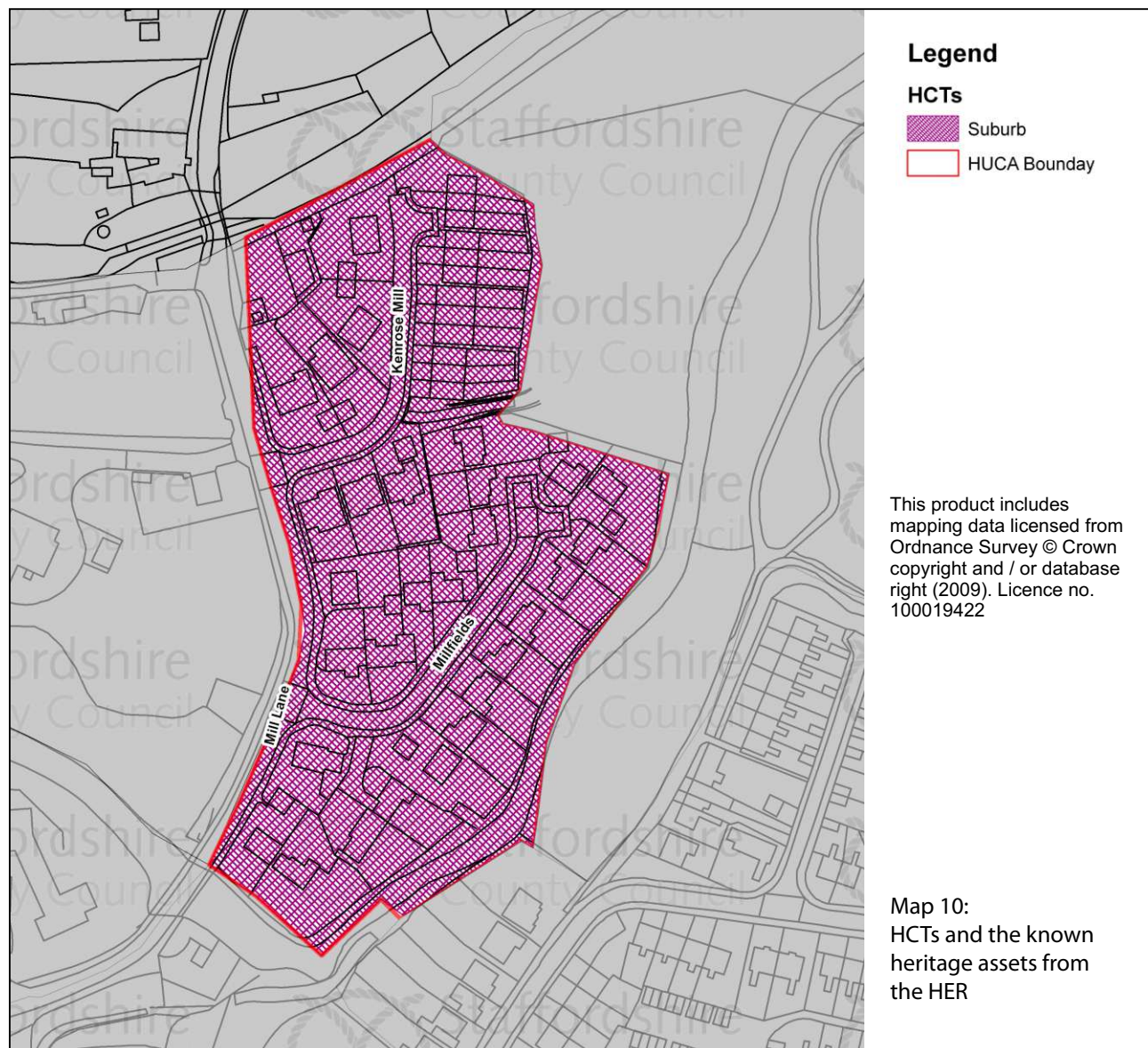
Medium

4.5.3 Recommendations

The assessment of the heritage values has identified heritage interests within the HUCA, which include two Grade II Listed buildings and structures as well as other undesignated historic buildings. This is reflected in its incorporation into the Kinver Conservation Area.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁰⁶.
- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. Designated heritage assets and their settings are covered under para. 132 of NPPF²⁰⁷.
- ◆ 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)²⁰⁸. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²⁰⁹.
- ◆ 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 (PPS 5 policy HE 3.1)²¹⁰.
- ◆ There is a moderate to high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Consequently archaeological evaluation and/or mitigation may be required to fulfil PPS 5 policies HE 6 and HE 12.

4.6 HUCA 6 – Millfields



4.6.1 Statement of heritage significance and built character

This HUCA falls within the Conservation Area. The dominant historic character is one of late 20th/early 21st century housing which had been built on the former valley floor fields. This area may have formed part of the open field known as Dekkon Field in 1456. This landscape was probably divided up and enclosed by smaller fields by the early post medieval period.

The modern development lies along the eastern side of Mill Lane, which is potentially an early route over the River Stour. A Roman coin was found in the area in the 1960s.

4.6.2 Heritage values

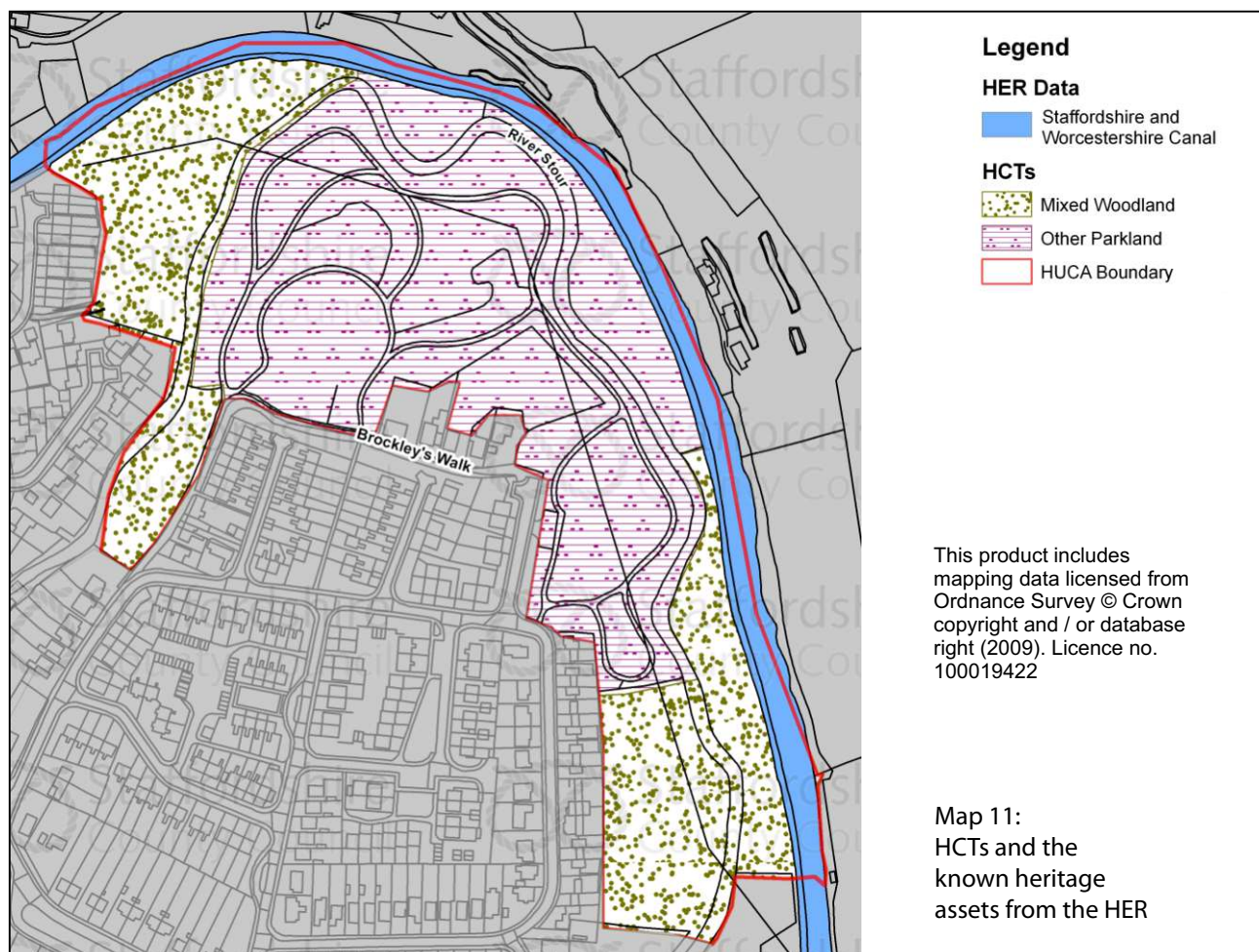
Evidential value: Within the river valley there is an overall potential for archaeological remains to survive below the alluvium. However, this survival and the opportunities for investigating it have been impacted by the intensive development of this HUCA within the late 20th/early 21st century.	Low
Historical value: There are no known legible heritage assets within the HUCA.	Low
Aesthetic value: The HUCA is incorporated into the Kinver Conservation Area and consequently any proposed change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.	High
Communal value: : The HUCA comprises private dwellings and in terms of the heritage the communal value is low.	Low

4.6.3 Recommendations

The assessment of the heritage values has identified that there is a generally low historic interest within the HUCA. However, it lies within the Kinver Conservation Area and adjacent to the Staffordshire & Worcestershire canal.

- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. The designated heritage assets and their settings are covered under para. 132 of NPPF²¹¹.

4.7 HUCA 7 – River Stour: north of Brockley's Walk



4.7.1 Statement of heritage significance and built character

A degree of prehistoric activity is known in the wider area and the presence of at least three, and possibly four, Iron Age hillforts may suggest that activity in the area was quite intensive, with people being attracted by the opportunities for exploitation provided by the valley. Consequently there is the potential for archaeological deposits to survive within the HUCA.

The HUCA is bounded to the north by the Staffordshire & Worcestershire Canal which was constructed by James Brindley and opened in 1772 to connect River Severn, at Stourport in Worcestershire to the Trent & Mersey Canal at Great Haywood near Stafford (cf. 2.6.3)²¹².

This HUCA is an area of public open space, part of which falls within the Kinver Conservation Area. It comprises open areas with footpaths cutting through it along with areas of plantation woodland (map 11). The landscape of the HUCA was created during the late 20th century and had previously formed part of a field system which is likely to have been enclosed piecemeal during the early post medieval period (cf. 2.5.3). Prior to this period it had probably formed part of one of Kinver's open fields known as Dekkon Field which was first mentioned in documentary records in 1456 (cf. 2.4.5).

4.7.2 Heritage values

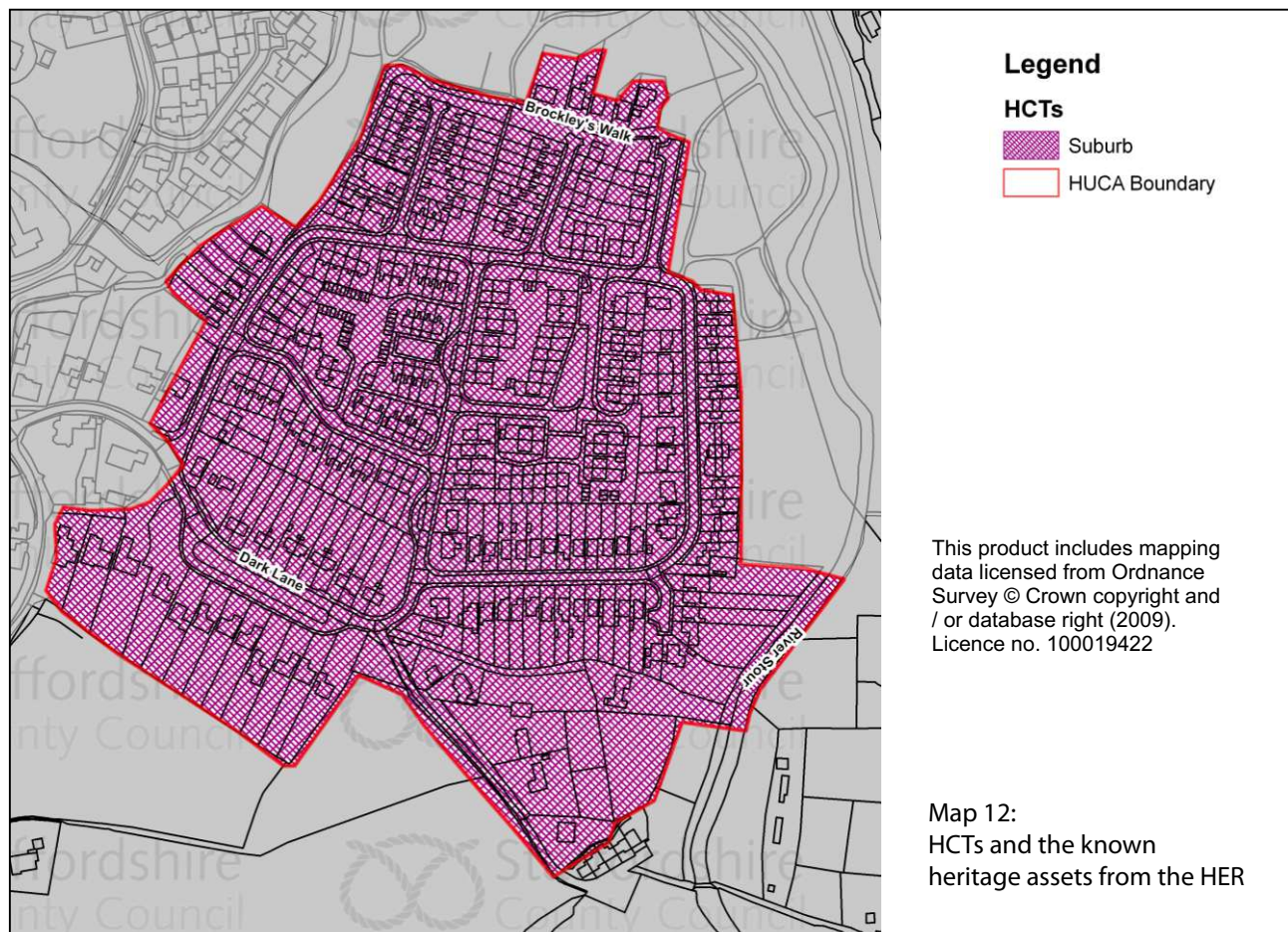
Evidential value: : Within the river valley there is an overall potential for archaeological remains to survive below the alluvium, particularly associated with the prehistoric period. This HUCA has seen little development and consequently there is the potential for above and below ground archaeology to survive.	Medium
Historical value: There are no known legible heritage assets within the HUCA.	Low
Aesthetic value: Parts of the HUCA are incorporated into two Conservation Areas; Kinver (012) and the Staffordshire & Worcestershire Canal (073) (see map 4). Consequently any proposed change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.	High
Aesthetic value: The HUCA has been set aside for the community as an area of public open space and the canal also provides an important amenity.	Medium

4.7.3 Recommendations

Generally the HUCA is of moderate historic interest largely relating to the below ground archaeological potential and its contribution to the Kinver Conservation Area.

- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. The designated heritage assets and their settings are covered under para. 132 of NPPF²¹³.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²¹⁴.

4.8 HUCA 8 – Dark Lane



4.8.1 Statement of heritage significance and built character

The HUCA lies adjacent to the Conservation Area, although a number of properties to the west lie within it (see map 4). The character area mostly comprises late 20th century housing, although a row of four houses on Brockley's Walk probably dating to the mid 19th century survive.

The houses were built upon a field system which is likely to have originally been enclosed in the early post medieval period. It had probably formed part of an open field, where arable agriculture occurred, known as Dekkon Field first mentioned in documentary records in 1456.

Dark Lane, to the south of the HUCA, probably linked the adjacent settlement of Whittington to the town and parish church from the medieval period (cf. 2.4.6 and map 2).

4.8.2 Heritage Values

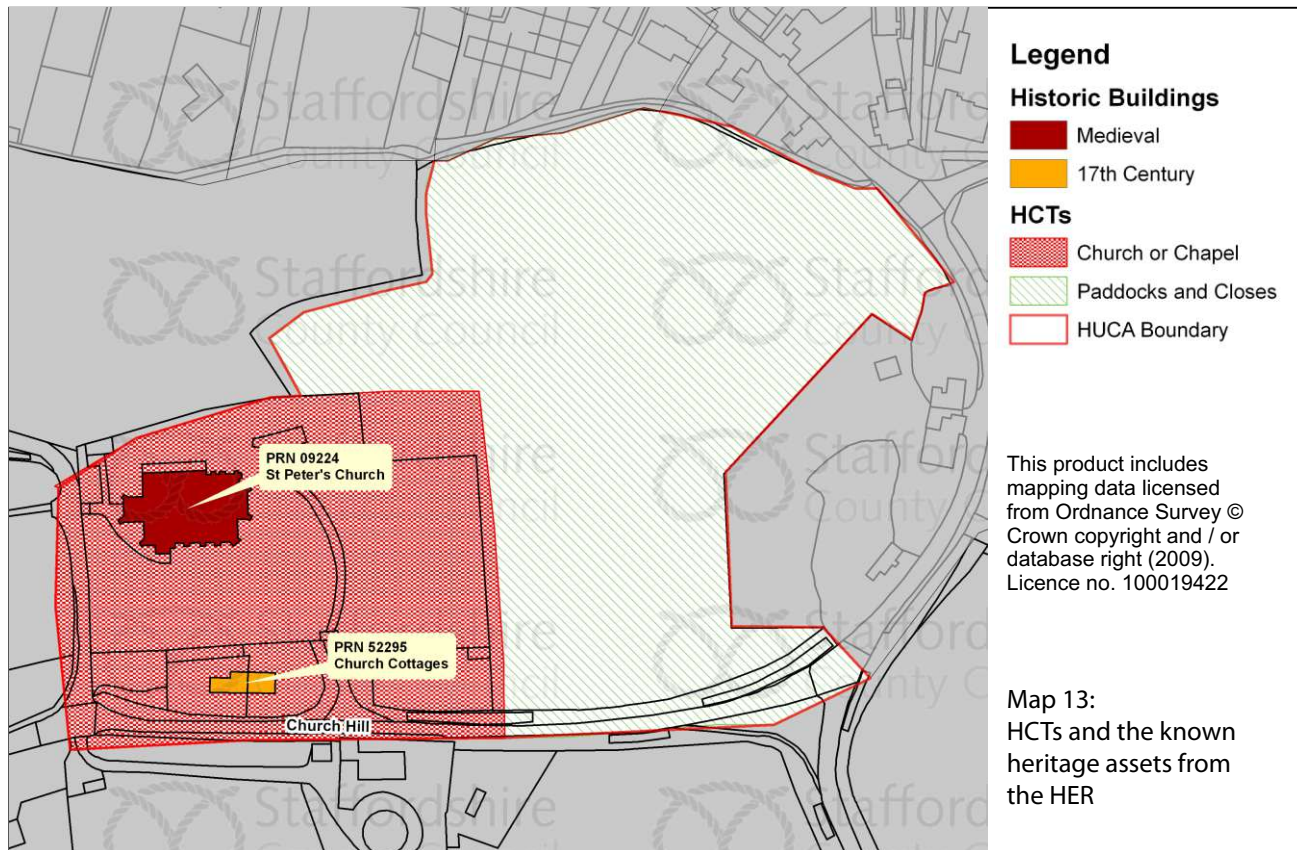
Evidential value: Prior to the housing development this area had comprised a field system. Given its origins and the later intensive development the overall potential for archaeological deposits to survive is likely to be low.	Low
Historical value: There are no known legible heritage assets within the HUCA.	Low
Aesthetic value: The HUCA mostly lies adjacent to the Kinver Conservation Area, although it forms part of the setting to it and consequently any large-scale change should take local character into account.	Medium
Aesthetic value: The HUCA comprises private dwellings and in terms of the heritage the communal value is low.	Low

4.8.3 Recommendations

The assessment of the heritage assets has identified that the historic interests are generally low within the HUCA. However, it does form part of the setting to the Kinver Conservation Area.

- ◆ Any development proposals or significant change within or adjacent to the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. The designated heritage assets and their settings are covered under para. 132 of NPPF²¹⁵.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²¹⁶.

4.9 HUCA 9 – St Peter's Church & Church Hill



4.9.1 Statement of heritage significance and built character

The HUCA falls within the Kinver Conservation Area and the church, a Grade I Listed Building forms the focus (maps 4 and 13). The church has its origins in the medieval period (cf. 2.4.3). The draft Conservation Area Appraisal identified Church Cottages fronting onto Church Hill as buildings making a positive contribution to the Conservation Area²¹⁷. To the east of the church lies a field system, part of which forms the steep slope of the escarpment of Church Hill.

It is possible that unrecorded early settlement exists on the level areas lying either side of the church, to the west and east (cf.2.3.2). There is also the possibility that a manorial complex existed near the church, a common association in the early medieval and medieval periods. However, there is currently no documentary or physical evidence to support such a supposition.

The steeply sloping field to the east of the church, HCT 'Paddocks & closes' on map 13, is known as 'Tenter Leasow' suggesting this area had been used to peg out newly dyed cloth to dry during the medieval period²¹⁸. The cloth industry formed an important part of the economy of the town during the medieval and post medieval periods.

4.9.2 Heritage values

<p>Evidential value: There is the potential for surviving below ground archaeological deposits to survive which could illuminate the earliest history of the town in terms of the location of the Early Medieval settlement and the origins of the church itself. A study of both the church and Church Cottages could also illuminate aspects of Kinver's social and economic history.</p>	<p>High</p>
<p>Historical value: Although the HUCA lies away from the main area of settlement (centred on HUCAs 4 and 5) the church is arguably the most important historic building within the EUS project area and this is reflected in its designation as a Grade I Listed building. Other legible heritage assets within the HUCA include Church Cottages and the line of Church Hill, which is likely to have at least medieval origins.</p>	<p>High</p>
<p>Aesthetic value: The HUCA forms part of the Kinver Conservation Area, which identifies the importance of this historic townscape. The heritage assets of the HUCA (map 13) all make positive contributions to the local distinctiveness of the wider townscape; the church in particular is visible for miles around (cf. 2.3.3). Any proposed change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>
<p>Communal value: : The Church is a focal point within the townscape as well as a place which brings people together for spiritual worship.</p>	<p>High</p>

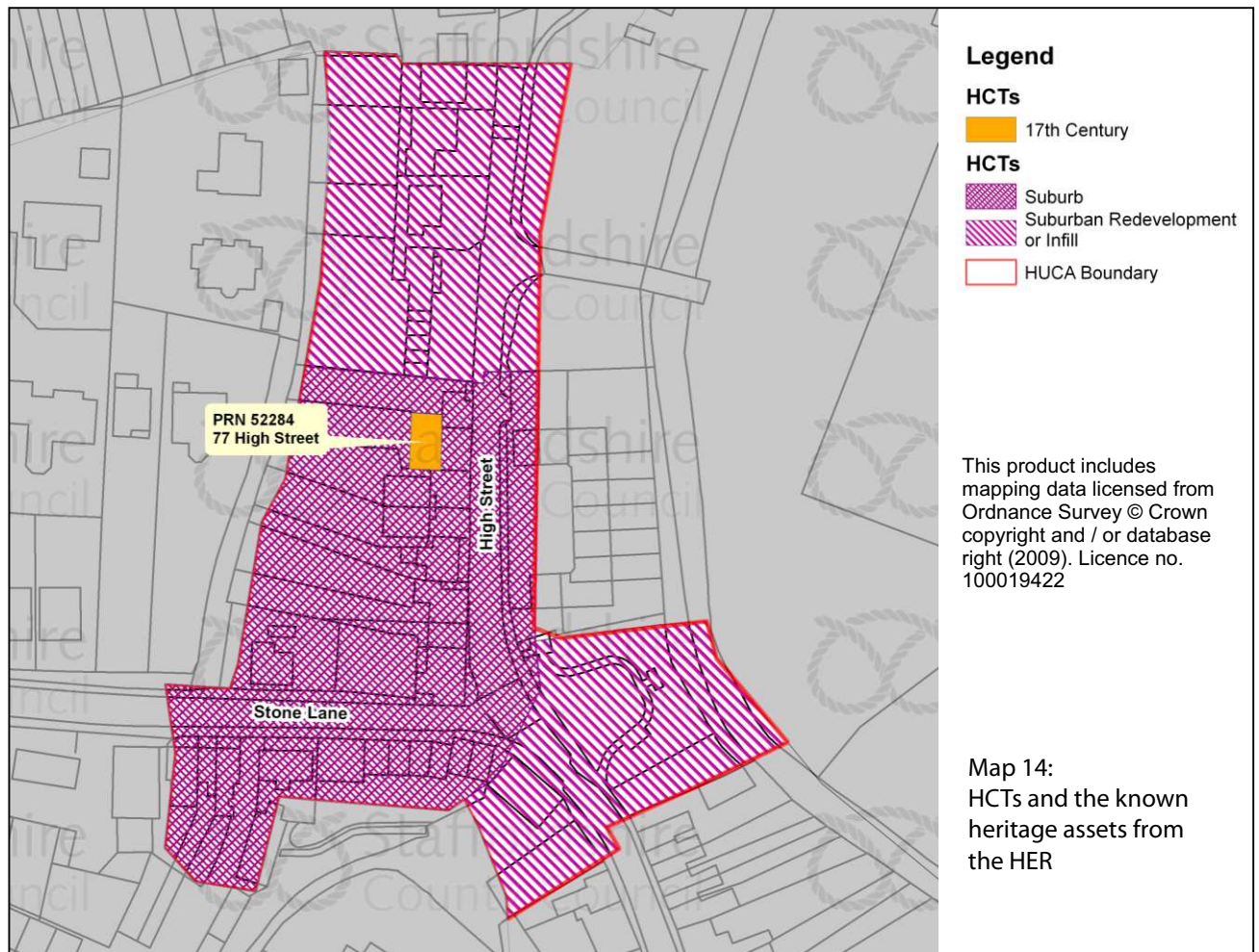
4.9.3 Recommendations

The assessment of the heritage values has identified that there are significant historic interest within the HUCA relating to the Grade I Listed church as well as the below ground archaeological potential. The location of the church is of particular significance because of its visibility and it forms a focal point for a large area around the town.

- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²¹⁹.
- ◆ The views of the church from the wider landscape should be considered of particular historic interest – it was obviously meant to be seen by the local parishioners to remind them of their spiritual duties – and consequently should be preserved from obstruction (cf. plate 2 for example).

- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²²⁰.

4.10 HUCA 10 – Town End



4.10.1 Statement of heritage significance and built character

The HUCA comprises the suburb known as Town End in the post medieval period and forms part of the Conservation Area (cf. 2.5.2 and map 4). There are no listed buildings, but the character area is dominated by historic buildings identified by the Conservation Area Appraisal as positively contributing to the character of Kinver. This includes 77 High Street, which may have 17th century origins (map 14). There are also around eight properties which date to the second half of the 20th century which mostly represent infilling within the townscape.

The area represents an early suburb of Kinver and there is the potential for archaeological deposits to survive to the rear of the historic properties. The buildings themselves may also have earlier origins hidden behind later facades.

The street pattern forms the continuation of the High Street and probably formed part of the Chester Way known from at least c.1300. Stone Lane's origins may be later as it is first recorded in the 17th century.

²²¹ South Staffordshire Council web http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx; Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²²² Ibid.

²²³ English Heritage 2012: <http://www.helm.org.uk/>

4.10.2 Heritage values

<p>Evidential value: There is the potential for surviving below ground archaeological deposits associated with the development of this area as an early suburb. There is also the potential for the surviving historic buildings to reveal information regarding the town's social and economic development.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by its historic buildings and the street pattern is also likely to have medieval and post medieval origins. The historic buildings in particular make a positive contribution to a visual understanding of the development of the town.</p>	<p>High</p>
<p>Aesthetic value: The HUCA forms part of the Kinver Conservation Area, which identifies the importance of this historic townscape. The heritage assets of the HUCA (map 13) all make positive contributions to the local distinctiveness of the wider townscape. Any proposed change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>
<p>Communal value: The heritage assets can only be appreciated from street level.</p>	<p>Medium</p>

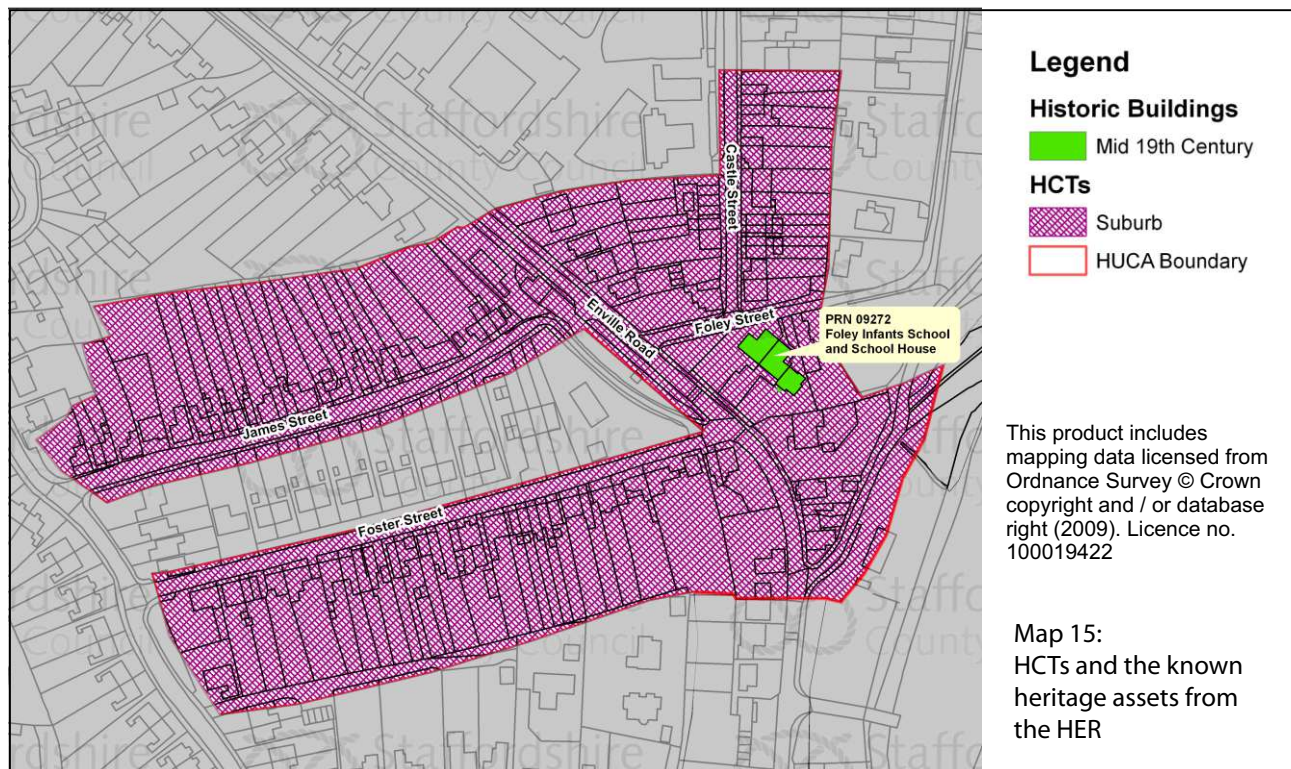
4.10.3 Recommendations

The assessment of the heritage values has identified significant historic interests within the HUCA relating both to the extant historic buildings, which contribute significantly to the sense of place, and to the below ground archaeological potential.

- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. The designated heritage assets and their settings are covered under para. 132 of NPPF²²¹.
- ◆ 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)²²². The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²²³.
- ◆ There the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and

function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²²⁴.

4.11 HUCA 11 – James Street & Foster Street



4.11.1 Statement of heritage significance and built character

Housing in this HUCA primarily dates to the mid 19th century with Foster Street having been laid out by 1851 and James Street by 1856. The streets were named in memory of the local ironmaster James Foster (1786-1853), late of Stourton Castle, by his nephew and heir William Orme Foster²²⁵. The properties were principally lower status in nature and probably related to the success of the iron industry in the area. These streets follow the alignments of the earlier field system upon which they were laid out (see plate 13). This previous field system had probably been enclosed piecemeal before 1739. The area had formed part of an open field known as Stone Field, which was first mentioned in documentary records in 1431 (cf. 2.4.3).

Part of the Kinver Conservation Area lies within this HUCA to the south east and a Grade II former school²²⁶ is also included (see map 4). The former infants' school dates to 1850 and is probably closely associated with the population expansion of the town which prompted the development of the adjacent housing.



Plate 13: First edition 25" OS map (1882)

4.11.2 Heritage values

<p>Evidential value: Prior to the housing development this area had comprised a field system. Given its origins and the later intensive development the overall potential for archaeological deposits to survive is likely to be low. However, there is the potential for the historic buildings to contribute to an understanding of the social and economic history of the town during the 19th century and their likely association with the local iron industry.</p>	Medium
<p>Historical value: The 19th century houses and the associated street pattern form the basis of the character area. Their form also retains the legibility of the earlier field pattern upon which they were constructed.</p>	High
<p>Aesthetic value: The HUCA forms part of the setting to the Kinver Conservation Area and is clearly an area of planned development. The sympathetic restoration and enhancement of the heritage assets would contribute to the local distinctiveness of the wider townscape and reference should be made to South Staffordshire Council's 'Village Design Guide'.</p>	High
<p>Communal value: The heritage assets can only be appreciated from street level.</p>	Medium

²²⁷ South Staffordshire Council web
http://www.sstaffs.gov.uk/your_services/development_management/conservation/conservation_area_appraisals.aspx; Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²²⁸ Ibid.

²²⁹ English Heritage 2012: <http://www.helm.org.uk/>

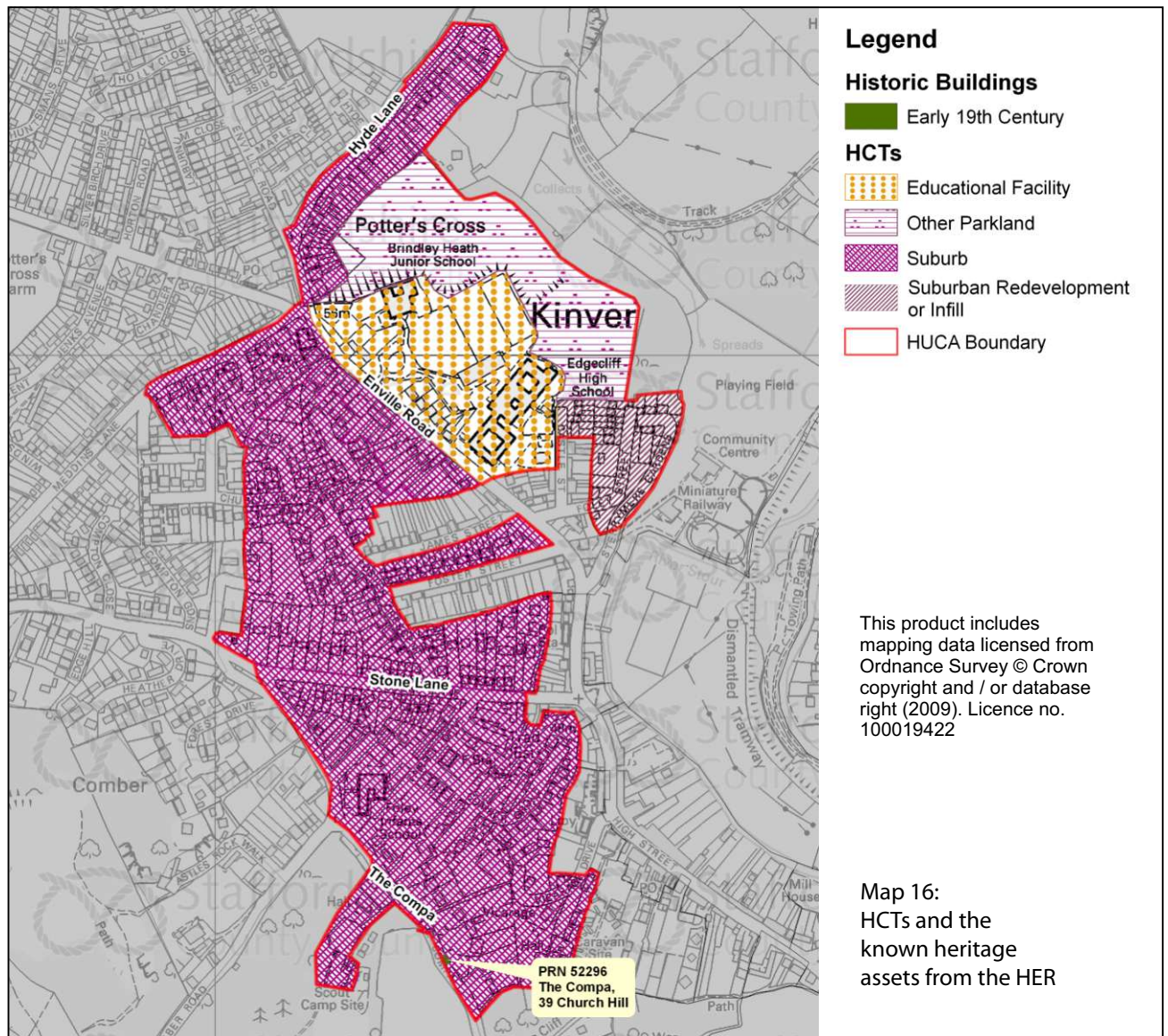
²³⁰ Department for Communities and Local Government 2012

4.11.3 Recommendations

There is considerable historic interest within the HUCA relating to the built fabric and the fossilised field boundaries. Part of the HUCA lies within the Kinver Conservation Area.

- ◆ Any development proposals or significant change within the Conservation Area should refer to the Kinver Conservation Area Appraisal and South Staffordshire Council's 'Village Design Guide'. South Staffordshire Council's Conservation Officers should also be consulted for their views. The designated heritage assets and their settings are covered under para. 132 of NPPF²²⁷.
- ◆ 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)²²⁸. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²²⁹.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²³⁰.

4.12 HUCA 12 – Inner suburban expansion north of Kinver



4.12.1 Statement of heritage significance and built character

The area mostly comprises large-scale suburban growth dating from the mid to late 20th century and includes two schools and their playing fields (map 16). The property known as 'The Compa' to the south of the character area has its origins in mid 19th century²³¹.

The houses were built upon field systems which had probably been enclosed by the early 18th century. These fields had been created through the piecemeal enclosure of two of the open fields, both first recorded in 1431, which the inhabitants of Kinver had farmed in rotation between crops and fallow from the medieval period onwards. The field to the north of Stone Lane was known as Stone Field and was enclosed before 1739. The field to the south of Stone Lane and which lay to the west of the town was known as Burgage Field. This open field had been at least partially enclosed by 1601. The enclosure would have been agreed between the

individual farmers and hence an irregular pattern of fields was created with some of the boundaries respecting the line the oxen took when ploughing the field (known as a 'reverse S' boundaries).

Some of the property boundaries and modern roads appear to follow the lines of the former field systems although there is no close relationship.

The route of Enville Road probably follows the line of the Chester Way known to have been a major route between the south west and Chester from at least the early 14th century. Stone Lane is recorded in the 17th century but may have had earlier origins and perhaps originated as access to the open field system which was being farmed in this area by at least the early 15th century.

4.12.2 Heritage values:

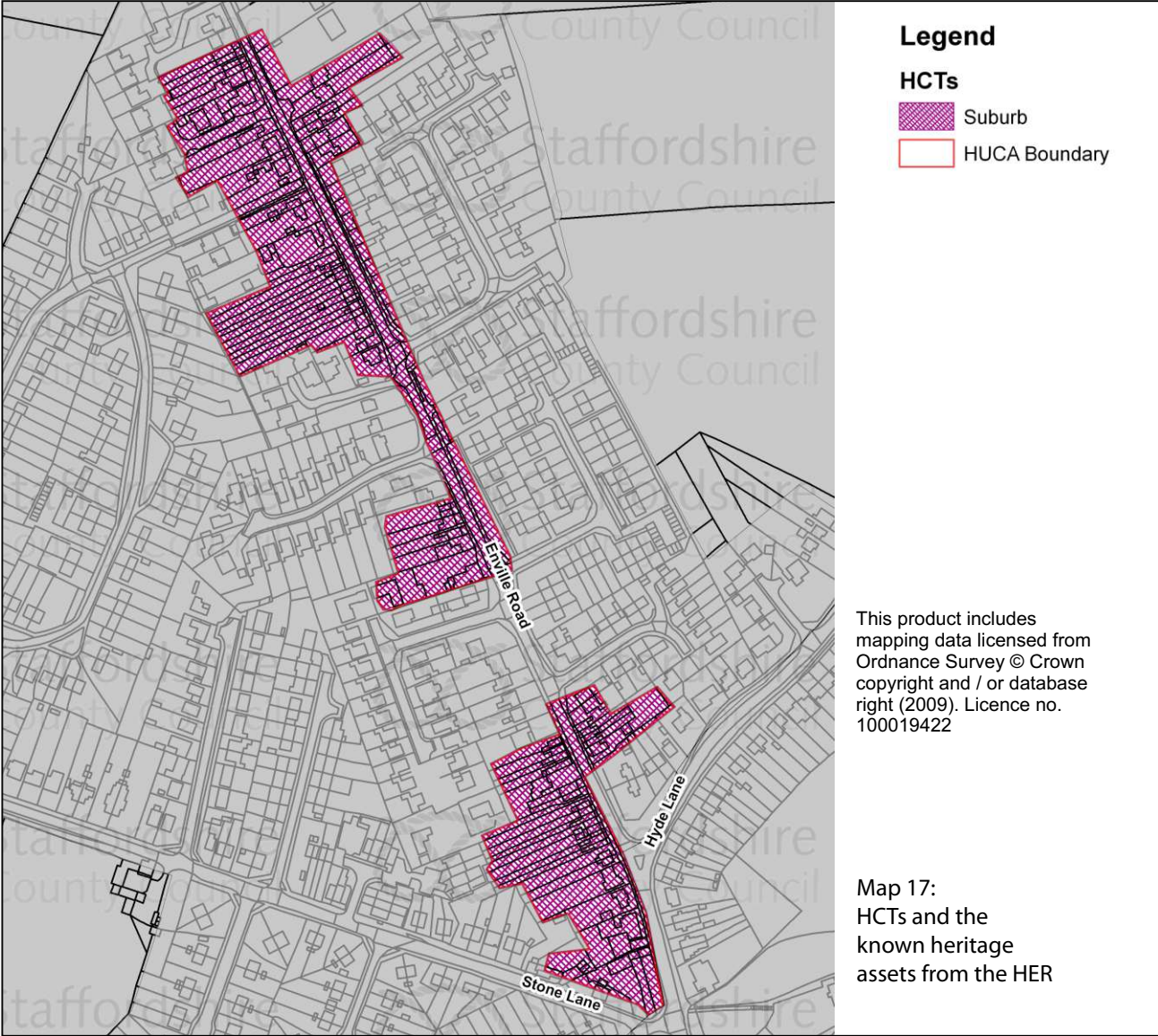
<p>Evidential value: Prior to the housing development this area had comprised a field system. Given its origins and the later intensive development the overall potential for archaeological deposits to survive is likely to be low.</p>	<p>Low</p>
<p>Historical value: There is at least one historic building surviving within the HUCA and certain roads have medieval or post medieval origins; although these heritage assets are not predominant they may contribute to an understanding of the development of the character area prior to the 20th century.</p>	<p>Medium</p>
<p>Aesthetic value: Although at least one historic building survives overall, from a heritage perspective, the aesthetic values of the HUCA are low.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises private dwellings and in terms of the heritage the communal value is low.</p>	<p>Low</p>

4.12.3 Recommendations

There are generally low historic interests within the character area with the exception of the road pattern, which is of at least early post medieval date or earlier, and the surviving mid 19th century house.

- ◆ The retention of the historic road pattern is desirable.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²³².

4.13 HUCA 13 – Gallowstree Elm & Potter's Cross (Enville Road)



4.13.1 Statement of heritage significance and built character

The character area represents mid 19th century expansion along the Enville Road in two phases. Potter's Cross was developed around the junction of Enville Road, Hyde Lane and Stone Lane from 1841. However, a cottage was first recorded in the area in the 1620s, which may represent evidence that squatting was occurring on the common land by this period (see maps 22 and 24 for extent of heath land in this area in the medieval and post medieval periods). Gallowstree Elm, strung out along Enville Road, further to the north, developed slightly later from about 1851. The 1774 enclosure map appears to show building plots marked out at Potter's Cross and there is the possibility that development had been planned for the area nearly a century before it was finally built.

The area had formed part of the unenclosed common land belonging to Kinver and Compton until an Act of Parliament was passed in 1774 to enclose the land into neatly parcelled fields. The fields were laid out by surveyors in an ordered fashion. It is likely that the Enville Road was also straightened during this period.

4.13.2 Heritage values:

<p>Evidential value: Prior to the housing development this area had comprised a field system. Given its origins and the later intensive development the overall potential for archaeological deposits to survive is likely to be low. However, there is the potential for the historic buildings to contribute to an understanding of the social and economic history of the town during the 19th century and their likely association with the local iron industry.</p>	<p>High</p>
<p>Historical value: The mid 19th century houses form the basis of the character area. Their form also retains the legibility of the earlier field pattern upon which they were constructed.</p>	<p>High</p>
<p>Aesthetic value: It is likely that Enville Road was re-planned in the late 18th century although the development of the houses during the mid 19th century may have been largely piecemeal as is generally typical of house building at this period. The historic buildings are important, not only to the character of the HUCA, but also to the local distinctiveness of the wider townscape. Consequently sympathetic restoration and enhancement of these assets is to be welcomed and in that regard reference should be made to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>
<p>Communal value: The heritage assets can only be appreciated from street level.</p>	<p>Medium</p>

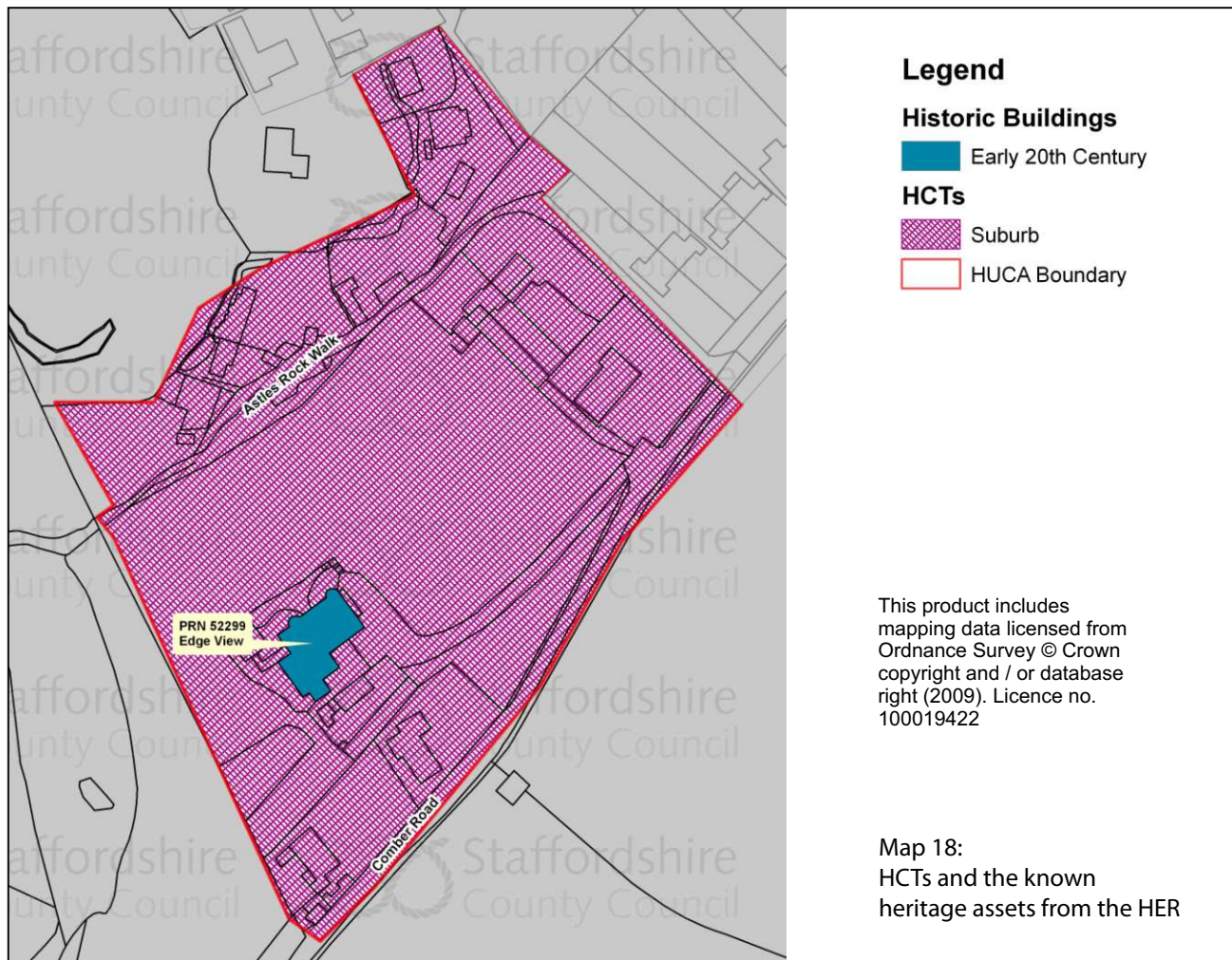
4.13.3 Recommendations

The assessment of the heritage values has identified significant historic interest within the HUCA, which relates to the surviving historic buildings, which contribute to the sense of place.

- ◆ 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)²³³. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²³⁴.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where

development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²³⁵.

4.14 HUCA 14 – Astles Rock Walk



4.14.1 Statement of heritage significance and built character

The earliest buildings in the HUCA lie along Astles Rock Walk and date to at least the mid 19th century, being shown on the 1856 map, and possibly originated as squatter settlement. Development continued in the later 19th century with two or three more houses being built. The area has not intensively developed and the houses continue to sit within sizeable gardens. Rock houses are mentioned in this area by the VCH and one was apparently used as museum in the earlier 20th century²³⁶. There is, therefore, the potential for this area having been occupied at a date earlier than the 19th century, as many other rock cut dwellings in the area were occupied by at least the 17th century. The largest building within the character area is Edge View which was originally built as a Temperance hotel²³⁹ which was open by c.1900, but had closed by c.1904²³⁸. The building was being used as a hospital by the 1920s²³⁸. All of the historic buildings have been identified in the draft Conservation Area Appraisal as positively contributing to the overall character of the town.

The area had probably formed part of the common land until an Act of Parliament to enclose was passed in 1774 (cf. maps 24 and 26 in Appendix 1). The resulting land division was carried out by

surveyors in an ordered fashion using straight boundaries.

Comber Road which borders this HECA to the south east was recorded as 'Old Bewdley Road' on the 1774 enclosure map, suggesting this may have been an early route between the two towns.

4.14.2 Heritage values:

<p>Evidential value: There is the potential for archaeological deposits to survive relating to earlier settlement and within any surviving rock-cut dwellings. The site also lies 300m from the hillfort. The historic buildings may also contribute to an understanding of the social and economic development of the area, particularly if some of them prove to pre-date the Enclosure Act (1774).</p>	<p>High</p>
<p>Historical value: The legible heritage assets (the historic buildings, their plots and the historic route ways) form the basis of the character area.</p>	<p>High</p>
<p>Aesthetic value: : The character area retains aspects of its piecemeal development in the surviving historic buildings and their plots. The historic buildings are important, not only to the character of the HUCA, but also to the local distinctiveness of the wider townscape. Consequently sympathetic restoration and enhancement of these assets is to be welcomed and in that regard reference should be made to South Staffordshire Council's 'Village Design Guide'.</p>	<p>High</p>
<p>Communal value: The heritage assets can only be appreciated from street level.</p>	<p>Medium</p>

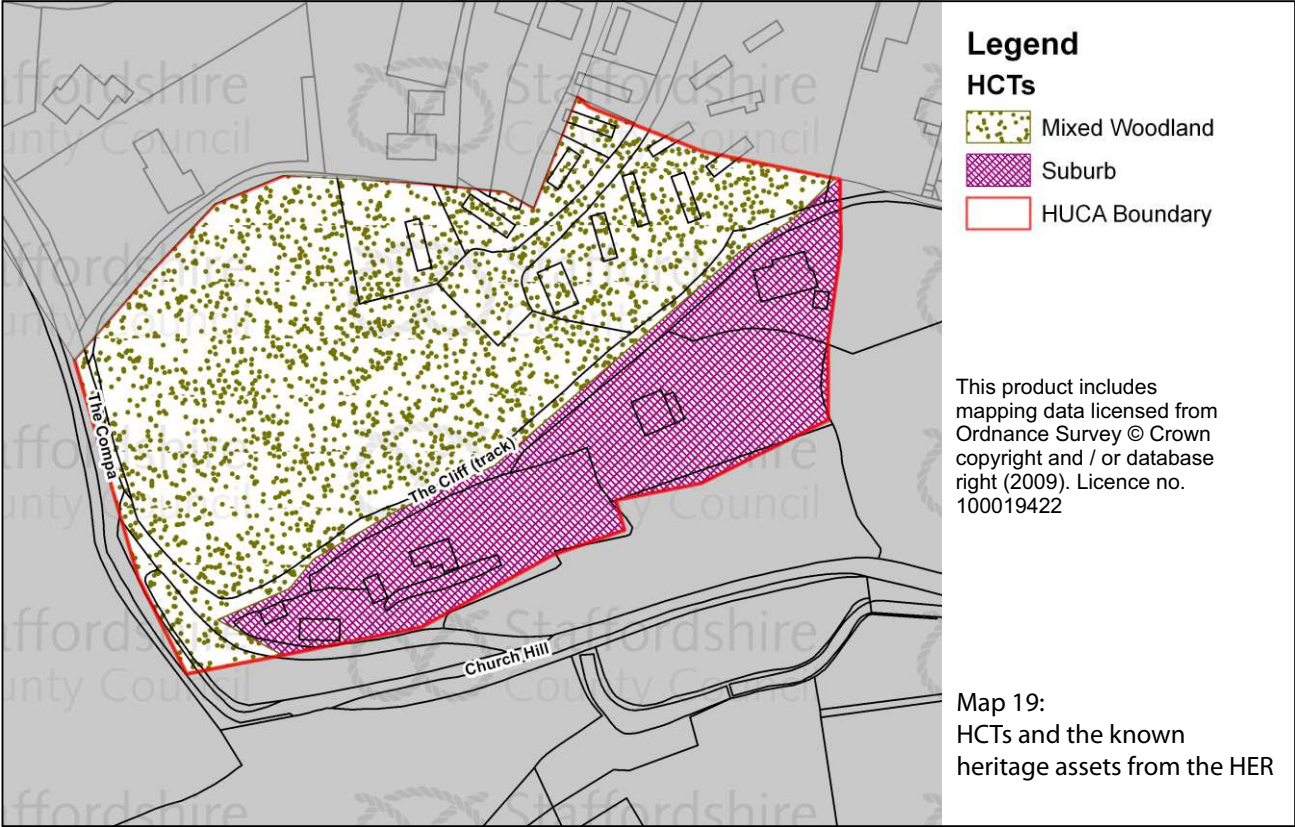
4.14.3 Recommendations

The assessment of the heritage values has identified significant historic interest within the character area relating to both the potential for below ground archaeological sites and surviving rock houses, as well as the built environment. The historic character of the area is one of scattered dwellings within considerable gardens.

- ◆ The conservation of the historic character of this HUCA, as an area of dispersed settlement with possible squatter origins, is desirable.
- ◆ 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)²⁴⁰. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁴¹.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependant upon the location and nature of any ground works. There is also the potential for rock-cut structures to survive which could also retain information of historic importance. 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 NPPF²⁴².

4.15 HUCA 15 – Comber Copse



4.15.1 Statement of heritage significance and built character

Little housing development has occurred in the character area with the exception of a couple of historic buildings with 18th or 19th century origins. The irregular pattern of the property boundaries may suggest that these properties originated as squatter enclosures. The woodland contributes to the historic landscape character of the Kinver Edge, although it originates in the 20th century.

There is a possibility that The Cliff originated as a back lane to the town in the medieval period.

4.15.2 Heritage values:

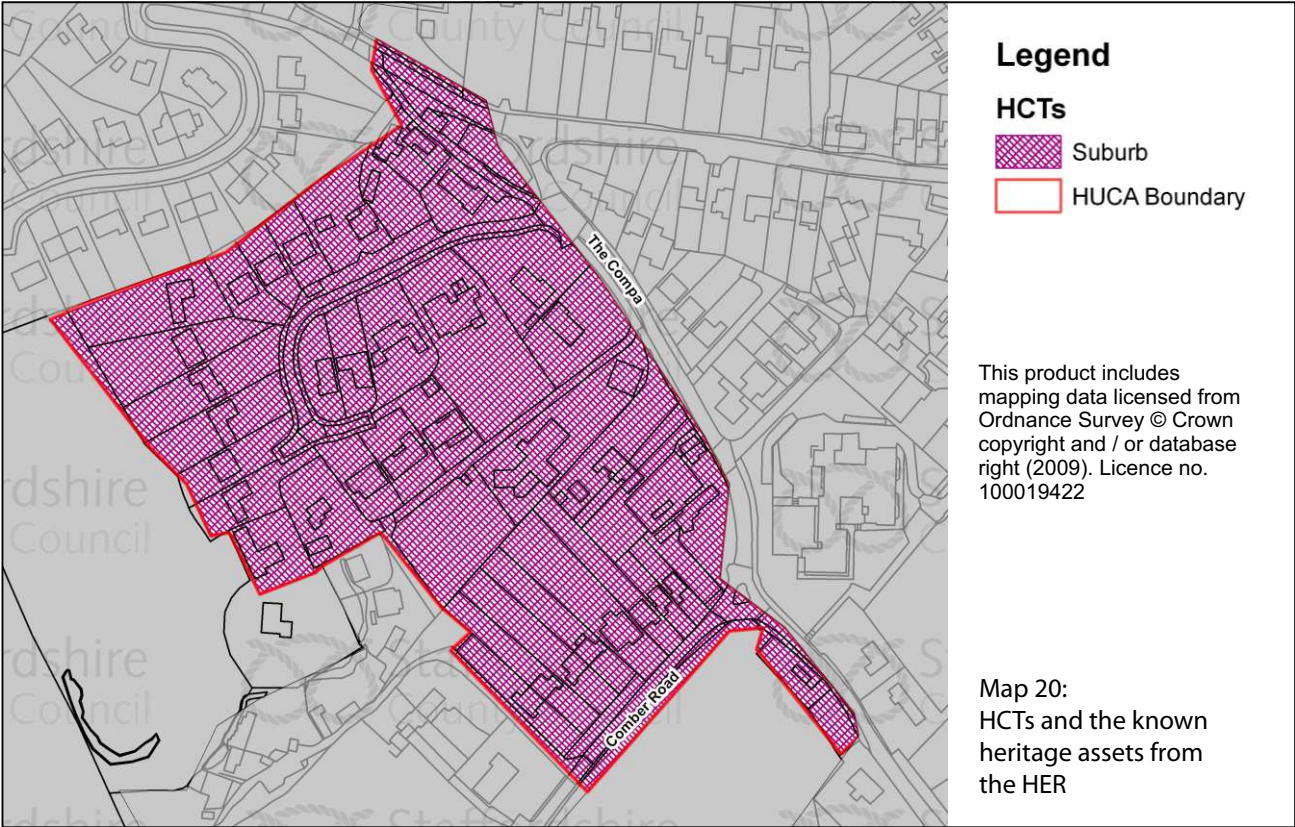
Evidential value: There is the potential for archaeological deposits to survive relating to the origins of settlement within the HUCA. The historic buildings may also contribute to an understanding of the social and economic development of the area, particularly if some of them prove to pre-date the Enclosure Act (1774).	High
Historical value: The legible heritage assets contribute significantly to the character area and to the wider Kinver Conservation Area.	High
Aesthetic value: The HUCA has clearly developed piecemeal with little planning. This may be the result of re-development of earlier plots during the post medieval period. The character area lies within the Kinver Conservation Area (012) and as such it has been identified as forming part of the historic townscape. Change within the character area should make reference to the Kinver Conservation Area Appraisal document and to South Staffordshire Council's 'Village Design Guide'.	High
Communal value: The heritage assets can only be appreciated from street level.	Medium

4.15.3 Recommendations

There are considerable historic interests within the HUCA which relate largely to the origins of the lane known as 'The Cliff' and the potential squatter origins of the extant historic cottages.

- ◆ The conservation of the historic character of this HUCA, including the potential squatter enclosures and 'The Cliff', is desirable.
- ◆ 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)²⁴³. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²⁴⁴.
- ◆ There the potential for below ground archaeological deposits to survive within the HUCA dependant upon the location and nature of any ground works. There is also the potential for rock-cut structures to survive which could also retain information of historic importance. 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 NPPF²⁴⁵.

4.16 HUCA 16 – The Compa



4.16.1 Statement of heritage significance and built character

The area mostly comprises suburban growth dating to the late 20th century. A couple of historic buildings survive located on The Compa and Forest Drive which date to at least the mid 19th century, with the exception of the property known as Forest House which had been built by the 1880s.

At the end of the 19th century the landscape character was dominated by fields which had been created by surveyors following the Act of Parliament to enclose the common land, passed in 1774. The resulting field system was dominated by straight boundaries, most likely of hawthorn hedges, creating a very regular pattern within the landscape. Prior to the late 18th century this had been an open landscape of heath and woodland having formed part of Kinver Forest in the medieval period (cf. maps 24 and 26 in Appendix 1).

4.16.2 Heritage values:

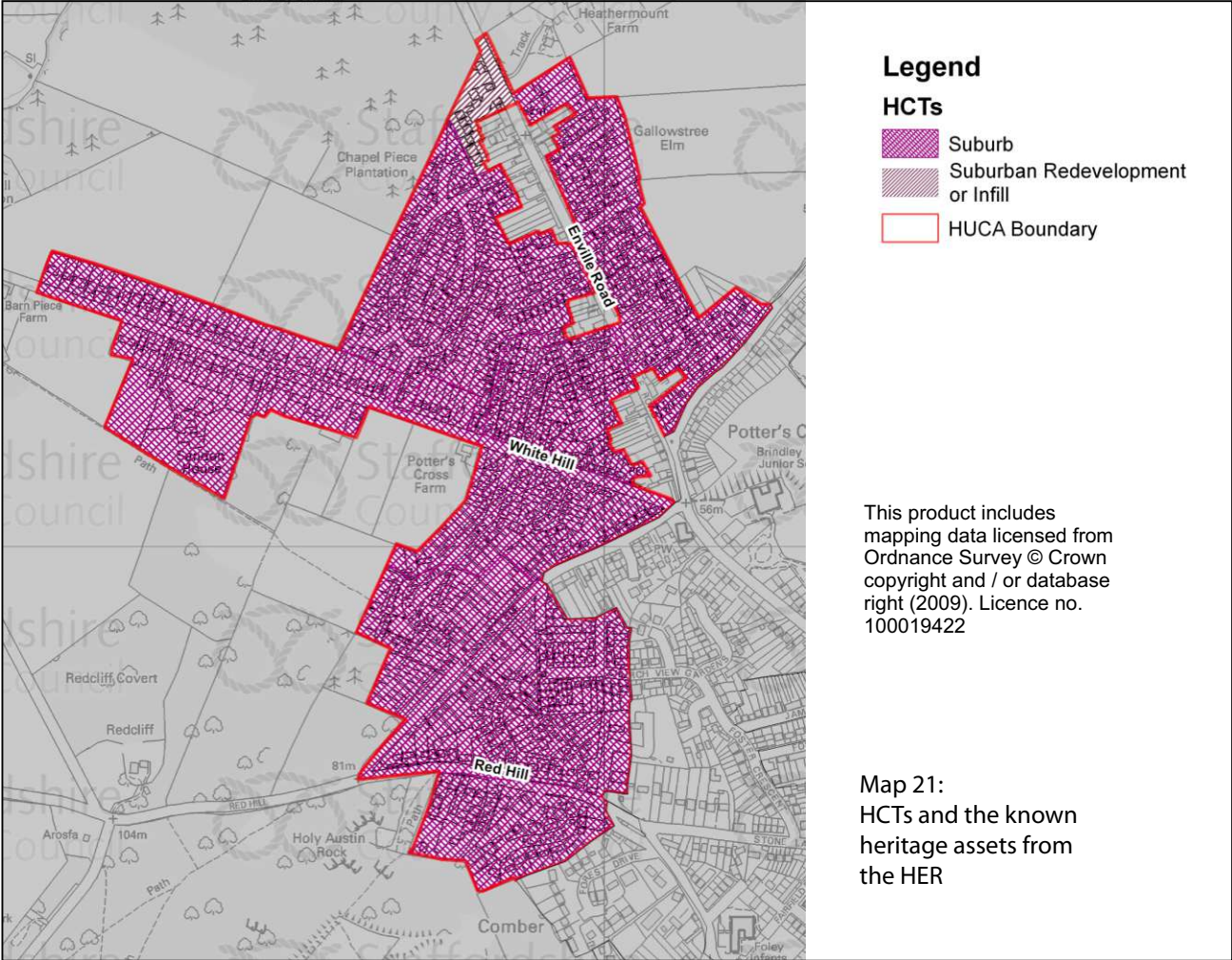
<p>Evidential value: Prior to the housing development this area had comprised a field system. Given its origins and the later intensive development the overall potential for archaeological deposits to survive is likely to be low. However, the surviving historic buildings may contribute to an understanding of the development of the HUCA during the 19th century.</p>	<p>Low</p>
<p>Historical value: There are several historic buildings surviving within the HUCA and The Compa and Comber Road may have medieval origins. Although these heritage assets are not predominant they may contribute to an understanding of the development of the character area prior to the 20th century.</p>	<p>Medium</p>
<p>Aesthetic value: Although a number of historic buildings survive overall, from a heritage perspective, the aesthetic values of the HUCA are low.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises private dwellings and in terms of the heritage the communal value is low.</p>	<p>Low</p>

4.16.3 Recommendations

There are generally low historic interests within the character area with the exception of the surviving historic buildings and the possible surviving medieval road system.

- ◆ 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)²⁴⁶. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁴⁷.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁴⁸.

4.17 HUCA 17 – Outer northern suburbs



4.17.1 Statement of heritage significance and built character

The area mostly comprises large-scale suburban growth in the mid and late 20th century.

The area had formed part of the large area of common land belonging to Kinver and Compton, which had formed part of Kinver Forest in the medieval period. An Act of Parliament to enclose this landscape was passed in 1774. The resulting land division was carried out by surveyors in an orderly fashion using straight boundaries which often comprised of hawthorn hedgerows. The main roads across this area are similarly straight and were probably laid out at the same time as the landscape was being enclosed (cf. maps 24 and 26 in Appendix 1).

Potter's Cross Farm, which lies adjacent to the HUCA (cf. map 21), represents one of the earliest surviving properties within the outer limits of Kinver. It appears to have its origins in the late 18th century or early 19th century and is broadly contemporary with previous historic character of the planned enclosure across the HUCA. The farmstead itself is associated with surviving planned enclosure.

4.17.2 Heritage values:

<p>Evidential value: Prior to the housing development this area had comprised a field system. Given its origins and the later intensive development the overall potential for archaeological deposits to survive is likely to be low.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets comprise the straight roads which lie within and adjacent to the HUCA and enable an appreciation of the wholesale reorganisation of the landscape which was carried out during the late 18th century.</p>	<p>Medium</p>
<p>Aesthetic value: From a heritage perspective, the aesthetic values of the HUCA are low.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises private dwellings and in terms of the heritage the communal value is low.</p>	<p>Low</p>

4.17.3 Recommendations

The assessment of the heritage values has identified that there is generally low historic interest within the HUCA. However, Potter's Cross Farm represents an important historic farmstead which survives associated with the remains of the planned enclosure which once dominated the HUCA.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁴⁹.

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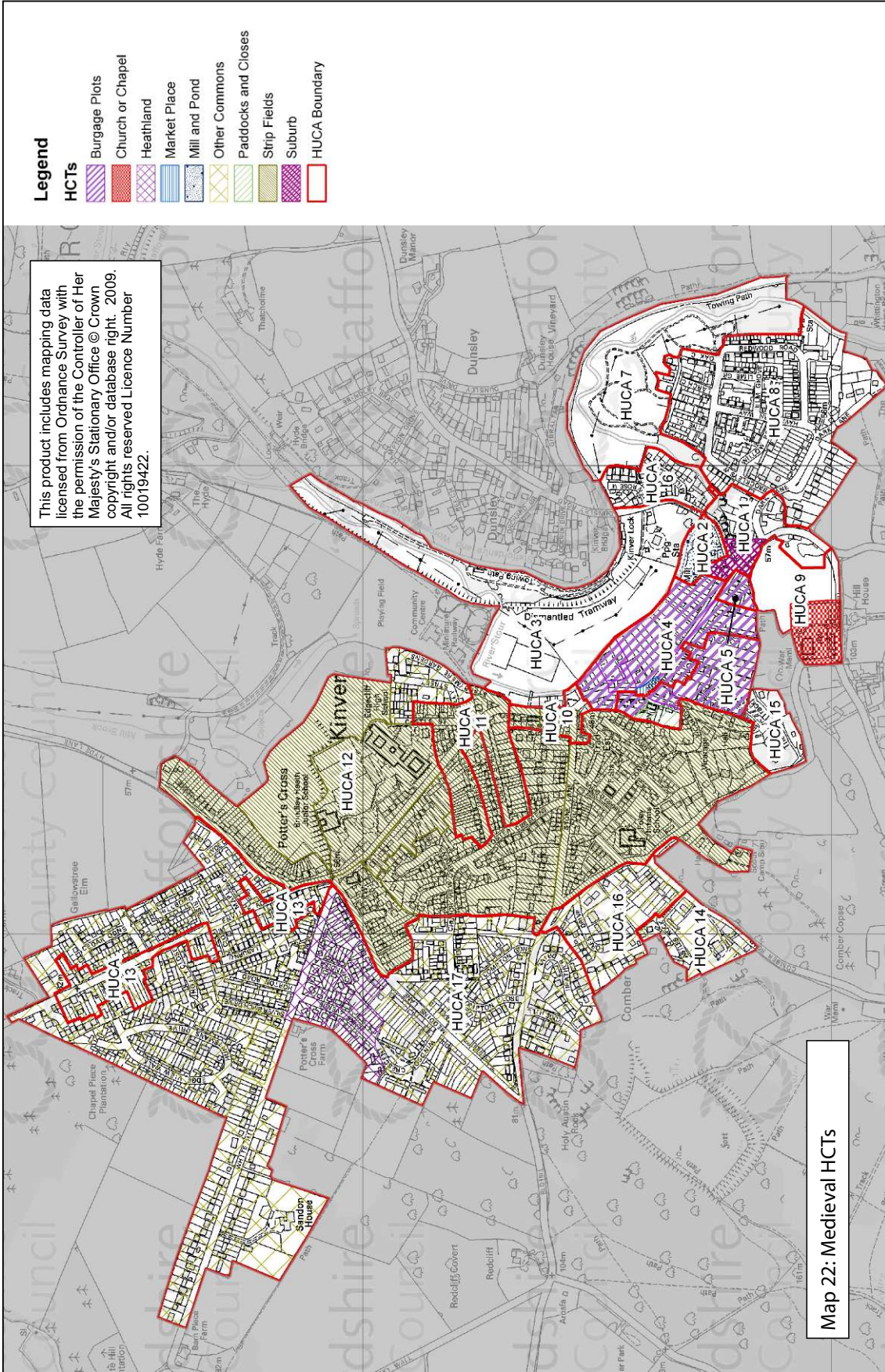
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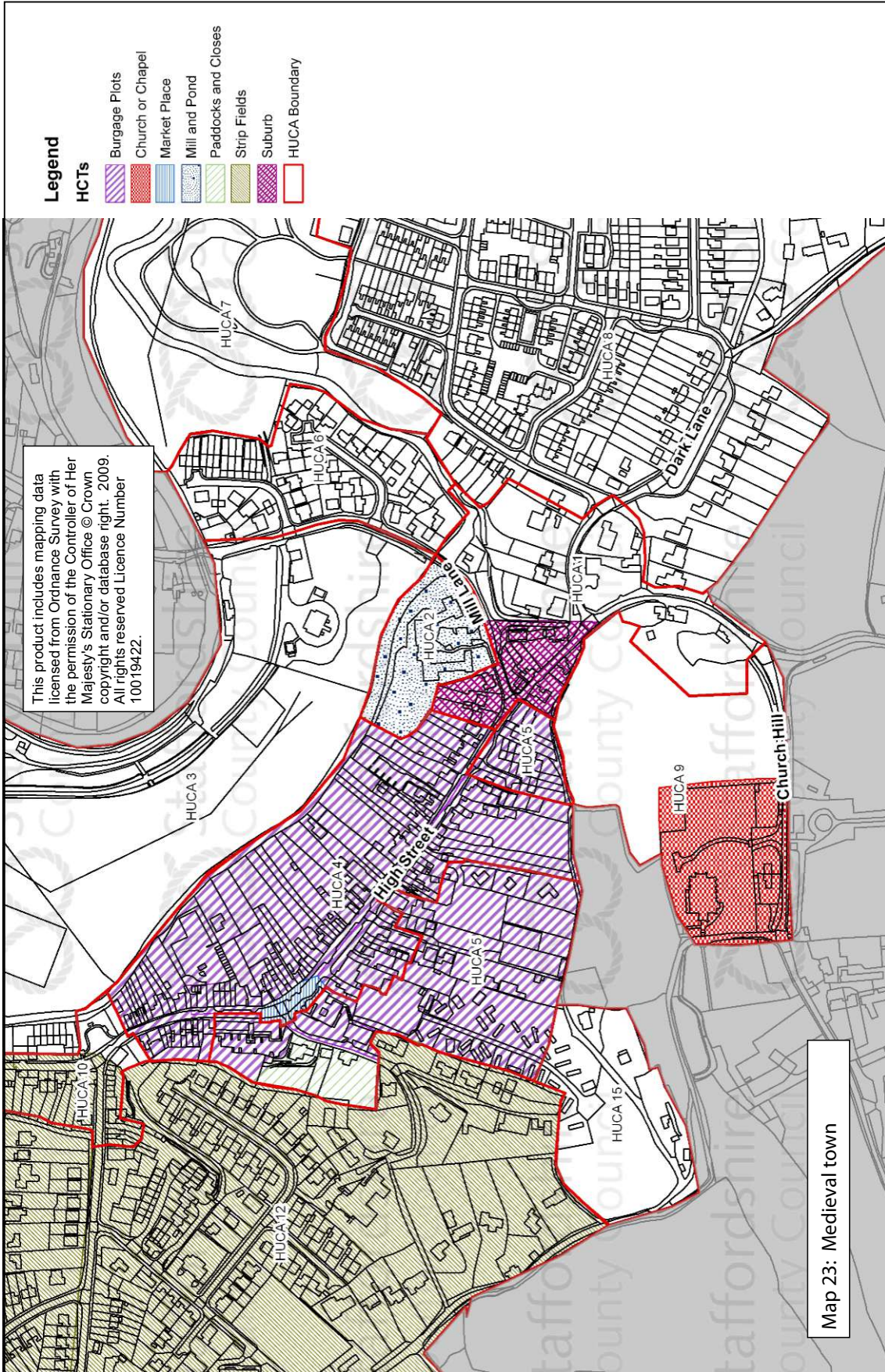
http://www.sstaffs.gov.uk/your_services/strategic_services/conservation/village_design_guide.aspx

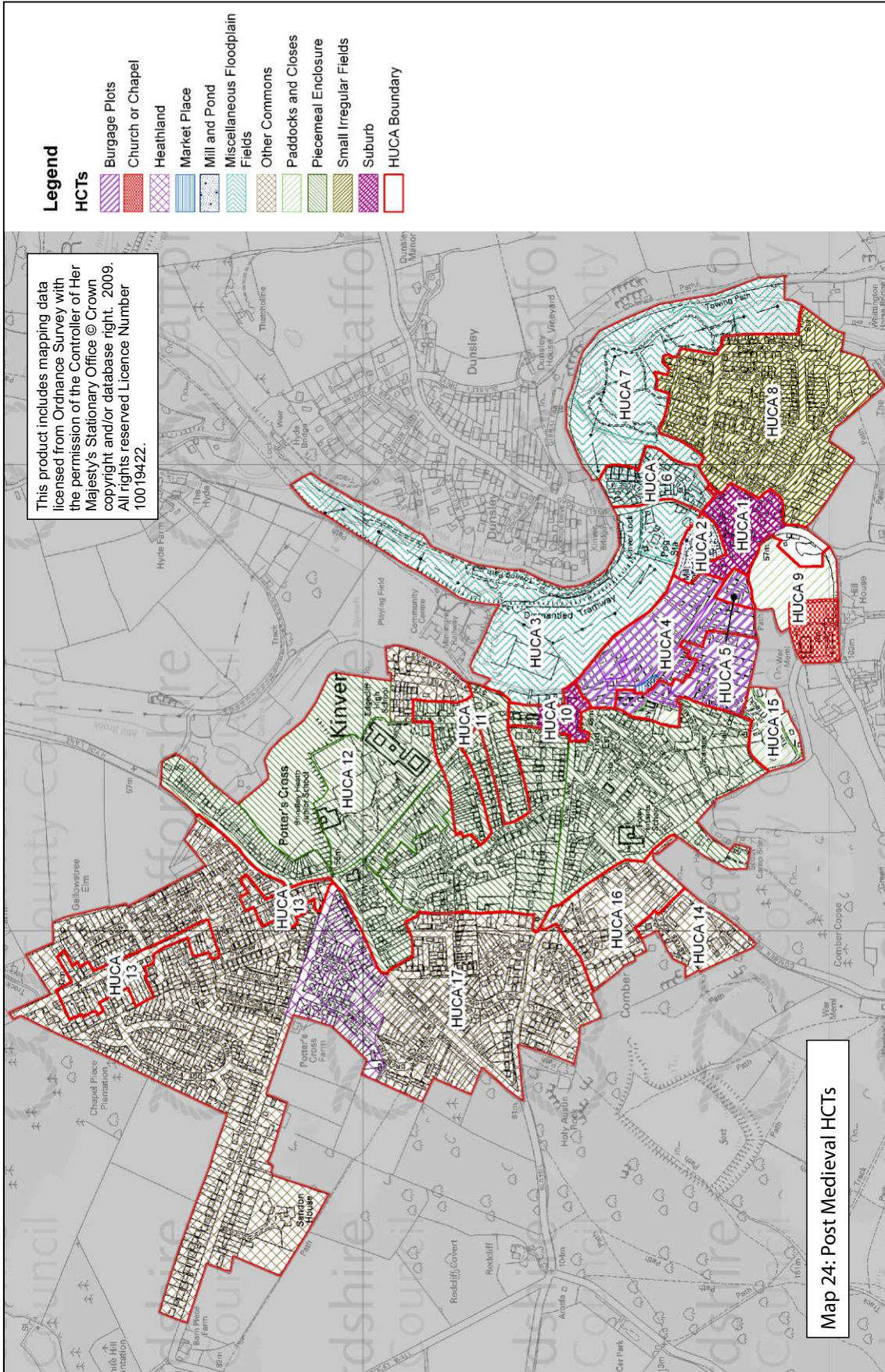
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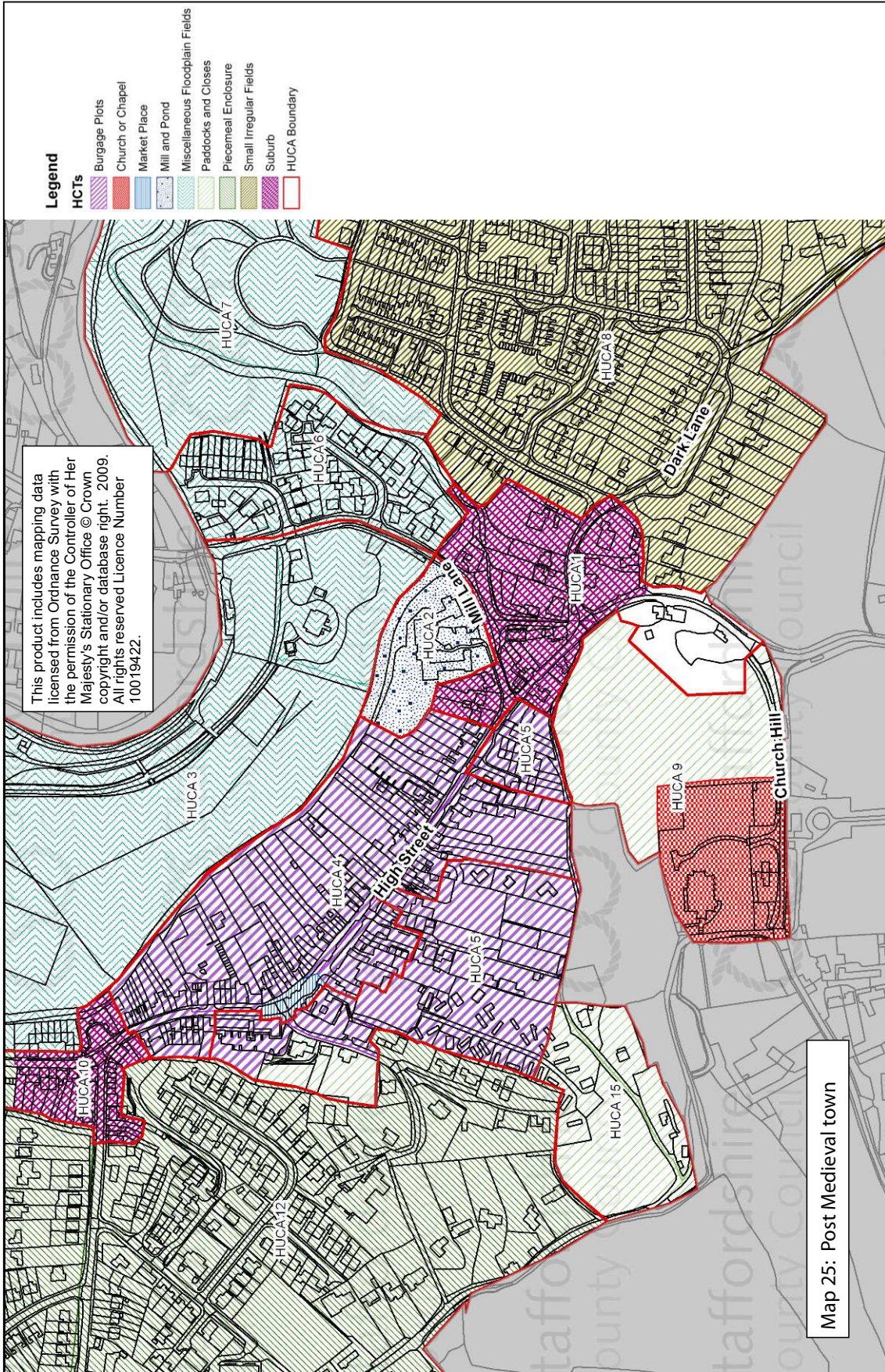
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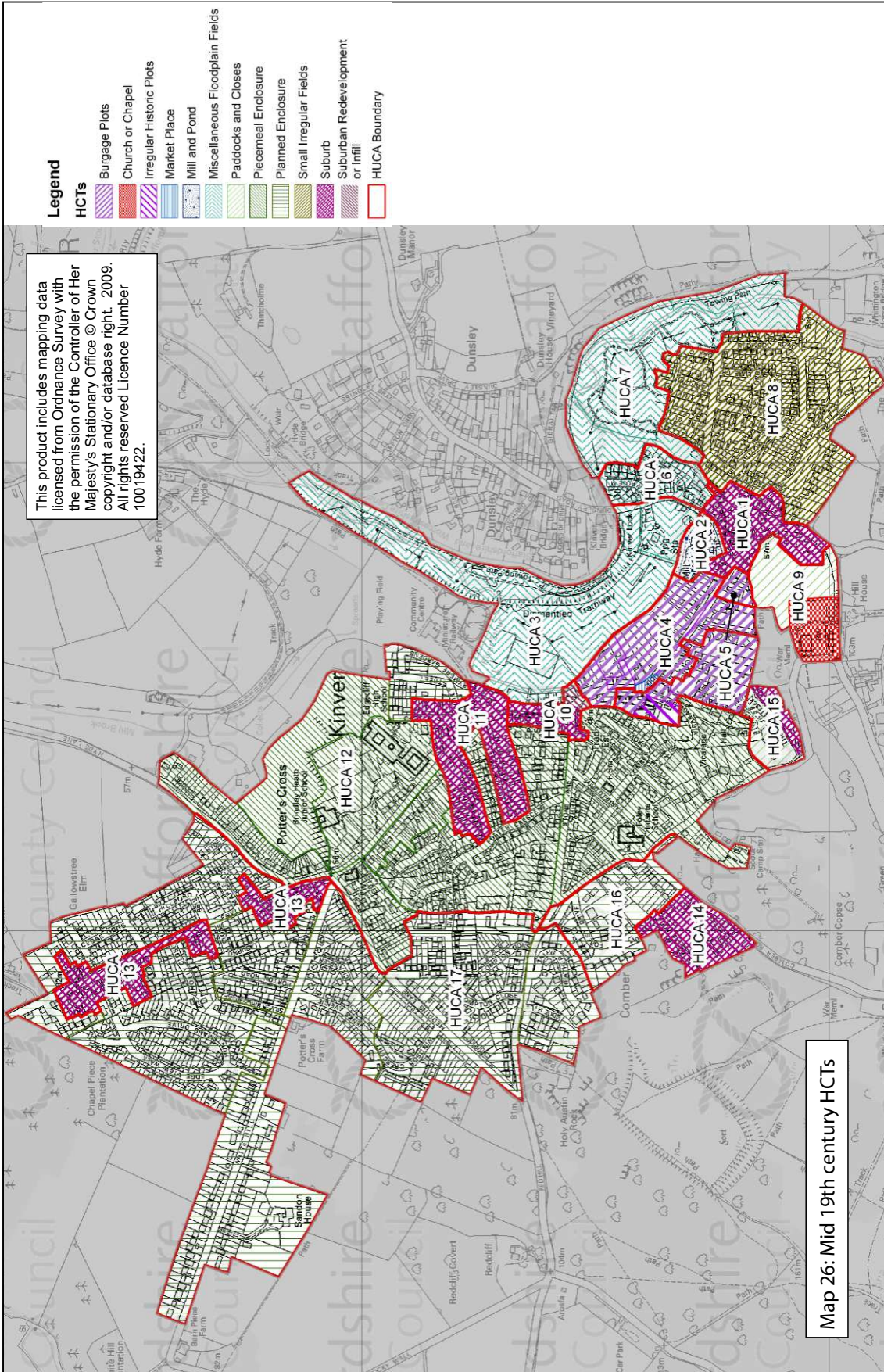
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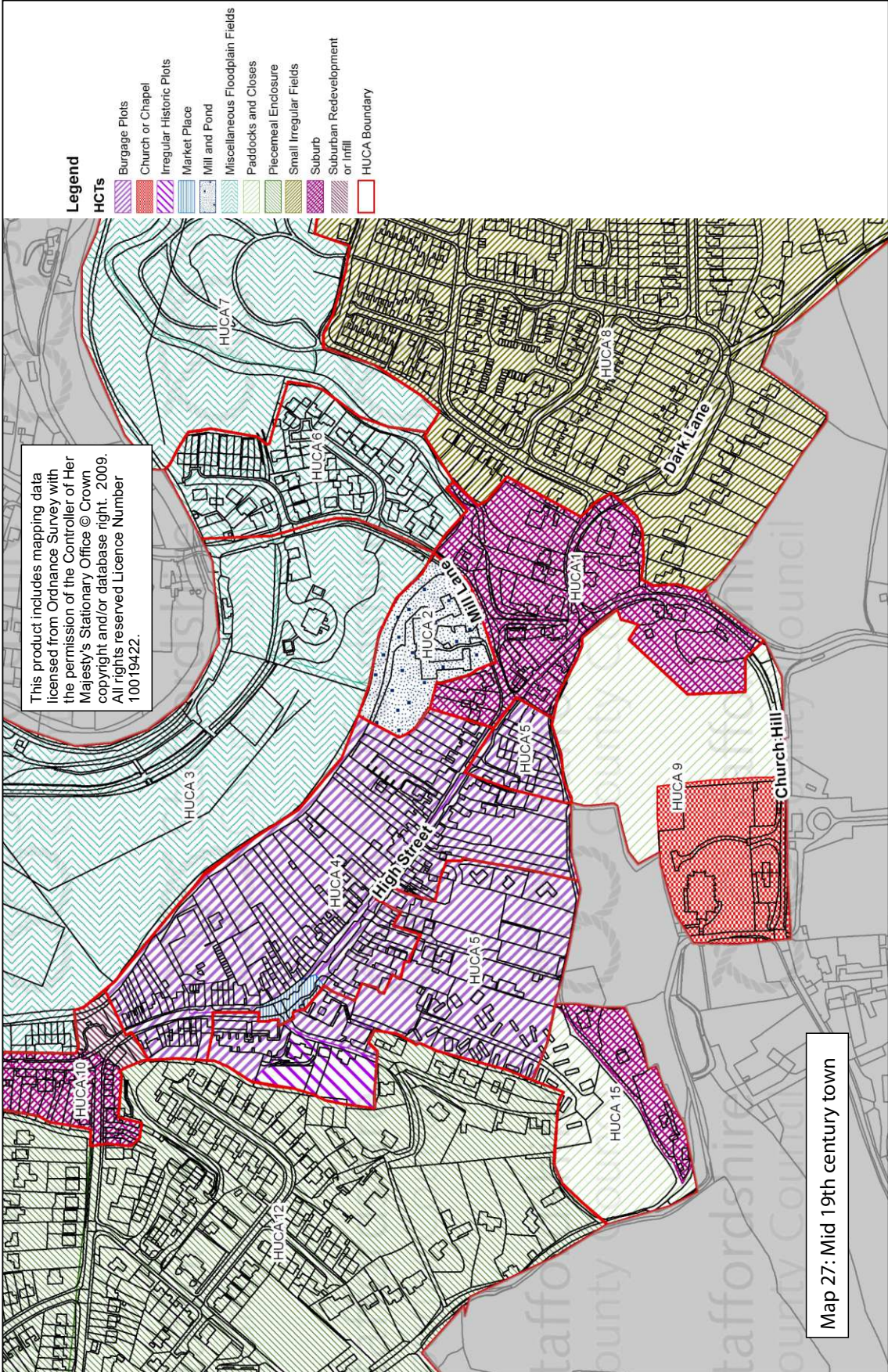


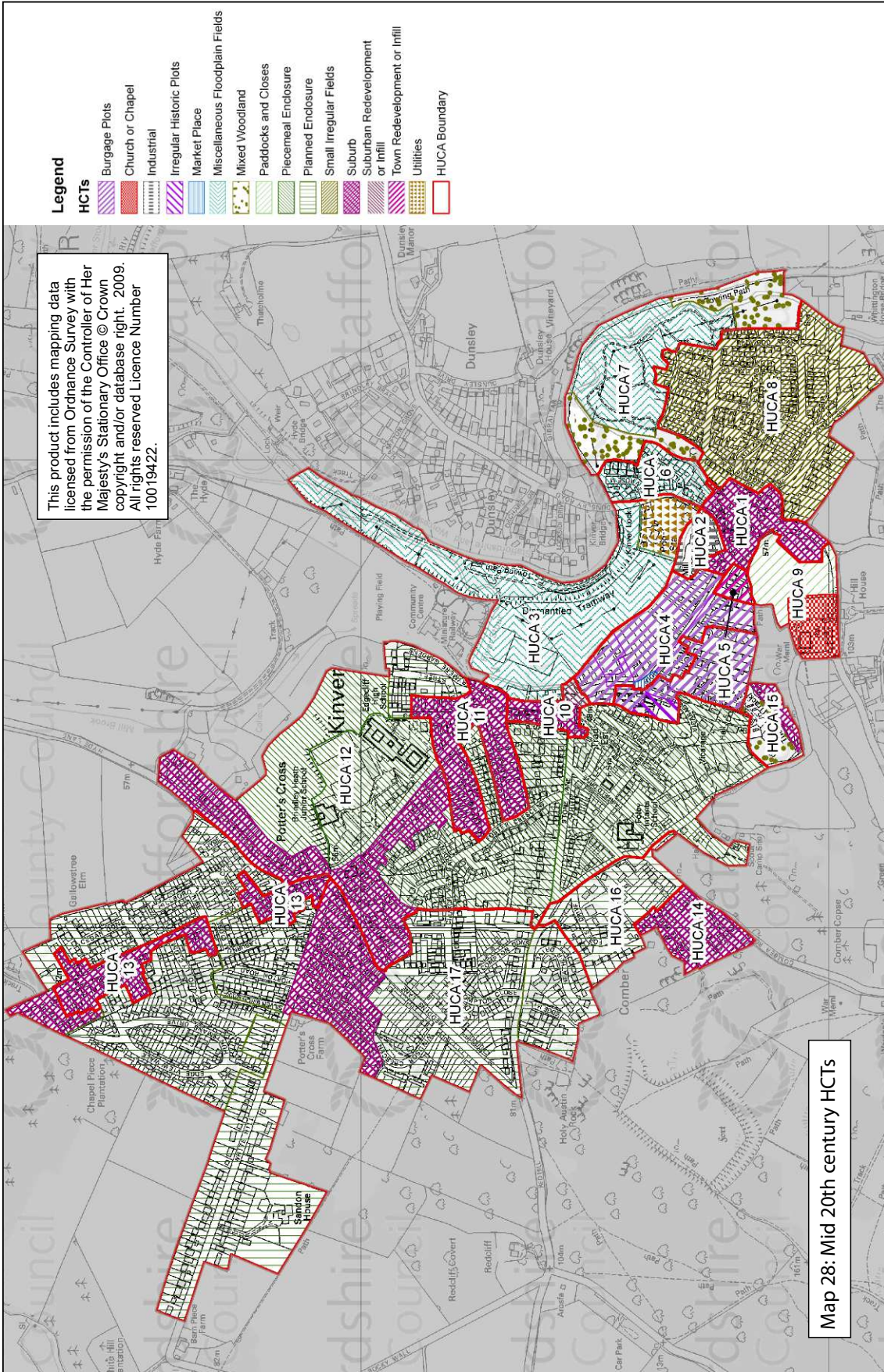


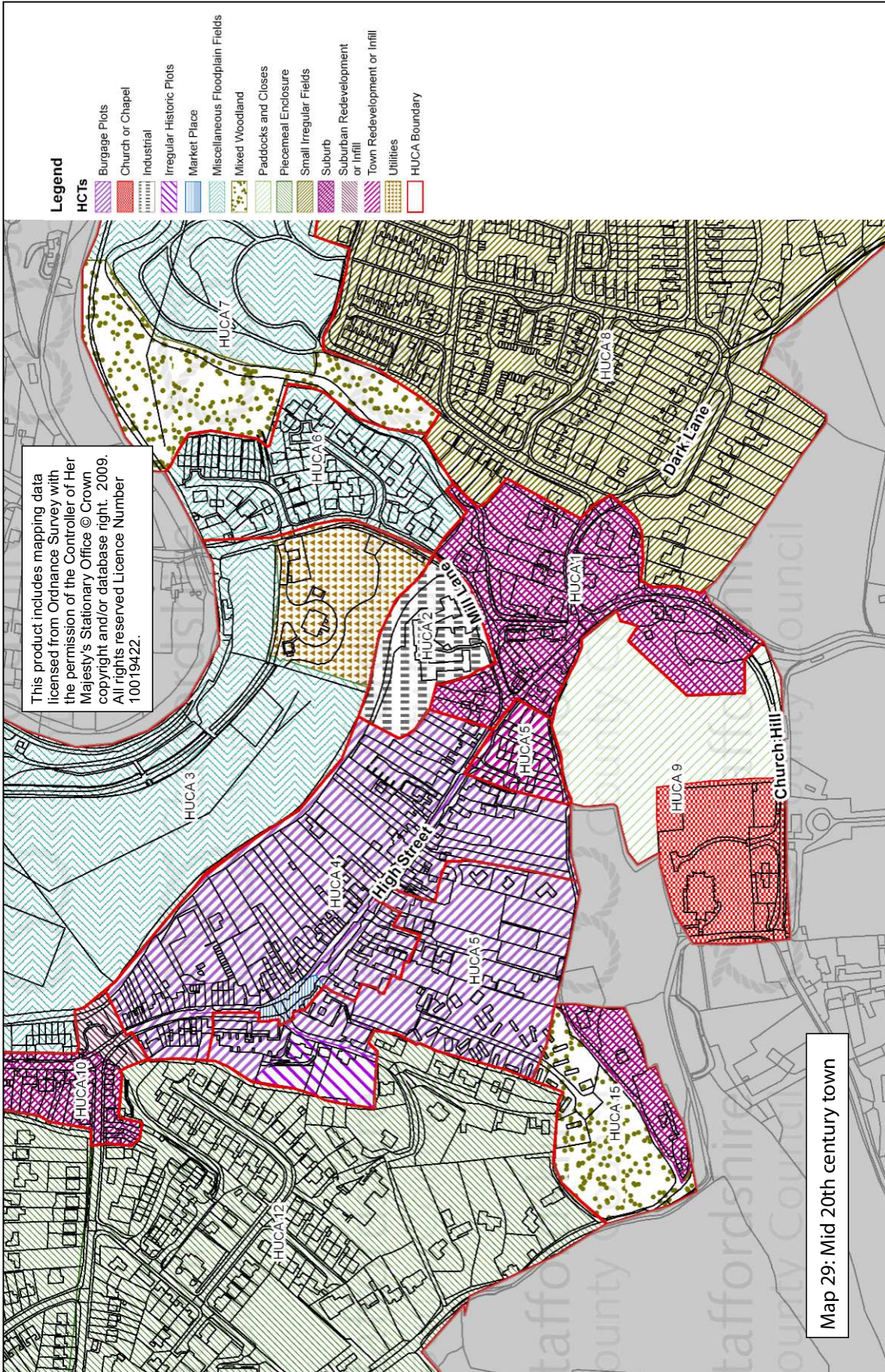


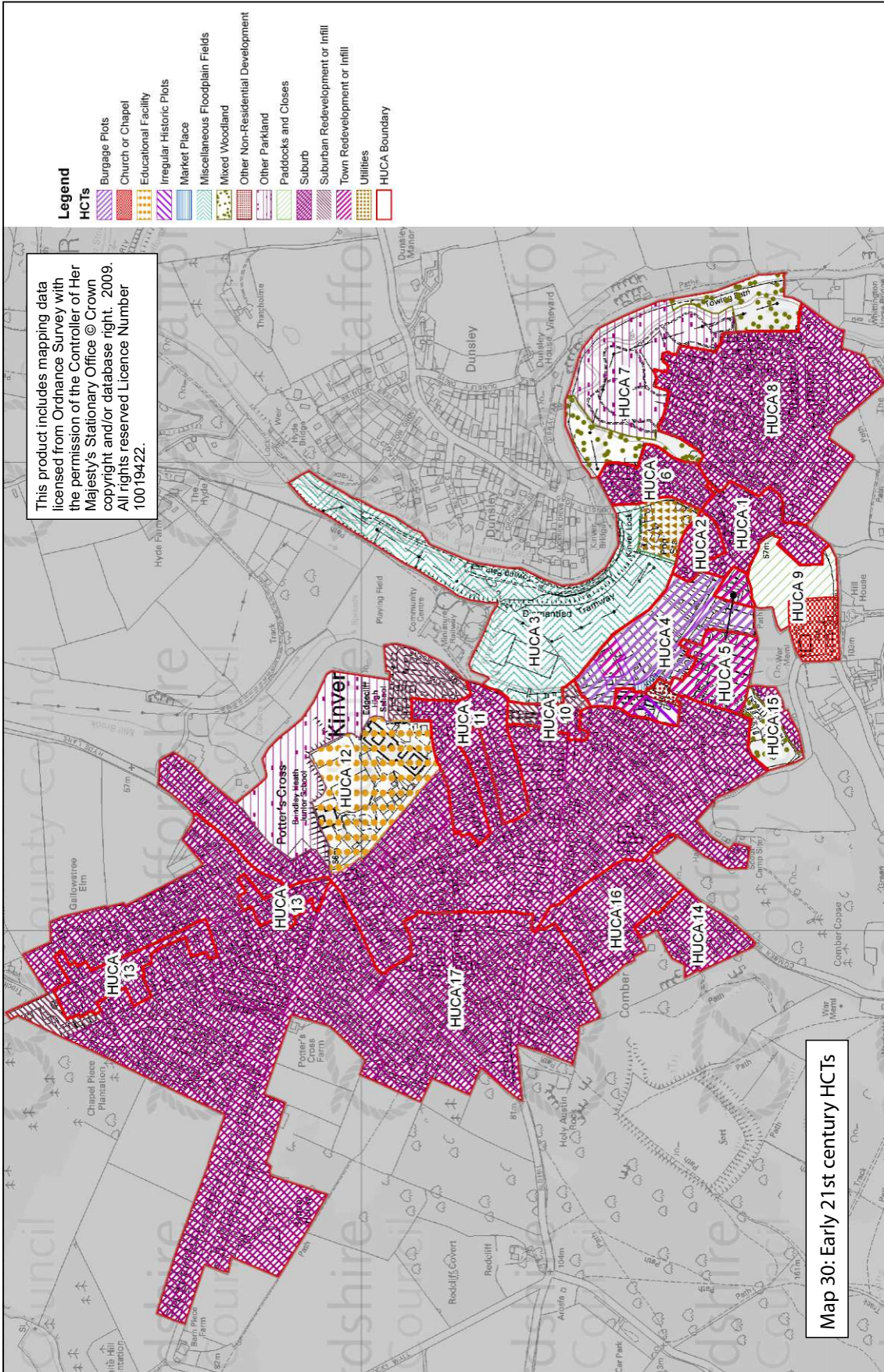


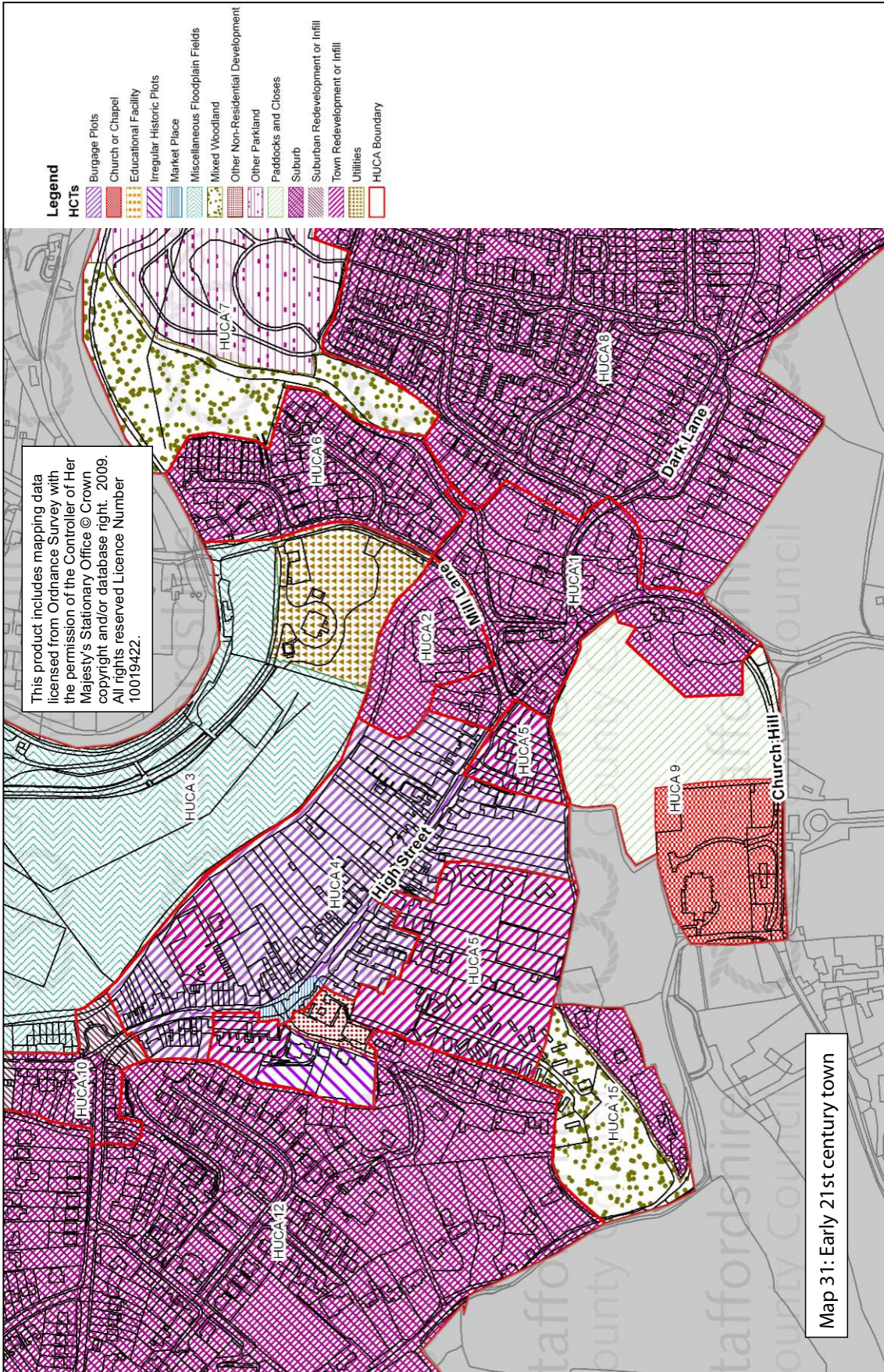












Staffordshire Extensive
Urban Survey

Kinver

Historic Character Assessment



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