

# Leek

## Historic Character Assessment



## Leek

### Controlled Document

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# Executive Summary

## The Project

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the medieval towns within the county.

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

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

## The Historical Development of Leek

The earliest evidence for settlement in Leek comes from a series of archaeological sites excavated in the 19th and early 20th centuries which date to the Bronze Age. To date there is little evidence for Roman activity within the area. Doubt has been cast concerning the speculated Roman road, suggested as linking Buxton, Derbyshire to Penkridge, south Staffordshire.

The origins of the settlement are unclear and the placename has been taken to suggest both Saxon and Scandinavian activity in the area. Extant remains of early medieval activity survive at Leek in the form of several stone crosses which survive in St Edward's churchyard. An fragments of an unstratified 12th century cooking pot, found during archaeological works opposite the church, may also be evidence for settlement activity in the area prior to the foundation of the town

by the Earl of Chester in the early 13th century.

The town received both a market and town charter; the former granted in 1207 and the latter probably by 1215. Burgage plots were laid out along the primary streets of what are now Church Street/Stockwell Street, St Edward's Street and Derby Street. It was also furnished with a market place, which is likely to have once been considerably larger than the extant space. The development of the western area of the market place may have occurred from as early as the late medieval period.

The earliest fabric in St Edward's Church dates to the late 13th century and is likely to relate to the documented rebuilding of the church following a fire in 1291. Later fabric also survives despite two episodes of restoration in the 19th century; the second being carried out by the architect G. E. Street.

The historic character of the town owes much to the silk industry, which dominated its economy from the early 19th century until the mid 20th; although some textile working is still carried out in the early 21st century. The town is notable for the surviving 19th century silk mills, two of which are by the Leek architect William Sugden. Numerous characteristic three-storeyed terraced weavers' houses also survive in Leek. Many of these retain elongated windows in the top storey which let more light to the room which contained the loom. These houses formed part of a cottage industry in Leek prior to the industrialisation of weaving in the town.

The earliest secular buildings are timber framed, although only the Roebuck Inn retains any visible framing in its frontage. By the 17th century timber framing was being replaced by stone-built properties and from the 18th century brick came to dominate. However, the success of the silk industry and the wealth it

generated for local manufacturers encouraged the development of architect-designed buildings throughout the town. Such buildings include the Grade II\* Nicholson Institute and the Grade I listed All Saints Church. Many of the architect designed buildings of mid 19th to early 20th century date were by the Leek firm Sugden & Co (a father and son, William and William Larner Sugden).

Several architectural styles are evident, but Leek is probably most famed for its Arts and Crafts buildings which include the Bird in Hand public house and a bank in Derby Street. The proliferation of this architectural style may be linked to the friendship between the Leek silk dyer, Thomas Wardle and William Morris. Another Leek architect, Reginald Longden, designed several houses in an Arts and Crafts style in the early 20th century. The Arts and Crafts influence can also be found inside both St Edward's Church and All Saints' Church.

## Characterisation and Assessment

- ◆ The areas of highest heritage and historic character value are **HUCA 1, HUCA 2, HUCA 3, HUCA 5, HUCA 6, HUCA 8, HUCA 10, HUCA 17, HUCA 18** and **HUCA 19**. HUCA 1 represents the historic core of the town where the key medieval components are still clearly legible within the townscape. The other HUCAs are mostly those areas where the historic character of the 19th century textile town is still mostly complete. HUCA 8 represents an area of parkland, part of which originated as a landscape park in the 18th century (elements of which survive), and HUCA 18 represent an extant historic field system.
- ◆ Elements of the historic character of the town are still evident within, although it does not necessarily predominate in **HUCA 7, HUCA 11, HUCA 12, HUCA 14** and **HUCA 20**.
- ◆ Modern development, of mid and late 20th century date, dominates **HUCA 4, HUCA 9, HUCA 13, HUCA 15** and **HUCA 16**, although earlier properties do survive within these areas some of which are listed buildings. The housing and open spaces of HUCA 7 are probably associated with construction of Elkes' Biscuit Factory (parts of which may survive) in the early 20th century. Garden-City principles are likely to have influenced the nature of this development; allotments and sports facilities (including an early 20th century cricket ground with Grade II listed pavilion) form an important part of the character of the area.
- ◆ There is the potential for below ground archaeological deposits to survive within all of the HUCAs, but is less likely to have survived in **HUCA 4, HUCA 9** and **HUCA 16**. Surviving archaeological remains could inform our understanding of the origins and development of the town.
- ◆ Leek Conservation Area (map 13) falls within at least part of **HUCA 1, HUCA 2, HUCA 3, HUCA 5** and **HUCA 6**.

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

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

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

research questions laid out in the West Midlands Research Framework by synthesising the data gathered on each of the towns. The EUS thereby also provides a basis for future research into the towns.

## Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots<sup>1</sup> and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement.

## 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



<sup>2</sup> Hunt (nd.)

<sup>3</sup> William Salt Library Contacts Web page:  
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

<sup>4</sup> Extensive Urban Survey page on the Staffordshire County Council website:  
<http://www.staffordshire.gov.uk>

<sup>5</sup> Archaeology Data Service website: <http://ads.ahds.ac.uk/>

(HER) in a database and spatially in GIS.

The principal outputs are the Historic Character Assessment reports for each town. These are available as hard copies located at the William Salt Library<sup>3</sup>, but are also accessible through the Staffordshire County Council website<sup>4</sup>. The national programme is currently held on the ADS website<sup>5</sup>.



# Part One: Background And Setting

## Section Summary

- ◆ The evidence for human activity in the prehistoric period principally relate to at least one, but possibly three Bronze Age barrows. The Cock Low barrow (to the west of the historic core) was excavated in the mid 19th century and a cinerary urn was found during drainage works at Barnfields to the south of Leek. Bronze Age barrows are a feature of the Staffordshire Moorlands landscape and further examples survive around the area. There is less evidence for human activity during the Roman period beyond a coin hoard. The line of a Roman road has been speculated linking Aquae Arnemetiae (Buxton; to the north east) with Pennocrucium (near Penkridge; way to the south west), although there is no evidence supporting evidence that it existed.
- ◆ The origins of settlement at Leek are not clear with the placename having been put forward as being either a Norse or Anglo-Saxon derivative. However, there are physical remains from the early medieval period surviving within St Edward's church and its churchyard in the form of stone crosses (some survive as fragments). The two stone crosses which stand in the churchyard are designated as being of national importance (both Scheduled and Grade II listed). None of the fragments have been closely dated but are probably from between the 9th and 11th centuries; one of which has decoration which is Scandinavian in style.
- ◆ Leek is recorded as a settlement lying at the heart of a large estate in Domesday Book (1086); a picture which is supported by later documentary evidence. The earliest settlement is likely to have been located near St Edward's church, although to date the only evidence comes from residual fragments from a cooking pot from a site on the opposite side of Church Street from the church which has been dated to the 12th century (evidence for activity in the period before the founding of the town; see below).
- ◆ The earliest fabric within St Edward's church dates to the 14th century and probably represents the rebuilding of the church following a fire in 1291. Documentary sources reveal that a church existed by the early 13th century; although it is possible that there was an early medieval predecessor on the site. The church has been altered in subsequent centuries with two periods of restoration being carried out in the 19th century; the latter by the architect G. E. Street. There is evidence for Leek's association with the late 19th/early 20th century Arts and Crafts movement within the church in the form of stained glass windows and embroidery.
- ◆ Leek was granted a market charter in 1207 and a borough charter was granted to the Earl of Chester probably by 1215. The borough and estate of Leek was granted to Dieulacres Abbey in 1232 and they held the manor until the Dissolution. However, it is likely that the Earl of Chester was responsible for the town plan as it largely survives today; although a detailed analysis of the town has not formed part of this study evidence for elements relating to the Abbey's lordship may become apparent. The town was laid out along the extant streets of St Edward Street, Church Street/Stockwell Street and Derby Street and burgage plots are still evident along these roads. A market place also formed part of the medieval town plan although it is likely to have been much larger than it is currently; extending westwards to St Edward Street. The infilling of the western portion of the market with permanent structures may have originated in the medieval period, but was certainly

underway by the 16th century; the date of the earliest known building in this area (the Black Swan).

- ◆ The historic buildings of the town include timber-framed properties, although only one retains an original timber frontage. Timber was replaced by stone as the principal building material from the 17th century. This was in turn replaced by brick from the 18th century. Traditional building materials, including stone and timber, reappeared within the town (not just in the historic core) during the later 19th and early 20th century under the influence of the Arts and Crafts movement brought to Leek through Thomas Wardle's, an important silk dyer in the town, friendship with William Morris. Morris & Co. supplied stained glass to both St Edward's Church and All Saints Church; in the latter several of the windows were designed by Edward Burne-Jones.
- ◆ There are many architect designed buildings surviving within the town centre and within the suburbs which mostly date from the mid 19th century onwards. The majority of these are attributed to the local architects William Sugden and his son William Larnar Sugden (between the 1840s and circa 1900). Other architects' work is also represented within the town including All Saints Church by Richard Norman Shaw (1885-7), St Mary's Catholic Church by Albert Vickers (1886-7) and three early 20th century houses by Reginald Longden. Both St Edward's and All Saints' churches contained stained glass from Morris & Co.'s catalogue some of which were from designs by Edward Burne-Jones.
- ◆ Documentary evidence suggests that there was no planned expansion of Leek during the medieval period. However, there is evidence for early settlement away from the town centre along roads such as Macclesfield Road, Junction Lane, Ashbourne Road and Buxton Road although the precise origins of this are currently unknown. It may in part be associated with the arrival of the silk industry by the later 17th century.
- ◆ The historic built character of Leek is dominated by its role as a textile town; with the majority of associated extant buildings dating from the 18th to early 19th century. It was from this period into the mid 20th century that saw the greatest changes to the town which were closely tied to the economic success of the silk and later textile working. Leek has a variety of surviving silk mills (several of which have been converted to other uses including residential), the earliest of which appears to be the Grade II listed Albion Mill (circa 1820s). However, for much of the 19th century silk weaving was concentrated in the homes of the weavers themselves. These properties are identifiable within the townscape for being three storeyed (usually terraces) with elongated windows to the top storeys. The majority of the extant silk mills are later in date with some examples dating to the mid 20th century.
- ◆ Leek's suburbs began to expand on three sides of the town from the 1820s. Throughout the 19th century the housing was dominated by two-storey red brick terraces. Detached and semi-detached houses are also represented within the town. Leek's economic success during the 19th century resulted in an increased demand for housing for the professional classes including the architects as well as the managers/foremen and manufacturers' of the silk mills.
- ◆ The importance of the silk industry to Leek's social and economic history can be witnessed in other historic buildings with the town including the Grade II\* listed

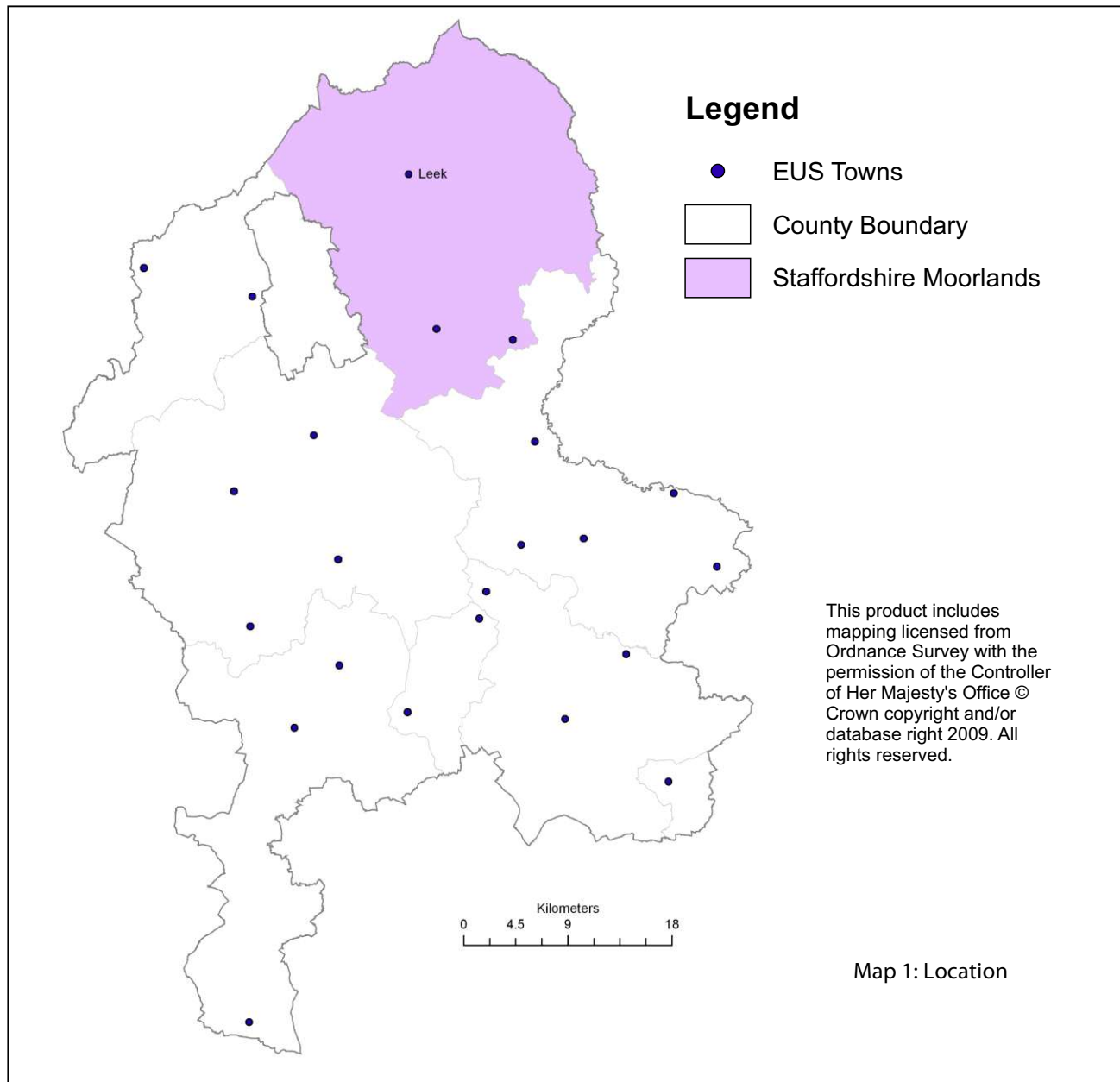
Nicholson Institute. This building and other structures are also testament to the importance of education in Leek's 19th century history, which was initially promoted in particular by the non-conformist religions. Whilst many historic chapels and schools have been demolished others do survive as a legible reminder of this history.

- ◆ The continuing importance of the textile industry into the early and mid 20th century probably led to the further expansion of housing within the town particularly in the latter period. The largest housing estate, Haregate, was built at this time. Further housing was developed around the town during the late 20th century particularly to the south and south west. By the 1990s the service industries, principally finance, had overtaken textiles as the biggest employer of people in the town.

# 1. Setting

## 1.1 Location

Leek is located to the north east of Staffordshire and is the largest settlement located within the Staffordshire Moorlands (map 1). It lies at the core of a network of roads the majority of which have at least medieval origins and which link the town to other surrounding market towns including Newcastle and Stafford (Staffordshire), Macclesfield (Cheshire) and Buxton (Derbyshire) (cf. map 5).



<sup>6</sup> NERC 2011 Web viewed 19/12/2011; Chester Pebble Bed Formation: HUCAs 4, 5, 6, 7, 14, 15, 16, 17, 18 and 19; Morridge Formation: HUCA 2, 9, 10, 11 and 12. Parts of both lie geology types lie in HUCA 1, 3, 8 and 13.

<sup>7</sup> Greenslade 1996: 118

<sup>8</sup> NERC 2011 Web viewed 19/12/2011

<sup>9</sup> Greenslade 1996; Tringham 1996a, 1996b and 1996c

<sup>10</sup> Wilde 1974; Griffiths 2006; Jenkins 1967, Bateman 1861 and Beresford 1909

<sup>11</sup> Cleverdon 2002

<sup>12</sup> SRO. D3359/Map 39. 1838.

<sup>13</sup> SRO. D6919/2/2. 1862.

<sup>14</sup> Cane & Jaffa nd.; Crowe 2002; Crowe et al 2002

<sup>15</sup> Staffordshire County Council nd.; Staffordshire Moorlands District Council 1998; Arnold & Howard 2009a, Arnold & Howard 2009b and Weston 2006

<sup>16</sup> Meeson 1992; Klemperer 1995

## 1.2 Geology and topography

The geology of the EUS project area is principally comprised of sandstone bedrock; mainly the Chester Pebble Beds Formation (gravelly pebbly sandstone previously known as Bunter Pebble Beds) on which the majority of the Historic Urban Character Areas (HUCAs) lie and the Morridge Formation (mudstone, siltstone and sandstone), forming part of the Millstone Grit Series, which lies to the east and north east of the project area<sup>6</sup>. The very eastern peripheries of both HUCA 11 and HUCA 12 lie on the Kniveden Sandstone Formation; and it is this stone which was used to restore St Edward's Church in the 19th century<sup>7</sup>.

Devensian till overlies much of HUCA 12; whilst alluvium is associated with the River Churnet where it crosses through the EUS area (in HUCA 15 to the south and HUCAs 17, 18 and 19 to the north west)<sup>8</sup>.

Much of the EUS project area lies between 180m AOD and 195m AOD. The land drops away towards the valley of the River Churnet to the south and north west where the land lies around approximately 150m AOD.

## 1.3 Sources

### 1.3.1 Historical

The principal source used to understand the historical development of Leek was the Victoria County History (VCH) for Staffordshire (volume 7), which provided a detailed analysis<sup>9</sup>. Other sources have been consulted to clarify specific subjects including the silk industry and the excavations of Cock Low Barrow<sup>10</sup>. An unpublished PhD thesis provides a detailed history based upon the extent of the medieval parish of Leek and an analysis of its historic buildings<sup>11</sup>.

### 1.3.2 Cartographic

The earliest detailed map of Leek is a plan dated 1838 which concentrates upon the built extent at that period<sup>12</sup>. The 1862 plan, which was also invaluable to the project, covers a wider area reflecting the expansion of the town by this date<sup>13</sup>.

The historic Ordnance Survey maps which were consulted extensively include a 50" scale plan (1879) as well as four 25" maps (First edition circa 1880; Second edition circa 1900; Third edition circa 1920 and Fourth edition circa 1938).

Yates' map of Staffordshire (1775) is the earliest map which was consulted and provides evidence for the earliest main roads as well as a guide to the general areas of settlement and their pattern (nucleated or dispersed).

### 1.3.3 Archaeological

To date little archaeological work has been carried out within the EUS project area. Three small scale archaeological interventions have been carried out in two locations within the historic core south of Church Street (one opposite St Edward's church circa the late 1980s and two on Silk Street car park circa the late 1980s and 2001/2)<sup>14</sup>.

The historic buildings within the town centre have seen more concentrated work. Tree-ring dating has been carried out on four buildings within the town and two building recordings have been undertaken at the Red Lion Hotel in 1991 and Big Mill in 2006<sup>15</sup>.

Two pieces of work have been carried out at Dieulacres Abbey; an evaluation and watching brief in 1991-2 and an architectural and geophysical survey in 1995<sup>16</sup>.

## 2. Context and Historical Development

### 2.1 Prehistoric

There are three known archaeological sites of prehistoric origin located within the EUS project area all of which relate to burial activity of probable Bronze Age origin. The Cock Low barrow was excavated in 1851 by Thomas Bateman and Samuel Carrington and again in 1905 when the Reverend Beresford oversaw its levelling to make way for housing<sup>17</sup>. The barrow was located in what is now Spring Gardens (HUCA 5) and is undoubtedly the circular feature identified on the first edition 50" OS map. It is also clearly shown on the 1838 town plan as a large mound; Beresford states that it stood approximately 4m high in the early 20th century<sup>18</sup>. Both excavations recovered evidence for an urn with associated bone; a small rounded flint tool was found in 1851. Neither excavation appears to have observed a primary interment<sup>19</sup>. The urn found by Beresford in 1905 was described as lying near the top of the mound and contained, as well as animal and human bone, a heart-shaped carved stone. He pondered the question of why this urn was not discovered by the earlier excavation, although at another point in his text notes that two barrows of the same name had existed in Leek. The Reverend Beresford suggested that the second barrow was located to the north to the rear of 'The Big Mill' on Mill Street. This location for a barrow is supported by a land deed of 1853, shown to the Ordnance Survey field investigator in 1962, which depicts a piece of land called 'Cocklow' (HUCA 17)<sup>20</sup>. Nothing is depicted on this site on the 1838 plan<sup>21</sup>. As a result of this confusion it is now unclear which barrow Bateman and Carrington excavated in 1851; all that is known about the location of their excavation is that the land then belonged to Mrs Watt<sup>22</sup>.

The location of the third site is only known approximately, but is likely to have been situated near the current Barnfields Road

(HUCA 15). A cinerary urn was found during drainage works in 1859, which has been taken to indicate the site of a barrow<sup>23</sup>. Several stray finds, also of Bronze Age date, have been found in the vicinity of Leek, although their precise locations are unknown.<sup>24</sup>

Within the surrounding parishes around Leek the majority of sites and finds also date to the Neolithic/Bronze Age. These include a further three, possibly four, round barrows as well as a Scheduled burial cairn on The Roaches, 7km to the north of Leek<sup>25</sup>. The number of barrows identified is partly attributable to the activities of antiquarians from the 17th century onwards. A barrow which survives as a low earthwork at Morridge, lying approximately 4km to the north west of Leek, may be one of three which were reported by Robert Plot in 1686<sup>26</sup>.

The earliest evidence for human activity within this wider landscape is a Mesolithic flint blade which was found within Leek parish. Unfortunately this find does not significantly contribute to our understanding of the utilisation of this landscape at this period.

### 2.2 Roman (49AD to 409AD)

There is currently little evidence for human activity during the Roman period from within the EUS area. The only Roman find from the area is a coin hoard found in the 1990s (HUCA 11)<sup>27</sup>. However, the composition of the hoard included coins which dated to the late Roman Empire (of probable 6th century date) suggesting that their burial occurred during the early medieval period.

There is also little definite evidence for activity during the Roman period from the parishes surrounding the EUS project area. A second Roman coin hoard was found 3km to the south west of Leek in the late 18th century and a single 3rd century coin was found near Wetley Rocks, approximately 6km south of Leek<sup>28</sup>.

<sup>17</sup> Staffordshire HER: PRN 00350; Beresford 1909 Web: Internet Archive viewed 25/10/2011

<sup>18</sup> SRO D3359/Map 39; Beresford 1909 Web: Internet Archive viewed 25/10/2011

<sup>19</sup> Bateman 1861 Web: Internet Archive viewed on 25/10/2011; Beresford 1909 Web: Internet Archive viewed 25/10/2011

<sup>20</sup> Staffordshire HER: PRN 54564

<sup>21</sup> SRO D3359/Map 39

<sup>22</sup> Bateman 1861 Web: Internet Archive viewed on 25/10/2011

<sup>23</sup> Staffordshire HER: PRN 00351

<sup>24</sup> Staffordshire HER: PRN 00349 (barbed and tanged arrowhead) and PRN 01736 (Axehead and leaf-shaped arrowhead)

<sup>25</sup> Staffordshire HER: PRN 0354, PRN 04304, PRN 00337 and PRN 04087

<sup>26</sup> Staffordshire HER: PRN 00354

<sup>27</sup> Staffordshire HER: PRN 30004

<sup>28</sup> Staffordshire HER: PRN 01737 and PRN 04982

<sup>29</sup> Staffordshire HER: PRN 05016  
<sup>30</sup> Greenslade 1996: 98; Staffordshire HER: PRN 04390  
<sup>31</sup> Greenslade 1996: 98; Dr Cleverdon pers. comm..  
<sup>32</sup> Wilcock and Gee 1965: 10-17  
<sup>33</sup> Dr Cleverdon pers. comm..  
<sup>34</sup> Myers 2006: 4 University of Leicester Web viewed 16/11/2011

<sup>35</sup> Gelling 2011: 28; Horovitz 2005: 357; Gelling 1981: 5  
<sup>36</sup> Gelling 2011: 28; Horovitz 2005: 357  
<sup>37</sup> Ibid; Ibid  
<sup>38</sup> Hawkins and Rumble 1976: 1:21  
<sup>39</sup> Cane & Jaffa nd.: 3; Tringham 1993: 1; Cleverdon 2002: 9

The remaining sites have not been proven archaeologically. These include an enclosure just north of Cheddleton which is visible as a cropmark on aerial photographs. On morphological grounds it has been suggested that this site may represent a Roman fort or a marching camp<sup>29</sup>. This site and the coin hoard found in the late 18th century may be associated with the putative line of a Roman road running between Aquae Arnemetiae (Buxton, Derbyshire) and the known settlement and forts at Pennocrucium (south west of Penkridge) on Watling Street<sup>30</sup>. To the north east of Leek the Roman road is marked on modern ordnance survey maps although it is not known on what this alignment is based and historians have concluded that this was a misunderstanding; the road being of 18th century origin<sup>31</sup>. Research on the southern continuation of this road in the 1960s suggested a route between Gorstybirch, Fulford and Wetley Rocks (7.5km to the south west of Leek)<sup>32</sup>. The researchers did not suggest a route through Cheddleton as they were uncertain of the course of the River Churnet during this period. However, they did consider that the crossing may have been made near Wall Bridge Farm and from there headed towards Leek, although they did not give a reason for this suggestion. Their projected route was seen to have roughly followed the present Newcastle Road (A53) to continue towards Buxton roughly in the direction of the present Buxton Road; the route potentially passing to the south of the town centre. However, route of the present A53 cuts diagonally across the medieval furlongs of the town field (cf. 2.4.2.1) affirming that its alignment is later in origin. Overall the presence of a Roman road in this wider landscape remains inconclusive and the route described remains purely conjectural. Even the status of Buxton as a settlement, or even whether it was the location of a fort, during the Roman period remains open to question<sup>34</sup>.

## 2.3 Early Medieval (410 to 1065)

### 2.3.1 Placename

It is generally agreed that the placename relates to either a watercourse or a spring<sup>35</sup>. However, there is no agreement about the origins of the word; whether it is Old English or Old Norse. Gelling contends that it comes from the Old Norse 'loekr' meaning brook, whilst Horovitz suggests Old English with reference to a spring possibly linked to the Old English adjective 'hlecc' meaning 'leaky'<sup>36</sup>. However, it is agreed that the source of the word is the same as that for Leake, which occurs for settlements in Nottinghamshire, Lincolnshire and North Yorkshire all of which lay within the Danelaw<sup>37</sup>.

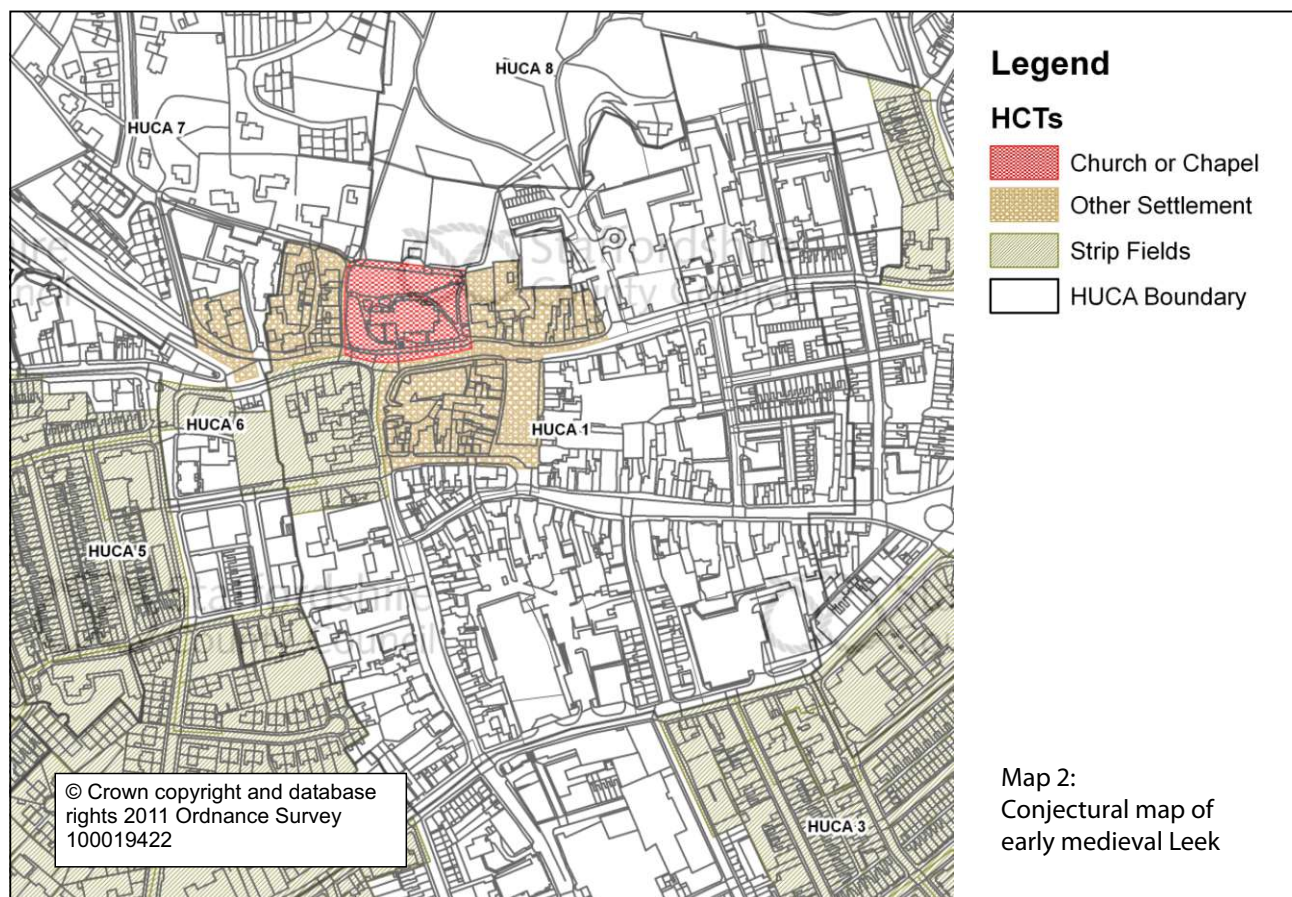
### 2.3.2 Settlement

Leek is first mentioned in Domesday Book (1086):

"The king holds Leek. Earl Algar held it. 1 hide, with its dependencies. Land for 12 ploughs. 15 villagers and 13 smallholders have 6 ploughs. Meadow, 3 acres; woodland 4 leagues long and as wide. Value before 1066 £4; now 100s."<sup>38</sup>

The evidence from Domesday, and an early 13th century survey, suggests that Leek formed the centre of a large estate from the early medieval period. This early potential estate had already fragmented by 1086<sup>39</sup>. This evidence is supported by the early medieval crosses which survive within St Edward's Church and in its churchyard (cf. 2.3.4).





Gelling argued that the placename had Old Norse origins (cf. 2.3.1) and thus it was possible that it was founded following the Viking incursions during the late 9th and early 10th century<sup>40</sup>. However, there is currently little archaeological evidence for the nature or origins of the early medieval settlement, with the exception of at least one Anglo-Scandinavian cross in the churchyard (cf. 2.3.4).

Map 2 shows the conjectural location for the earliest settlement at Leek, although this is solely based upon proximity to the church.

### 2.3.3 Economy

Domesday Book also provides information on the local economy. The entry for Leek states that there was land for arable farming, which compared to other estates in Staffordshire was extensive<sup>41</sup>. Woodland was also extensive and therefore probably constituted an important component in the local economy for firewood, building work as well as for pasture. The value of the manor was also relatively high for Staffordshire and it has been suggested that this may reflect an important pastoral economy which was not directly recorded by the survey<sup>42</sup>.

### 2.3.4 Religion

There is no evidence, within the existing St Edward's Church, nor in documentary sources, to indicate that the church existed prior to the Norman Conquest. The only evidence for ecclesiastical activity in Leek in the early medieval period is the two crosses standing in the

churchyard and the fragments which survive within the church<sup>43</sup>. The two Scheduled and Grade II listed crosses standing in the churchyard have not been closely dated; one is believed to be of probable 9th century date (plate 1) and the other probably early 11th century<sup>44</sup>. It is not known whether the crosses were moved to Leek at a later date or whether they are located close to their original position.



**Plate 1:** Early medieval cross

Some commentators, using the crosses as their evidence, have suggested that Leek was the site of a minster church in the early medieval period or that it was at least an ecclesiastical centre<sup>45</sup>. Despite the lack of supporting evidence it is not impossible that Leek may have had a minster church, as few have been identified with any certainty. However, both Hooke and Tringham have noted that this

seems unlikely given the lack of key characteristics<sup>46</sup>. Hooke for instance has noted that there appears to be a link between early medieval minsters and later (medieval) collegiate churches; St Edward's was not a collegiate church<sup>47</sup>. Its original dedication was to St Edward the Martyr whose feast day was in June as is noted in a charter granted during the medieval period by Dieulacres Abbey<sup>48</sup>.

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Settlement

#### 2.4.1.1 Lordship

At the time of the Domesday survey (1086) the manor of Leek was held by the king who had granted it to the earls of Chester by 1093<sup>49</sup>. It was the earl of Chester, Ranulph de Glanville, who granted a town charter between 1207 and 1215 and is therefore likely to have been responsible for the town plan (cf. 2.4.1.3 and 2.4.2.3). The manor of Leek, along with the new borough, was granted to Cistercian order at Dieulacres Abbey in 1232 and it remained in their possession until the 16th century<sup>50</sup>.

The earl of Chester was generous to his new burgesses in the rights which he allowed them. They were to be as free as any burgesses in the rest of Staffordshire and they had the right to common pasture for their cattle as well as to cut timber and collect firewood<sup>51</sup>. However, the latter privileges were removed from the town charter when it was renewed by the monks of Dieulacres in 1232<sup>52</sup>.

Documentary evidence suggests that the earls of Chester had a manor house there<sup>53</sup>. Charters were issued by the earl of Chester, Hugh II, whilst at Leek in the 1170s and he died there in 1181<sup>54</sup>. The location of this manor house is unknown, although a property known as The Hall House (now the Red Lion on the east side of Market Place) may indicate the location of the manorial centre<sup>55</sup>.

<sup>54</sup> Tringham 1993: 3

<sup>55</sup> Dr. Cleverdon pers. comm..

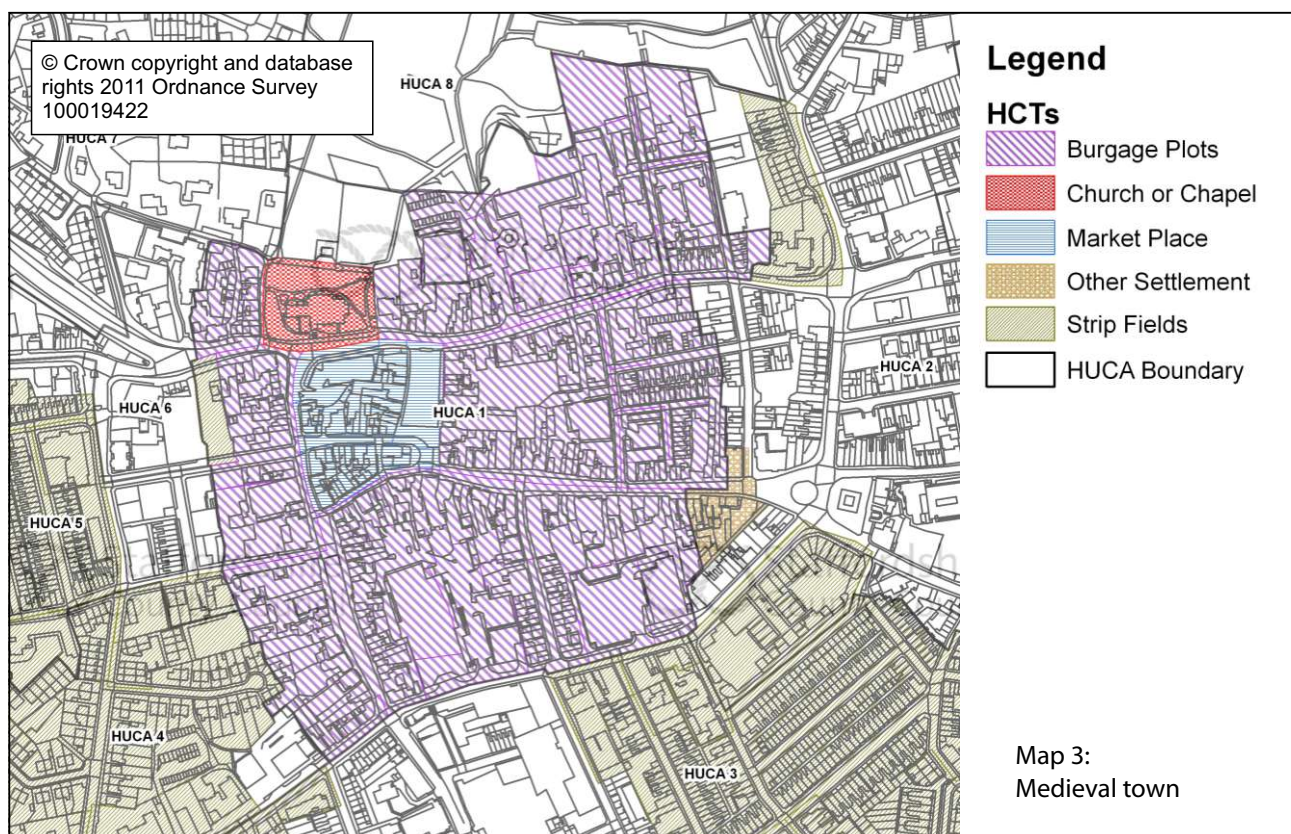
<sup>56</sup> Hawkins and Rumble 1976: 1:21  
<sup>57</sup> Cane & Jaffa nd.: 5; Staffordshire HER: PRN 54546  
<sup>58</sup> Ford 2002: 13-14  
<sup>59</sup> SRO. 1838. D3359\Map 39; SRO 1862 D6919\2\2; First edition 50" Ordnance Survey map  
<sup>60</sup> Dr. Cleverdon pers. comm..  
<sup>61</sup> Ibid.

### 2.4.1.2 Pre-borough settlement

Little is currently known about the extent and location of the earlier settlement, although 28 households are recorded in 1086 (cf. 2.3.2)<sup>56</sup>. However, an archaeological excavation on the south side of Church Street, directly opposite St Edward's Church, found fragments of a probable 12th century cooking pot, although it was believed to have been disturbed by later activity<sup>57</sup>. A further excavation at Silk Street found pottery which could date to any period between the 11th and 14th century; consequently this may also relate to pre-borough settlement<sup>58</sup>. This is currently the only evidence for domestic activity which pre-dates the foundation of the town.

### 2.4.1.3 Town plan

The probable extent of the medieval town as suggested by 19th century maps and plans is shown on map 3<sup>59</sup>. Its limits may be defined by a number of 17th and early 18th century properties lying on its fringes, particularly to the south and west<sup>60</sup>. It is not clear how far east the town spread in the medieval period (along Stockwell Street). Map 3 conjectures it may have extended as far east as the junction with the later Bath Street. However, two early buildings, the 17th century Greystones and the early 18th century Ford House (which has evidence for earlier origins in its footings) may in fact represent the eastern extent of the medieval town (HUCA 1)<sup>61</sup>.



As map 3 shows, the medieval town was principally laid out along what is now St Edward Street (formerly Spout Street), Church Street/Stockwell Street and Derby Street (HUCA 1). The evidence for the burgage plots is inferred from the 19th century mapping although it is difficult to infer phases to the town plan. However, the documentary evidence does suggest that little expansion

occurred within Leek during the medieval period and no evidence has been found to suggest the development of suburbs during this time. An early 13th century charter suggests that from its inception the town was laid out with 80 and a half burgage plots; by the Dissolution this had only increased to 84 burgage plots<sup>62</sup>. It is currently unclear to what extent the abbey may have been responsible for planning within the town following the grant of the Leek manor in 1232. At present little archaeological work has been carried out within the town which address some of the questions surrounding the extent and origins of the medieval town.



Plate 2: 2, 2A & 4 Church Street

The town charter specified that each burgage plot was to comprise a dwelling and half an acre at a rent of 12d, although to encourage the development of the town the first three years were rent-free<sup>63</sup>. Three archaeological investigations have been carried out within the core of the medieval town; one to the south of Church Street (opposite the church) and two on Silk Street car park<sup>64</sup>. None of these investigations have conclusively observed features associated with the medieval town planning, although medieval pottery has been recovered from both sites (cf. 2.4.2.2). However, during archaeological work at Silk Street car park in 2002 several ditches and walls were identified. One of the ditches was interpreted as a burgage plot boundary associated with properties lying to the north on Stockwell Street; the ditch being dated from four medieval pottery sherds found within the fill<sup>65</sup>. However, this ditch ran east-west across the site rather than the expected north-south; it is also unlikely to represent the back ditch of the burgage plots on Stockwell Street, which would be expected to lie around 25m further south where a common boundary was still shown on the 19th century mapping<sup>66</sup>. In total 19 sherds of medieval pottery were found across this site in 2002 all of which were described as being small abraded sherds<sup>67</sup>. An alternative interpretation of this ditch is that it may have been a foundation trench for a building shown on the late 19th century OS map and that the four sherds of pottery found within its fill were residual.

<sup>68</sup> Clevedon in Arnold et al 2009a  
<sup>69</sup> Staffordshire Moorlands Council 1998; Arnold et al 2009a; Arnold 2009 et al 2009b  
<sup>70</sup> Staffordshire HER: PRN 06657  
<sup>71</sup> Greenslade 1996: 103  
<sup>72</sup> Wagstaff 1970: 89, 91-3  
<sup>73</sup> Ibid: 92-3

<sup>75</sup> SRO. 1838. D3359\Map 39; SRO 1862 D6919\2\2; First edition 50" Ordnance Survey map  
<sup>76</sup> Greenslade 1996: 103  
<sup>77</sup> Ibid.  
<sup>78</sup> Wrottesley 1889 web viewed 25/10/2011  
<sup>79</sup> Tringham 1993: 1; Greenslade 1996: 105  
<sup>80</sup> Greenslade 1996: 105  
<sup>81</sup> Greenslade 1996: 105  
<sup>82</sup> SCC forthcoming

### 2.4.1.4 Buildings

The initial town charter gave the burgesses the right to collect timber for building, although this right was removed when the Abbot of Dieulacres renewed the charter in 1232. However, a court roll of 1548 suggests that by this time timber was again allowed to the burgesses of Leek for building works<sup>68</sup>. A number of building surveys (including dendrochronology) have been carried out within Leek to date some of the key timber framed buildings; although none have so far been dated to the medieval period<sup>69</sup>. The earliest property identified by the surveys is 2, 2A and 4 Church Street, adjacent to the church; the dated timbers were felled between 1513 and 1515<sup>70</sup> (HUCA 1; plate 2).

## 2.4.2 Economy

### 2.4.2.1 Agriculture

The monks of Dieulacres Abbey had several granges in the landscape around Leek including at Birchall which stood approximately 2km to the south of the town (HUCA 13). Documentary sources record that the grange at Birchall was still involved in both arable and animal husbandry by at least circa 1500<sup>71</sup>. This mixed approach to agriculture would not have been unusual at such grange sites although documentary evidence does suggest that in general sheep and cattle farming was the principle activity undertaken by the Abbey<sup>72</sup>. The wealth of the abbey, however, was principally built upon wool until circa 1350<sup>73</sup>.

The extent of the abbey's agricultural activities in the area around Leek undoubtedly had a huge impact upon the landscape. However, the Abbey's foundation charter (1214) did not include the open fields belonging to the town; although they acquired the entire manor upon the death of the earl of Chester in 1232 (cf. 2.4.3.2)<sup>74</sup>. Map 4 shows the known extent of

the open fields associated with Leek as identified from the 19th century mapping<sup>75</sup>. The only field currently known is Leek Town Field which was mentioned in a late 16th century document<sup>76</sup>. The town charter allowed each of the burgesses of the town 1 acre within the open fields; this is likely to have been spread across several open fields<sup>77</sup>.

### 2.4.2.2 Economy/Industry

Leek's economy during the medieval period was undoubtedly based upon its function as the only market within the Staffordshire moorlands. There is currently little evidence for the industries which may have been carried out within the town. However, 14th century tax lists suggest the presence of a miller, a smith, a brewer and possibly a harpist; on the whole these were occupations expected of a medieval market town<sup>78</sup>.

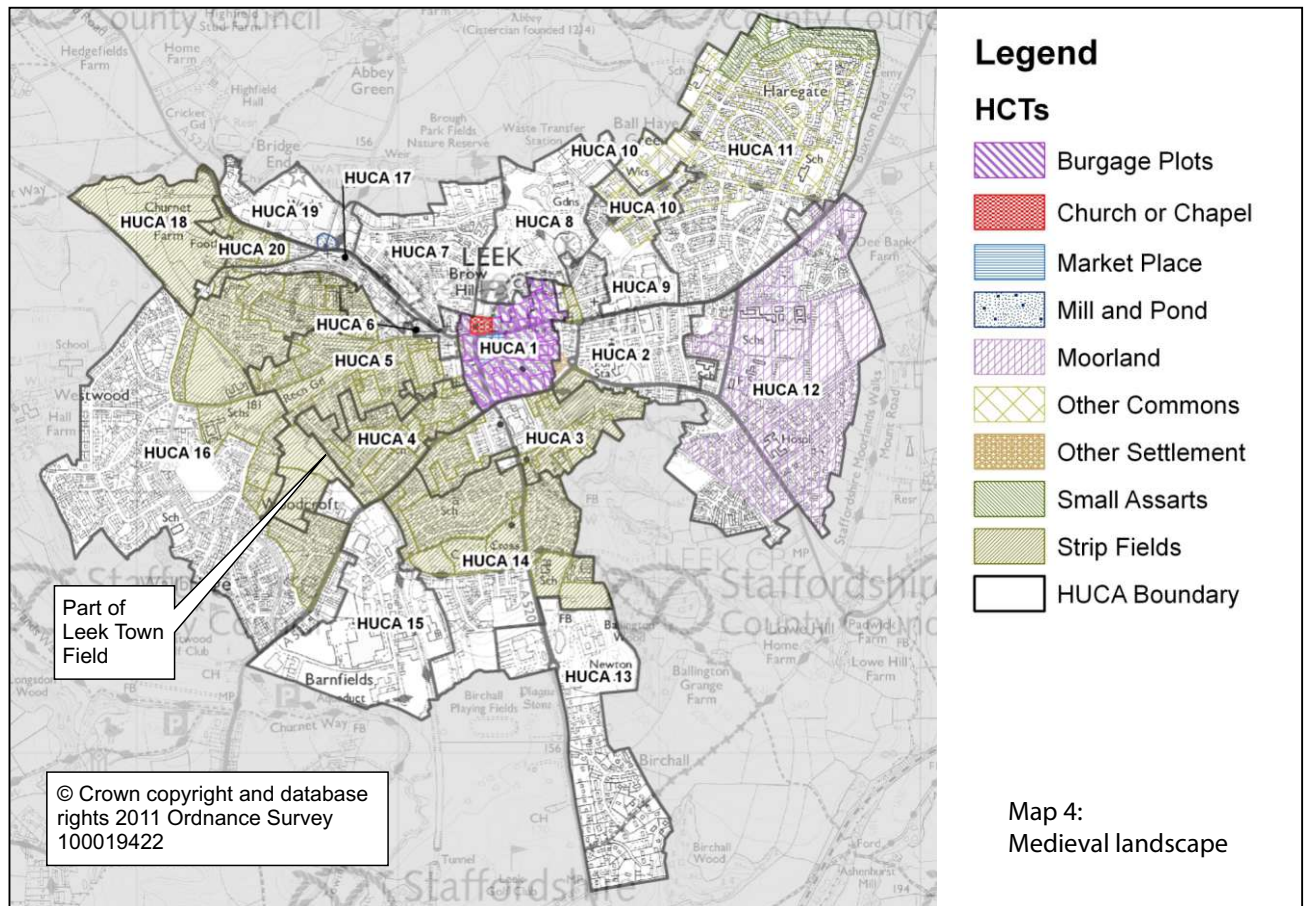
### 2.4.2.3 Markets and fairs

The market charter was granted in 1207, although it is not known whether this authorised a new market or simply confirmed a pre-existing market<sup>79</sup>. The charter also granted the earl the right to hold an annual fair<sup>80</sup>. The tolls and rights of the market and the fairs were granted to Dieulacres Abbey in 1232<sup>81</sup>.

The market place was probably created as part of the planned town during the early 13th century. The current town plan suggests that the market place may initially have been much larger than it is today; the suggested extent is shown on map 3. This proposal would suggest a large rectangular market place of approximately 1ha which lay at the church gate; a plan not dissimilar to that identified at Uttoxeter<sup>82</sup>. Three areas of market infilling are discernible within the town plan, lying to the west and south west of the current extent of the market place. That this area may have originally formed part of the market place is

<sup>74</sup> Ibid: 85; Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage).

perhaps also supported by the street name 'Sheep Market' which runs from the south western corner of the current extent to St Edward's Street. The infilling of this market place may have occurred at any point from the later medieval period onwards, however, the earliest extant buildings are two properties dating to the 16th and 17th centuries<sup>83</sup>. The earliest is the Black Swan on Sheep Street whose timbers have been dated to several decades in the 16th century leading to the suggestion that it was built or refurbished in the later 16th century with reused timbers (cf. HUCA 1; map 15 for the known period of origin of the buildings in this area)<sup>84</sup>.



An archaeological excavation on the south side of Church Street, within the area suggested as having once formed part of the original market place did not find any evidence of medieval activity (other than fragments of a 12th century pot). It is likely that any such evidence was disturbed by the 19th century buildings which stood on this site<sup>85</sup>. However, could the lack of evidence for buildings or property boundaries could be attributable to the fact that this area may have formed part of the open market place and so may not have been intensively used beyond at best the erection of ephemeral or temporary market structures.

A Scheduled and Grade II listed market cross, of possible early 15th century date, stands in the market place although not in its original position, which is unknown (plate 3)<sup>86</sup>.

## 2.4.2.4 Watermills

A watermill existed by the mid 12th century and is likely to have been located on the site of the extant Brindley's Mill (HUCA 19)<sup>87</sup>. The watermill was granted to Dieulacres Abbey in the 1220s<sup>88</sup>.

The abbey had a further mill at Birchall to the south of Leek by the 13th century, although the precise location of this mill is currently unknown<sup>89</sup>.



**Plate 3:**  
Market Cross

## 2.4.3 Religion

### 2.4.3.1 St Edward's Church

A priest is not recorded in the Domesday entry (cf. 2.3.2) although it has been assumed that there would have been at least one within the settlement at the time of the Norman Conquest<sup>90</sup>. This assumption is presumably

based upon the evidence of the early medieval cross shafts (cf. 2.3.3). However, the earliest documentary reference to the church occurs in the 13th century; its dedication to St Edward probably dates to at least 1207, but possibly earlier (cf. 2.3.3)<sup>91</sup>. The original dedication was to the late 10th century St Edward the Martyr whose saint's day in June is referred to in a medieval charter (cf. 2.3.3)<sup>92</sup>. By the 1730s the patron saint was assumed to be St Edward the Confessor<sup>93</sup>.

The church was destroyed by fire in 1297 and its rebuilding was completed by 1320<sup>94</sup>. The earliest fabric to be identified within the extant Grade II\* listed church has been dated to the 14th century (plate 4)<sup>95</sup>. The medieval arcades were removed during restoration carried out between 1838 and 1840; the southern arcade may have been of 12th century date<sup>96</sup>.

A chantry chapel, dedicated to St Mary and with its own chaplain, existed within St Edward's church by 1340<sup>97</sup>.

The graveyard belonging to St Edward's church was first mentioned in 1281<sup>98</sup>.

Dieulacres Abbey was established by Ranulph de Blundeville, earl of Chester in 1214 upon land within his north Staffordshire estates just over 1km north of Leek<sup>99</sup>. The monks had been transferred from a house established by an earlier Earl of Chester at Poulton in Cheshire. Little of the built fabric of Dieulacres Abbey survives above ground, but its archaeological importance has been identified in its designation as a Scheduled Monument<sup>100</sup>. In the centuries following the Dissolution the stonework is likely to have been taken for building projects in the surrounding area. Some of it was re-used within the adjacent Grade II listed Abbey Farm<sup>101</sup>. Further stonework was used at Rudyard Hall where some of it almost certainly forms the stone base for the timber-framed section of the

<sup>99</sup> Greenslade 1996: 85; Klemperer 1995: 1; Duggan & Greenslade 1970: 231

<sup>100</sup> Staffordshire HER: PRN 00100; English Heritage SM no. 83

<sup>101</sup> Staffordshire HER: PRN 06649, PRN 14239 and PRN 14238

house<sup>102</sup>. A survey of the decorative stonework within the extant abbey structure and the Abbey Farm identified that the majority dated to the early-mid 13th century. However, it was also established that a period of alteration, including the insertion of a new window(s) was carried out in the early 14th century<sup>103</sup>. The profits raised from their farming activities had to be used to repair or enhance the monastic buildings and these improvements are probably a result of their economic success<sup>104</sup>.

**Plate 4:** St Edwards Church



As well as the land for the construction of the abbey the earl also granted extensive lands within Leek manor. Wagstaff has attempted to trace the extent of this grant of land and has identified that Leek was likely to have been located at its heart<sup>105</sup>. The town and market were granted to the abbey in 1232 upon the death of the earl, although they do not appear to have been as generous in the granting of rights to their townspeople (cf. 2.4.4.1)<sup>106</sup>.

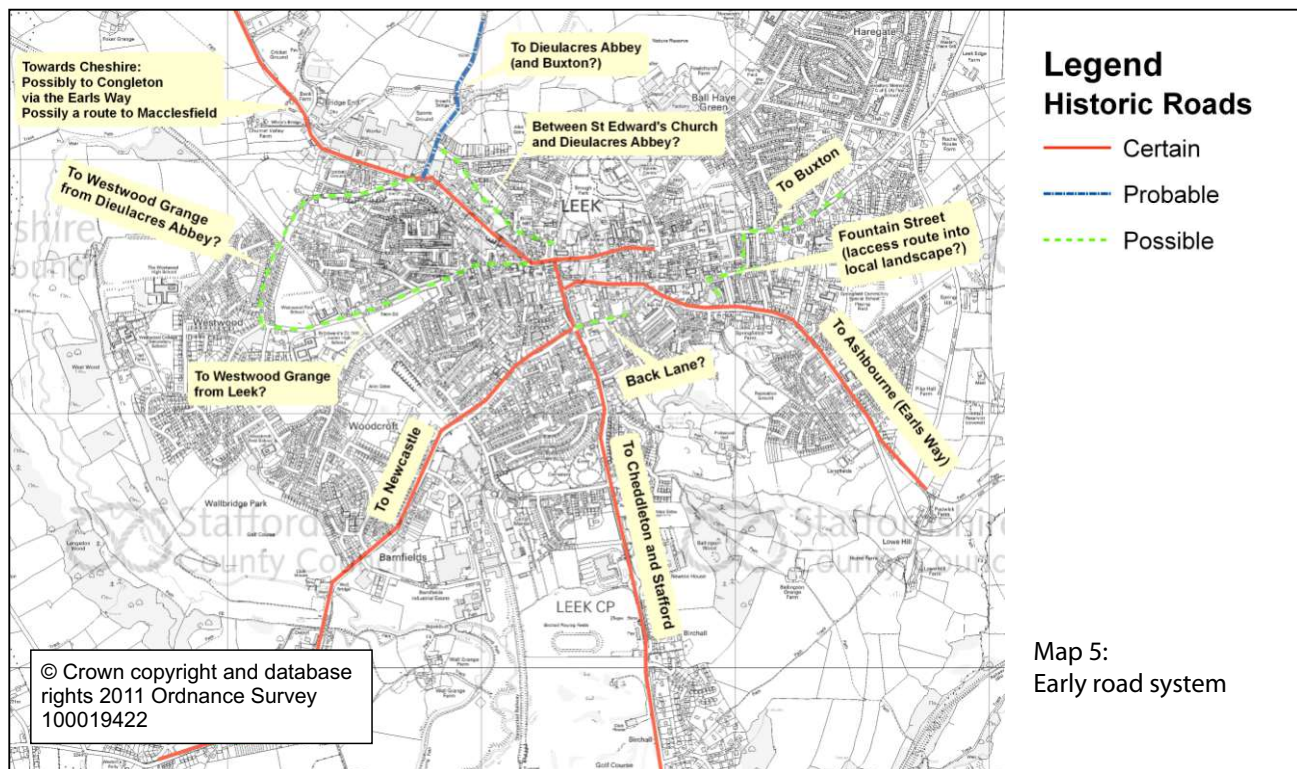
It is clear from previous work on the history of the abbey that it would have had an extensive impact not only upon the lives of the townspeople, but also upon the wider landscape. The monks were involved in arable agriculture, cattle farming and maintaining a hunting ground/warren<sup>107</sup>. However, it was sheep farming (wool) for which the abbey was particularly famed up to circa 1350; thereafter it declined<sup>108</sup>. The monastery established around twelve granges in north Staffordshire; possibly three of which lie within the EUS area (cf. HUCA 10, HUCA 13 and HUCA 16)<sup>109</sup>. The monastery also established, bought or was granted other farms within north Staffordshire; they held at least one grange and six smaller farms in the parish of Heaton alone. At the Dissolution they also held Haregate where a Grade II Listed 17th century house survives (HUCA 11)<sup>110</sup>.



<sup>111</sup> Greenslade 1996a: 98  
<sup>112</sup> Dr Faith Cleverdon pers. comm..  
<sup>113</sup> Ibid: 98  
<sup>114</sup> Ibid: 85 and 98  
<sup>115</sup> Ibid: 98  
<sup>116</sup> Ibid: 85  
<sup>117</sup> Ibid: 85  
<sup>118</sup> Yates 1775

## 2.4.4 Communications

Map 5 reveals that Leek stands at the centre of a network of roads which lead to many of the principle medieval market towns within Staffordshire, Derbyshire and Cheshire. This included a route known as the 'Earls Way' which passed through Leek on a roughly north-west to south-east alignment possibly linking it to Congleton (and maybe Chester) to the north east and to Ashbourne to the south east (cf. map 5)<sup>111</sup>. There are a number of contenders for the route of the Earls Way into Leek from the north west which includes Mill Street and Daisy Bank<sup>112</sup>. A north westerly route of the town may also have linked the town to Macclesfield. The route to Stafford, via Cheddleton, is recorded in 1430 (map 5 "to Cheddleton and Stafford")<sup>113</sup>. Leek also linked to Buxton, although its precise route is not clear; map 5 highlights the alternative routes. Greenslade argued that the route to Buxton prior to the 18th century was via Abbey Green Road (labelled on map 5 as 'to Dieulacres Abbey and Buxton')<sup>114</sup>. This extensive road system connects Leek to a wider economic landscape and is key to its continued success as a local market during this period and beyond.



It is possible that some routes which are known from later periods, such as Fountain Street, may also have medieval origins<sup>115</sup>. This route may have been established to provide access to Leek Moor to the east of the town (map 4). A route from St Edward's Church towards Dieulacres Abbey (meeting Abbey Green Road) via an extant footpath, which incorporates part of Mount Pleasant, may also have medieval origins (marked on map 5 as 'Between St Edward's Church and Dieulacres Abbey')<sup>116</sup>. Greenslade also argued for a route from Dieulacres Abbey to its grange at Westwood via Kiln Lane (marked on map 5 as "to Westwood Grange from Dieulacres Abbey")<sup>117</sup>. A second potential route links this grange to the market at Leek (map 5 "to Westwood Grange from Leek"); this alignment is clearly marked on a late 18th century map.<sup>118</sup>

Two bridges, both crossing the River Churnet, have at least medieval origins. White's bridge, lying approximately 1 km north west of the town on the Earls Way towards Macclesfield, was known as Conygrene Bridge in 1430 (map 5; HUCA 18)<sup>119</sup>. Wall Bridge, lying approximately 1.5 km to the south west of the town on the road towards Newcastle, was mentioned in 1244 when Trentham Priory gave permission to Dieulacres Abbey to build it<sup>120</sup>.

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

#### 2.5.1.1 Lordship

Dieulacres Abbey ceased to hold Leek manor and the town in the mid 16th century following the Dissolution (cf. 2.5.4.2). The Abbey's lands were granted to Sir Ralph Bagnall in 1552; the grant included Leek and from this date it lost its status as a borough<sup>121</sup>. This loss of status probably did not affect the market, but presumably resulted in the removal of the burgesses rights which had been granted to them by the Abbey under the town charter of 1232.

Bagnall sold the town onto Thomas Rudyard, the lord of Rudyard manor; in 1723 this passed to Thomas Parker, the earl of Macclesfield<sup>122</sup>.

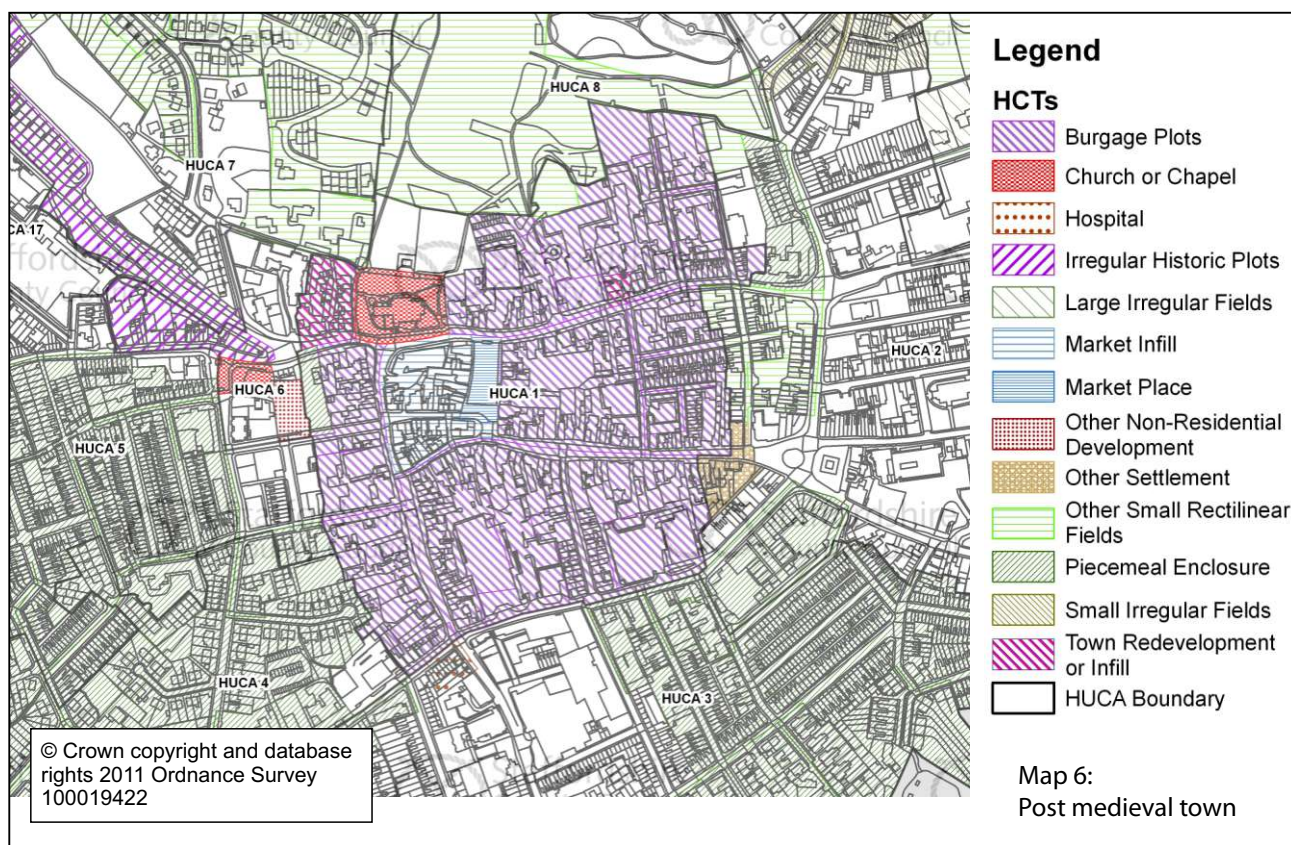


**Plate 5:** Greystones House

### 2.5.1.2 Settlement

There is some evidence for the amalgamation of burgage plots which may date to the post medieval period. It is possible that this process is indicated on the north side of Stockwell Street with the construction of the detached Greystones House in the late 17th century. However, it is currently unclear whether burgage plots extended this far east along Stockwell Street and that this property (as well as Ford House to the south) may in fact have been established on a new plot beyond the town limits (cf. plate 5; HUCA 1)<sup>123</sup> The infilling of the market place had probably been completed by at least the 17th century; Sheepmarket is recorded as a street name by 1646<sup>124</sup>.

There is documentary evidence for settlement expansion within the EUS area during the post medieval period. There appears to have been suburban expansion along Mill Street during the 16th century and further settlement had become established in what is now Belle Vue Street (then known as Back of the Street) by the later 17th century (cf. map 6 and map 7)<sup>125</sup>. The nature of the settlement in Belle Vue Street is unclear, but may have originated as squatter settlement. There was apparently squatter settlement on Leek Moor east of the town by the early 17th century<sup>126</sup>.



<sup>127</sup> Staffordshire HER: PRN 06657, PRN 06717, PRN 06721, PRN 06756 and PRN 50729  
<sup>128</sup> Staffordshire HER: PRN 06657; Arnold et al 2009b  
<sup>129</sup> Cruck: A pair of timbers, or blades, usually curved, rising from a place at or near ground level to a point at or near the apex of a roof, forming an approximately triangular frame on which the subsidiary structure rests. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)  
<sup>130</sup> Staffordshire Moorlands District Council 1998; Staffordshire HER: PRN 06717 and PRN 50729

<sup>131</sup> Staffordshire HER: PRN 06668  
<sup>132</sup> Staffordshire HER: PRN 06698 and PRN 06767  
<sup>133</sup> Staffordshire HER: PRN 06756  
<sup>134</sup> Cleverdon 2002: Appendix 6.1 (27); Stephen Dean pers. comm.  
<sup>135</sup> Dr Cleverdon pers. com.

### 2.5.1.3 Buildings

The earliest known properties in the town date to the 16th century and were originally built of timber framing, although the majority have since been either remodelled or encased in stone or brick<sup>127</sup>. This includes the Grade II listed 2, 2A and 4 Church Street where three of the surviving trusses have been dated to circa 1513/15, but whose architecture reveals substantial remodelling in the 17th century (plate 2)<sup>128</sup>. Three buildings in Leek have been identified as originating as cruck framed buildings; The Black Swan on Sheepmarket; 2 to 4 Clerk Bank and Old Timbers, 5 Stockwell Street<sup>129</sup>. Timbers in both buildings have been dated to the 16th century, although evidence from The Black Swan has suggested extensive remodelling or rebuilding of an earlier structure, which may have had medieval origins<sup>130</sup>.



**Plate 6:** 7 Stockwell Street

A couple of timber framed buildings date to the 17th century. Of all the identified timber framed buildings only the Roebuck Inn on Derby Street (dated 1626) retains a timber framed frontage (plate 14)<sup>131</sup>. The remaining 17th century buildings, where they have been identified, are principally constructed of stone. These include the Grade II\* listed Greystones House, Stockwell Street (HUCA 6) and the Grade II listed 1 to 3 Stockwell Street<sup>132</sup>. Other earlier buildings, of possible 16th or 17th century date may survive at the core of what appear to be later buildings. Several examples have been identified including the Grade II listed Quiet Woman Public House, St Edward's Street which has a late 19th century brick frontage to an earlier building which was possibly originally timber framed<sup>133</sup>. Another example of the enlargement in brick of an original stone rubble property can be seen in the gable end of 7 Stockwell Street (cf. plate 6). The property has been dated to the 16th century, although the sandstone end wall is probably 17th century; the further enlargement in brick may have occurred in the late 18th century<sup>134</sup>. Furthermore 17th century documentary evidence references it as a burghage<sup>135</sup>. This suggests the potential for even earlier fabric to be retained within this structure.



**Plate 7:** Red Lion Hotel

<sup>136</sup> Arnold et al 2009a; Staffordshire HER: PRN 06684  
<sup>137</sup> Ibid.  
<sup>138</sup> Staffordshire HER: PRN 06674  
<sup>139</sup> Menuge 1995: 1-2  
<sup>140</sup> Ibid.  
<sup>141</sup> Ibid.  
<sup>142</sup> Johnson 1996: 153  
<sup>143</sup> Ibid.

<sup>144</sup> Staffordshire HER: PRN 06651  
<sup>145</sup> Tringham 1996b: 166; Dr Faith Cleverdon pers.comm.  
<sup>146</sup> Staffordshire HER: PRN 06651  
<sup>147</sup> Greenslade 1996: 103  
<sup>148</sup> Ibid.; Dr Cleverdon pers. comm..

Several of the extant inns within the town have their origins in the post medieval period, even if they were originally constructed as houses. One example is the Grade II listed White Swan, St Edward Street where three surviving trusses provide a date of the 1530s<sup>136</sup>. The earliest reference to this property dates to 1565, but it is not recorded as an inn until 1693 when it was known as The Green Dragon<sup>137</sup>. The Grade II listed Red Lion Hotel, Market Place, formerly Hall House, was one of the most important residences within the town and was probably the town house of the Joliffe family who were important wool merchants during the post medieval period (plate 7)<sup>138</sup>. This stone built three storeyed property probably dates to the early to mid 17th century; what is believed to be the earliest portion of the property was demolished in the late 19th century but had incorporated a chimney piece bearing the date "4/9/1607", panelled upper rooms and an elaborate plaster ceiling of late 16th or early 17th century date<sup>139</sup>. The surviving portion is believed to be the property said to have been built by Thomas Joliffe in 1627 "on the site of an older seat"<sup>140</sup>. The late 18th century alterations, which included its stucco façade may coincide with its change of use from a house to an inn; documentary evidence shows that the Joliffe family sold it in 1765 and it was functioning as an inn by the 1790s<sup>141</sup>.

## 2.5.2 Education and Welfare

### 2.5.2.1 Education

The earliest references to a school occur in the late 16th/early 17th century which was held in the north aisle of St Edward's Church<sup>142</sup>.

A boarding school was established by the Quakers in 1697, although nothing further is known about its location<sup>143</sup>.

### 2.5.2.2 Welfare

The earliest surviving almshouses in Leek are the Grade II listed Ash Almshouses located on the corner of Broad Street and Compton (HUCA 3)<sup>144</sup>. The eight houses were endowed in 1676 by Elizabeth Ashe, the daughter of William Joliffe who was a wealthy wool merchant in the town, although the building itself may have early 17th century or earlier origins<sup>145</sup>. The almshouses were originally single storied, but a second storey was added in the 18th century. Each house was apparently assigned for a particular township within the parish; the names of the relevant township being inscribed above each door (plate 16)<sup>146</sup>.

## 2.5.3 Economy

### 2.5.3.1 Agriculture

Across Staffordshire, during the post medieval period, open fields were gradually being enclosed through agreements between landholders; the resulting field pattern being referred to in the Historic Landscape Character project as 'Piecemeal Enclosure'. Map 7 has identified that the open fields around Leek were enclosed in this manner. The documentary evidence suggests that such enclosures were being carried out in Leek Town Field, to the west of the town, by the late 16th century<sup>147</sup>.

Heath land, known as Woodcroft Heath and Westwood Heath, was recorded in the later 17th century. It formed part of the Leek Town Lands; those areas not capable of arable use lying within the area of Town Field (c.f. 2.4.2.1)<sup>148</sup>.

Sheep remained important to the agricultural economy of the Staffordshire Moorlands in the 16th and 17th centuries

<sup>149</sup> Kettle 1979: 72  
<sup>150</sup> Ibid.  
<sup>151</sup> Greenslade 1996: 107, 116, 117 and 119  
<sup>152</sup> Ibid: 123  
<sup>153</sup> Greenslade 1996: 89 and 106-7  
<sup>154</sup> Griffiths 2006: 1-2 Web 23/11/2011; Page (ed) 1911 Web 23/11/2011  
<sup>155</sup> Stephens (ed.) 1969 Web 23/11/2011

<sup>156</sup> Wilde 1974: 96  
<sup>157</sup> Ibid: 98  
<sup>158</sup> Greenslade 1996: 106

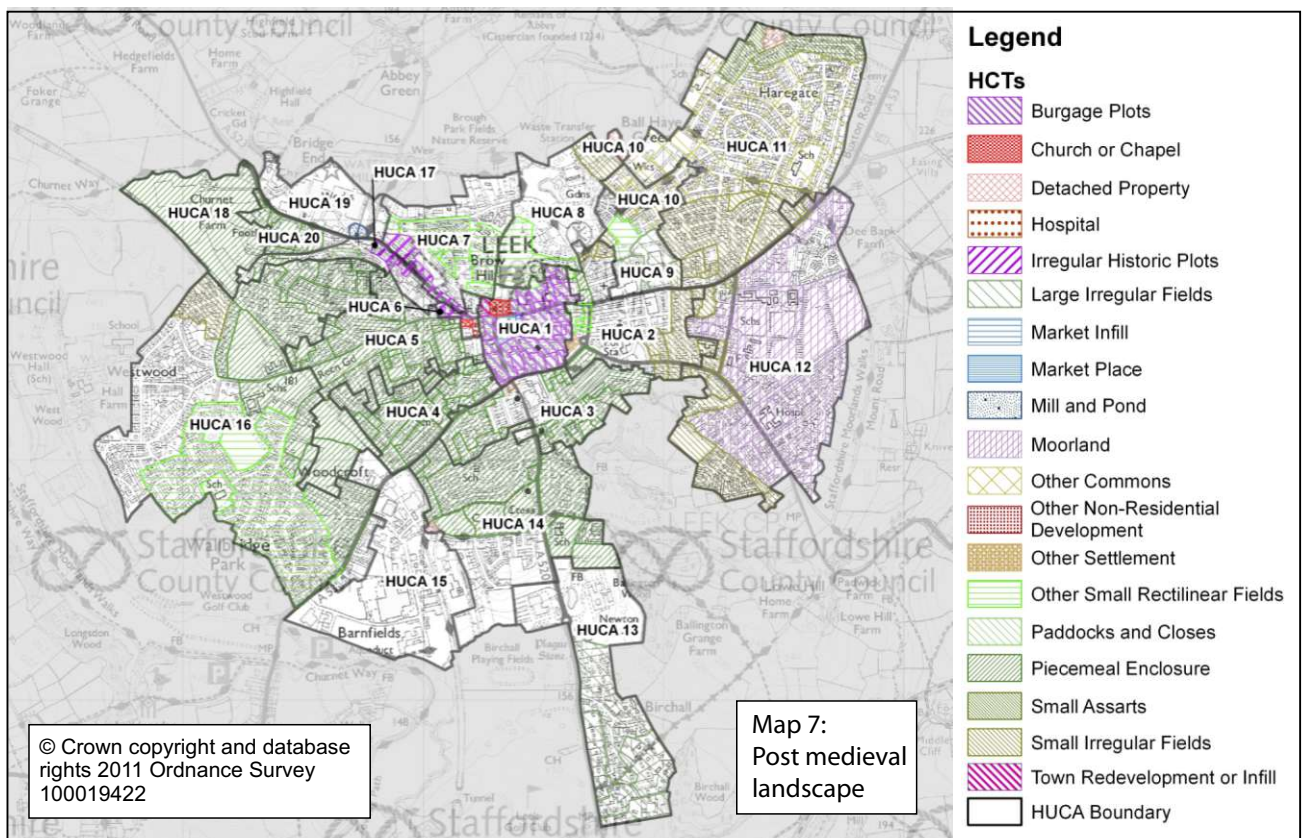
with some farms recorded as having flocks of between 300 and 600 animals<sup>149</sup>. In the later 17th century Leek was recorded as one of the five most important sheep markets in the county<sup>150</sup>.

### 2.5.3.2 Economy/Industry

There are references in the documents to a variety of industries within the town during this period. In the late 17th century these included clock making, button making and brewing (for which the town was apparently famed); there was also an iron monger<sup>151</sup>.

The ancestors of Thomas Parker, who was created the first Earl of Macclesfield in 1721, were practising as lawyers in Leek by the mid/late 17th century<sup>152</sup>.

The industry for which Leek is particularly famed was the manufacture of silk which dates from at least the late 17th century<sup>153</sup>. The development of the silk industry more generally in Britain received its impetus following the persecution of Protestants in France and The Netherlands from the late 16th century through to the late 17th century<sup>154</sup>. Silk weaving existed in several Midlands towns by the 17th century; a company of silk weavers was formed in Coventry in 1627<sup>155</sup>. In the north midlands the earliest evidence for the silk industry is to be found at Macclesfield where the extant button making industry began to cover the buttons in silk by 1649<sup>156</sup>. The use of silk in button making is known to have existed in Leek, which is generally seen to have spread from Macclesfield. However, there is evidence for other silk working in the town at this date whose origins are currently unclear<sup>157</sup>. A second theory as to the origins of Leek's silk industry is that it was brought to the town by French protestant refugees, but this has since been refuted on the grounds that it was "based on a misreading of the Leek churchwarden's accounts"<sup>158</sup>.



<sup>160</sup> Ibid: 88 and 105  
<sup>161</sup> Ibid.  
<sup>162</sup> Ibid.  
<sup>163</sup> Ibid: 104  
<sup>164</sup> Cleverdon (ed.) forthcoming; Greenslade 1996: 135  
<sup>165</sup> Ibid.; Ibid.  
<sup>166</sup> Ibid.; Ibid.  
<sup>167</sup> Greenslade 1996: 134  
<sup>168</sup> Staffordshire HER: PRN 06656

<sup>169</sup> Greenslade 1996: 88; Duggan and Greenslade 1970: 234  
<sup>170</sup> Duggan and Greenslade 1970:234  
<sup>171</sup> Klemperer 1995: 3  
<sup>172</sup> Ibid: 3; Staffordshire HER: PRN 06648 and PRN 06649  
<sup>173</sup> Staffordshire HER: PRN 06678; Tringham 1996a: 145  
<sup>174</sup> Tringham 1996a: 145  
<sup>175</sup> Greenslade 1996: 89 and 91

### 2.5.3.3 Market/fairs

The market continued to be an important aspect of Leek's economy; this was acknowledged by the transfer of the rights to hold both a market and fair to Sir Ralph Bagnall in 1552 and then to Thomas Rudyard<sup>159</sup> in 1597. In 1670 the market was ranked as one of the three most important markets in Staffordshire alongside Uttoxeter and Wolverhampton<sup>160</sup>. At this time the market was particularly trading in cattle, sheep and oats<sup>161</sup>. Map 6 shows the areas of probable market infill, which are still extant in the townscape (cf. 2.4.2.3)

A fair was granted to Thomas Jodrell in 1629<sup>162</sup>.

### 2.5.3.4 Watermills

Two watermills existed within the manor of Leek in the mid 16th century and both changed ownership from Bagnall to Rudyard later in the century. Both of the mills had belonged to Dieulacres Abbey and are likely to have been those known from medieval records (cf. 2.4.2.4)<sup>163</sup>.

## 2.5.4 Religion

### 2.5.4.1 St. Edward's Church

Work was carried out upon the church building during the 16th century which included raising the tower over new side walls<sup>164</sup>. The south aisle was rebuilt in the 1556 and the north aisle in 1596<sup>165</sup>. The extant porch was built in 1670<sup>166</sup>.

Documentary evidence suggests that the original timber-framed vicarage was partially rebuilt in stone 1695; the remainder being completed in 1714<sup>167</sup>. The Grade II listed building has a date mark on one of the rainwater heads of "1714" and is constructed of coursed stone<sup>168</sup>.

### 2.5.4.2 Dieulacres Abbey

The abbey was dissolved in 1538 and was granted to Sir Ralph Bagnall in 1552<sup>169</sup>. Prior to this point most of the monastery's assets had been sold by the Crown including the cattle, corn and furnishings<sup>170</sup>. From this point the abbey appears to have functioned as a quarry and its dressed stone can today be found in various buildings in the local area<sup>171</sup>. Some of the stonework was incorporated into the Abbey Farmhouse in the early 17th century and part of the abbey site was cleared in the early 19th century to make way for the extant farm buildings, in which much of the abbey stone is also visible<sup>172</sup>.

### 2.5.4.3 Non-Conformism

The earliest non-conformist chapel in the town is the Grade II listed Quaker Meeting House which was built in 1697 at Overton Bank<sup>173</sup>. The Presbyterians were also active within the town by the late 17th century<sup>174</sup>.

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

### 2.6.1 Settlement

#### 2.6.1.1 Town and buildings

Whilst Samuel Johnson, in 1777, described Leek as "a poor town", by the 1830s it was considered one of the handsomest market towns in the county<sup>175</sup>. During the 18th century brick began to replace stone and several earlier properties were refaced to reflect changing architectural fashions. The ability of the property owners of Leek to update their buildings is undoubtedly linked to the growing prosperity of certain inhabitants which was brought by the expanding silk industry (cf. 2.6.3.4). In addition a number of three-storey red brick double built in the 18th century can be found within the town, particularly in St Edward's Street and Derby Street. A number of these were built by

lawyers and others may be associated with button merchants<sup>176</sup>. One such example is the large detached house of three storeys called Foxlowe standing in Stockwell Street which was built for the lawyer Thomas Mills in the mid to late 18th century<sup>177</sup>.

The wealth of the silk manufacturers, particularly in the later 19th century, can be traced in the new buildings constructed during this period. Many of these buildings were designed by the father and son architectural firm William Sugden & Son who were based in Derby Street<sup>178</sup>. The firm was active in Leek between 1849 and 1901 and 23 buildings are known to have been designed by them. Several others may also be attributable to them including the Grade II listed 60 St Edward Street<sup>179</sup>. Their later 19th century buildings show an Arts and Crafts influence including the Grade II listed NatWest Bank on Derby Street and the Grade II listed Bird in Hand public house in Market Place (1889) (cf. plate 8)<sup>180</sup>. Two earlier buildings both Grade II listed and industrial in nature reveal a greater variety of architectural styles, including The Big Mill, Mill Street (1857) in an Italianate style (plate 21) and a silk mill on Haywood Street (1876) in a classical style (plate 17)<sup>181</sup>.

As shown above with the two examples of the silk mills, much of the Sugden's work was financed by the leading silk manufacturers. Arguably the most imposing of all of their work is the red brick Nicholson Institute on Stockwell Street (plate 10; cf. 2.6.2.4)<sup>182</sup>. This Grade II\* building was financed by the silk manufacturer Thomas Nicholson and was completed in 1883. The home of the silk dyer, Joshua Wardle at 54 St Edward Street, while principally being a Grade II listed building of 18th century date has late 19th century additions whose style is suggestive of the Sugden's style<sup>183</sup>.

In 1826 many of the stone built houses were still thatched, but by the 1860s the

**Plate 8:**  
Bird in Hand Public House



improvement commissioners were moving to ban thatch as a roofing material as a fire prevention measure<sup>184</sup>. The extant historic buildings are now principally roofed with either tile or Welsh slate.

### 2.6.1.2 Suburbs

Map 10 shows the areas of expansion, away from the historic core, from the post medieval period onwards. The earliest period of significant expansion, which still forms an important aspect of the historic character of the town, dates to the 19th century. Some of the areas indicated as early 19th century expansion on map 8 may have earlier origins for instance along Kiln Lane and the eastern end of Fountain Street (HUCA 17 and HUCA 2).

By the 1820s the town was expanding to the east, west and south (cf. map 8; early 19th century on map 10) and further streets were added in the 1850s and 1860s (map 9; mid



<sup>185</sup> Greenslade 1996: 91 and 93

<sup>186</sup> Sherlock 1976: 50; Staffordshire Moorlands District Council nd.: 8

<sup>187</sup> Staffordshire HER: PRN 54588, PRN 54580, PRN 03269, PRN 54584, PRN 54585, PRN 54586, PRN 54587 and PRN 03268

<sup>188</sup> Staffordshire HER: PRN 03268

<sup>189</sup> Staffordshire Moorlands District Council nd.: 22

<sup>190</sup> Greenslade 1996: 108; Staffordshire Moorlands District Council nd.: 33

<sup>191</sup> Staffordshire HER: PRN 14273

19th century on map 10)<sup>185</sup>. This expansion was undoubtedly linked to the importance of the silk industry to the local economy (2.6.6.3). The majority of this expansion comprised terraced housing for the workers in the silk industry. Particularly characteristic of the silk industry are the three storied silk weavers' houses which probably mostly date to the late 18th/early 19th century. The first two storeys were domestic, but the third storey was operated as the weaving workshop (shed or locally 'shade') which is notable for the elongated windows to maximise the amount of daylight in the room<sup>186</sup>. Examples of these houses can be found across the EUS project area including an example on Kiln Lane (HUCA 17); in Fountain Street and a pair in Regent Street (HUCA 2); terraces in Broad Street, London Street and in particular along King Street and Albion Street (HUCA 3)<sup>187</sup>. Nos. 38 to 46 King Street are Grade II listed (plate 9)<sup>188</sup>. Those properties in Albion Street and King Street are probably closely associated with Albion Mill which was constructed in the late 1820s by the silk manufacturer Anthony Ward & Co (cf. 2.6.6.3 and plate 11)<sup>189</sup>.

**Plate 9:** Weavers' Houses in King Street



Domestic weaving declined from the 1830s onwards and this is reflected in the domestic architecture in the town which became dominated by the more familiar two-storey terraces<sup>190</sup>. The terraced housing on Fountain Street, and the streets lying off it and parallel to it (HUCA 2) represent piecemeal development and this is reflected in the period of origin shown on map 10. The greatest concentration of mid 19th century terraced housing can be found along West Street/Wellington Street (HUCA 5), Alsop Street and Duke Street (HUCA 3) and Rose Bank Street (HUCA 2). The largest areas of terraced housing date to the 19th century in HUCA 3 and HUCA 5, although this style of domestic architecture continued to be constructed into the early 20th century (cf. 2.7.2.1).

Larger houses, detached, semi-detached and in short terraces, constructed for mill owners and their social equivalents were also constructed in the 19th century. These are generally scattered across the HUCAs; there are concentrations on the north side of Westwood Road (HUCA 5); at Brow Hill and on the north side of Park Road (HUCA 7); north of Rose Bank Street (HUCA 9); off Buxton Road (HUCA 11 and HUCA 12) and around All Saints Church to the south of the town (HUCA 3). Individual properties exist among other housing elsewhere in the project area. Such properties include the Grade II listed terrace of three large properties on Queen Street, standing opposite St Luke's Church, which were designed by Larner Sugden in 1877; the architect himself resided at number 29<sup>191</sup>.

## 2.6.2 Administration, Education and Welfare

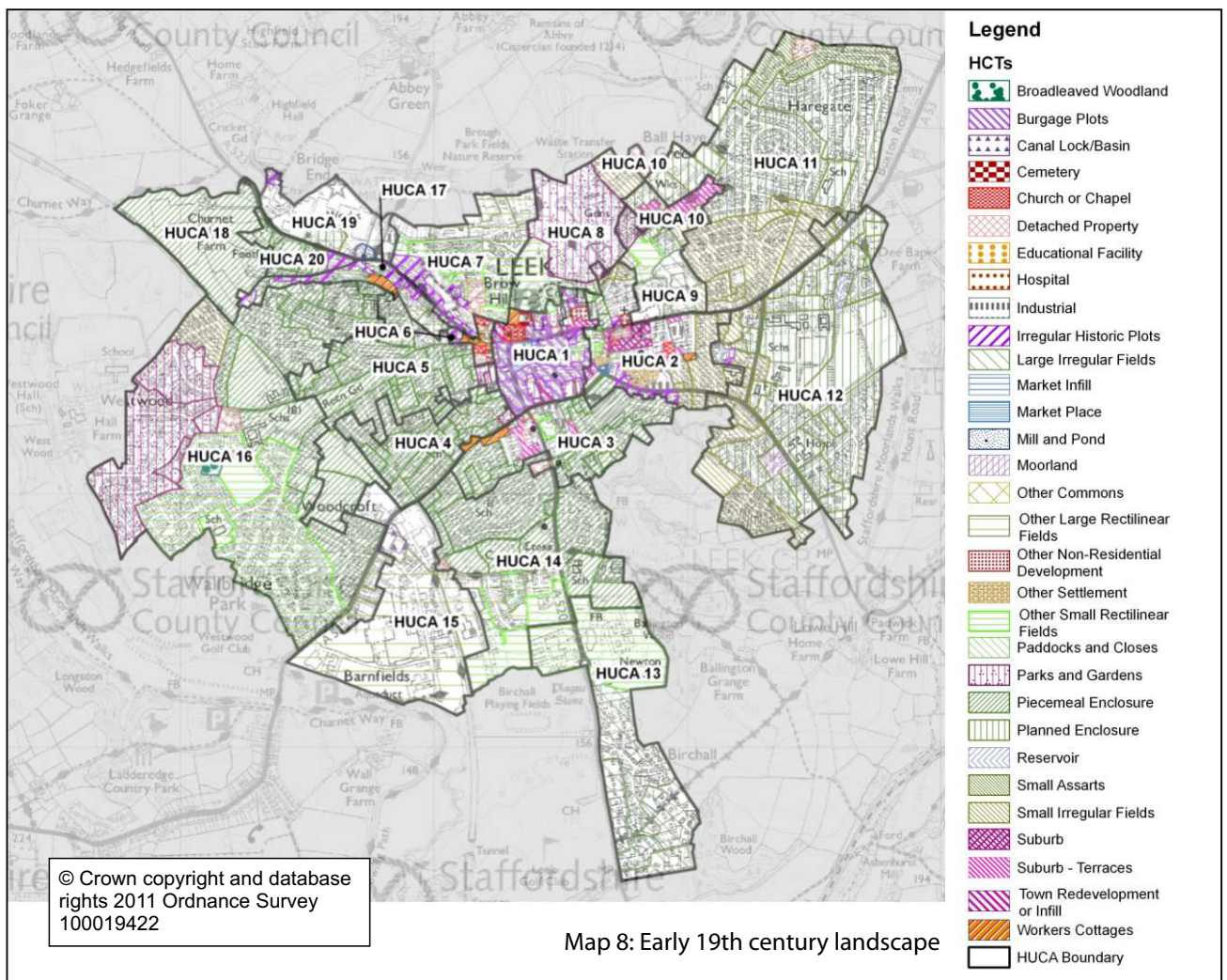
### 2.6.2.1 Administration

An improvement commission was established in Leek in 1825, which gained greater powers from 1855. The commission was replaced in 1894 by the Urban District Council<sup>192</sup>.

### 2.6.2.2 Welfare

A township workhouse, covering Leek and Lowe, was opened in 1768 in what is now Brook Street (Workhouse Street prior to 1867)<sup>193</sup>. The workhouse survives, although it was enlarged in the early 19th century and following the creation of the Leek Poor Law Union in 1837 it was converted to industrial use<sup>194</sup>.

The workhouse in Brook Street was replaced by the Union Workhouse which was constructed on the Ashbourne Road, approximately 1.25km from the town centre in 1839 (HUCA 12)<sup>195</sup>. The Grade II listed building was designed in a classical style by the architects Bateman and Drury of Birmingham (Plate 19); an infirmary block by J. T. Brearley was completed in 1898 (shown on Plate 20)<sup>196</sup>.



<sup>197</sup> Tringham 1996b: 167; Staffordshire HER: PRN 14257

<sup>198</sup> Ibid.; Staffordshire HER: PRN 54551

<sup>199</sup> Ibid: 129; Staffordshire HER: PRN 05557

<sup>200</sup> Greenslade 1996: 89; Staffordshire HER: PRN 0666; Johnson 1996: 156

<sup>201</sup> Ibid.

<sup>202</sup> Johnson 1996: 153 and 155

<sup>203</sup> Staffordshire HER: PRN 54579; Johnson 1996: 154

<sup>204</sup> Ibid; Staffordshire Moorlands District Council nd.: 35

<sup>205</sup> Johnson 1996: 154 and 156

<sup>206</sup> Staffordshire HER: PRN 14255

<sup>207</sup> Ibid; Johnson 1996: 156

<sup>208</sup> Ibid; Ibid

<sup>209</sup> Ibid.

<sup>210</sup> Ibid: 159

<sup>211</sup> Staffordshire HER: PRN 54555; Johnson 1996: 159; Ragged School: A free school for poor children. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage).

<sup>212</sup> Staffordshire HER: PRN 01290

Two complexes of almshouses were built in the 19th century. The Grade II listed Condylffe Almshouses (HUCA 14) comprising eight properties and constructed in an Arts and Crafts style were built in 1882<sup>197</sup>. Three almshouses on Fountain Street (HUCA 2) were built in 1893 by Isabella Carr, daughter of a silk manufacturer, in memory of her two sisters Ellen and Rosanna<sup>198</sup>.

The Leek architect, William Sugden, designed the Alsop Memorial Cottage Hospital in 1870 on Stockwell Street (HUCA 2) and the improvement commissioners opened an isolation hospital in Ashbourne Road in 1880<sup>199</sup>.

### 2.6.2.3 Education

The earliest surviving school is the former Grade II listed Grammar School located on Clerk Bank which is a stone-built structure dating to 1723 (Plate 18)<sup>200</sup>. The school was founded by Thomas Parker, earl of Macclesfield, but was closed in 1900<sup>201</sup>. There is documentary evidence for a charity school, founded by Rebecca Moyer a member of the Joliffe family, which operated between the early 18th and early 19th centuries, but its location is unknown<sup>202</sup>.

As the town expanded from the early 19th century onwards several Sunday Schools were established by the various religious denominations operating within the town. One of the earliest of these was a school built by the Wesleyan Methodists in West Street in 1815<sup>203</sup>. This particular school was rebuilt in 1854 to the design of William Sugden, although it was later extended and remodelled in the late 19th century<sup>204</sup>. The Wesleyan Methodists established a second Sunday school in Ball Haye Street in 1828; this was later rebuilt on a large-scale in 1854, but has since been demolished<sup>205</sup>. A Grade II listed red brick Sunday school was built for the Anglican Church, attached to St Edward's

Church, in 1834 adjacent to the Grammar School on Clerk Bank (Plate 18)<sup>206</sup>. The land, part of the playground belonging to the Grammar School, was donated by the earl of Macclesfield<sup>207</sup>. In 1844 it became it was united with the National Society (so becoming a National School); it closed in 1894-5 and became the Maud Institute<sup>208</sup>. By 1841 there were six Sunday Schools in Leek, many of which later became day schools including those mentioned above<sup>209</sup>.

A number of church-schools, used for both worship and teaching, were established including one at Compton in 1863 which was used for worship until All Saints Church, which was constructed to the south, opened in 1887<sup>210</sup>. The school had been redeveloped for housing by the early 21st century. In 1871 a Wesleyan Chapel and a Ragged School were opened in a purpose-built building on Mill Street; the school continued until 1913 and the chapel until 1990<sup>211</sup>. St John the Evangelist, Mill Street was built in 1875 also as an Anglican mission church and school<sup>212</sup>.

There were further Sunday and day schools established by the religious denominations in the later 19th century. These included the extant school standing in St Luke's churchyard on Fountain Street in 1847<sup>213</sup>. A second school initially for boys was constructed to the north east on the corner of Earl Street/Queen Street to the design of William Sugden in 1872<sup>214</sup>.

A Sunday school was built adjacent to the Congregational Chapel, which had stood in Union Street, in 1845; both buildings were redeveloped as part of the extension to Leek College in the early 21st century<sup>215</sup>. Two further schools were opened by the Congregationalists; the Grade II listed Hargreaves school on Alsop Street in 1873-4 (since demolished) and one in Russell Street, as an extension to Trinity Chapel, in 1872 designed by William Sugden<sup>216</sup>.

<sup>213</sup> Ibid: 158; Staffordshire HER: PRN 54590

<sup>214</sup> Ibid; Staffordshire HER: PRN 54591

<sup>215</sup> Ibid: 158

<sup>216</sup> Ibid 160; Staffordshire HER: PRN 14235 and PRN 01292

<sup>217</sup> Staffordshire HER: PRN 54550; Johnson 1996: 159  
<sup>218</sup> Staffordshire HER: PRN 54579; Johnson 1996: 160  
<sup>219</sup> Arnold et al 2009b; Staffordshire HER: PRN 06679; Assembly Room: A building or set of rooms, primarily of the 18th century, in which social gatherings and balls were held. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)  
<sup>220</sup> Dr. Faith Cleverdon

<sup>221</sup> Tringham 1996c: 153  
<sup>222</sup> Greenslade 1996: 89 and 128  
<sup>223</sup> Ibid: 128  
<sup>224</sup> Ibid: 91, 127 and 131  
<sup>225</sup> Ibid: 127  
<sup>226</sup> Ibid: 131; Staffordshire HER: PRN 50219  
<sup>227</sup> Greenslade 1996: 103  
<sup>228</sup> Ibid: 116-118

A school was established at Ball Haye Green in 1871 and was later also used as a mission church. It ceased to operate as a school in 1945, but continues to be used as a church in the early 21st century<sup>217</sup>. A National School was built on Britannia Street/Salisbury Street in 1886 apparently to the design of the architect J. G. Smith<sup>218</sup>. It can probably be linked to the expansion of houses to the east (Gladstone and Chorley Streets; Picton and Barngate Street) which were constructed in the last two decades of the 19th century (HUCA 5; map 10).



**Plate 10:** Nicholson Institute

A Grade II listed brick built Assembly Room was constructed to the rear of The White Swan on Overton Bank in the late 18th/early 19th century<sup>219</sup>. A second Assembly Room dated to the late 18th century stood behind the Red Lion, but has since been demolished<sup>220</sup>.

The Grade II\* Nicholson Institute was opened in 1884 as a free library, museum, art gallery and an art school (plate 10). The building was commissioned by Joshua Nicholson, a prominent silk manufacturer<sup>221</sup> (cf. 2.6.1.1).

### 2.6.2.5 Utilities

By 1805 two reservoirs had been constructed on Leek Moor to the east of the town to provide water. One of the reservoirs probably gave its name to Fountain Street (HUCA 12)<sup>222</sup>. Two further reservoirs were constructed; one in the mid 1850s and the other in 1864<sup>223</sup>.

Other utilities implemented in the 19th century included a gas works to provide public lamps which opened in Newcastle Road in 1827, whilst the sewerage system was renewed in the 1850s<sup>224</sup>. A sewage farm was opened at Barnfields to the south of the town in 1899<sup>225</sup>.

A fire engine house had been provided for the town in 1827 at the east end of Derby Street. By 1870 a fire engine was housed in Stockwell Street; this was replaced by a new fire station on the same site in 1898<sup>226</sup>.

### 2.6.3 Economy

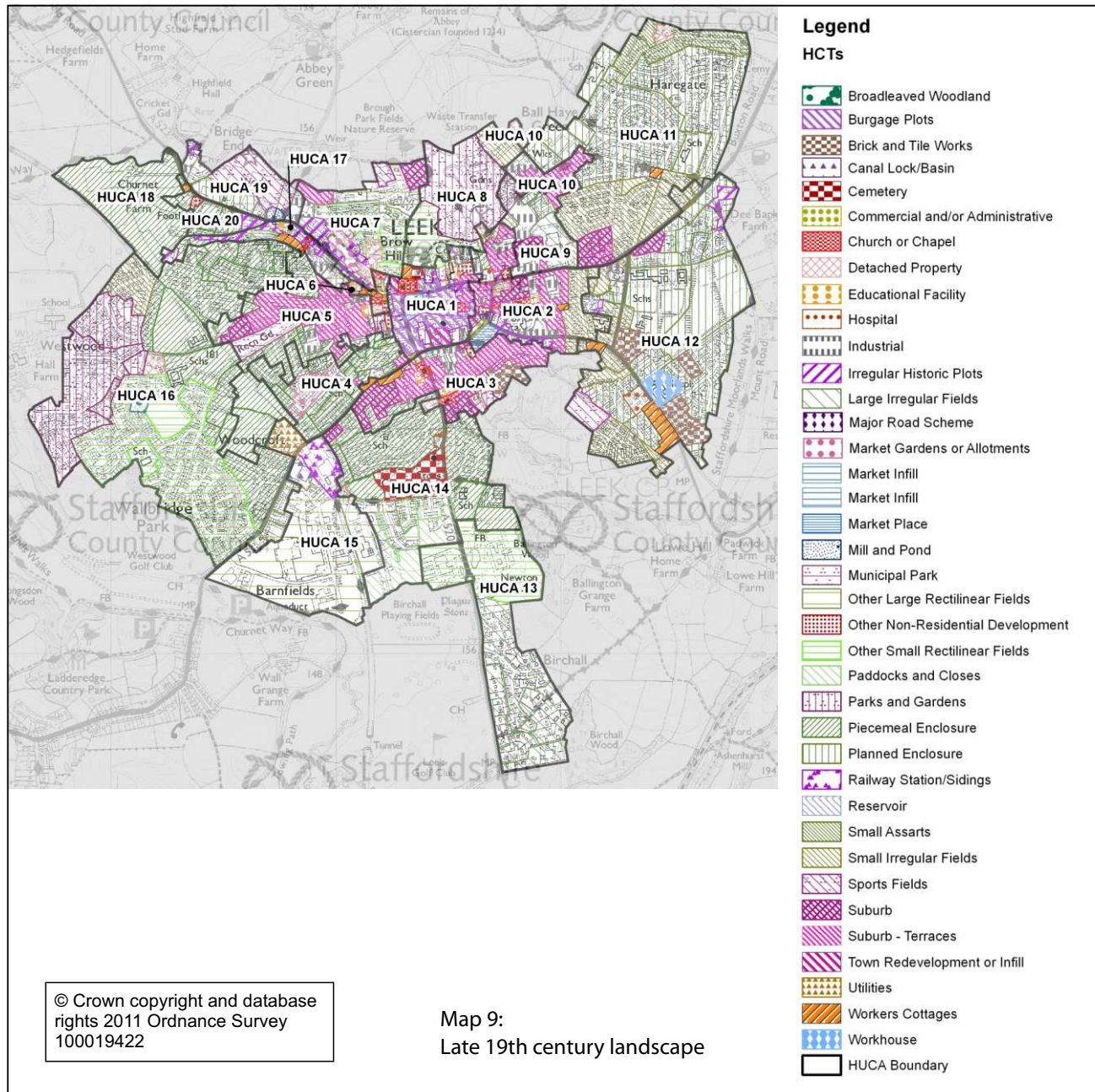
#### 2.6.3.1 Agriculture

In the early 18th century documentary evidence records that there was opposition to the enclosures on Leek moor to the east of the town; this was eventually enclosed under an Act of Parliament in 1805<sup>227</sup>.

#### 2.6.3.2 Economy/Industry

There is better documentary evidence for the economy of Leek in this period than for the preceding ones. In the late 18th century the trades included small numbers of clock makers, although only one was recorded by the 1790s, rope and sack makers and two chair makers<sup>228</sup>. Both of the latter two trades were still recorded in the town in the 1850s.

There were 89 inns recorded in Leek in 1774, which is probably associated with road improvements around the town and to an increase in travel, via coach, to the surrounding towns and further afield (cf. 2.6.5.1)<sup>229</sup>.



Many of the occupations noted probably existed to serve the expanding number of people moving to Leek to work in the silk industry throughout the late 18th and 19th centuries (cf. 2.6.3.3). This includes boot and shoe makers which are recorded throughout the 19th century, although this largely remained a domestic industry with only one known shoe factory located in London Street in 1868, but which closed eight years later<sup>230</sup>. A brewery, opened in Broad Street in 1854, may also reflect the opportunities provided by the growing town. The brewery closed in 1908<sup>231</sup>. There was also a soda works in the town by the 1860s. Brick makers are recorded in the

<sup>232</sup> Ibid.  
<sup>233</sup> Ibid: 117  
<sup>234</sup> Ibid; Second edition 25" OS map  
<sup>235</sup> Jenkins 1967: 206; Greenslade 1996: 89  
<sup>236</sup> Ibid.  
<sup>237</sup> Ibid.  
<sup>238</sup> Wilde 1974: 101  
<sup>239</sup> Jenkins 1967: 207; Greenslade 1996: 89

<sup>240</sup> Greenslade 1996: 107; Jenkins 1967: 206-7  
<sup>241</sup> Ibid  
<sup>242</sup> Jenkins 1967: 209; Greenslade 1996: 89  
<sup>243</sup> Ibid: 211; Ibid: 91  
<sup>244</sup> Staffordshire HER: PRN 54582  
<sup>245</sup> Jenkins 1967: 207  
<sup>246</sup> Staffordshire Moorlands District Council nd.; Staffordshire HER: PRN 03268, PRN 54584, PRN 54585, PRN 54586 and PRN 54587  
<sup>247</sup> Jenkins 1967: 209 and 211

between the 1850s to the 1870s, which can clearly be linked to a significant period of growth of the town and even linked to the building and rebuilding of many of the larger social and iconic buildings<sup>232</sup>.

The work of the non-conformists in promoting education in the town may be in part responsible for the presence of a printing industry. Two printers existed by the late 1820s; and by the 1890s there were several more<sup>233</sup>.

To the south west of the town located adjacent to the railway was an iron and brass foundry which existed by 1860 and was still operating at the end of the 19th century<sup>234</sup>. Two forges, producing edge tools, apparently existed in Leek in 1818, although their location is unclear. However, it is likely that the iron and brass foundry was attracted to this site following the construction of the railway in 1849 (cf. 2.6.5.3).

### 2.6.3.3 Silk Industry

The silk industry became increasingly important to Leek's economy during the 18th century<sup>235</sup>. Until the late 18th century Leek's silk industry was probably secondary to that of Macclesfield and Congleton (both in Cheshire) whose growth had been more rapid<sup>236</sup>. However, Leek's industry benefitted from improvements to communications in the late 18th and early 19th century (cf. 2.6.5)<sup>237</sup>. The success of Leek's industry was also due to the products produced there and its independence from the Macclesfield merchants<sup>238</sup>.

Large numbers of people were recorded as being involved in the industry; by the late 18th century 2,000 were apparently working in the town alone (another 1,000 working in the surrounding area)<sup>239</sup>. During the 18th century the industry concentrated upon the manufacture of silk buttons, thread and some

ribbon. By 1795 this had expanded to include the manufacture of silk shawls and handkerchiefs<sup>240</sup>. The earliest record of silk dyeing occurs in the 1730s with dye houses being mentioned on the River Churnet at the junction of Mill Street/Abbey Green Road (HUCA 19)<sup>241</sup>.



**Plate 11:** Albion Mill (oldest portion with bell tower) also weavers' cottages to the far right on Albion Street.

Throughout the 18th century and into the 19th century the silk industry was domestic in nature; that is it was carried out in the homes of the workers and in small workshops<sup>242</sup>. The first silk mills were built in the early 19th century, although weaving continued to be carried out in weavers' houses until the late 19th century<sup>243</sup>. One of the earliest surviving silk mills is the Grade II Listed Albion Mill, Albion Street (HUCA 3) which was built in the late 1820s (plate 11)<sup>244</sup>. This mill was owned by Anthony Ward & Co. Ltd, a company whose origins are traceable to the late 18th century<sup>245</sup>. The history of the silk industry can be traced in the architecture of the King Street/Albion Street area; the mill is associated with contemporary three-storied weavers' houses a number of which are Grade II listed (cf. 2.6.1.2; plate 11)<sup>246</sup>.

By 1838 there were eight mills in Leek, with a further three having been built by 1862<sup>247</sup>. During a similar period the number of home-

<sup>248</sup> Ibid: 211  
<sup>249</sup> Wilde 1974: 103  
<sup>250</sup> Greenslade 1996: 94-6; Jenkins 1967: 212  
<sup>251</sup> Jenkins 1967: 212  
<sup>252</sup> Ibid; Staffordshire HER: PRN 06655 and PRN 06741  
<sup>253</sup> Dr. Faith Cleverdon pers. comm..  
<sup>254</sup> Greenslade 1996: 89 and 91  
<sup>255</sup> Ibid: 91 and 106  
<sup>256</sup> Ibid: 106

<sup>257</sup> Ibid: 93  
<sup>258</sup> Greenslade 1996: 104; Sherlock 1976: 178  
<sup>259</sup> Sherlock 1976: 178  
<sup>260</sup> Cleverdon (ed.) forthcoming  
<sup>261</sup> Greenslade 1996: 139; Staffordshire HER: PRN 06655  
<sup>262</sup> Ibid.  
<sup>263</sup> Dr. Faith Cleverdon pers. comm.; Staffordshire HER: PRN 06655; Morris & Co. was originally founded as Morris, Marshall, Faulkner & Co in 1861 and included William Morris, the artists Dante Gabriel Rossetti and Edward Burne-Jones among its founding members. Morris & Co. website viewed 01/12/2011

workers decreased as technological advances in power-looms took the weaving process into the factories. There were only a few weavers still working at home by the early 1880s according to Thomas Wardle, an important local silk manufacturer and printer<sup>248</sup>.

Leek's silk industry was reasonably stable throughout the late 19th century following the Free Trade Treaty of 1860, particularly when compared with the neighbouring towns of Congleton and Macclesfield. This was mostly due to the fact that Leek's specialism, sewing silk and thread, had few foreign competitors<sup>249</sup>.

Leek's association with the Arts and Crafts Movement is largely due to the influence of Thomas Wardle who invited William Morris to the town in 1875<sup>250</sup>. It was Wardle who first printed Morris' designs onto silk and encouraged artist workmanship within his factories<sup>251</sup>. Wardle's wife Elizabeth helped establish the Leek School of Embroidery in 1874; many of their pieces are still displayed in both St Edward's Church and All Saints church<sup>252</sup>. The Wardles' lived at 62 St. Edward's Street, later moving to number 54, with the Leek School of Embroidery occupying the adjacent property (number 56)<sup>253</sup>.

### 2.6.3.4 Markets and fairs

Leek continued to be an important market in the north Staffordshire landscape throughout the 18th and 19th centuries. The number of annual fairs held within the town increased between the mid 18th century and the early 19th century; eight were being held by the 1790s<sup>254</sup>.

A new fortnightly cattle market was established in the early 19th century on a site away from the town centre at the east end of Derby Street. The land was purchased in 1827 from the Earl of Macclesfield and this space, now the site of the War Memorial, is still legible within the townscape<sup>255</sup>. The site continued to

be used as an overflow for the cattle market, and for travelling fairgrounds, after the Smithfield was opened in Haywood Street in 1874<sup>256</sup>.

A covered butter market was constructed in the Market Place in 1897<sup>257</sup>.

### 2.6.3.5 Watermills

The probable site of the medieval watermill (cf. 2.4.2.4; on the junction of Mill Street and Abbey Green Road) was rebuilt in 1752 by James Brindley, who was later famed as a canal engineer (Plate 22)<sup>258</sup>. He was apparently the miller here between 1742 and 1765<sup>259</sup>.

## 2.6.4 Religion

### 2.6.4.1 Anglican Churches

Work was carried out on the Grade II\* St Edward's Church during the 18th century where parts of the north aisle and nave were rebuilt, and the west gallery was extended<sup>260</sup>. Two restorations were carried out on the building during the 19th century (plate 4)<sup>261</sup>. The second restoration was carried out to the design of the architect G. E. Street and included the rebuilding of the chancel and an extension to the south aisle<sup>262</sup>. Several stained glass windows in the church were made by Morris & Co. to designs from their catalogue by Edward Burne Jones, William Morris, G. F. Bodley and Henry Dearle<sup>263</sup>. The church is also notable for its examples of the work of the Leek School of Embroidery also influenced by the Arts and Crafts movement (cf. 2.6.3.3)<sup>264</sup>.

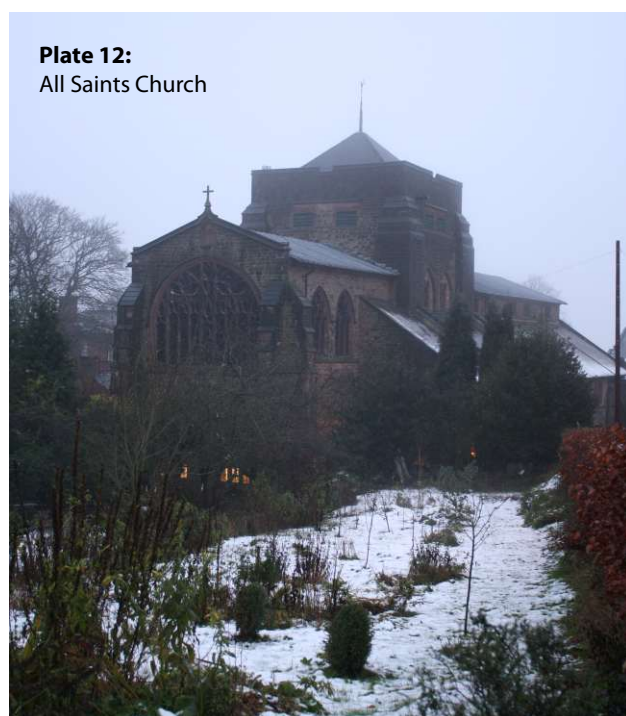
St Edward's churchyard was extended northwards twice during the early 19th century in 1800 and 1824<sup>265</sup>. It was finally closed to new burials in 1857 presumably as a result of the Burial Act (1857)<sup>266</sup>. The churchyard contains the base of an early 19th century mausoleum built for the Mills family of Barlaston Hall (also of Foxlowe on Stockwell Street)<sup>267</sup>.

<sup>264</sup> Ibid.  
<sup>265</sup> Greenslade 1996: 134  
<sup>266</sup> Ibid: 127  
<sup>267</sup> Dr. Faith Cleverdon pers. comm..

<sup>268</sup> Ibid: 91  
<sup>269</sup> Staffordshire HER: PRN 06724; Greenslade 1996: 137  
<sup>270</sup> Staffordshire HER: PRN 06741; Greenslade 1996: 139  
<sup>271</sup> Greenslade 1996: 139  
<sup>272</sup> Staffordshire HER: PRN 06741

<sup>273</sup> Tringham 1996a: 142 and 145  
<sup>274</sup> Ibid:  
<sup>275</sup> Ibid: 145  
<sup>276</sup> Ibid.  
<sup>277</sup> Staffordshire HER: PRN 54554  
<sup>278</sup> Staffordshire HER: PRN 54555; Tringham 1996a: 145  
<sup>279</sup> Tringham 1996a: 145  
<sup>280</sup> Ibid: 142  
<sup>281</sup> Ibid

As a result of the expansion of the town from the early 19th century two new Anglican churches were built. The earliest was St Luke's church, Fountain Street in 1848; a new parish having been created in 1845 (HUCA 2)<sup>268</sup>. This Grade II\* listed church was built in a Gothic style to the design of Frederick and Horace Francis; the tower was not completed until 1854<sup>269</sup>. The Grade I listed All Saints Church, Compton was built in 1885-7 to the design of the architect R. Norman Shaw in a Gothic style (plate 12; HUCA 3)<sup>270</sup>. A third of the cost of the church was met by the Leek solicitor, Joseph Challinor<sup>271</sup>. Like St Edward's church it contains evidence of the influence of the Arts and Crafts movement with many of the fittings by Morris & Co including several stained glass windows which were designed by the pre-Raphaelite artist Edward Burne-Jones<sup>272</sup>.



**Plate 12:**  
All Saints Church

Two Anglican mission churches were also established in the later 19th century: St John the Evangelist, Belle Vue Road (HUCA 17) and a church established in St Luke's school at Ball Haye Green (HUCA 10). St John the Evangelist was also established as a school in 1878 (cf. 2.6.2.3).

#### 2.6.4.2 Non-Conformism

The influence of the non-conformist religions increased during the 18th and 19th century and this is reflected in the number of chapels, and schools founded, by them (cf. 2.6.2.3). The earliest Methodist chapel in Mount Pleasant was opened in 1785 and the earliest Baptist chapel in 1815<sup>273</sup>. The Baptist Chapel had ceased to exist by 1834 and the Methodist Chapel was converted to housing in 1811 upon the opening of a new chapel, also in Mount Pleasant; the later building was demolished in 1990<sup>274</sup>.

A second Methodist chapel was built in Ball Haye Street/Regent Street in 1828 and was replaced by a new chapel in Market Street in 1857 designed by William Sugden<sup>275</sup>. The earlier building was then used as a Sunday school, but both buildings have since been demolished. Three further Methodist chapels were opened in the late 19th century. A Methodist Chapel was built in Fountain Street in 1836, but has since been demolished and another was built in Milk Street, Ball Haye Green in 1894<sup>276</sup>. The latter building survives, but was converted to dwellings in the early 21st century (HUCA 10)<sup>277</sup>. An extant joint Methodist Chapel and Ragged School was built in Mill Street in 1871, although it has since been converted to other uses<sup>278</sup>.

There was a decline in the Quaker congregation during the 19th century and in 1896 the extant Grade II listed meeting house was leased to the William Morris Labour Church until circa 1910; one of the founders was the architect Larnier Sugden<sup>279</sup>.

The Presbyterians, who had been meeting in Leek since the late 17th century (cf. 2.5.4.3) became Congregationalist from 1784<sup>280</sup>. In the late 18th century a new chapel was opened in Derby Street, which was in turn replaced by another new chapel built in Union Street in 1834<sup>281</sup>. The Derby Street building was



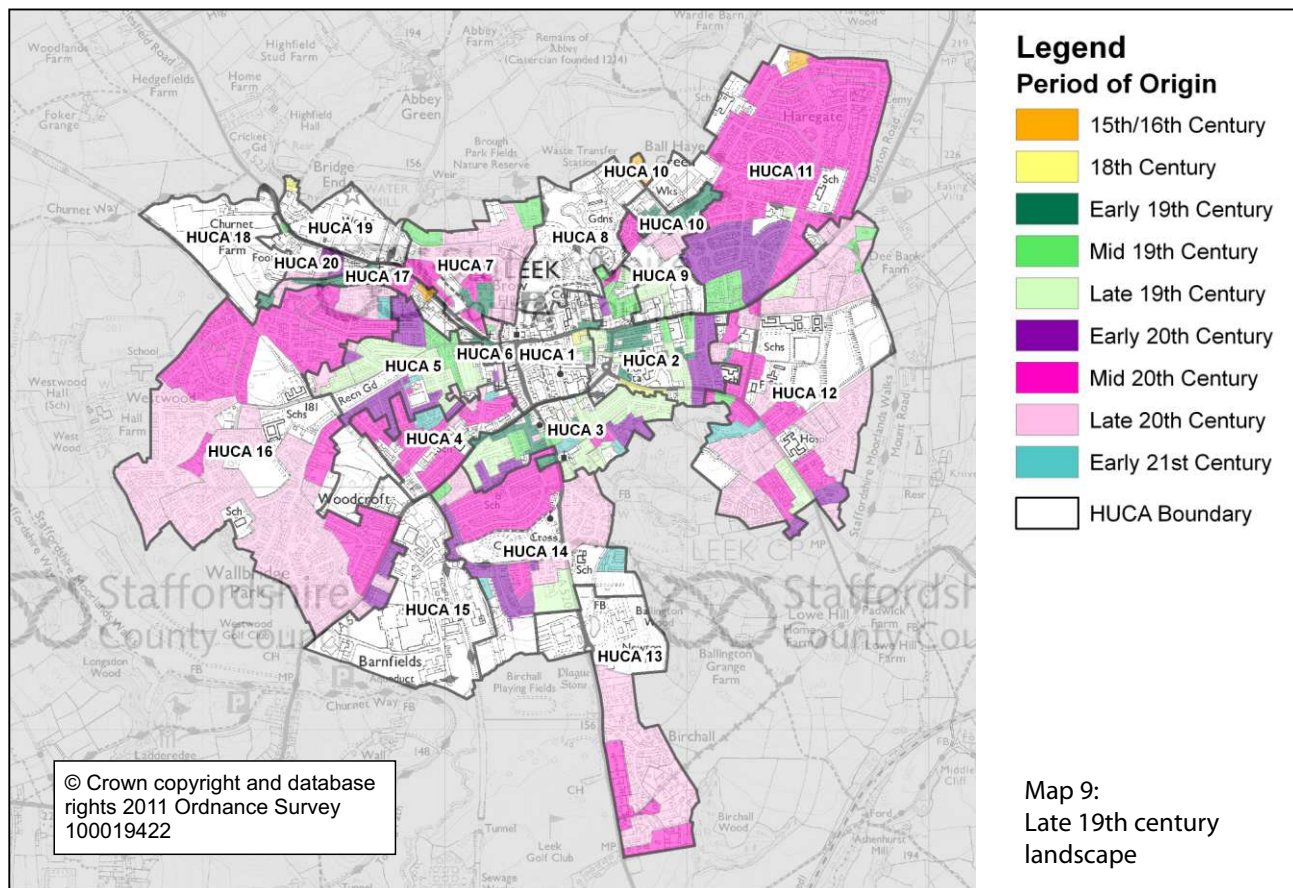
retained for use as a Sunday school, but this was chosen for the site of a new large chapel in 1860. This stone built building, Trinity Church, fronts onto Derby Street and was designed by William Sugden, a member of the congregation, in a Decorated style. He added a Sunday school and meeting hall to the rear of the chapel, fronting onto Russell Street, in 1872<sup>282</sup>. The Union Street chapel was used as a Temperance Hall until the early 20th century.

### 2.6.4.3 Roman Catholicism

Over the course of the 19th century three Roman Catholic churches, all dedicated to St Mary, were built in Leek. The earliest of these was built in Fountain Street/Portland Street in 1828-9 (HUCA 2)<sup>283</sup>. It was converted to industrial use following the construction of the second church, on King Street, in 1864. This latter building was constructed 1863-1864 in the Gothic style to the design of William Sugden; it later became a school and burnt down in 1994<sup>284</sup>. The last, and only extant, church is a Grade II listed building standing on Compton (HUCA 3). It was built in 1886-87 to the design of the London architect Albert Vickers<sup>285</sup>.

### 2.6.4.4 Cemetery

The opening of Cornhill Cross cemetery in 1857 coincided with the closure of St Edward's churchyard and was probably established as a result of the Burial Act (1857)<sup>286</sup>. The cemetery was non-denominational with an area set aside for Roman Catholics. A pair of Grade II listed mortuary chapels, linked by an arch, stand at the entrance to the cemetery<sup>287</sup>. The chapels were built in a Gothic style to the design of the Leek architect, William Sugden<sup>288</sup>.



**Legend**  
**Period of Origin**

- 15th/16th Century
- 18th Century
- Early 19th Century
- Mid 19th Century
- Late 19th Century
- Early 20th Century
- Mid 20th Century
- Late 20th Century
- Early 21st Century
- HUCA Boundary

Map 9:  
 Late 19th century  
 landscape

## 2.6.5 Communications

### 2.6.5.1 Roads

Improvements to the road network around Leek occurred during the late 18th century. Five roads were upgraded and became turnpikes (tolls were applied for their upkeep) in the 1760s including the road between Stockport, Macclesfield, Leek and Ashbourne<sup>289</sup>. The improvements to this road have been seen as encouraging the development of the silk industry by providing access to wider markets for Leek's products including Manchester and London<sup>290</sup>.

The turnpikes also improved coach travel so that by the 1790s three coaches linking Leek to Manchester, London and Birmingham ran from three separate inns in the town<sup>291</sup>. In the early 19th century further routes were added linking Leek to Nottingham and Macclesfield, however, the mail coach ceased to run through Leek in 1837<sup>292</sup>.

### 2.6.5.2 Canals

The branch of the Caldon Canal, which opened in 1801, has also been seen to have boosted the silk industry particularly in providing access to the Potteries coalfields<sup>293</sup>.

### 2.6.5.3 Railways

A further improvement to Leek's communications network was the construction of the Churnet Valley Railway which opened in 1849 with a station located on the Newcastle Road approximately 800m to the south west of the town<sup>294</sup>.

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

### 2.7.1 Settlement

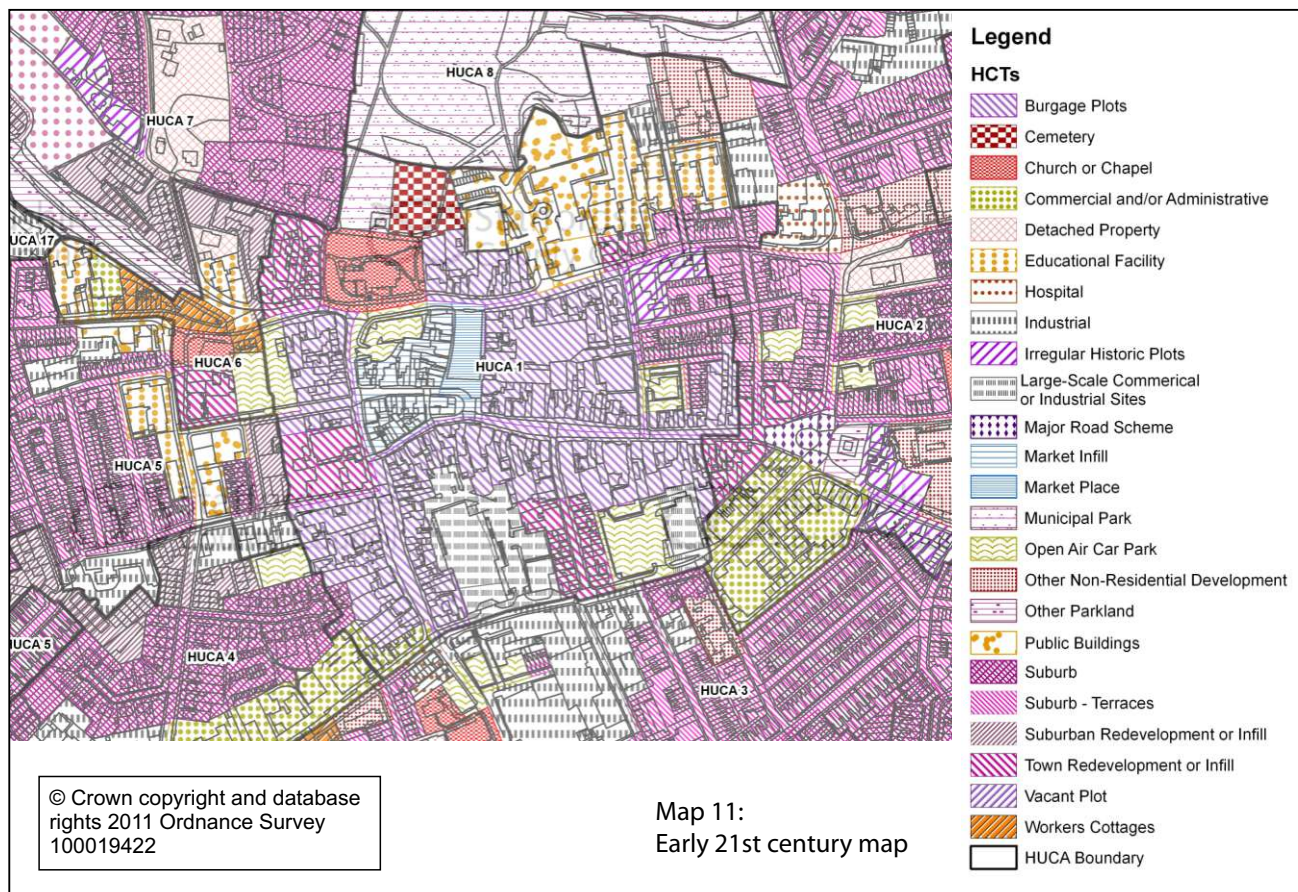
#### 2.7.1.1 Town

There has been redevelopment within the town during the 20th century. The north side of Haywood Street/Brook Street was redeveloped in the late 20th century to include a supermarket and the creation of a car park. This infill development took place on the backplots of medieval burgages fronting onto Derby Street. To the south of Haywood Street, on the corner with Ashbourne Road, a shopping centre was constructed in the mid 20th century on the site of the late 19th century cattle market (HCT 'Commercial and/or Administrative' on map 11). Smaller-scale redevelopment also occurred in St Edward Street and Stockwell Street (HCTs 'Town Redevelopment or Infill' and 'Public Buildings' on map 11; cf. also 2.7.2.1)

A further nine small car parks (HCT 'Open Air Car Park' on map 12) have been created across the town in HUCAs 1, 2, 3 and 6. These were created on the site of a variety of earlier buildings including terrace houses on Compton and in Cornhill Street, a Sunday school and Methodist chapel in Ball Hay Street and a silk mill on the corner of Buxton Road/Earl Street.

"Slum" clearance in the town began in the 1930s and the process was continued after the Second World War. The housing which was demolished included cottages in Mill Street and an area of housing to the north of St Edward's church known as Petty France all of which occurred in the period between the late 1950s and the early 1970s<sup>295</sup>. The cottages in Mill Street were demolished for road widening and the area of Petty France was incorporated into Brough Park (cf. 2.7.1.3).

The former market place at the east end of Derby Street was chosen for the location of the War Memorial in the form of a clock tower (plate 15). The Grade II listed structure was built in 1924-5 by Percy Worthington<sup>296</sup>. A road roundabout had been constructed to the west of the memorial, within the former market place, by the late 1930s<sup>297</sup>.



### 2.7.1.2 Suburbs

Leek expanded considerably during the 20th century. The largest area of early 20th century expansion occurred on the western side of the town particularly the semi-detached houses around The Crescent and Carlton Terrace (map 10; HUCA 11). The Arts and Crafts Movement was still influential upon the built heritage during this period as exemplified by the Grade II listed properties designed by the Leek architect, Reginald Longden, in Fynney Road (HUCA 3)<sup>298</sup>.

Two-storey terrace houses continued to be built in the early 20th century in various parts of the town (map 10). They can be found adjacent to earlier terraces along Frith Street/Nun Street and Spring Gardens (HUCA 5) and Shireburn Street and Parker Street (HUCA 2).

Further development occurred during the mid 20th century on all sides of the town, but notably includes the large estate at Haregate to the north east (HUCA 11). Late 20th century housing is also present on all sides of the town centre, but particularly to the south east at Westwood and Woodcroft (HUCA 16). Early 21st century development has concentrated among the earlier housing on brownfield sites or as infill. These include houses built upon the site of 19th century

silk mills. Some silk mills have found new uses during the late 20th and early 21st century; some as commercial units and others have been converted to domestic use.

### 2.7.1.3 Open land and parks

The largest recreation area lies to the north of the town; Ball Haye Gardens and Brough Park (HUCA 8), which were established between 1913 and 1924<sup>299</sup>.

## 2.7.2 Administration, Education and Welfare

### 2.7.2.1 Administration

Offices for the Urban District Council were first constructed on Stockwell Street in the early 20th century and have expanded northwards during the late 20th century (plate 13). The buildings are now the Staffordshire Moorlands District Council offices following its formation in 1974<sup>300</sup>.



**Plate 13:** Staffordshire Moorlands District Council Offices on Stockwell Street

### 2.7.2.2 Welfare

The workhouse was converted to a hospital in 1948; this in turn was refurbished and extended in 1990 (HUCA 12)<sup>301</sup>. However, much of the original workhouse structure survives and is Grade II listed (Plate 19). The cottage hospital, designed by Sugden, on Stockwell Street was closed as a hospital in 1990 (HUCA 2)<sup>302</sup>.

<sup>303</sup> Johnson 1996:154  
<sup>304</sup> Ibid: 154, 158 and 159  
<sup>305</sup> Staffordshire HER: PRN 54555  
<sup>306</sup> Johnson 1996: 156 and 158  
<sup>307</sup> Greenslade 1996: 128  
<sup>308</sup> Ibid: 127  
<sup>309</sup> Ibid: 131  
<sup>310</sup> Greenslade 1996: 96

<sup>313</sup> Staffordshire HER: PRN 00175; English Heritage SM no. 177<sup>314</sup> Greenslade 1996: 104  
<sup>315</sup> Wilde 1976: 103  
<sup>316</sup> Jenkins 1967: 212-3  
<sup>317</sup> Greenslade 1996: 96  
<sup>318</sup> Greenslade 1996: 116  
<sup>319</sup> Ibid: 96

### 2.7.2.3 Education

From 1903 the county council became responsible for education within the town<sup>303</sup>. During the 20th century several schools were closed including three in 1913: Ball Haye Street School, the Congregational school in Union Street and the Wesleyan (formerly Ragged) school on Mill Street (HUCAs 1, 2 and 17)<sup>304</sup>. The former two buildings have since been demolished, but the school/Wesleyan chapel on Mill Street survives<sup>305</sup>. St Luke's school in Fountain Street and Queen Street and the school in West Street were both closed in the early 1980s<sup>306</sup>.

Eighteen schools were built during the 20th century to service the new communities in the expanding suburbs (cf. map 12). These included secondary schools, although it does not include Westwood School, which lies beyond the EUS area to the south west.

### 2.7.2.4 Utilities

Improvements to the water supply were made in the 20th century including the construction of a new reservoir at Kniveden in the first half of the century<sup>307</sup>. Other improvements included the construction of a sewage works to the north of the town in 1934<sup>308</sup>.

An electricity supply was initiated in 1904; the gas works off Newcastle Road closed in 1964<sup>309</sup>.

## 2.7.3 Economy

### 2.7.3.1 Markets and fairs

Markets are still held within the Market Square; an antiques and crafts market was introduced in 1994<sup>310</sup>. A new cattle market was built to the south west of the town in 1960 (HUCA 15)<sup>311</sup>.

### 2.7.3.2 Watermills

Part of Brindley's mill on Mill Street was demolished for road widening in the 1940s (HUCA 19)<sup>312</sup>. The historic importance of the

remainder of the site was recognised in 1970 when it was designated as a Scheduled Monument<sup>313</sup>. It was restored and opened as a museum and working mill in 1974 (Plate 22)<sup>314</sup>.

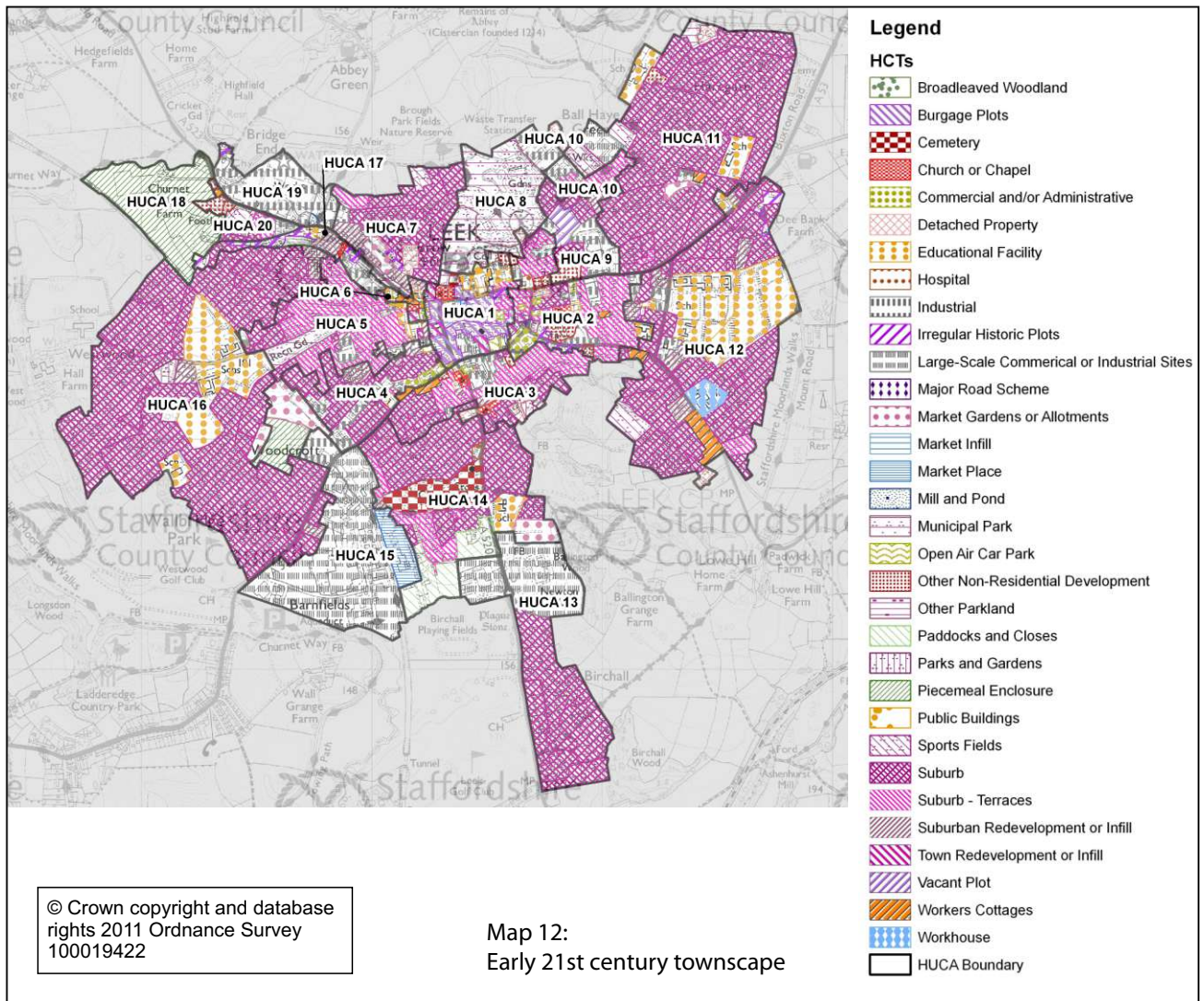
### 2.7.3.3 Industry/economy

The textile manufacture continued to be important to Leek's economy for much of the 20th century. This was due in part to the continuing specialism in producing sewing silks and thread and through broadening the range of products to cheaper materials<sup>315</sup>. Knitted goods became Leek's core industry in the early 20th century and the production of rayon and artificial silk increased during the mid 20th century<sup>316</sup>. Two silk mills and a dye works were built in the mid 20th century (HUCA 9). The dye works was demolished in the early 21st century, but the silk mills survive and are testimony to the long history of silk working in Leek.

In the late 20th century textiles were still being made, but silk production ceased in 1994<sup>317</sup>. The overall decline of the textile industry in Leek has led to the demolition of some of the silk mills, but others have found new uses.

Other industries, such as iron founding, also ceased during the 20th century<sup>318</sup>. However, there was industrial expansion particularly to the south west of the town where industrial estates were developed at Leekbrook and Barnfields (HUCA 15; HCT 'Large-Scale Industrial or Commercial Sites' on map 12). Along Cheddleton Road two large office buildings have been constructed; one of which is the head office of the Britannia Building Society, which by the early 1990s was the largest employer in the town (HUCA 13; HCT 'Large-Scale Industrial or Commercial Sites' on map 12)<sup>319</sup>.

<sup>311</sup> Ibid: 106  
<sup>312</sup> Greenslade 1996: 104



## 2.7.4 Religion

The Quakers regained their original meeting house in 1937; the Grade II listed building continues to hold services<sup>320</sup>. However, many of the other non-conformist chapel were demolished in the late 20th century including four Methodist chapels<sup>321</sup>. A Baptist chapel was built on Rosebank Street in the early 20th century and was rebuilt in 1988 (HUCA 2)<sup>322</sup>.

## 2.7.5 Communications

### 2.7.5.1 Roads

A number of road improvements were made in the 20th century including the widening of Mill Street in the 1940s and Church Street in the 1970s. The latter involved the demolition of properties standing on the south side of the street opposite the St Edward's Church<sup>323</sup>.

A bus station was opened on the site of the Haywood Street cattle market (HUCA 2) in 1963<sup>324</sup>.

### 2.7.5.2 Canals

The branch canal was abandoned in the 1940s and the site was redeveloped as part of the Barnfields industrial estate from the late 1950s (HUCA 15)<sup>325</sup>.

### 2.7.5.3 Railway

The Churnet Valley Railway was closed in the later 20th century and Leek station was demolished in 1973<sup>326</sup>.



## Section Summary

- ◆ The known extent of the medieval town is bound within **HUCA 1**. Here the key components of the planned town continue to be legible within the townscape; the burgage plots, market place, street pattern and church.
- ◆ The highest proportion of historic buildings, both listed and unlisted, also survive within **HUCA 1**. There are 65 listed buildings, three of which are Grade II\*, and the area is covered by the Leek Conservation Area. Several of the timber framed buildings have been dated, the earliest of which were of the 16th century, although only one retains externally visible framing on its street frontage. Later buildings (17th century) are mostly of stone, which in the later 18th and 19th century gave way to brick built buildings. Some properties may retain earlier historic cores hidden behind later facades or encased in later buildings.
- ◆ Three Scheduled Monuments can also be found within **HUCA 1**; two early medieval crosses in the church yard and the market cross in Market Square. A further Scheduled monument, Brindley's Mill, can be found within **HUCA 19**. The latter is closely associated with James Brindley and is managed by a trust that has opened it as a museum.
- ◆ There is some evidence for earlier settlement beyond the historic core. Some of these areas, lying along the main roads into the town, may represent expansion of the medieval town particularly in **HUCA 2, HUCA 6, HUCA 7, HUCA 17** and **HUCA 20**. Historic buildings, albeit generally not closely dated, survive in HUCAs 6, 17 and 20. Early 19th century houses survive away from the main Macclesfield Road in HUCA 7, but the remainder of the earlier settlement in this area was cleared in the mid 20th century for road widening, although there remains the potential for below ground archaeological deposits to survive. Other evidence for earlier settlement occurs in **HUCA 9, HUCA 10** and **HUCA 11**. Farmhouses survive in all three HUCAs, although the earliest known are the two Grade II listed 17th century buildings of Fowlchurch Farm (HUCA 10) and Haregate Hall (HUCA 11). Fowlchurch Farm may represent the site of one of Dieulacres Abbey's medieval granges as may the site of Big Birchall Farm in **HUCA 13**. Below ground archaeological deposits may survive relating to earlier settlement on all of these sites.
- ◆ Much of the extant historic character of the town has been influenced by the silk industry which dominated the economy from the early 19th century until the mid 20th. Silk mills and associated terraced houses of 19th century date dominate many of the HUCAs (**HUCA 2, HUCA 3, HUCA 5, HUCA 7, HUCA 9, HUCA 10, HUCA 11** and **HUCA 17**). Three storied weavers' houses with elongated windows to the top floor, which are peculiar to the silk producing towns of Macclesfield (Cheshire) and Leek, can be found in **HUCA 2, HUCA 10** and **HUCA 17** with a particular concentration in **HUCA 3** which is clearly associated with the early 19th century Albion Mill. Mid 20th century silk mills survive in **HUCA 4** and **HUCA 19**.
- ◆ Ball Hays Green (**HUCA 10**) was developed from the early 19th century and to a degree retains its legibility as a separate settlement. The housing is predominantly of 19th century terraces and it also retains a chapel and school, although both have been converted to other uses.
- ◆ The influence of the late 19th/early 20th century Arts and Crafts Movement can be



- seen in the architecture of several buildings within the EUS area. These include individual properties in **HUCA 1**, as well as Grade II listed houses in **HUCA 3** and **HUCA 7** by the Leek architect Reginald Longden in the early 20th century and the Grade II listed Condylffe Almshouses in **HUCA 14** in the late 19th century. The influence of the Arts and Crafts Movement can also be seen inside St Edward's Church (**HUCA 1**) and All Saints Church (**HUCA 3**); in the latter several of the stained windows are from the Morris & Co. catalogue some of which were from designs by the Pre-Raphaelite artist Edward Burne-Jones.
- ◆ The most prolific 19th century architects in Leek were the father and son team of William and William Larner Sugden. The buildings they designed, or which have been attributed to them, can be found within **HUCA 1, HUCA 2, HUCA 5, HUCA 6, HUCA 9, HUCA 12, HUCA 14** and **HUCA 17**. The buildings represent differing architectural styles, probably reflecting the longevity of their activities (from the 1840s to the 1900s) and also different types of buildings. They include silk mills (**HUCA 2** and **HUCA 17**), chapels (**HUCA 1** and **HUCA 14**), the cottage hospital (**HUCA 2**) as well as houses including the property Larner Sugden had built for himself (**HUCA 2**). Larner Sugden was also responsible for the imposing Nicholson Institute (**HUCA 1**).
  - ◆ Suburban expansion continued throughout the 20th century; the largest housing estate, Haregate, was begun in the mid 20th century (**HUCA 11**). The largest concentration of late 20th century housing is located at Westwood (**HUCA 16**) and Birchall (**HUCA 13**). The latter may be associated with the location of two large office blocks which includes the headquarters' of a national building society.
  - ◆ Amongst the built environment there are areas of open space which includes the late 19th century cemetery (**HUCA 14**), the large area of parkland to the north (**HUCA 8**), allotment gardens (**HUCA 5** and **HUCA 14**) as well as surviving historic field systems (**HUCA 5** and **HUCA 18**).
  - ◆ **HUCA 15** and **HUCA 19** are dominated by industrial buildings; earlier buildings including Brindley's Mill survive in the latter. **HUCA 15**, however, is dominated by late 20th century development. The alignment of the Churnet Valley Railway is still legible within part of this **HUCA** as well as in **HUCAs 5** and **16**.

# 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. Twenty HUCAs have identified for Leek.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available<sup>327</sup>.

This is followed by a table covering the Heritage values (which will have been outlined in the 'Statement of significance' paragraph') and a series of recommendations specific to each HUCA.

### 3.2.1 Heritage values

These values are based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) and identifies four areas for discussion. It should be noted that within each HUCA it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or organisations may choose to ascribe alternate values to the historic environment of an area; key to this process of understanding is the degree of transparency by which these judgements are reached. The scope of this project precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

<sup>327</sup> In line with English Heritage 2008: paragraph 38

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

### 3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes<sup>328</sup>.

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

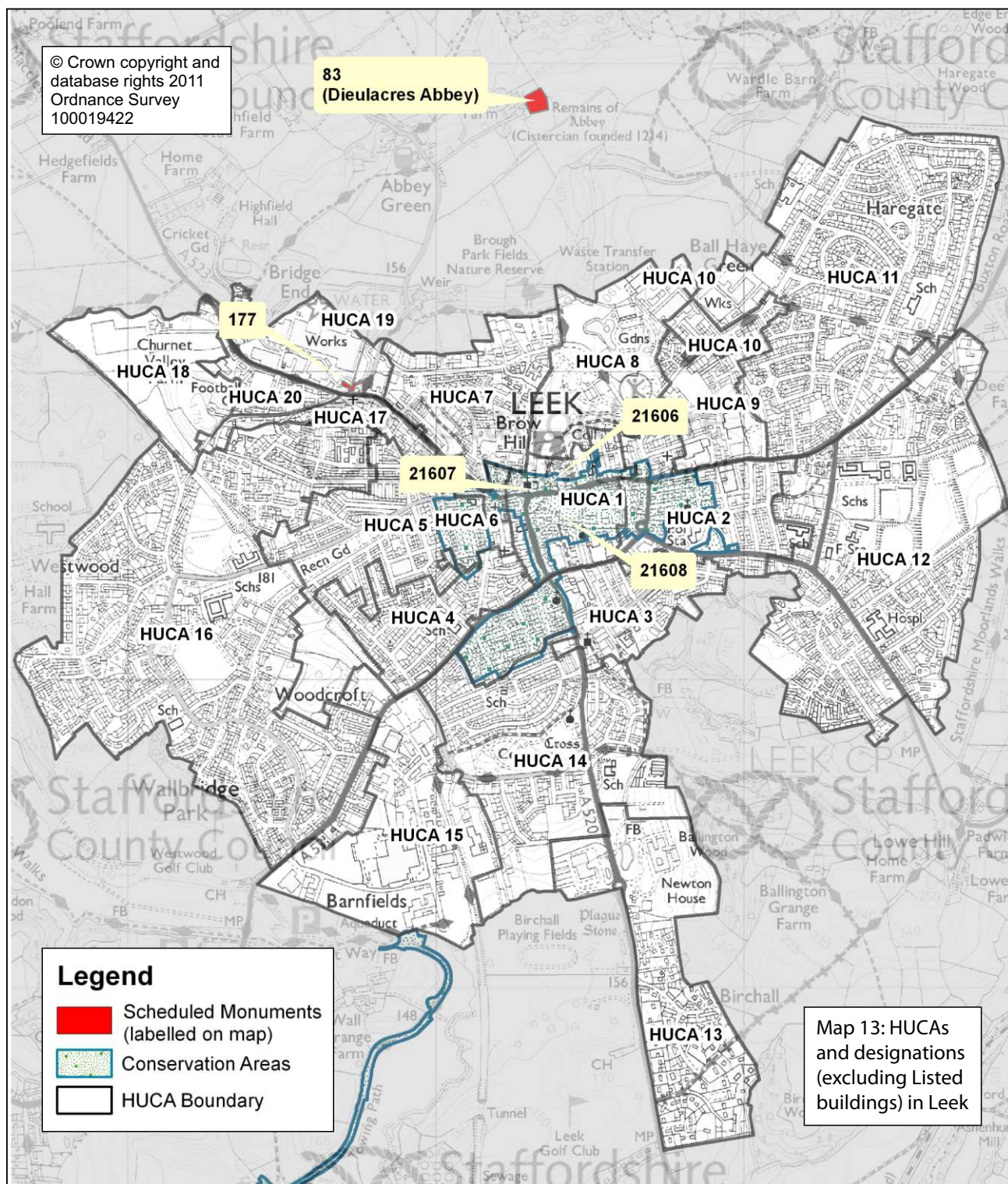
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage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

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

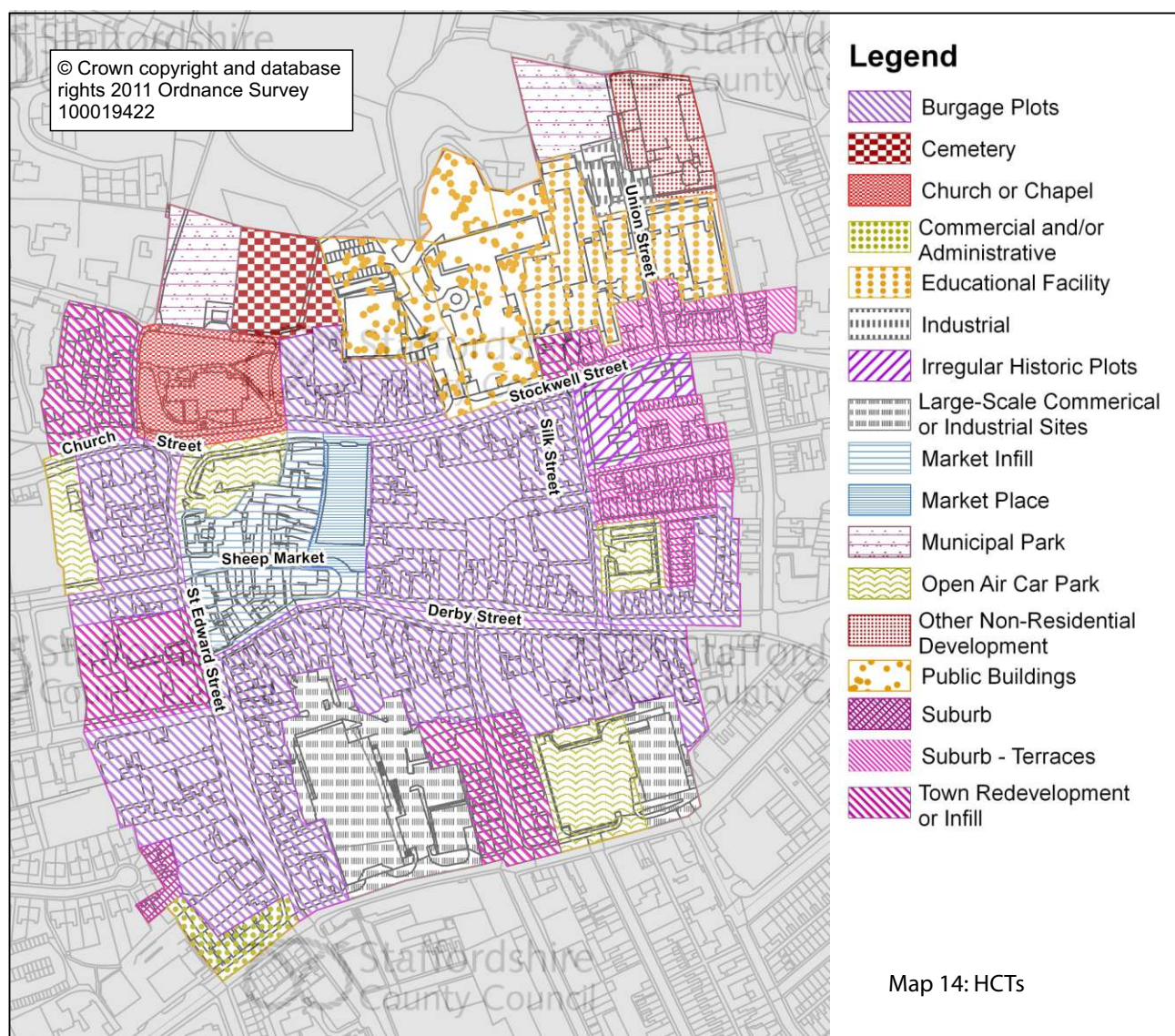
**Table 2:** Assessment of Heritage values

\*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: Historic Core



Map 14: HCTs

### 4.1.1 Statement of heritage significance

The HUCA incorporates the known extent of the medieval town, which was established by the Earl of Chester in the early 13th century (cf. 2.4.1). The main elements of the medieval planned town survive within the extant townscape and comprise the street pattern, market place, church and burgage plots (HUCA 1 map). The market place during the medieval period probably extended further west than is now apparent in the town (cf. medieval town map). The infilling of the market place may have begun during the medieval period, but had certainly occurred by the 16th century; the date of the earliest known building (cf. 2.4.2.3)<sup>329</sup>. A Grade II listed and Scheduled market cross stands within the market place, although it is known to have been moved on at least two occasions (plate 3)<sup>330</sup>.

The known extent of the medieval town is indicated on map 3. It is clear that burgage plots had been laid out along the principal routes of St Edward Street, Stockwell Street and Derby Street.



However, it is unclear as to whether the town extended further to the east (along both Stockwell Street and Derby Street) and to the west along Church Street during the medieval period. The broad frontages of the extant historic buildings of 16th to 18th (and even 19th century) date suggest that there had previously been little sub-division of burgages and indeed may indicate amalgamation of plots. Such evidence implies that there was little pressure on the town in the medieval period<sup>331</sup>.

The limited archaeological work which has been carried out within the town to date, whilst producing fragments of medieval pottery, has yet to locate any features which can be certainly attributed to medieval activity (cf. 2.4.2.3). In the two sites which have been excavated the lack of certain evidence is probably due to later land use relating to the intensification of industrial activity in the later 18th and 19th centuries. Throughout these two centuries development is likely to have intensified in the backplots of the medieval burgages. Development within these plots has continued during the 20th century as is demonstrated upon map 14 (cf. HCTs 'Large-Scale Commercial or Industrial Sites' on Derby Street and 'Public Buildings' on Stockwell Street). Several areas within the HUCA have been cleared of earlier buildings (cf. 'Open Air Car Park' on map 14).



One sherd of the pottery found during archaeological excavations may indicate activity in the century prior to the founding of the town (cf. 2.4.2.3). Domesday Book (1086) also confirms the presence of a settlement known as Leek prior to the Conquest. The location of this settlement is suggested to have been focused upon the site of the extant St Edward's church (cf. 2.3.2; map 2). Two Scheduled and Grade II listed Anglo-Scandinavian crosses survive within the churchyard at St Edward's (cf. 2.3.4; plate 1) supporting evidence for pre-Conquest settlement<sup>332</sup>.

The earliest fabric within the Grade II\* listed St Edward's church dates to the 14th century; documentary sources suggest an earlier building was destroyed by fire in 1297 (cf. 2.4.3.1; plate 4). The churchyard also has at least 13th century origins. The church has been altered and expanded in various periods with major restorations being carried out during the 19th century (cf. 2.5.4.1 and 2.6.4.1).

#### 4.1.2 Built character

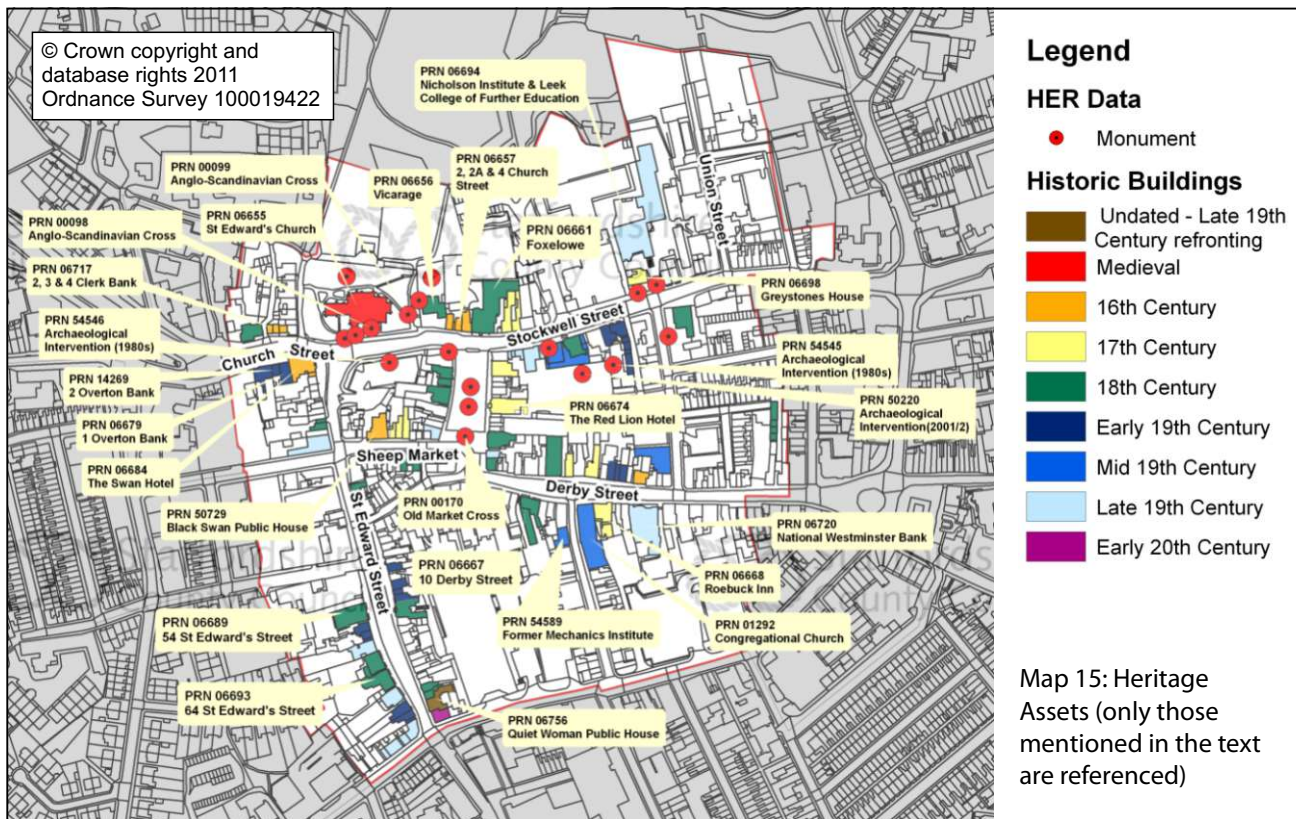
The majority of the HUCA coincides with the Leek Conservation Area, designated in 1970, which identifies the historic character of much of the town centre (cf. map 13). The areas of more recent development, concentrated to the northern and southern peripheries of the HUCA, are excluded from the Conservation Area.

The historic built fabric of Leek has been the subject of several surveys and other pieces of work. It is generally accepted that the earliest buildings were timber-built; several examples survive although few have visible external timber framing. The earliest of these buildings have been dated to the early 16th century (cf. map 15; 2.4.2.4 and 2.5.1.3). All of Leek's known timber-framed buildings lie within this HUCA and include the Grade II Roebuck Inn, which is the only building to retain a timber-framed frontage (plate 14)<sup>333</sup>.

By the 17th century the principle building material was stone and this is evidenced by several extant buildings such as the Grade II listed Greystones House (plate 5) and 1 to 3 Stockwell Street<sup>334</sup>. The largest sandstone building in the town is the Grade II\* St Edward's church; the earliest fabric dates to the medieval period (cf. 2.4.3.1; plate 4)<sup>335</sup>.

Brick replaced both timber and stone as the predominant building material from the 18th century (cf. 2.6.1.1). Many of the earlier buildings were updated with brick facades

rather than being entirely rebuilt during the 18th and 19th centuries; examples include the Grade II listed Quiet Woman public house and 23 to 25 Derby Street (cf. map 15)<sup>336</sup>. However, other new brick-built properties were constructed, generally of three-storeys. These properties are Grade II listed and include Foxlowe, Stockwell Street (built for the lawyer Thomas Mills), 54 St Edward Street, 64 St Edward Street, 10 Derby Street among others<sup>337</sup>. The increasing prosperity of the town during the 19th century can be identified in the number of new buildings, including many designed by well-known architects, which were constructed within the town during the 19th century (2.6.1.1). The most iconic of these architect-designed buildings is the Grade II\* listed Nicholson Institute by Larner Sugden (cf. map 15 and plate 10)<sup>338</sup>. The building is constructed of brick in a Renaissance-style with a copper domed tower, which dominates the local townscape. The second 19th century restoration of St Edward's church was carried out by the architect G. E. Street<sup>339</sup>.



#### 4.1.3 Heritage values:

**Evidential value:** There has been minimal previous archaeological intervention within the historic core. However, there remains the potential for below ground archaeological remains to survive relating to both domestic and industrial activity from the early medieval period onwards. Extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.

**High**

**Historical value:** Heritage assets are highly legible within the character area and include the medieval street pattern, burgrave plots and market place. The church and the association of the Anglo-Scandinavian crosses are also important to an understanding of the potentially early origins of Leek; possibly originally being founded as a Norse settlement. The historic buildings in particular, both listed and unlisted, enable an understanding of the development of the town and allow its social and economic aspirations and fortunes to be read within the townscape.

**High**

<sup>340</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>341</sup> Ibid.

<sup>342</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>343</sup> Department for Communities and Local Government 2012.

<p><b>Aesthetic value:</b> The integrity of the historic character is particularly well preserved within the HUCA in the form of historic buildings, which reveal piecemeal development and re-building from the late medieval period onwards, as well as the burgage plots and the street pattern. This is despite some redevelopment of backplots and creation of car parks in the 20th century. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Leek Conservation Area, the three Scheduled Monuments and 65 nationally listed buildings and structures. Change within the HUCA should therefore seek to contribute to the sustainable regeneration of the town for the benefit of the local community and for sustainable tourism.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA is the commercial heart of the modern town and as such enables the community to directly engage with the heritage assets which are highly visible within the character area. The experience and understanding of Leek's heritage could be promoted to the community and visitors' through interpretation and contribute to heritage-led sustainable tourism.</p>	<p><b>High</b></p>

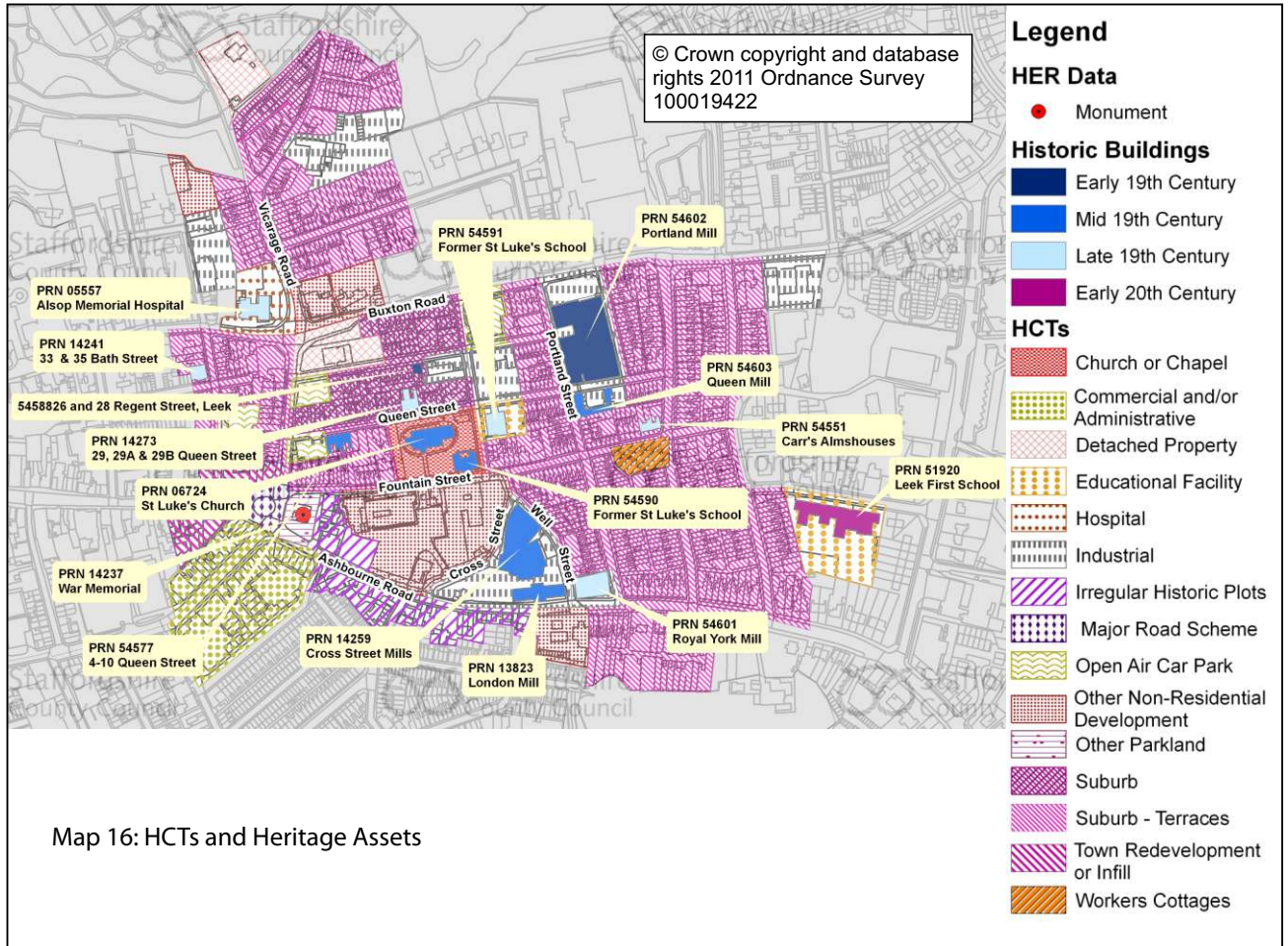
#### 4.1.4 Recommendations

The heritage significance and values elements have recognised the importance of this HUCA to not only an understanding of Leek's history, but also the sense of place and for the tourism opportunities which it presents.

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>340</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>341</sup>. 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 English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>342</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Conservation Section at Staffordshire Moorlands District Council in the first instance. Any works on or within the vicinity of the Scheduled monuments or Grade II\* Listed Buildings should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>343</sup>.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>344</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>345</sup>.

## 4.2 HUCA 2: Buxton Road, Fountain Street and Ashbourne Road



### 4.2.1 Statement of heritage significance and built character

The HUCA represents the suburban expansion of Leek which occurred during the 19th century and was focused along the pre-existing roads: Buxton Road, Derby Road and Fountain Street (cf. 2.4.4). However, new roads were built to accommodate the new housing and industrial buildings; this probably also included the western portion of Fountain Street (which lies between Cross Street and the junction with Ashbourne Road). A cattle market was also established at the east end of Derby Street in the early 19th century on which a road roundabout was constructed in the early 20th century (cf. 2.6.3.4 and HCT 'Major Road Scheme' on map 16). The Grade II listed war memorial, in the form of a clock tower, stands within the area of the former cattle market (plate 15)<sup>346</sup>.

The earliest areas of expansion, which had occurred by at least the late 18th century, occurred along Ashbourne Road and Buxton Road (cf. map 8). The precise origins of this settlement are currently unknown. The buildings within HCT 'Irregular Historic Plots' (map 16) on Ashbourne Road may retain earlier architectural fabric within their structures which could contribute to an understanding of development along these roads.



**Plate 15:** War Memorial Clock Tower

The 19th century expansion principally comprises the piecemeal development of terraced houses laid out along purpose-built streets. The earliest suburban expansion dates to the early 19th century and is principally concentrated along Ball Haye Street, Regent Street and Queen Street (map 10). Numbers 26 and 28 Regent Street are representative of the three storey weavers cottages found elsewhere in the EUS project area (e.g. HUCA 3; 2.6.1.2). Another row of weavers' houses, also of three storeys, survive at the eastern end of Fountain Street (HCT 'Workers Cottages' on map 16). The construction of terraced houses continued over the remainder of the 19th century and into the early 20th century (cf. map 10 and map 16). The extant houses show conformity in their size, scale and massing (mostly being represented by red brick two storied terraces), but it is the architectural

detailing which reveals their individuality and the nature of their piecemeal construction.

In the area around Ball Haye Street, Regent Street and Queen Street the houses, whilst primarily comprising terraced houses, also include large detached houses. An analysis of these streets would probably reveal that the larger properties represent the homes of factory managers/foremen or even business owners; thus revealing the social history behind the development which is still legible in the extant properties. The history of the Grade II Listed 29 to 29b Queen Street is known. These houses were built by the Leek architect Larner Sugden in 1877; one of which he had built as his own family home<sup>347</sup>. Sugden was also responsible for a pair of Grade II listed semi-detached properties (33-35 Bath Street) constructed in 1880<sup>348</sup>.

This expansion in residential housing is closely linked to the rapid growth of the silk industry during the 19th century and several extant silk mills survive within the HUCA (cf. map 16). These include the Grade II listed London Mill (1853) and the Cross Street mills. The latter originated as a warehouse and silk 'shade' designed by William Sugden in the 1860s; although extended in the 1890s by Larner Sugden<sup>349</sup>. The earliest of these mills is Portland Mill which was probably built by 1832. It was considerably extended during the mid and late 19th century<sup>350</sup>. The largest mill within the HUCA was Hope Mill; this mill originated in the 1820s, but was bought by one of Leek's largest silk manufacturers (later Brough, Nicholson & Hall) and was considerably extended in the 1870s<sup>351</sup>. The company also held London Mill, the Cross Street mills and the Royal York Mill. Hope Mill was demolished in the late 1960s and the site redeveloped for a police station and health centre (cf. map 16)<sup>352</sup>. Other smaller silk mills have also since been demolished and redeveloped; although the site of one late

19th century mill which stood on the corner of Earl Street and Buxton Road is currently a used as a car park.

Suburban expansion also led to the construction of buildings aimed to support the educational and spiritual welfare of the local residents. Several of these buildings have been demolished including an early 19th century Roman Catholic chapel (redeveloped in the late 19th century) and a Methodist Chapel on Ball Haye Street (now a car park).

The Grade II listed St Luke's church was built in 1848, just after the school which stands in the south eastern corner of the burial ground (1847)<sup>353</sup>. A second school was established to the north east in 1872 presumably to accommodate the expanding population of the area (cf. 2.6.2.3 and 2.6.4.1)<sup>354</sup>. All of these buildings lie within the Leek Conservation Area.

#### 4.2.2 Heritage values:

<p><b>Evidential value:</b> There is the potential, despite some subsequent redevelopment, for the survival of below ground archaeological deposits to survive associated with early settlement along Ashbourne Road and Buxton Road, but also with the site of the 19th century silk mills. The historic buildings, both domestic and industrial, have the potential to retain information which would inform our understanding of Leek's social and economic history, with particular reference to the silk industry.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets continue to dominate the HUCA which originated as largely well preserved 19th century industrial suburb; although some of the silk mills have been redeveloped. The extant street pattern, housing and silk mills are a legible reminder of the importance of this industry to the economic success of Leek during the 19th and 20th centuries.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> A large part of the HUCA lies within the Leek Conservation Area (cf. map 13) and it is in this area that all but one of nationally listed buildings are located. However, it is clear that the areas lying outside of the Conservation Area, which are also defined as HCT 'Suburb – Terraces' and the extant silk mills, make a significant contribution to the local character and the sense of place. Some redevelopment of the area and of individual buildings has occurred, but the overall integrity of the historic character of this 19th century industrial quarter can still be easily read within the townscape.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The majority of the HUCA is domestic or industrial in nature. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation to augment potential sustainable tourism opportunities.</p>	<p><b>Medium</b></p>



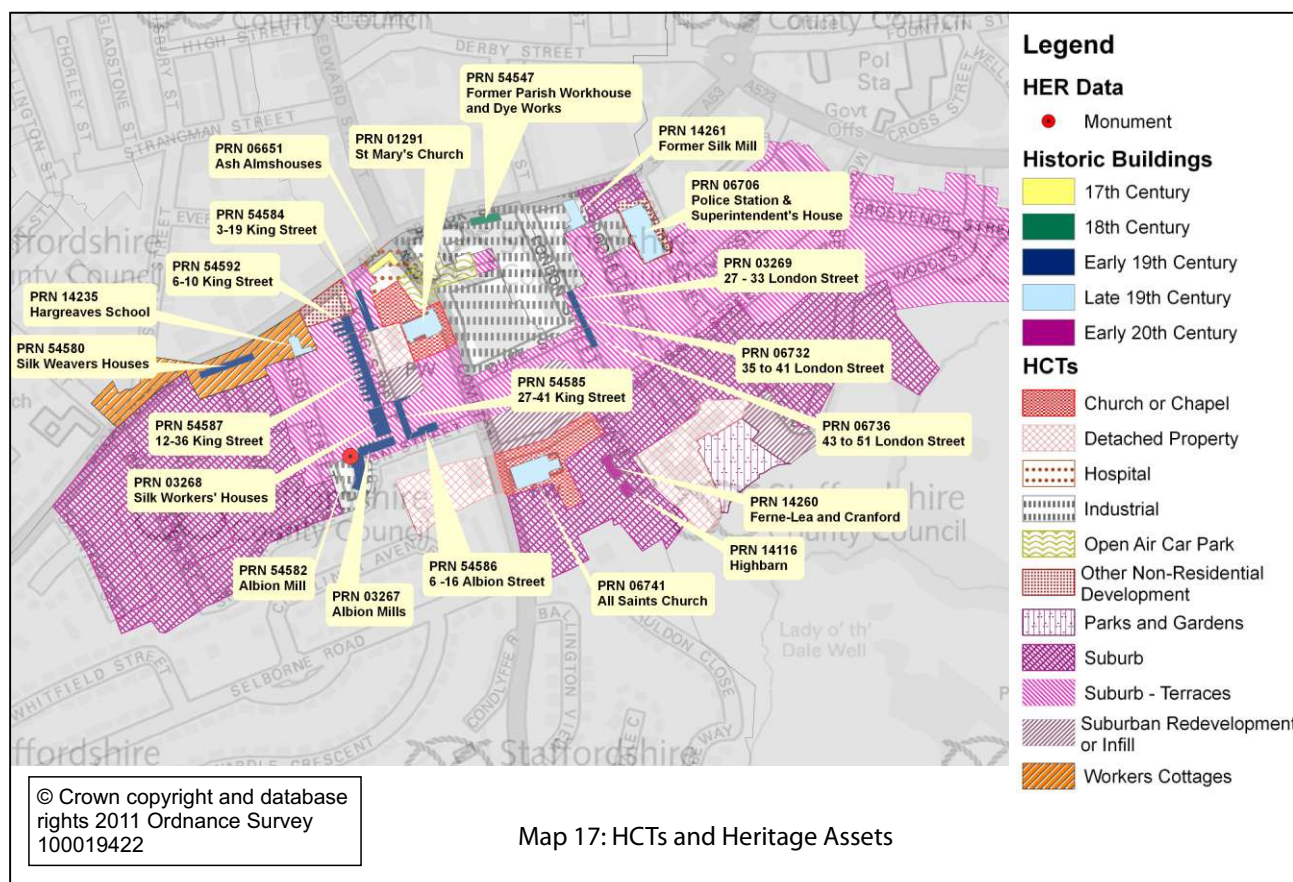
### 4.2.3 Recommendations

The heritage significance and values sections have identified the importance of the heritage assets to both the extant townscape, and its local character, as well as to an understanding of the social and economic history of the town.

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>355</sup>.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Leek Conservation Area the applicant should consult with the Staffordshire Moorlands District Conservation Section should take place in the first instance. Reference should also be made to the Leek Conservation Area appraisal<sup>356</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>357</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape *and the Conservation Area* for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>358</sup>.
- ◆ An historic and architectural survey of the 19th century industrial suburbs would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of heritage assets including the formation of a Conservation Area in the most complete parts to acknowledge the importance of the industry to Leek's history and to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>359</sup>.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA relating to early settlement along Ashbourne and Buxton Roads, but also with the sites of former silk mills. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>360</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire

- ◆ Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>361</sup>.

### 4.3 HUCA 3: Compton, Southbank Street and Hartington Street



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

The HUCA probably lies just beyond the bounds of the medieval town, although expansion had occurred along Compton by at least the 17th century. The Grade II listed Ash Almshouses were endowed in 1676 on the corner of Compton and Broad Street, although the building may have earlier origins (cf. 2.5.2.2; plate 16)<sup>362</sup>. Overall the configuration of the building suggests that the latter road existed by at least the 17th century. Brook Street, a continuation of Broad Street, may have originated as a back lane in the medieval period providing access to the rear of burgage plots facing onto Derby Street (HUCA 1). An early 19th century map suggests that it was once much narrower than it is now and appeared to terminate just beyond London Street. The earliest extant building in Brook Street is the much altered late 18th century parish workhouse (Brook Lane having previously been known as Workhouse Street). It was enlarged to form a four storey building in the early 19th century and was converted to a dye works at a similar period<sup>363</sup>.

This former dye works is one of several early industrial buildings to survive within the HUCA, although the industrial focus is largely concentrated to the south of Brook Street/London Street (cf. HCT 'Industrial' on map 17). These buildings were principally silk mills all of which date to the 19th century. The Grade II listed silk mill on Haywood Street was built in 1876 (Plate 17)<sup>364</sup>.

**Plate 16:** Ash Almshouses



However, the earliest of the silk mills within the HUCA is probably the Grade II listed Albion Mill, which lies further west on Albion Street (plate 11)<sup>365</sup>. The earliest phase of this mill probably dates to the 1820s by Anthony Ward & Co., who extended it to the south in 1887 (cf. 2.6.3.3). Albion Mill, in particular, is closely associated with the contemporary streets of houses; King Street and Albion Street (plates 9 and 11). The industrial processes of the early 19th century are reflected in the built heritage of these streets<sup>366</sup>. At this date only part of the manufacture of silk goods took place within the mill; the weaving remained a domestic industry. The terraced houses along these two streets reflect their origins as weavers' houses in the form of three storey buildings with elongated windows at the third floor where the weaving took place (cf. 2.6.1.2). Along King Street only some of the elongated windows were present in the front elevation; nos. 38 to 46 King Street have been Grade II listed, although other well preserved examples exist within both King and Albion Street (plates 9 and 11)<sup>367</sup>. At the northern end of King Street three larger properties, also early 19th century in date, probably represent housing for the managers/foremen or silk manufacturers themselves (cf. 2.6.1.2).

Further weavers houses exist within the HUCA, also probably of early 19th century date. A short row of three storey weavers' houses survive in London Street which are clearly contemporary with the Grade II listed terrace of nine two-storey houses lying adjacent<sup>368</sup>. All of these properties are of red brick with blue brick headers (Flemish bond) with distinctive pointed windows at second storey level; the weavers' houses still retaining elongated windows to the third storey. The weavers' houses in London Street were probably built to serve the same function as those at Albion Street/King Street for the silk mills lying to the north. The two storey terraces were probably built to house the workers in the mills. Another row of three storey weavers' houses survives on Broad Street (cf. map 17)<sup>369</sup>.

**Plate 17:** Haywood Street silk mill



Map 10 reveals that the housing along King Street/Albion Street, Broad Street and London Street represents some of the earliest suburban expansion, linked to the silk industry, within Leek as a whole. The remainder of the HUCA represents further expansion principally of mid/late 19th century and early 20th century date. The majority of this later housing, also associated with the expansion of the silk industry, is mostly represented by two-storey red brick terraced housing (cf. 2.6.1.2; HCT 'Suburb – Terraces' on map 17). A greater variety of houses exists to the far south and west of the HUCA, also principally of mid 19th to early 20th century date (HCT 'Suburb' on map 17). To the south, along Southbank Street, these are principally large detached houses standing more central in their plots surrounded by private gardens. Three of these houses (one detached and a pair of semi-detached) standing in Fynney Street are Grade II listed and date to 1912<sup>370</sup>. All three properties were designed by the Leek architect, Reginald Longden in an Arts and Crafts style; the detached house, Highbarn, which he had built for himself is of brick with half-timbering. The semi-detached house, Ferne-lea and Cranford, is said to reflect the style of the renowned architect Edward Lutyens. To the east of the HUCA, along Hartington Street, Spencer Avenue and Hugo Street, the houses, whilst larger, are still principally terraced with some semi-detached and detached houses interspersed along the streets. These areas probably represent the desire by the industry owners and professionals to reflect their social standing in architectural terms and in their properties' detachment from the areas of industry.

The expansion of the suburbs also led to the construction of two churches within the HUCA; St Mary's Roman Catholic Church and All Saints Church both on Compton (HCT 'Church or Chapel' on map 17). St Mary's Church is a Grade II listed building and was built to the design of Albert Vickers in 1886-7 (cf. 2.6.4.3)<sup>371</sup>. It is constructed of coursed and rubble stone with a Welsh slate roof. A new parish was created to the south of the town and the Grade I listed All Saints Church

was built in 1887 in a Gothic style by the architect Richard Norman Shaw (plate 12)<sup>372</sup>. The Arts and Crafts movement is also reflected within the church with several of the stained glass windows by Morris & Co. and designed by Edward Burne-Jones (cf. 2.6.4.1).

There has been some change to the historic character of the area during the late 20th and early 21st century. Several small areas of redevelopment have occurred within the HUCA upon the site of two schools and a former brickworks for example (cf. HCT 'Suburban Redevelopment or Infill' on map 10 and map 17). A large warehouse was built in the late 20th century in Duke Street upon the site of a mid 19th century silk mill and contemporary terraced houses (cf. map 9).

Much of the 19th and 20th century expansion was built over a field system of post medieval origin, which had been formed out of open fields of at least medieval date (cf. map 4 and map 7; 2.4.2.1 and 2.5.3.1).

#### 4.3.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for archaeological deposits to survive along Compton, which may indicate the nature and extent of settlement prior to the late 18th/19th century expansion. The remainder of the HUCA largely lay beyond the historic core within an identifiable field system. However, there is also the potential for below ground remains associated with the site of the silk mill in Duke Street to survive. The historic buildings, both domestic and industrial, have the potential to retain information which would inform our understanding of Leek's social and economic history, with particular reference to the silk industry.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The HUCA is dominated by 19th and early 20th century suburban expansion which is closely associated with Leek's silk industry. This is particularly apparent around London Street and King Street/Albion Street. The later 19th and early 20th century expansion is also clearly associated with the silk industry; and the social differences of the former inhabitants is also reflected in the built heritage which reflects the social and economic history of the town. The surviving 19th century industrial buildings, including that which incorporates the late 18th century parish workhouse, also make an important contribution to an understanding of the history of the town. The HUCA also reveals links within the Arts and Crafts Movement, which was so influential in Leek's built heritage as a whole, including the three Grade II listed houses in Fynney Street and the stained glass windows in the Grade I listed All Saints Church.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The HUCA retains its character as 19th/early 20th century suburban expansion which is clearly closely associated with Leek's principal industry. This is particularly apparent in the area around Albion Street and this is reflected by the inclusion of the western portion of the HUCA within the Leek Conservation Area (cf. map 13). The importance of individual buildings to the</p>	<p><b>High</b></p>

<sup>373</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>374</sup> Ibid.

<sup>375</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>376</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<p>national heritage is reflected in their listed status and these include the two architect-designed churches as well as the architect-designed houses in Fynney Street. However, it is clear that the areas lying outside of the Conservation Area and those buildings which are not nationally listed also make an important contribution to the local character and the sense of place. Some redevelopment of the area and of individual buildings has occurred, but the overall integrity of the historic character of this 19th/early 20th century suburban and industrial area can still be easily read within the townscape.</p>	
<p><b>Communal value:</b> The majority of the HUCA is domestic or industrial in nature. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation to augment potential sustainable tourism opportunities including the area's close links with the development of the Arts and Crafts movement.</p>	<p><b>Medium</b></p>

### 4.3.3 Recommendations

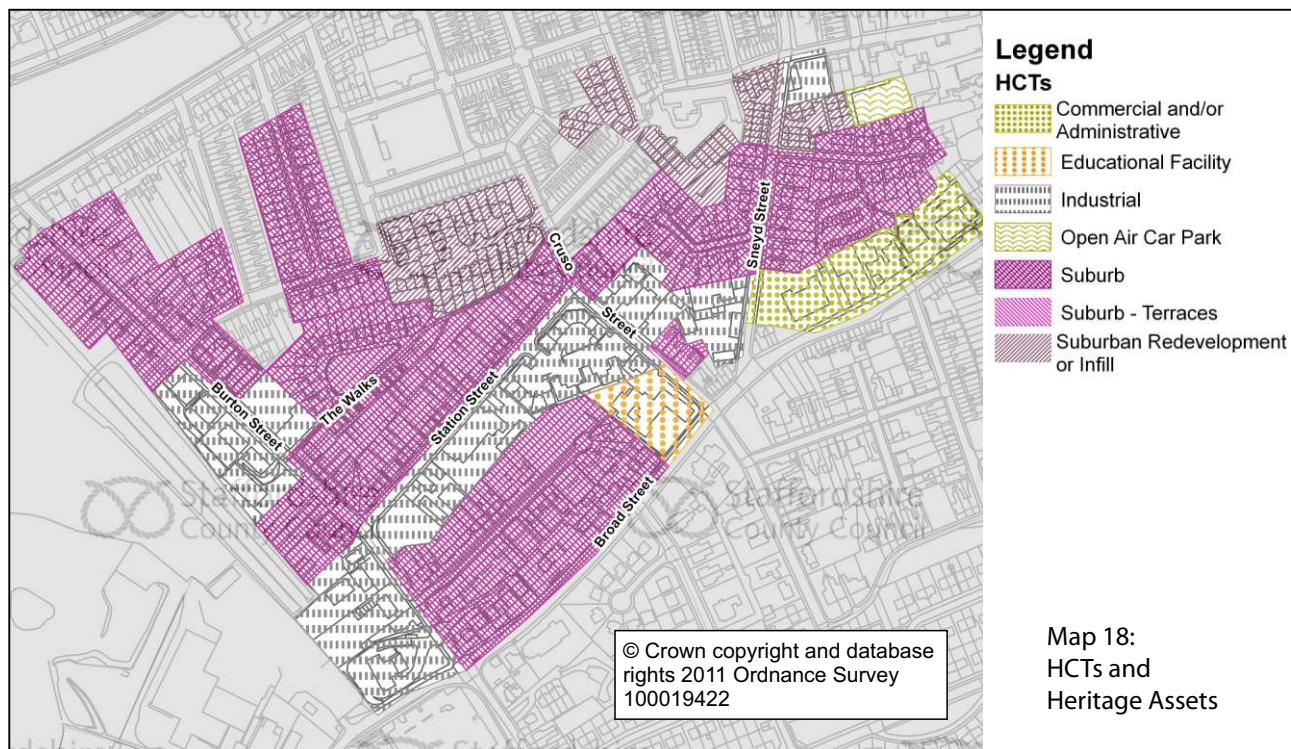
The heritage significance and values sections have identified the importance of the heritage assets to both the extant townscape and its local character, as well as to an understanding of the social and economic history of the town.

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>373</sup>.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should consult the Conservation Section at Staffordshire Moorlands District Council in the first instance. Any works on or within the vicinity of the Scheduled monuments or Grade II\* Listed Buildings should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>374</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>375</sup>.
- ◆ An historic and architectural survey of the HUCA would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of heritage assets including possible extensions to the Conservation Area where appropriate to ensure the survival of aspects of the historic character and to acknowledge the importance of the silk industry to Leek's history and to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>376</sup>.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA relating to early settlement along Compton and upon the site of the former silk mill. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>377</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>378</sup>.



#### 4.4 HUCA 4: Burton Street, Cruso Street and Sneyd Street



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

The character of the HUCA is a mix of residential and industrial development. The houses largely date to the mid 20th century and comprise a mix of styles including short terraces (of four houses) and semi-detached properties. The houses are mostly laid out along purpose built streets and cul-de-sacs. The earliest houses within the HUCA are the late 19th century terraced houses standing at the southern end of Cruso Street (HCT 'Suburb – Terraces' on map 18). This period of housing expansion is associated with the contemporary St Mary's Catholic School (HCT 'Educational Facility' on map 18). This street is one of the earliest within the HUCA, but was itself only laid out in the last two decades of the 19th century.

The industrial and commercial character of the HUCA principally lies along Burton Street, Station Street and Broad Street. The industrial buildings principally date to the early and mid 20th century and include an early 20th century silk mill, which survives on Burton Street. Late 20th century industrial and commercial buildings, principally lying along Broad Street, include a small industrial estate which was constructed upon the site of a late 19th century stone yard.

The 20th century development was carried out over field systems whose morphology largely suggested that they had once formed part of the open field system from at least the medieval period until their piecemeal enclosure during the post medieval period (map 4 and map 7; cf. 2.4.2.1 and 2.5.3.1).

#### 4.4.2 Heritage values

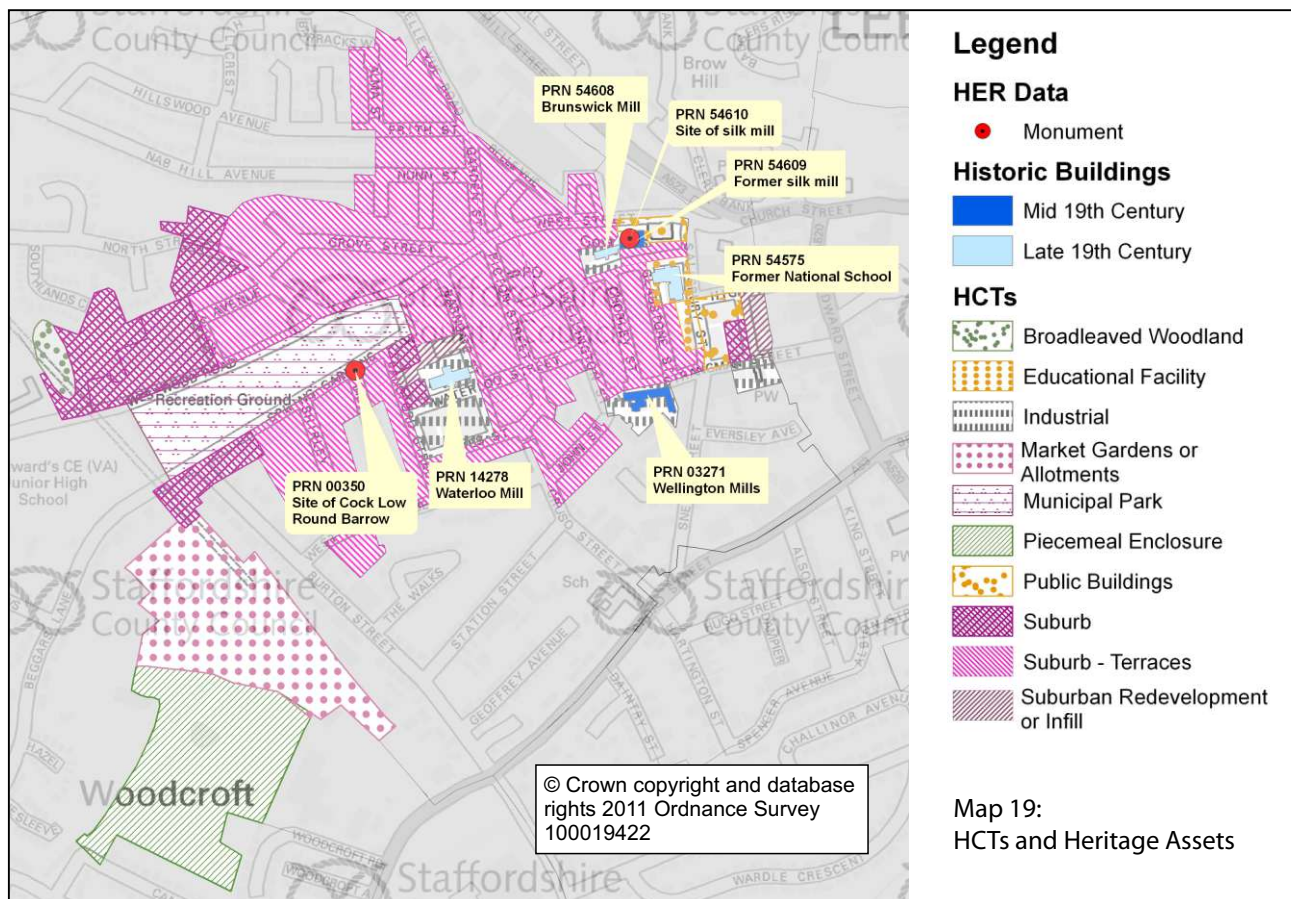
<b>Evidential value:</b> The HUCA lies beyond the historic core of Leek in an area which had formed part of a field system since at least the medieval period. There is the potential for the early 20th century silk mill to retain evidence which may enhance our understanding of the development of the industry in that period.	<b>Low</b>
<b>Historical value:</b> The HUCA is dominated by residential, industrial and commercial development which principally dates to the 20th century. The late 19th century terraced houses and the early 20th century silk mill contributes to the later history of this industry in Leek.	<b>Low</b>
<b>Aesthetic value:</b> The character of the HUCA comprises a mix of houses, industrial and commercial buildings which have been developed throughout the 20th century	<b>Low</b>
<b>Communal value:</b> From an heritage perspective the value is low.	<b>Low</b>

#### 4.4.3 Recommendations

The heritage significance and values sections have highlighted both the suburban and industrial character of the HUCA. The built heritage includes late 19th century terraced houses to the south and an early 20th century silk mill..

- ◆ There is the potential for the silk mill to retain important architectural elements which could inform an understanding of the development of this industry during the 20th century. Elsewhere within the HUCA, whilst the overall potential for below ground archaeological deposits to survive is low, further research may alter our understanding of this potential. 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 paras. 128 and 141 of NPPF<sup>379</sup>.

## 4.5 HUCA 5: Strangman Street, Spring Gardens and Westwood Road



### 4.5.1 Statement of heritage significance

The HUCA is dominated by rows of straight streets which represent the expansion of terraced houses across the landscape from the mid 19th century onwards. Map 10 reveals the expansion of houses westwards away from Leek's historic core; the mid 19th century houses being located furthest east, closest to the historic core, and possibly representing the earliest date for expansion in this direction.

This early housing development is probably associated with the expansion of the silk industry on the western edge of Leek, although this process pre-dated the mid 19th century. By 1838 there was a silk "factory" located between West Street and Britannia Street and a silk "shade" on the southern side of what was then Strangman Walk (now Strangman Street)<sup>380</sup>. It was the expansion of these businesses and the establishment of new silk mills that facilitated the construction of new streets and terraced houses along Wellington Street and Britannia Street from the mid 19th century onwards. The early 19th century silk mill (West Street/Britannia Street) was extended in the mid 19th century. Of this complex only two mid 19th century buildings survive (including Brunswick Mill); the earliest portion was redeveloped as offices in the late 20th century<sup>381</sup>. Brunswick Mill was converted into flats circa 1992<sup>382</sup>. The Grade II listed Wellington Mill replaced the silk shade on Strangman Street in 1853 and presumably gave its name to Wellington Street

suggesting a close association between the houses and the mill<sup>383</sup>. The terraced houses lying to the north of West Street, from their location, may be associated with the Grade II listed Big Mill (cf. HUCA 17) which dates to circa 1857 (plate 21)<sup>384</sup>.

The majority of the mid 19th century terraced houses are two-storey, perhaps reflecting the increasing mechanisation of weaving during this period, although a row of three storey houses which possibly originated as weavers' cottages do survive on Wellington Street (cf. 2.6.1.2).

The further expansion of housing in the late 19th century is probably associated with the continuing growth of the silk industry upon the sites already mentioned as well as the establishment of the Grade II listed Waterloo Mill, on Waterloo Street, in 1893/4<sup>385</sup>. Larger terraced houses, and a number of detached houses, were built along Westwood Road at this time. These houses overlook a recreation ground (HCT 'Municipal Park' on map 19) which was established at this time. The recreation ground continued to be a focus for larger terraced houses in the early 20th century when Spring Gardens was developed to the south (map 10).

A school was established to serve the expanding suburbs in 1886 on the eastern side of the HUCA (HCT 'Educational Facility' on HUCA 5 map)<sup>386</sup>. The school was expanded to the south, with a new detached wing, in the mid 20th century.

The southern portion of the HUCA remains largely open land comprising allotment gardens established in the early 20th century and a surviving portion of the post medieval field system, which had previously dominated the landscape of the HUCA prior to development (cf. map 7). The morphology of the field system (HCT 'Piecemeal Enclosure' on map 7 and map 19) suggests that this area had formed part of the open fields belonging to the town from at least the medieval period (cf. 2.4.2.1 and 2.5.3.1).

The site of a Bronze Age barrow known as 'Cock Low' stood within the HUCA until the early 20th century when it was levelled for housing (cf. 2.1)<sup>387</sup>.

#### 4.5.2 Heritage values:

<p><b>Evidential value:</b> The HUCA lies in an area which has been identified as forming field systems since at least the medieval period. The historic buildings, both domestic and industrial, have the potential to retain information which would inform our understanding of Leek's social and economic history, with particular reference to the silk industry.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The legible heritage assets make a considerable contribution to an understanding of the history of Leek from the 19th century onwards. The extant street pattern, housing and silk mills are a legible reminder of the importance of this industry to the economic success of Leek during the 19th and 20th centuries. There are associations between the surviving silk mills, two of which are Grade II listed, and the adjacent housing which could have been constructed by the manufacturers for their workers as is demonstrated at an earlier period (early 19th century) elsewhere in Leek (cf. HUCA 3).</p>	<p><b>High</b></p>

<p><b>Aesthetic value:</b> The integrity of the historic character of the HUCA is well preserved with surviving historic buildings, both domestic and industrial, as well as the street pattern. The allotments and surviving field system provide open space within the built environment. Part of the Leek Conservation Area lies within the eastern portion of the HUCA, which is largely contiguous with the mid 19th century suburban and industrial development (cf. map 13). However, it is clear that although later in date the areas lying outside of the Conservation Area, which include a variety of terraced houses as well as the Grade II listed Waterloo Mill, make a significant contribution to the local character and the sense of place.</p>	<b>High</b>
<p><b>Communal value:</b> The majority of the HUCA is domestic or industrial in nature. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation to augment potential sustainable tourism opportunities.</p>	<b>Medium</b>

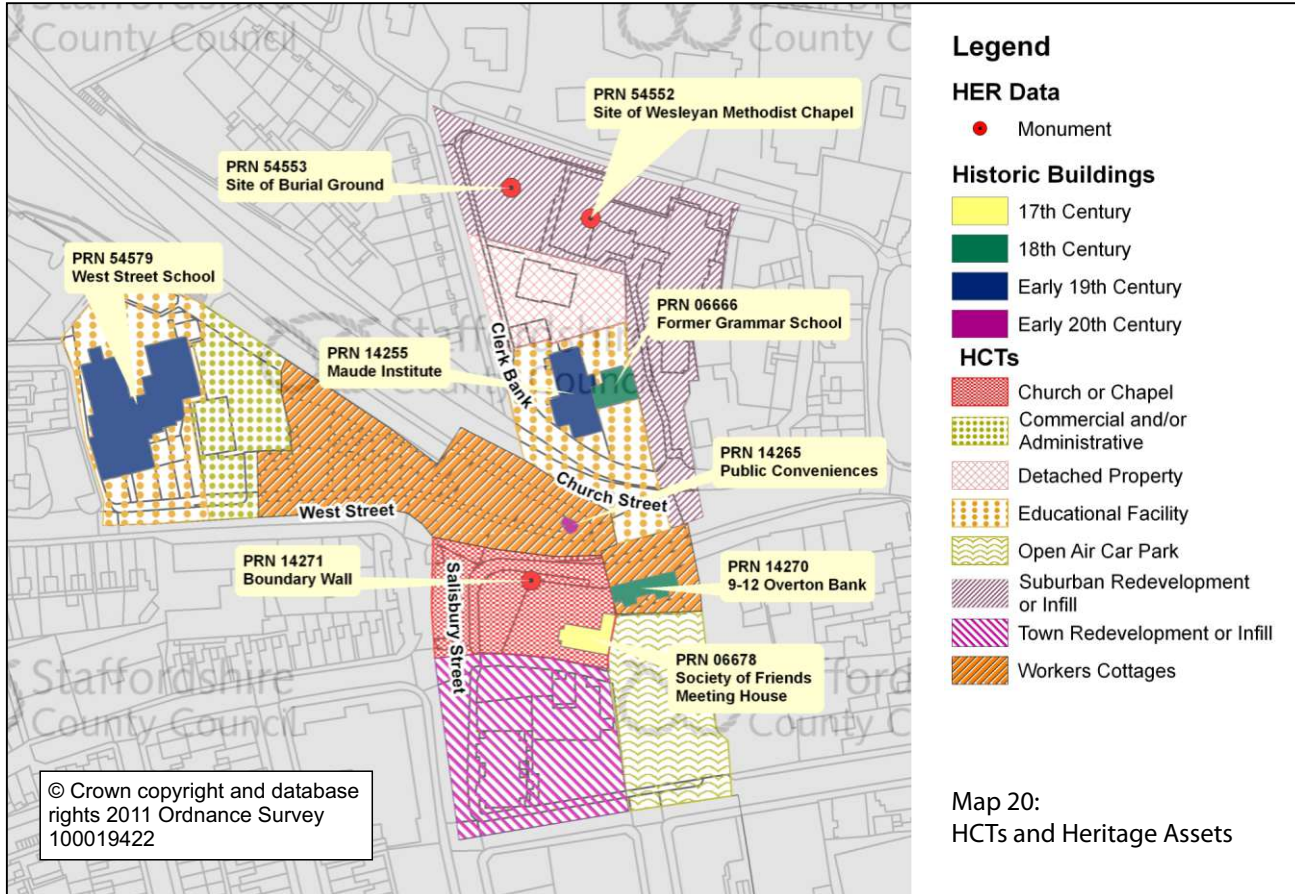
### 4.5.3 Recommendations

The heritage significance and values sections have identified the importance of the heritage assets to both the extant townscape, and its local character, as well as to an understanding of the social and economic history of the town.

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>388</sup>.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Leek Conservation Area the applicant should consult with the Staffordshire Moorlands District Conservation Section should take place in the first instance. Reference should also be made to the Leek Conservation Area appraisal<sup>389</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>390</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>391</sup>.
- ◆ An historic and architectural survey of the 19th century industrial suburbs would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of heritage assets including the extension or formation of a Conservation Area in the most complete parts to acknowledge the importance of the silk industry to Leek's history and to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>392</sup>.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for the historic buildings to retain important architectural elements which could inform an understanding of the social and economic history of Leek during the 19th and early 20th century. Elsewhere within the HUCA, whilst the overall potential for below ground archaeological to survive is low, further research may alter our understanding of this potential. 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 paras. 128 and 141 of NPPF<sup>393</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>394</sup>.

## 4.6 HUCA 6: West Street and Clerk Bank



### 4.6.1 Statement of heritage significance and built character

Housing within the HUCA is focused upon the junction of West Street with Mill Street. The earliest identified residences within the HUCA are a Grade II listed terrace of four brick-built houses on Overton Bank (the south side of Mill Street) which date to the late 18th century<sup>395</sup>. These properties were constructed by the Quaker community (of the adjacent chapel) for their own poor<sup>396</sup>. Further housing, possibly of a similar date, survives to the west lying between West Street and Mill Street (HCT 'Workers Cottages' on map 20). It is currently unclear, on the evidence available, whether settlement in this area had earlier origins. Mill Street may have existed in the medieval period being one of the possible routes of the medieval Earls Way (cf. 2.4.4). West Street is likely to have originated as lane leading into the medieval open fields, but may have also been part of a route between Leek and Dieulacres Abbey's grange at Westwood (cf. 2.4.4). It is possible that settlement may have been attracted to this junction at some point in the medieval period. Alternatively development may be associated with the establishment of the earliest known building within the HUCA; the Grade II Friends Meeting House of 1694. The chapel lies adjacent to the extant historic houses and it is possible that its siting encouraged settlement during the late 17th/early 18th century when the silk industry had become established within the town (cf. 2.5.3.2).

**Plate 18:** Stone built Grammar School (right) and later red brick former Sunday (later National) School (left)



above, is the Grade II listed former Grammar School lying to the north of Mill Street (plate 18)<sup>398</sup>. This stone-built school was built in 1723 (cf. 2.6.2.3); the red-brick former National School standing adjacent was built in 1834 (plate 18). Both buildings ceased to be used for educational purposes in the late 19th century. The large West Street school was built in 1854 to the design of William Sugden, although it replaced an earlier school which had existed by 1815<sup>399</sup>. The rebuilding of this school is probably associated with the enlargement and establishment of silk mills and settlement expansion within HUCA 5.

The HCT 'Town Redevelopment or Infill' replaced a large detached house, which existed by the early 19th century although its precise history is currently unknown.

The only other residential development within the HUCA is a large apartment block constructed on Mount Pleasant during the late 20th century. Mount Pleasant itself may also have medieval antecedents; possibly forming part of an alternative route between St Edward's church (HUCA 1) and Dieulacres Abbey. The earliest known building along Mount Pleasant, however, was a Wesleyan Methodist chapel, with its burial ground, which was first built in 1811 (cf. 2.6.4.2)<sup>397</sup>. The chapel was demolished in 1980.

The non-domestic architecture of the HUCA mostly comprises chapels and schools. There are also a number of late 20th century buildings (HCT 'Commercial and/or Administrative' and 'Town Redevelopment or Infill'). The earliest of these buildings, other than the Friends Meeting House mentioned



#### 4.6.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with earlier settlement associated with the junction of Mill Street and West Street in particular. The historic buildings may also retain fabric relating to their origins and function which inform our understanding of the development of this area of the town.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets still dominated the HUCA and include five Grade II listed buildings, despite some redevelopment and infill during the late 20th century.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The HUCA lies within the Leek Conservation Area which, along with the designated historic buildings, highlights the importance of the historic character to the wider townscape and its local sense of place.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> Few of the buildings are accessible to the general public, but contribution of this HUCA to the wider history of Leek could be made accessible to the community and visitors through interpretation and so augment potential sustainable tourism opportunities.</p>	<p><b>Medium</b></p>

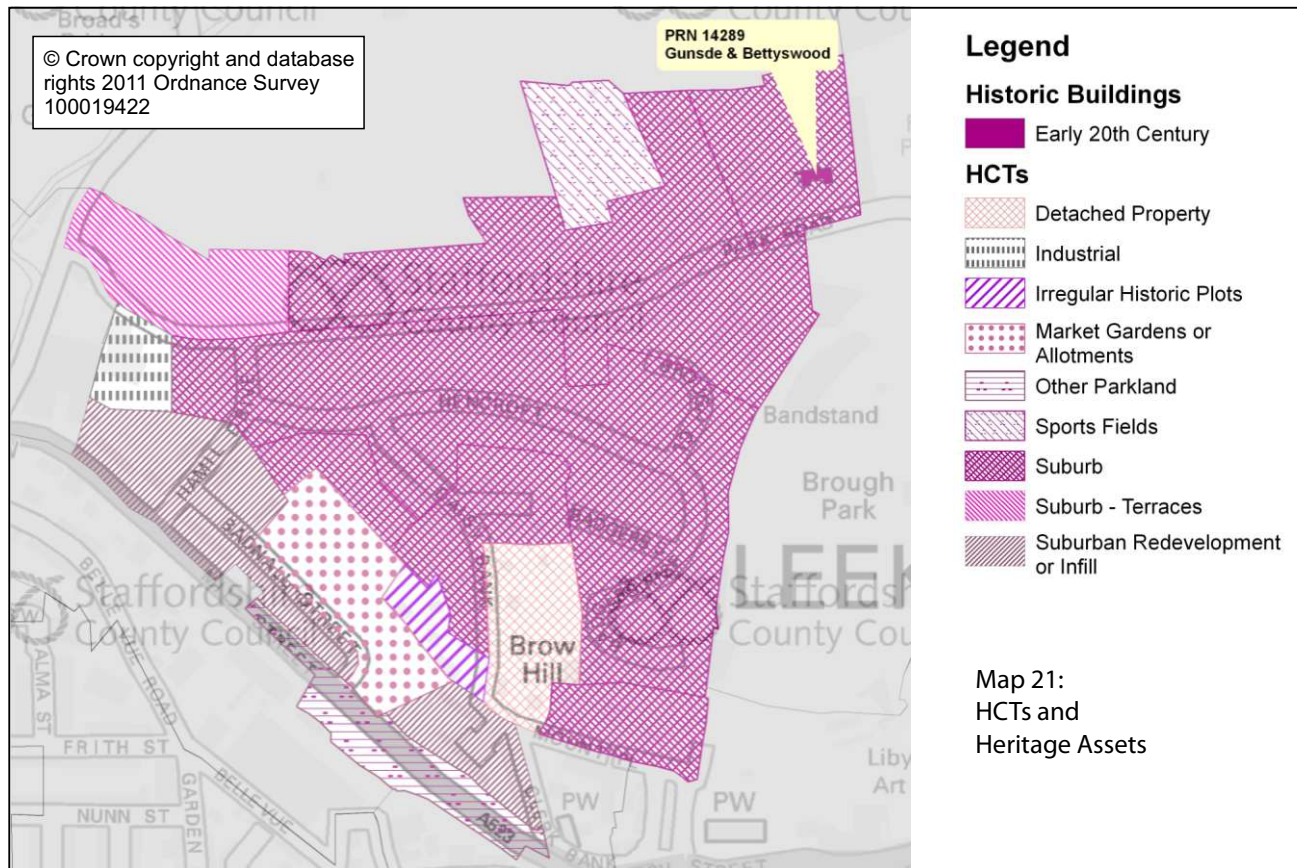
#### 4.6.3 Recommendations

The heritage significance and values have highlighted the importance of the historic buildings to the character of the HUCA and the wider townscape. This has been acknowledged in the inclusion of this area into the Leek Conservation Area and in the number of nationally designated historic buildings

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>400</sup>.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Leek Conservation Area the applicant should consult with the Staffordshire Moorlands District Conservation Section should take place in the first instance. Reference should also be made to the Leek Conservation Area appraisal<sup>401</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>402</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>403</sup>.

- ◆ Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>404</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA relating to early settlement in the area of the West Street/Mill Street junction in particular. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>405</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>406</sup>.

## 4.7 HUCA 7: Mill Street, Park Road and Daisy Bank



### 4.7.1 Statement of heritage significance and built character

The alignment of Mill Street may have had at least medieval origins possibly forming part a route known as the Earls Way (alternatively it may have accessed Leek via Daisy Bank<sup>407</sup>) (cf. 2.4.4). Historic maps suggest that settlement had occurred along the street by the late 18th century (cf. map 8). It is unclear, based on the current evidence, whether this settlement originated in the medieval period or whether it is associated with expansion linked to the silk industry (from at least the 17th century onwards) (cf. 2.5.3.2 and 2.6.3.3). The housing lining Mill Street was cleared in the mid 20th century; this was partially to allow the road to be widened and for redevelopment of housing considered to be of poor quality; part of a process known in the mid 20th century as 'slum clearance' (HCTs 'Other Parkland' and 'Suburban Redevelopment and Infill' on map 21).

The earliest extant houses date to at least the early 19th century and comprise a large detached house at Daisy Bank and a number of cottages lying to the north of Mount Pleasant (cf. map 10 and HCTs 'Detached Property' and 'Irregular Historic Plots' on map 21). Further detached houses have been constructed, from the early 20th century, within the gardens of the earlier detached house. Mount Pleasant (and the footpath that continues through the allotment gardens (HCT 'Market Gardens and Allotments' on map 21) is also believed to have medieval origins; forming a link between St Edward's Church and Dieulacres Abbey (cf. 2.4.4). Consequently the origins of settlement in this area are equally uncertain.

Park Road, lying to the north of the HUCA, does not appear to have existed until the mid 19th century, although its origins are unclear. Settlement associated with the road also probably dates to the mid 19th century and comprises terraced houses at its western end and a semi-detached house at its eastern end (cf. map 10 and HCTs 'Suburb – Terraces' and 'Suburb' on map 21). A large detached house, subsequently sub-divided, was constructed in 1912 adjacent to the earlier semi-detached property. The detached house is Grade II listed having been designed by the Leek based architect Reginald Longden<sup>408</sup>. These houses probably represent the retreat by the manufacturer/professional classes away from the town centre towards a rural idyll. The terraced houses, to the west, were probably constructed to house the workers of the silk mill and dye works lying to the south (cf. HUCA 19).

Housing was initially developed in the mid 20th century in the southern portion of the HUCA, principally upon the site of the earlier cottages along Mill Street (cf. map 10 and HCTs 'Suburban Redevelopment or Infill' and 'Suburb' on map 21). The expansion continued in the late 20th century along sweeping roads linking Park Road and Mill Street. The largest area of open space within the HUCA is the late 19th century allotment gardens (HCT 'Market Gardens and Allotments' on map 21).

#### 4.7.2 Heritage values:

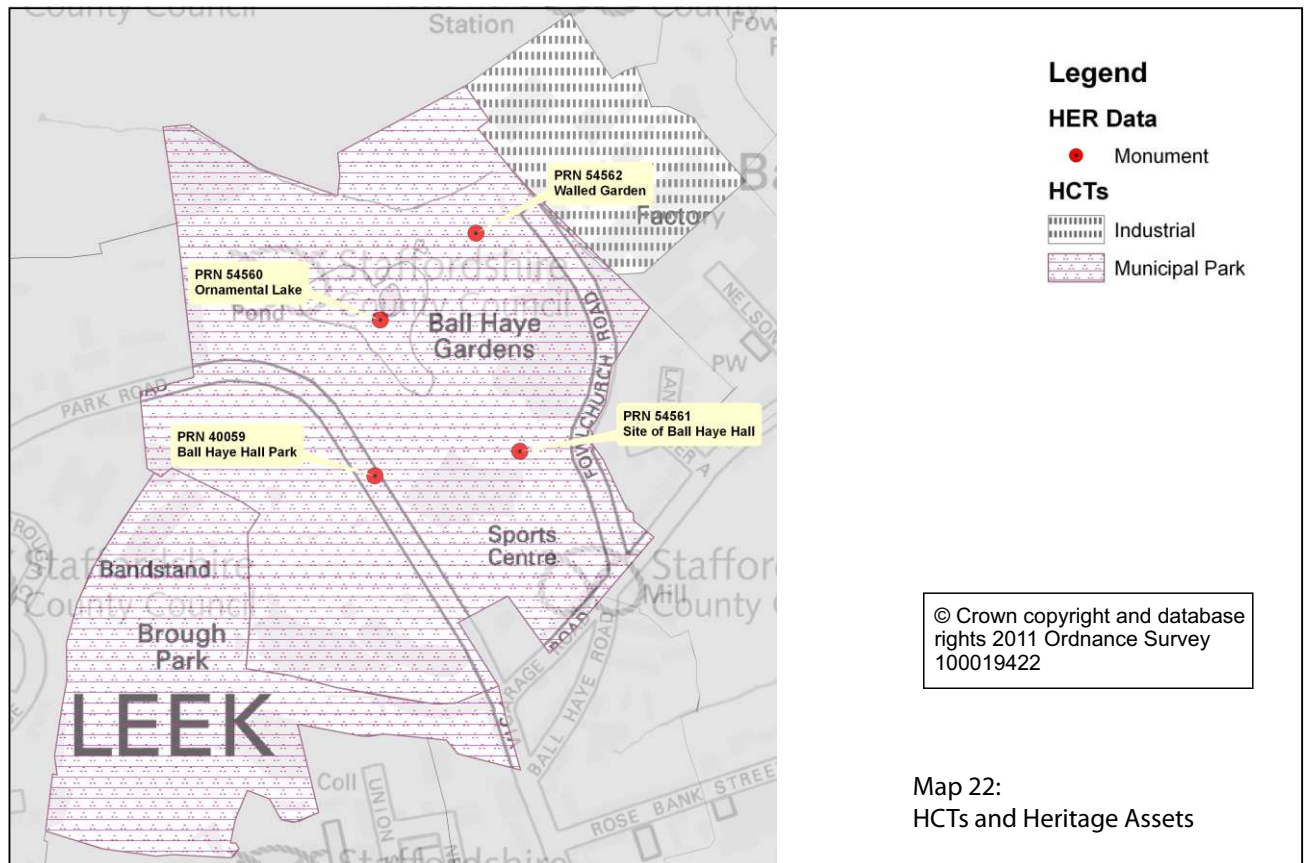
<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive along Mill Street, and possibly Mount Pleasant, associated with earlier settlement. There has been some redevelopment of this area which has included the widening of Mill Street.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> A number of legible heritage assets survive including two potentially medieval routes (Mill Street and the Mount Pleasant/footpath to Abbey Green Road) and historic buildings. These comprise domestic properties of a variety of dates including a Grade II listed early 20th century house designed by a known architect. The mid 19th century terraced houses are associated with industrial development which lies in HUCA 19.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The HUCA is dominated by mid and late 20th century housing development. Earlier buildings survive and contribute to the historic character of the wider townscape and contribute to a local sense of place</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA principally comprises private residences, although the development of the historic buildings contribute to an understanding of Leek's social and economic history and could consequently be made accessible to the community and visitors through interpretation.</p>	<p><b>Medium</b></p>

### 4.7.3 Recommendations

The heritage significance and values have identified the contribution of the surviving historic buildings and streets to the historic character of the wider townscape despite later development and re-development.

- ◆ Where alterations or changes are proposed to the listed building the applicant should consult with the Staffordshire Moorlands District Conservation Section should take place in the first instance. Reference should also be made to the Leek Conservation Area appraisal<sup>409</sup>. Designated heritage assets and their settings are covered under para. 132 of NPPF<sup>410</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>411</sup>.
- ◆ Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>412</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA relating to early settlement along Mill Street/Mount Pleasant in particular. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>413</sup>.

## 4.8 HUCA 8: Ball Haye Gardens and Brough Park



Map 22:  
HCTs and Heritage Assets

### 4.8.1 Statement of heritage significance and built character

The HUCA is dominated by two municipal parks, both of which were granted for public use in the early 20th century (cf. map 22). Brough Park, the southern portion of the parkland, was opened in 1924 and was established over a previous field system (cf. map 8)<sup>414</sup>. Ball Haye Gardens, which lies to the north, were established as a landscape park probably by James Hulme in the late 18th century (cf. map 8)<sup>415</sup>. The landscape park was created as a setting around Ball Haye Hall, which was probably rebuilt at a similar period. It is likely, however, that an earlier property stood in this area (or upon the site of the later hall) by the late 16th century when it was sold to the Hulme family<sup>416</sup>. The hall survived the conversion of the landscape park to a municipal park in the early 20th century, but was finally demolished in 1972.

It is unclear from the current evidence how much of the original 18th/19th century landscaping may survive within the Municipal Park. One feature which has survived in the ornamental lake whose form has not been altered<sup>417</sup>. A walled garden, which existed by 1879, also survives to the north of the park; the 2006 aerial photographs suggest that it has been restored and replanted<sup>418</sup>. Other features were created as part of the Municipal Park such as the bowling greens and tennis courts which lie on the south eastern side of Park Road.

There are few buildings within the HUCA, but a sports centre was built in the late 20th century and was rebuilt on a larger scale in the early 21st century.

## 4.8.2 Heritage values:

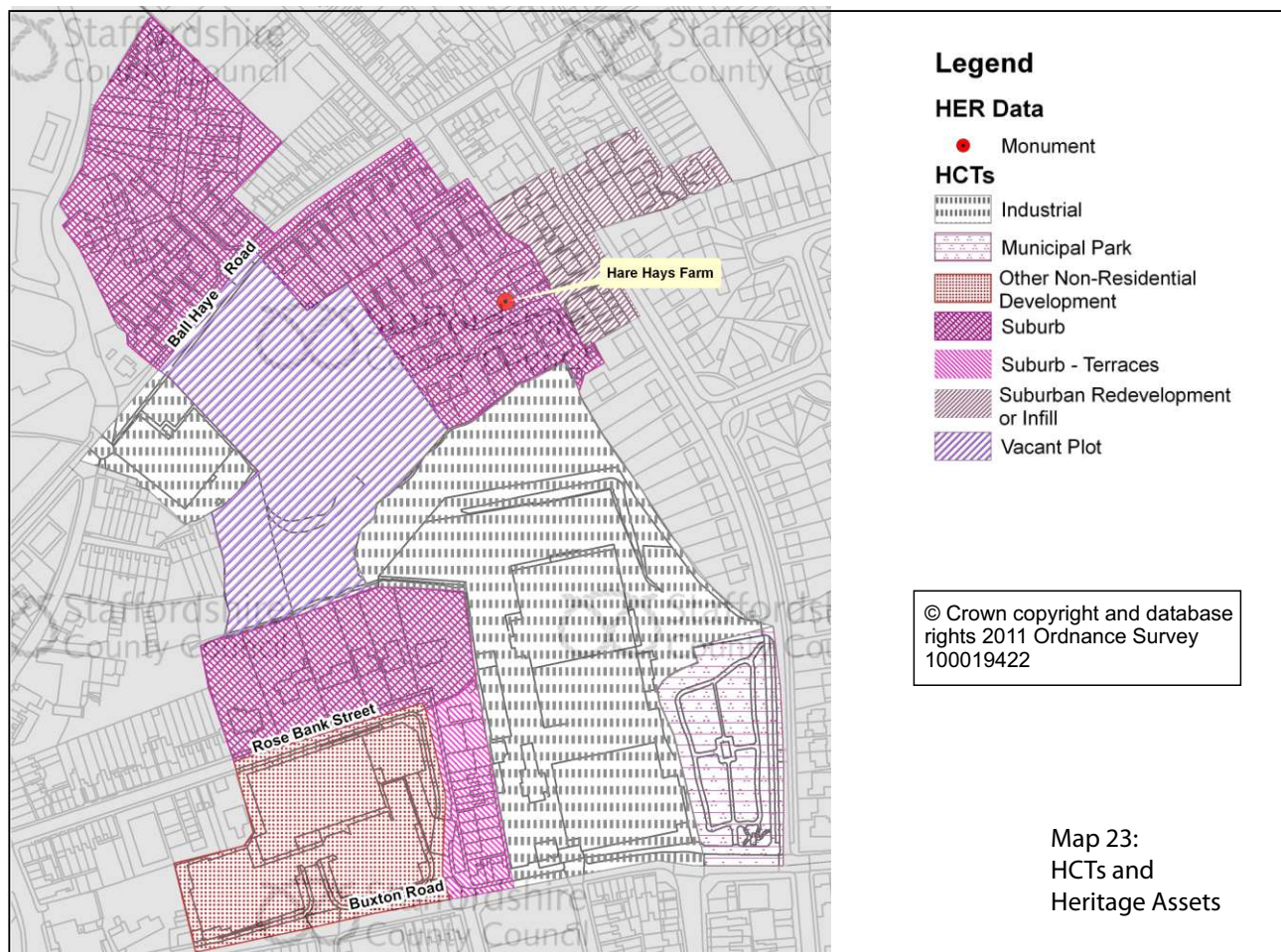
<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with Ball Haye Hall which could provide information concerning its origins and development. The planting within Ball Haye Park may also retain elements which relate to its origins as a landscape park in the late 18th century.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets include the ornamental lake, which may have been formed as part of the late 18th century landscaping, and the walled garden. The latter is a reminder that the park had formed part of a working country estate until the early 20th century. The landscaping of both parks, including the bowling greens and tennis courts, reflects the creation of the Municipal Park in the early 20th century, although some aspects may also reflect an earlier design associated with the late 18th century landscape park.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character of the HUCA is well preserved despite the late 20th/early 21st century development. Aspects of the parkland, as noted above, reflect the origins of Ball Haye Gardens as a designed landscape park.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The parks form an important public resource within Leek. The origins of Ball Haye Gardens in particular could be presented to the community and visitors to enhance their understanding of its origins and place in Leek's history.</p>	<p><b>High</b></p>

## 4.8.3 Recommendations

The HUCA forms has an important role in Leek's townscape; providing public access to a large area of parkland. The features and landscaping of Ball Haye Gardens in particular reflect its development from a late 18th century landscape park to an early 20th century Municipal Park.

- ◆ There is the potential for below ground archaeological deposits to survive associated with the site of Ball Haye Hall. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>419</sup>.
- ◆ Any future landscaping within Ball Haye Park in particular should reflect and enhance its origins as landscape park. The preservation of the ornamental lake in its present form and the walled garden is also recommended.

## 4.9 HUCA 9: Rose Bank Street and Ball Haye Road



### 4.9.1 Statement of heritage significance and built character

The HUCA represents development and re-development, of both domestic and industrial buildings, during the 19th and 20th centuries. The earliest development occurred to the south of the HUCA and originated in the late 19th century. Extant late 19th century houses, both detached and terraced, survive along purpose-built streets; Portland Street North and Rosebank Street (cf. map 10 and HCTs 'Suburb' and 'Suburb – Terraces' on map 23). The only other residential development within the HUCA lies to the north and mostly comprises detached and semi-detached houses of mid and late 20th century date (cf. map 10 and HCTs 'Suburb' and 'Suburban Redevelopment or Infill' on map 23). The HCT 'Suburban Redevelopment or Infill', dating to the late 20th century, was partially built upon the site of terraced houses which had formed part of the small settlement of Ball Haye Green by the mid 20th century (cf. HUCA 10). The redevelopment occurred along the extant mid 19th century street pattern (comprising the southern ends of both Pump Street and Prince Street).

The remainder of the HUCA is characterised by large buildings, mostly industrial in nature, which date between the mid and late 20th century. The earliest industrial development within the HUCA was the construction of a silk mill and dye works on the site of the Post Office complex



(HCT 'Other Non-Residential Development'), which faced onto Buxton Road. Two further silk mills, both extant, were built in the mid 20th century and represent the continued importance of the industry to Leek's economy at that date. A dye works, of contemporary date, was built adjacent to the Old Bank Mill on Ball Haye Road, but was demolished in the early 21st century (HCT 'Vacant Plot' on map 23).

The earliest building within the HUCA is the former Haregate Hayes farmhouse, which may represent one of the properties shown in this general area on Yates' map (1775) (cf. HUCA 10).

#### 4.9.2 Heritage values:

<p><b>Evidential value:</b> The HUCA lies beyond the historic core of Leek in an area of intensive development. There is the potential for the mid 20th century silk mills to retain elements which could inform the development of the silk industry during the 20th century. There is also the potential for the former Haregate Hays farm to retain information regarding its origins.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> Legible heritage assets survive associated with the later development of the silk industry. The mid 19th century houses also contribute to an understanding of the development of Leek during the 19th century.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> There is no homogeneity to the character of the HUCA which comprises large industrial buildings as well as domestic architecture of mid 19th and 20th century date. The individual buildings contribute to Leek's wider townscape.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA comprises both industrial and domestic buildings which are in private ownership. The mid 20th century silk mills contribute to an understanding in the later</p>	<p><b>Low</b></p>

#### 4.9.3 Recommendations

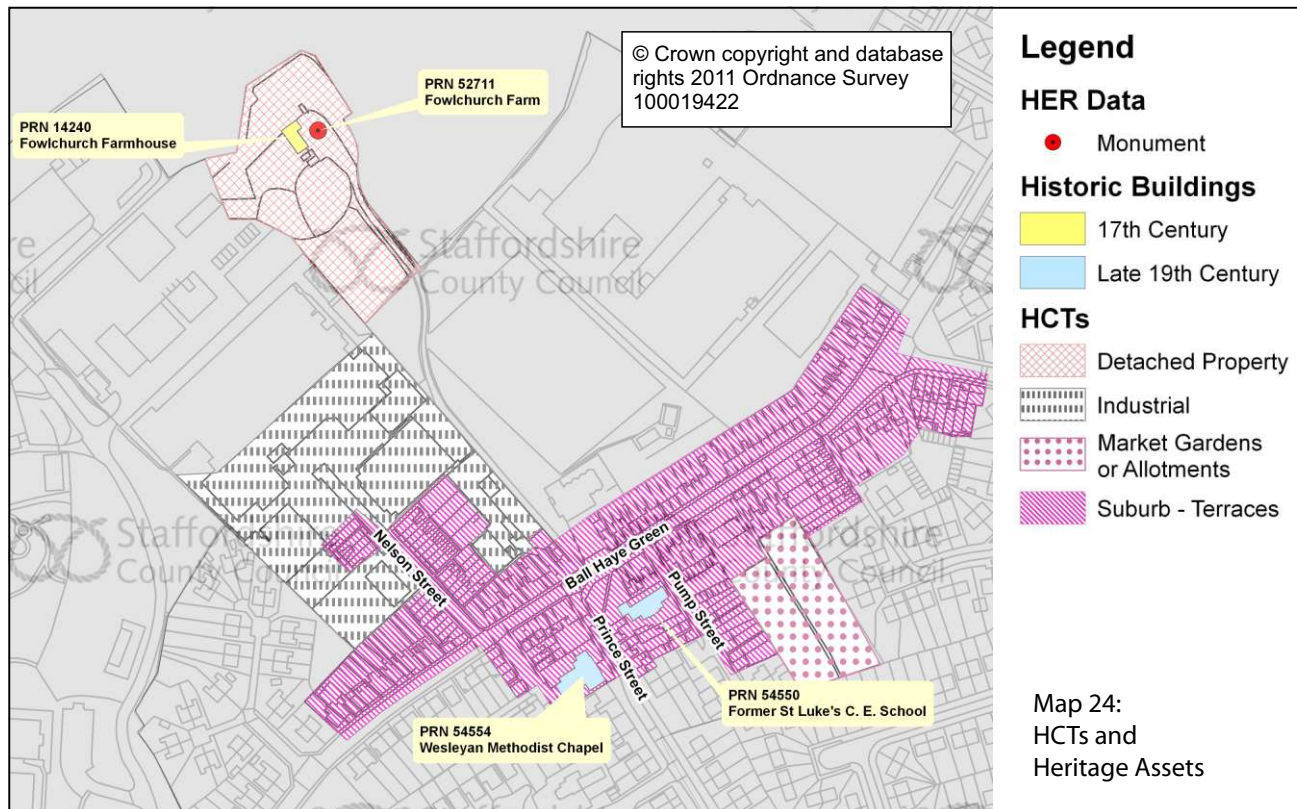
Heritage assets survive within the HUCA which contribute to the wider townscape and to the later history of the silk industry.

- ◆ 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)<sup>420</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built

fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ There is the potential for the silk mills to retain important architectural elements which could inform an understanding of Leek's silk industry in the 20th century. Elsewhere within the HUCA, whilst the overall potential for below ground archaeological to survive is low, further research may alter our understanding of this potential. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>421</sup>.

## 4.10 HUCA 10: Ball Haye Green



### 4.10.1 Statement of heritage significance

The HUCA represents what was once the small settlement of Ball Haye Green which was separated from Leek by a narrow strip of fields until the early/mid 20th century when houses were constructed at Haregate (cf. HUCA 11).

Settlement at Ball Haye Green was established in the early 19th century following the granting of an Act of Enclosure of the moorland in 1811 (cf. map 8 and map 10). Yates' map (1775) does suggest the presence of squatter settlement in the area at an earlier date (possibly including an extant farmstead in HUCA 9). However, it is clear that the extant housing, laid out along Ball Haye Green and the streets off it (Prince Street, Pump Street and Nelson Street) have a degree of uniformity suggesting deliberate planning rather than representing the vestiges of squatter settlement. The houses are principally two-storey red brick terraces, although architectural detailing emphasises the fact that individual builders were responsible for their construction. There is, however, a pair three storey houses surviving on Ball Haye Green which may have been originally constructed as weavers' cottages; providing a link between this development and the economy of Leek (cf. 2.6.1.2).

The sense of Ball Haye Green as originating as a separate settlement from Leek is emphasised by the presence of buildings which served the community. A school was built in Pump Street in 1871 and was being used as a mission church to St Edward's by the 1940s. A Methodist church was built between Milk Street and Pump Street in 1894. Both buildings survive and make an

important contribution to an understanding of the history and local character of Ball Haye Green. Neither building is being used for its original purpose; however, the reuse and conversion of the Methodist chapel to domestic use in the early 21st century for instance is an example of how heritage assets can enable economic regeneration whilst still contributing to the historic character of the settlement. The allotment gardens had been established by the late 19th century and form an aspect of the social and economic history of Leek as an industrial town (cf. map 24).

The industrial complex to the north of the HUCA has its origins in at least the late 19th century when two silk mills had been established. Both mills, Nelson Mills and Park Mills, survived into the mid 20th century and had seen considerable expansion by that date. The latter site, which lay to the south, was redeveloped in the late 20th century. The former survived and has seen further considerable expansion and is still manufacturing fabric in the form of narrow webbing in the early 21st century (HCT 'Industrial' on map 24)<sup>422</sup>.

The earliest known settlement within the HUCA is Fowlchurch Farm, where a Grade II listed 17th century farmhouse survives (HCT 'Detached Property' on map 24)<sup>423</sup>. The site is likely to have been situated to take advantage of the moorland and the associated rich grazing opportunities which lay to the south.

#### 4.10.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains and evidence from the historic structure at Fowlchurch Farm to survive which could elucidate the origins of the site. The remainder of the site largely lay within an area of moorland prior to the early 19th century, although there may be the potential for archaeological remains to survive associated with early squatter settlement.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The legible heritage assets dominate the HUCA in the form of the street pattern, terraced houses and church/school. These assets, along with the industrial site and allotments complete the understanding of the history of the settlement. The survival of Fowlchurch Farm is a tangible reminder of the historical depth of settlement within this area.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic character of the original small settlement of Ball Haye Green is particularly well preserved within the wider townscape, despite later alterations to individual properties. The importance of Fowlchurch Farm to the character and history of the landscape has been acknowledged in its designation as a nationally listed building.</p>	<p><b>High</b></p>

**Communal value:** The majority of the HUCA is domestic or industrial in nature. The importance of this area to an understanding of the economic and social history of Leek, but also as settlement in its own right, could be made accessible to the community and visitors through interpretation to augment potential sustainable

**Medium**

### 4.10.3 Recommendations

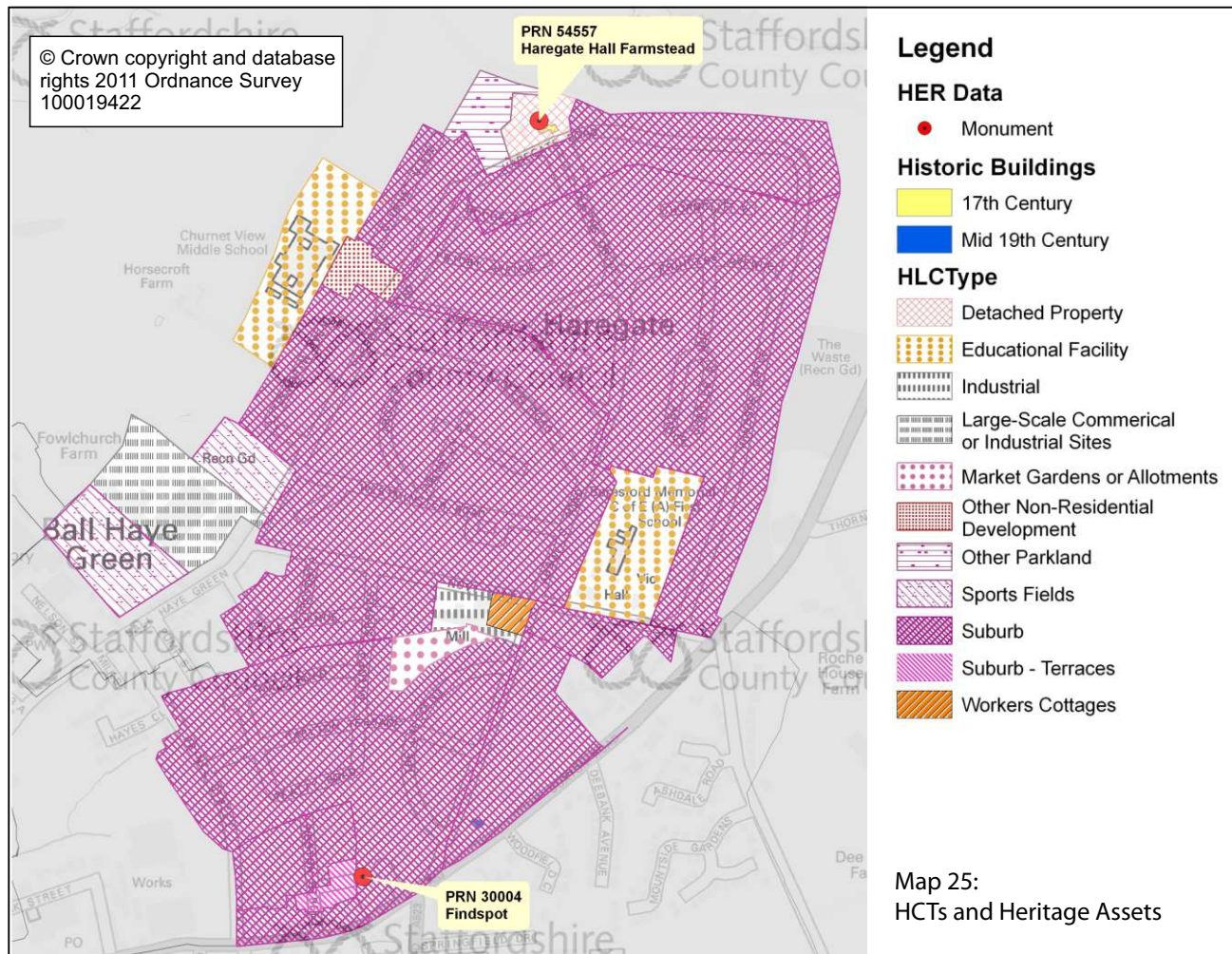
The heritage significance and values sections have identified the importance of the heritage assets to both the extant townscape, and its local character, as well as to an understanding of the social and economic history of the Ball Hays Green and Leek more widely.

- ◆ A statement of significance (heritage statement) will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>424</sup>.
- ◆ Where alterations or changes are proposed to the listed building the applicant should consult with the Staffordshire Moorlands District Conservation Section should take place in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>425</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>426</sup>.
- ◆ An historic and architectural survey of the 19th century terraces and other buildings would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of heritage assets, whether locally or nationally as well as investigation the potential for the formation of a Conservation Area to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>427</sup>.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation

and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>428</sup>.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>429</sup>.

## 4.11 HUCA 11: Haregate



### 4.11.1 Statement of heritage significance and built character

The HUCA is dominated by large housing developments which were mostly constructed in the mid 20th century. The houses are constructed along sweeping purpose-built roads and cul-de-sacs principally comprising semi-detached properties and short terraces (four houses). Two schools were built to serve the communities; Beresford Memorial School in the mid 20th century and Churnet View School in the late 20th century. The housing estates were built over fields, some of which had been created by surveyors in the 19th century out of earlier common land (cf. map 3 and map 8).

An earlier character is discernible to the south of the HUCA where mid 19th century semi-detached houses survive on Prince Street and Weston Street and terraces survive on Victoria Street (cf. map 10 and HCT 'Suburb – Terraces' on map 25).

Novi Lane which crosses the HUCA on a roughly south east-north west alignment is one of the earlier roads within the HUCA and it is along this road that a late 19th century silk mill and associated houses survives (HCTs 'Industrial' and Workers Cottages' on map 25).

Two further historic buildings survive; a Grade II listed detached house on Buxton Road which was built circa 1840 and the Grade II listed 17th century Haregate Hall (map 25)<sup>430</sup>. Haregate Hall lies to the far north of the HUCA on the periphery of the town with houses on all sides except to the north which gives way to a rural landscape. A property known as Haregate, which may be associated with this site, was owned by Dieulacres Abbey at the Dissolution in the mid 16th century<sup>431</sup>.

#### 4.11.2 Heritage values:

<p><b>Evidential value:</b> The HUCA lies away from the historic core of Leek, however, there is the potential for below ground archaeological remains to survive associated with the earlier history of Haregate Hall. The historic buildings, which includes the extant Grade II listed hall itself, as well as the late 19th century silk mill have the potential to retain earlier fabric relating to their origins and function which may further inform our understanding of the Leek's history.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> A number of historic buildings survive within the HUCA, which contribute to an understanding of the development of Leek as well as its social and economic history. This includes Haregate Hall and its outbuildings as well as the mid and late 19th century houses and the silk mill.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The HUCA is dominated by 20th century houses, but historic buildings survive which contribute to the local character of the area.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The HUCA is dominated by residential development and from a heritage perspective the value is low.</p>	<p><b>Low</b></p>

#### 4.11.3 Recommendations

The heritage significance and values has identified that the HUCA is dominated by large 20th century housing estates although earlier historic properties survive including two Grade II listed buildings.

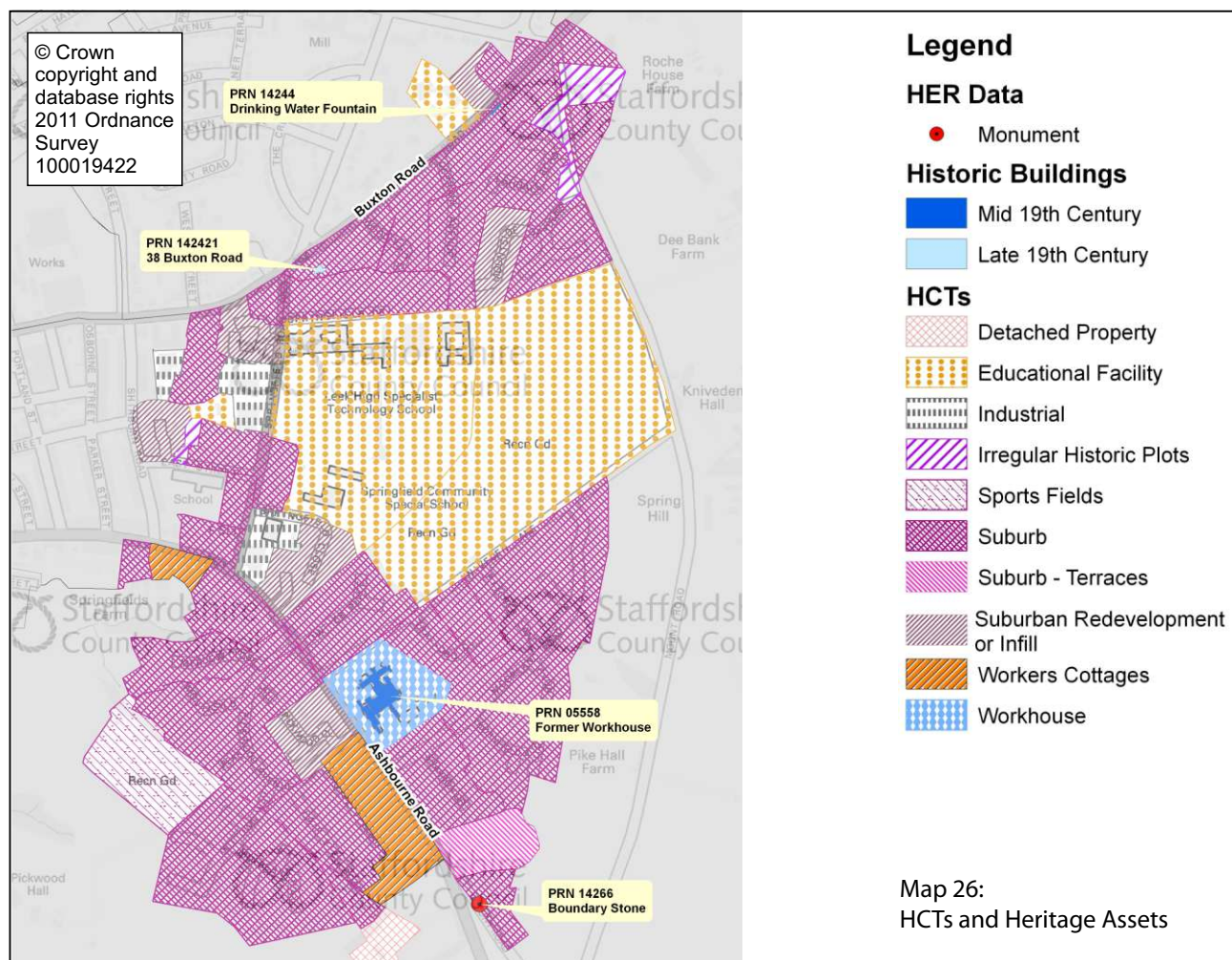
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>432</sup>.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as



identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ Where alterations or changes are proposed to the listed buildings the applicant should consult the Conservation Section at Staffordshire Moorlands District Council in the first instance. Designated heritage assets and their settings are covered under para. 132 of NPPF<sup>433</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive associated with settlement at Haregate Hall. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF.<sup>434</sup>

## 4.12 HUCA 12: Springfield Road, Kniveden Road and Ashbourne Road



### 4.12.1 Statement of heritage significance and built character

The HUCA lies between the Buxton and Ashbourne Roads, both early long-distance routes. Consequently some of the earliest development lies along or near to these two routes, although the HUCA lies at some distance from the historic core of Leek.

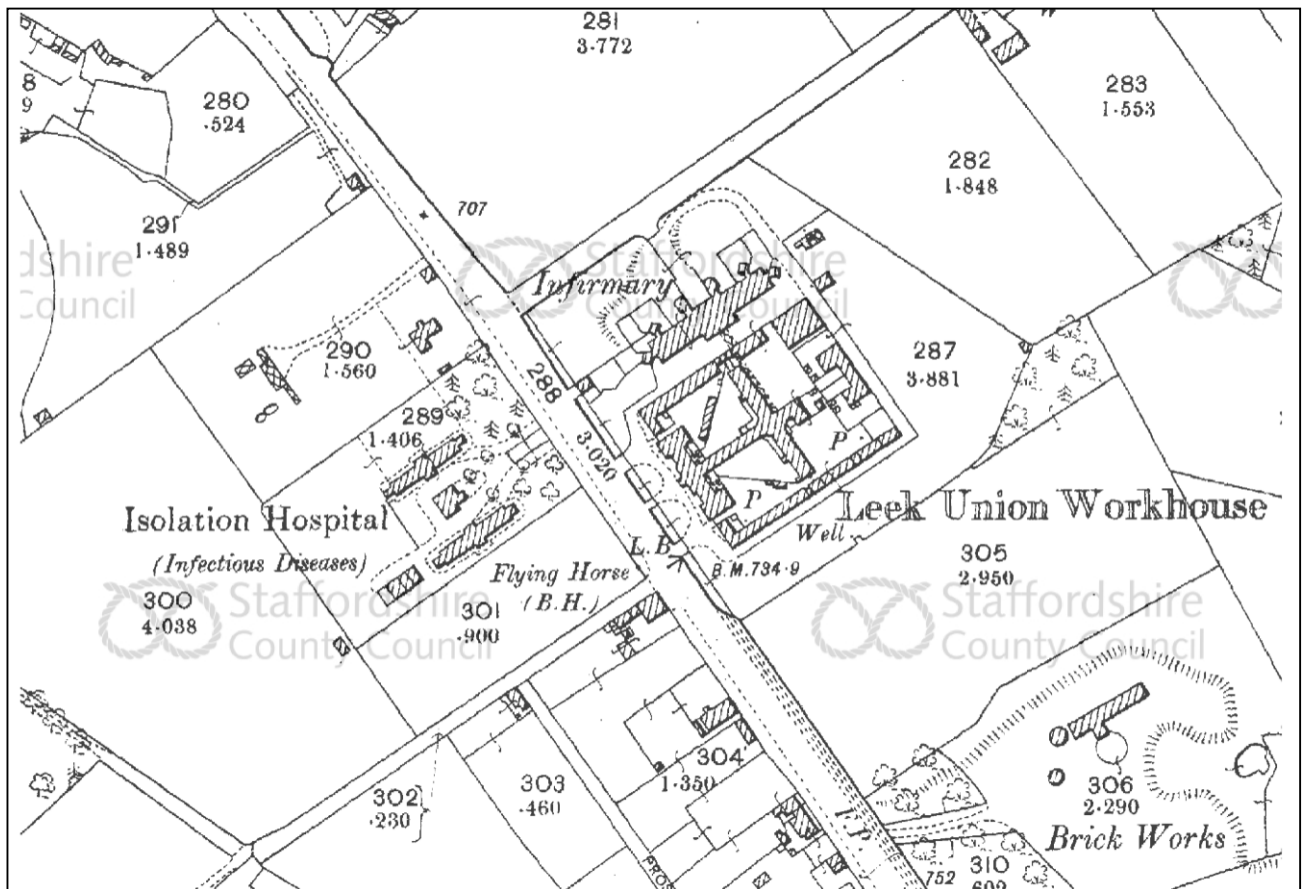
The Union Workhouse was constructed on part of the land that was the town's allocation when the moor was enclosed (map 9)<sup>435</sup>. Much of the original workhouse, built in 1838, survives and is Grade II listed; although there has been some loss to the overall plan (cf. plate 20). It became Moorlands Hospital in 1948 (plate 19)<sup>436</sup>. Even by the late 19th century there was little development along the Ashbourne Road, although the houses lying to the south of the former workhouse probably mostly date to the late 19th century (HCT 'Workers Cottages' on map 26). The HCT 'Suburban Redevelopment or Infill' lying to the north of the cottages represents late 20th century housing which was built upon the site of an isolation hospital probably associated with the workhouse complex. Map 10 reveals further development adjacent to the workhouse in the early 20th century and includes an extant large detached house to the west of Ashbourne Road.



**Plate 19:** Former Union Workhouse

Burton Road also attracted piecemeal development during the late 19th century which includes a Grade II listed detached house built in 1888 by the architect William Larnar Sugden in a Queen Anne style (map 9)<sup>437</sup>. The house is believed to have been commissioned by the silk manufacturer W. S. Brough and was presumably designed to reflect his social standing through the architecture and location of his property. Further large detached houses had been constructed further north along Mount Road during the mid 19th century (HCT 'Irregular Historic Plots' on map 26).

The majority of the development lying within HUCA 12 represents infilling of housing between the Ashbourne and Buxton roads during the mid and late 20th century (map 10). The houses comprise a mix of detached and semi-detached properties constructed mostly along purpose built roads and cul-de-sacs. However, there is a significant amount of open space apparent within the HUCA most of which is formed by the school playing fields, but also a public sports field to the south west (HCT 'Educational Facility' and 'Sports Field' on map 26). The two schools to the east were established in the mid 20th century, with their playing fields being extended in the late 20th century.



**Plate 20:** Second Edition 25" OS map

Maps 4 and 7 reveal that much of this area had formed part of Leek Moor, which was enclosed in the early 19th century (cf. 2.6.3.1). Two reservoirs, one of which had been established probably in the late 18th or early 19th century and may have given its name to Fountain Street, were re-developed with housing in the late 20th century. The reservoirs had provided water to the town (cf. 2.6.2.5).

#### 4.12.2 Heritage values:

<p><b>Evidential value:</b> The HUCA lies away from the historic core of Leek, largely upon land which had formed part of Leek Moor until the early 19th century.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> A number of historic buildings survive within the HUCA, which contribute to an understanding of the development of Leek as well as its social and economic history. Of particular importance in Leek's social history is the Grade II listed former workhouse. The Grade II listed detached property on Buxton Road is probably associated with Leek's silk industry and also forms one of the many buildings which were designed by the Leek architect Larner Sugden (cf. HUCA 1 and 2.6.1).</p>	<p><b>Medium</b></p>

<p><b>Aesthetic value:</b> The character of the HUCA is principally dominated by the mid and late 20th century housing development and the two schools. However, the former 19th century Union Workhouse is also dominant within the townscape of the HUCA and contributes to a surviving historic character which includes the surviving historic buildings which concentrate along the earlier routes of Ashbourne Road and Buxton Road. These buildings make a positive contribute to Leek's local character.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA is dominated by residential development and from a heritage perspective the value is low.</p>	<p><b>Low</b></p>

### 4.12.3 Recommendations

The heritage significance and values has identified that the HUCA is dominated by mid and late 20th century development although earlier historic properties survive along Ashbourne Road (including the Grade II listed former Workhouse) and along Buxton Road (including a Grade II listed house by Larner Sugden).

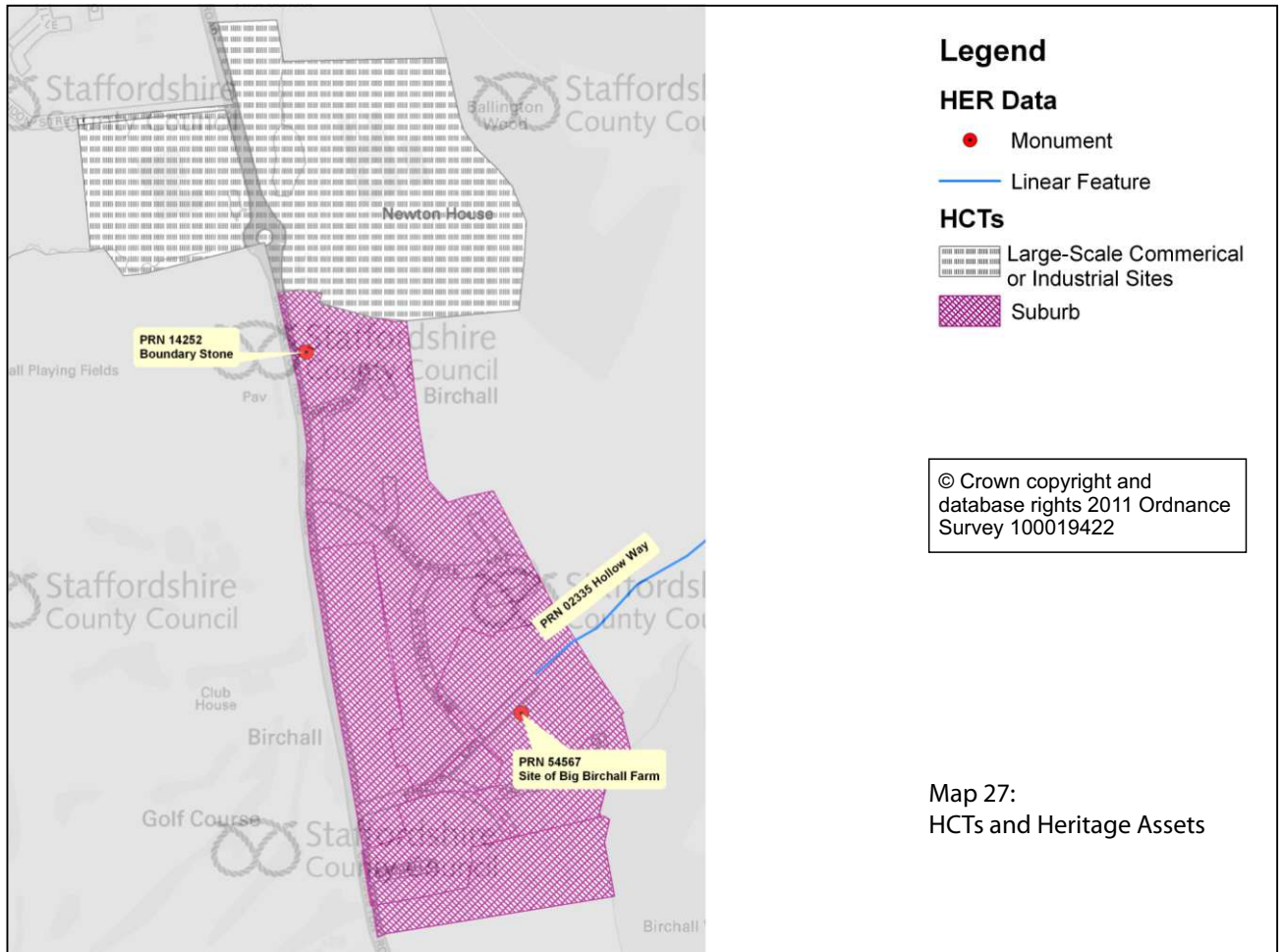
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF<sup>438</sup>.

The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>439</sup>.

Where alterations or changes are proposed to the listed buildings the applicant should consult the Conservation Section at Staffordshire Moorlands District Council in the first instance. Designated heritage assets and their settings are covered under para. 132 of NPPF<sup>440</sup>.

Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>441</sup>.

### 4.13 HUCA 13: Birchall



Map 27:  
HCTs and Heritage Assets

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

The earliest large-scale development within the HUCA occurred in the mid 20th century with the construction of ribbon-development along Cheddleton Road comprising large detached houses. Further large detached houses were built off Birchall Lane at a similar period (cf. map 10). Housing, of a similar form, was built during the late 20th century along new roads (Sandybrook Lane and Rivendell Lane).

Two large office blocks, with associated car parking, were built in the late 20th century as infill between Leek and the ribbon-development/expanding suburbs off Cheddleton Road (cf. 2.3.2.4).

All of this development was constructed on a field system, whose origins are unclear, but which may be associated with the site of Birchalls Farm (cf. HUCA 13 map). Documentary records suggest that the farmstead was originally established as a grange belonging to Dieulacres Abbey in 1246 (cf. 2.4.2.1)<sup>442</sup>. An extant hollow way running between Birchall and Lowe (to the north east beyond the EUS area) may also be medieval in origin and associated with the grange<sup>443</sup>. Birchall Farm was demolished in the 1920s.

A Grade II listed boundary stone survives on the Cheddleton Road. It was erected circa 1855 to mark the outer limit of the administrative area established by the Leek Improvement Act (1855)<sup>444</sup>.

#### 4.13.2 Heritage values

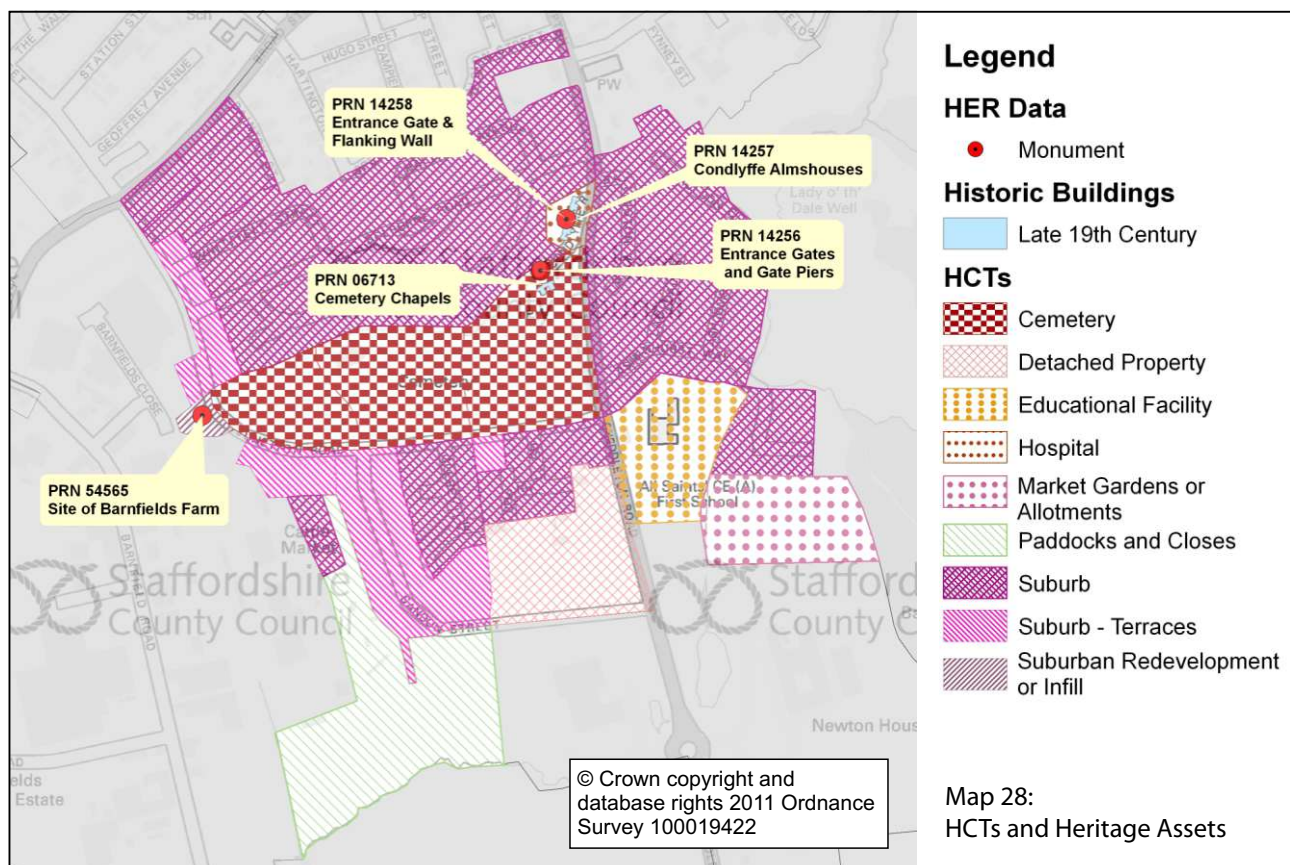
<b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with the medieval grange at Birchall.	<b>Medium</b>
<b>Historical value:</b> The legible heritage assets comprise the Grade II listed boundary stone and the line of the hollow way where it passes into the HUCA.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA comprises houses of mid and late 20th century date; as well as two large late 20th century office buildings.	<b>Low</b>
<b>Communal value:</b> From a heritage perspective the value is low.	<b>Low</b>

#### 4.13.3 Recommendations

The HUCA is dominated by mid and late 20th century large detached houses. One element of an earlier historic landscape survives in the form of a hollow way, which may have medieval origins. A Grade II listed boundary stone also survives on the Cheddleton Road.

- ◆ Where alterations or changes are proposed to the Listed structure the applicant should consult with Staffordshire Moorlands District Council conservation team in the first instance. Designated heritage assets and their settings are covered under para. 132 of NPPF<sup>445</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive associated with the site of Birchall farmstead. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>446</sup>.

## 4.14 HUCA 14: Junction Road, Cheddleton Road and Selbourne Road



### 4.14.1 Statement of heritage significance and built character

The HUCA is dominated by suburban expansion, although there are also significant areas of open land in the form of paddocks, the cemetery, allotments and school playing fields (cf. map 28).

The earliest houses date to the 19th century and include two large detached houses on the corner of Broad Street and Junction Road (cf. map 10). The creation of the cemetery in the 1870s and the construction of the Grade II listed Condlyffe Almshouses in 1882, undoubtedly encouraged development in this area<sup>447</sup>. The almshouses were designed in an Arts and Crafts style although it is currently unclear who the architect was<sup>448</sup>. Two Grade II listed cemetery chapels, designed by William Sugden, are associated with the cemetery<sup>449</sup>. Terrace houses were built along Junction Road and Sandon Road in the early 20th century. The largest housing estate was built in the mid 20th century lining Selbourne Road and Wardle Crescent and comprising semi-detached houses (cf. map 10). This change in architectural style from terrace houses to semi-detached houses standing within garden plots was influenced by the 'Garden City Movement' of the late 19th century/early 20th century<sup>450</sup>. The remaining houses date to the late 20th century, with a small estate of early 21st century development off Junction Road (cf. map 10).

All Saints school also dates to the late 20th century and was built to serve the growing community in the area (cf. HCT 'Education Facility' on map 28). The allotments which lie adjacent



were established in the mid 20th century.

The northern portion of the HUCA had formed part of a field system which had probably originated as part of one of Leek's open fields by at least the medieval period (cf. map 4). The open fields were probably enclosed incrementally in the post medieval period (cf. 2.4.2.1 and 2.5.3.1). This field pattern may be associated with the site of Barnfields Farm, which documentary sources suggests may have existed by the late 17th century, but which was demolished to make way for housing in 1925 (cf. map 28)<sup>451</sup>. The remaining fields were largely rectilinear in form and may have originated at a later date, although their precise origins are currently unclear.

#### 4.14.2 Heritage values

<b>Evidential value:</b> The HUCA lies away from the medieval core of Leek, although there is the potential for below ground archaeological remains to survive associated with Barnfields Farm.	<b>Low</b>
<b>Historical value:</b> The HUCA comprises legible heritage assets associated with suburban expansion from the late 19th century onwards. This housing was probably encouraged by the development of the extant cemetery, opened in the 1870s, which contains two Grade II listed cemetery chapels designed by William Sugden. The Condlyffe Almshouses are also Grade II listed buildings.	<b>Medium</b>
<b>Aesthetic value:</b> The HUCA is characterised by suburban development, which includes 19th century detached houses, early 20th century terraces and a large mid 20th century housing estate comprising semi-detached house. The central portion of the HUCA, however, is dominated by the late 19th century cemetery and other areas of open land, which include the paddocks to the south and the allotments to the east.	<b>Medium</b>
<b>Communal value:</b> The HUCA is dominated by private dwellings, although the cemetery provides publicly accessible open space.	<b>Low</b>

#### 4.14.3 Recommendations

The heritage significance and values has identified the importance of the historic built environment to the local character of the HUCA.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF<sup>452</sup>.

<sup>453</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

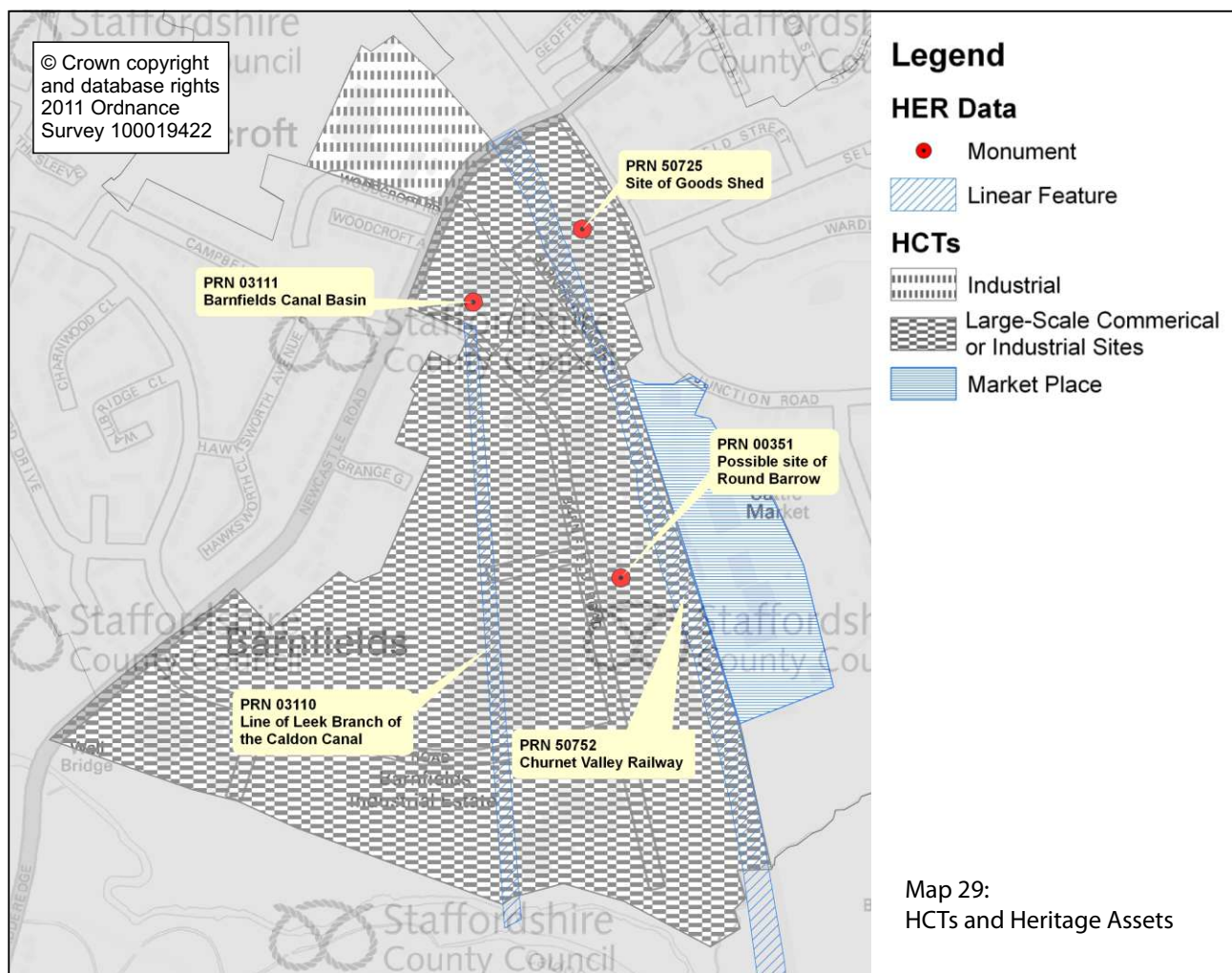
<sup>454</sup> Department for Communities and Local Government 2012

<sup>455</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>

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

- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>453</sup>.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>454</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>455</sup>.

## 4.15 HUCA 15: Barnfields Industrial Estate



### 4.15.1 Statement of heritage significance

The Barnfields Industrial Estate was largely constructed in the late 20th century, although the cattle market to the east of the HUCA was established earlier (cf. 'Market Place' on map 29).

The industrial origins of the HUCA, however, date to the late 18th century when the Leek Branch of the Caldon Canal was constructed terminating at a canal basin lying to the south of Newcastle Road (cf. map 29)<sup>456</sup>. The HUCA was confirmed as an important area for communications in the mid 19th century when the Churnet Valley Branch of the North Staffordshire Railway was constructed on a similar alignment<sup>457</sup>. The alignment of the canal has been entirely lost to development and only the southern portion of the railway line is still legible within the townscape. The railway station and a goods shed, which existed by the late 19th century, have since been redeveloped<sup>458</sup>.

The construction of these two lines of communication encouraged a degree of industrial development clustered to the north of the HUCA, which included an iron foundry and a gas works by the late 19th century. The Barnfields Sewage Works, which was located between the

canal and the railway line, was established in the 1890s.

The earliest evidence for human activity within the HUCA, however, is a Bronze Age cinerary urn which was found during drainage works in 1859 (cf. 2.1). The urn has been taken to indicate the site of a Bronze Age barrow. If this is the case it indicates late prehistoric activity and may point to the survival of further burial remains in the area.

#### 4.15.2 Heritage values

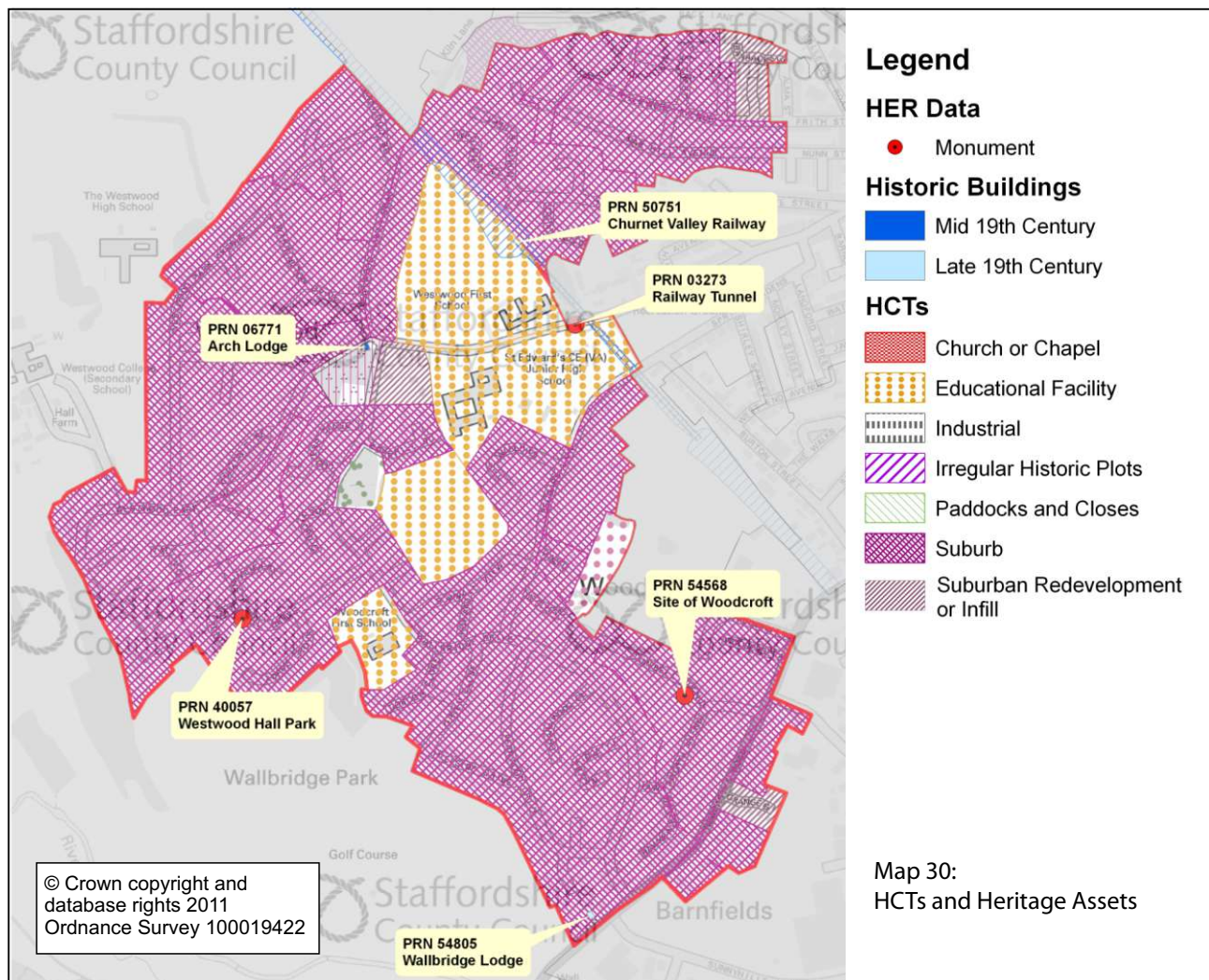
<b>Evidential value:</b> There is the potential for below ground archaeological remains to survive within the HUCA relating in particular to prehistoric activity as indicated by the Bronze Age cinerary urn.	<b>Medium</b>
<b>Historical value:</b> The southern portion of the railway line is still legible within the HUCA, but few other known heritage assets are visible.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA is dominated by a late 20th century industrial estate.	<b>Low</b>
<b>Communal value:</b> From a heritage perspective there is little of value.	<b>Low</b>

#### 4.15.3 Recommendations

The heritage significance and values has highlighted the potential for surviving below ground archaeological deposits.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>459</sup>.

## 4.16 HUCA 16: Westwood and Woodcroft



### 4.16.1 Statement of heritage significance

The HUCA is dominated by suburban expansion of mid and late 20th century date (cf. map 30 and map 10). The housing is comprised principally of detached houses, with some semi-detached properties located along purpose-built estate roads.

These communities are served by three contemporary schools with large areas given over for playing fields. Further open land within the HUCA is provided by the allotment gardens, established in the mid 20th century, to the east of the HUCA.

To the west of the HUCA the housing was built over part of the landscape parkland associated with Westwood Hall which was established in the mid 19th century (cf. map 9)<sup>460</sup>. Elements of the former landscape park survive (cf. HCT 'Park and Gardens' on map 30) including a Grade II listed gate lodge built in 1852<sup>461</sup>. A second gate lodge survives on the Newcastle Road, along with the stone walling of the original gateway<sup>462</sup>. The landscaping of the wider area, probably under the influence of Westwood Hall in a similar period, includes an area of woodland (HCT 'Broadleaved

Woodland' on map 30). The Westwood estate has its origins as one of Dieulacres Abbey's granges<sup>463</sup>.

The line of the Churnet Valley Railway crosses into the HUCA and is legible within the landscape until it disappears into the railway tunnel constructed in 1849 (cf. 2.6.5.3)<sup>464</sup>.

Overall the housing estates were built upon field systems, whose morphology largely suggested that they had once formed part of the open field system from at least the medieval period until their piecemeal enclosure during the post medieval period (map 4 and map 6; cf. 2.4.2.1 and 2.5.3.1).

One historic farmstead existed within the HUCA at Woodcroft, which was identified as having a linear plan form typical of upland landscapes<sup>465</sup>. Settlement is indicated in documentary references at a place called Woodcroft in the 13th century, although the nature and extent is currently unknown.

#### 4.16.2 Heritage values

<b>Evidential value:</b> The HUCA lies beyond the historic core of Leek in an area which had probably formed farmland from at least the medieval period. Development with the area has been intensive during the mid and late 20th century, however, there is the potential for below ground remains to survive associated with Woodcroft farmstead, which may have had medieval origins.	<b>Low</b>
<b>Historical value:</b> There are few legible heritage assets within the HUCA. Those that are visible comprise the railway and aspects of the mid 19th century landscaping associated with Westwood Hall as well as its Grade II listed gate house.	<b>Low</b>
<b>Aesthetic value:</b> The integrity of the HUCA as a series of later 20th century suburban expansion is well preserved, as are the elements of the earlier landscape.	<b>Low</b>
<b>Communal value:</b> The HUCA comprises suburban expansion and its value in terms of its heritage interest is, on the whole, limited.	<b>Low</b>

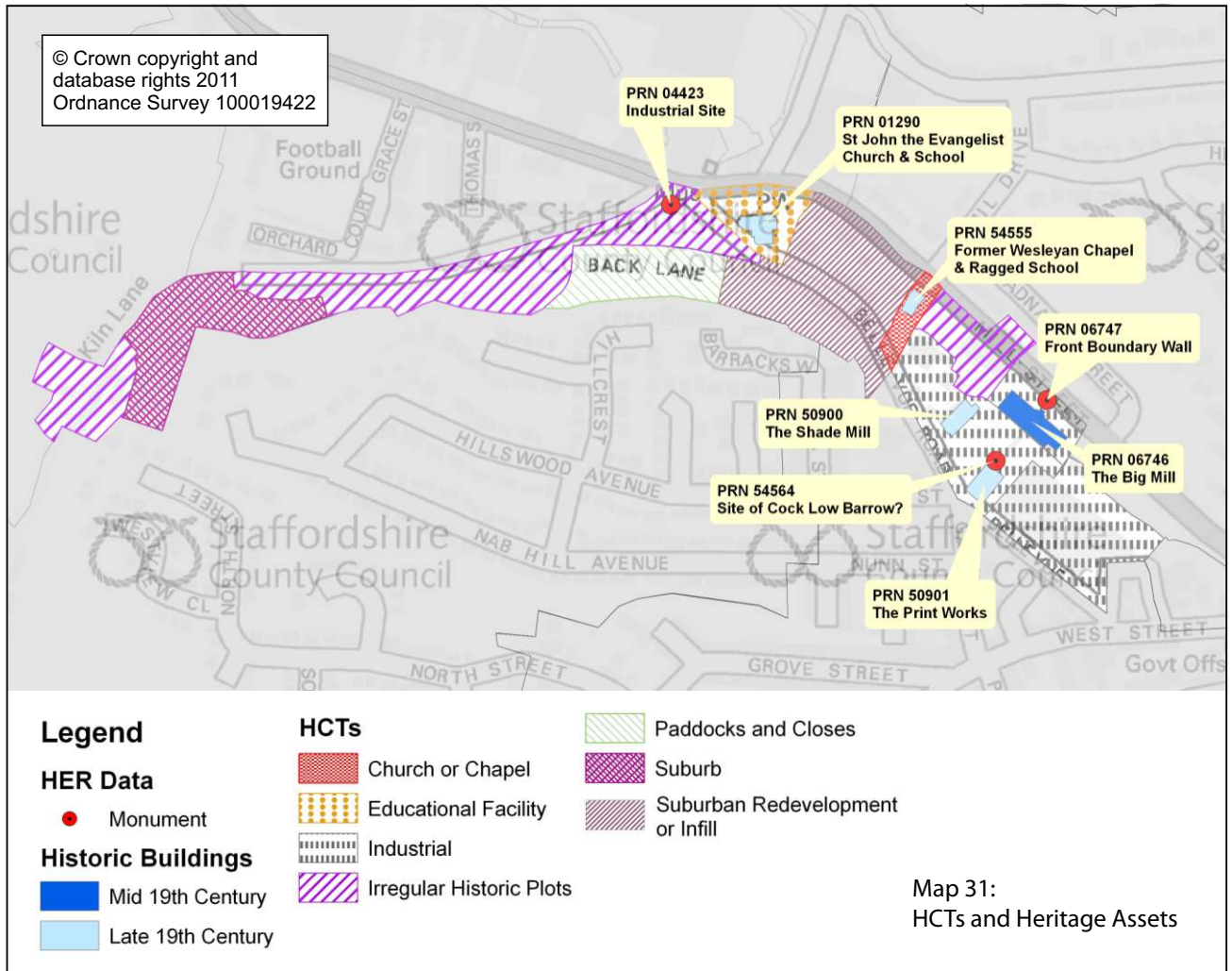
#### 4.16.3 Recommendations

The HUCA is dominated by mid and late 20th century suburban expansion principally comprising housing and schools. Some elements of earlier historic landscapes survive in the form of woodland plantings and a Grade II listed Gate House.

- ◆ Where alterations or changes are proposed to the Listed building the applicant should consult with Staffordshire Moorlands District Council conservation team in the first instance. The designated heritage asses and their settings are covered under para. 132 of NPPF<sup>466</sup>.

- ◆ The conservation of the woodland planting is desirable in terms of its representation of an earlier historic character.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>467</sup>.

## 4.17 HUCA 17: Belle Vue, Mill Street and Kiln Lane



### 4.17.1 Statement of heritage significance and built character

Kiln Lane may have existed in the medieval period (cf. 2.4.4) and it retains the character of an historic narrow winding route. The lane is cut into the side of a hill which rises up on the southern side (the housing estates of HUCA 16 stand on top of this hill). The land drops away to the north and hence only the southern side has been developed. The built environment of Kiln Lane comprises piecemeal development with a high proportion of detached and terraced cottages which vary in architectural style and size (HCT 'Irregular Historic Plots' on map 31). Several of the extant houses along Kiln Lane were present by 1811; the settlement may be associated with the expansion of the silk industry in the late 18th/early 19th century<sup>468</sup>. At least one of these properties represents a three storey weaver's house similar in design to those found within the town with elongated windows to the top floor (e.g. HUCA 3). Two detached houses of late 20th century date (HCT 'Suburb' on HUCA 17 map) stand above Kiln Lane to the west of the HUCA.



A second area of early settlement, possibly of at least post medieval origin, lies along Mill Street (HCT 'Irregular Historic Plots' on map 31). The extant properties are the surviving remnants of historic settlement which once lined both sides of Mill Street until the late 20th century (to the north this area lies in HUCA 7). The HCT 'Suburban Redevelopment or Infill' on map 31 represents the redevelopment of some of this earlier settlement.

However, other historic buildings survive which are testimony to Leek's industrial heritage. These include the Grade II listed Big Mill which stands on Mill Street<sup>469</sup>. The mill was built in 1857 and represents one of the many buildings in Leek which were designed by William Sugden (plate 21). The complex was extended in the late 19th century to include the two buildings (the 'Print Works' and the 'Shade Mill') shown to the rear of the Big Mill on map 31<sup>470</sup>.

Two late 19th century religious buildings are also present within the HUCA which also reveal the close link between religion and education; an important aspect of Leek's history (cf. 2.6.2.3 and 2.6.4). St John the Evangelist was built as a mission church to St Edward's church and a school in 1875<sup>471</sup>. On Mill Street a Wesleyan chapel and Ragged School was built in 1871<sup>472</sup>.

It is possible that a Bronze Age barrow once stood within the HUCA, although it is not marked on historic maps (cf. 2.1).



**Plate 21:** Big Mill

#### 4.17.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits relating to earlier settlement survive along Mill Street and Kiln Street, which may have its origins in the medieval or post medieval period. There is also the potential for further prehistoric sites to survive as below ground deposits, should the site of the barrow be confirmed as having lain within this HUCA. The built heritage (domestic, religious/educational and industrial) also has the potential to inform an understanding of the economic and social history of Leek.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by the legible heritage assets comprising the built environment and the character of Kiln Lane. The buildings represent important aspects about Leek's history; particularly the silk mill and the churches/schools.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character of the HUCA has been preserved in the survival of the historic buildings and of the nature of Kiln Lane. There has been minimal infill development and alteration to the built fabric.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The heritage assets are in private ownership and can only be appreciated from street level. However, the historic built environment of the HUCA forms an important part of Leek's history and its interpretation and presentation to the wider community and visitors; to encourage sustainable regeneration and tourism is desirable.</p>	<p><b>Low</b></p>

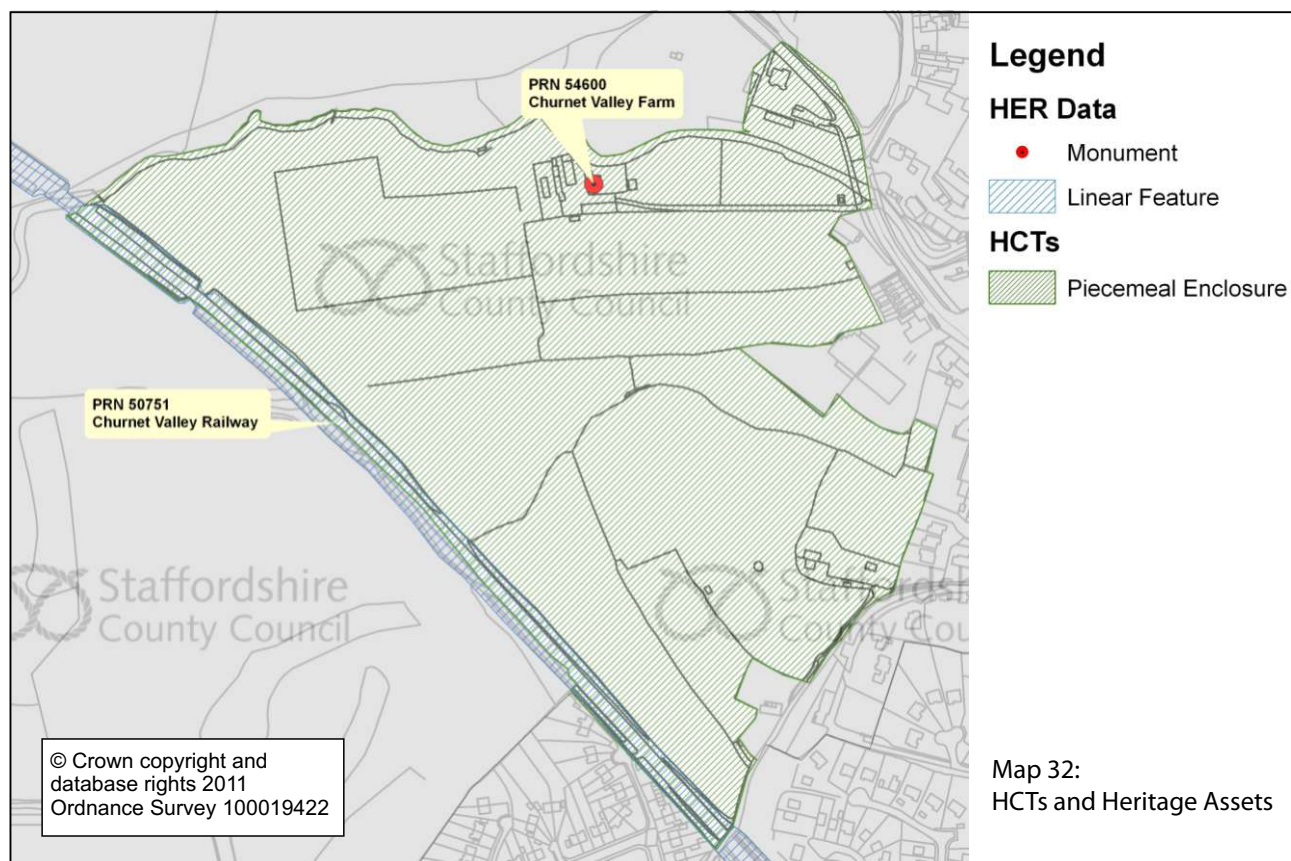
#### 4.17.3 Recommendations

The heritage significance and values reveal the importance of the built environment to the local character of the wider townscape and history of Leek.

- ◆ 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)<sup>473</sup>.
- ◆ Where alterations or changes are proposed to the Listed building the applicant should consult with Staffordshire Moorlands District Council conservation team in the first instance. The designated heritage asses and their settings are covered under para. 132 of NPPF<sup>474</sup>.
- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012).<sup>475</sup>

- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain 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 NPPF<sup>476</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>477</sup>.

## 4.18 HUCA 18: Churnet Valley Farm



### 4.18.1 Statement of heritage significance and built character

The HUCA comprises an agricultural character of fields enclosed by mature hedgerows. The HUCA is bounded to the north by the River Churnet and to the west/south west by the line of the former Churnet Valley Railway (cf. 2.6.5.3)<sup>478</sup>. The railway closed in the 1960s, but the line it cut through the landscape is still clearly visible today.

The field pattern itself has seen little alteration in the last 130 years, with only minimal hedgerow removal<sup>479</sup>. The establishment of a hockey field within one field has not altered the overall historic character of the HUCA. The morphology of the field pattern suggests its origins as part of the open field system which belonged to Leek manor from at least the medieval period (cf. 2.4.2.1). Documentary evidence suggests that the enclosure of the open field in this area was probably carried out circa the late 16th century (cf. 2.5.3.1) creating the sinuous field boundaries typical of this type of piecemeal (that is gradual) enclosure (cf. HCT 'Piecemeal Enclosure on map 32).

The origin of Churnet Valley Farm, the only settlement within the HUCA, is currently unknown. The plan form consists of a detached farmhouse standing gable end onto the farmyard and farm buildings. Although subsequent building has taken place within this complex, the historic core of the farmstead is largely unaltered from the loose courtyard plan form seen on historic mapping. It is a relatively small farmstead with few farm buildings and its location on the

periphery of Leek may suggest that it was built as a smallholding whereby the farmers were also outworkers in local industry.

#### 4.18.2 Heritage values:

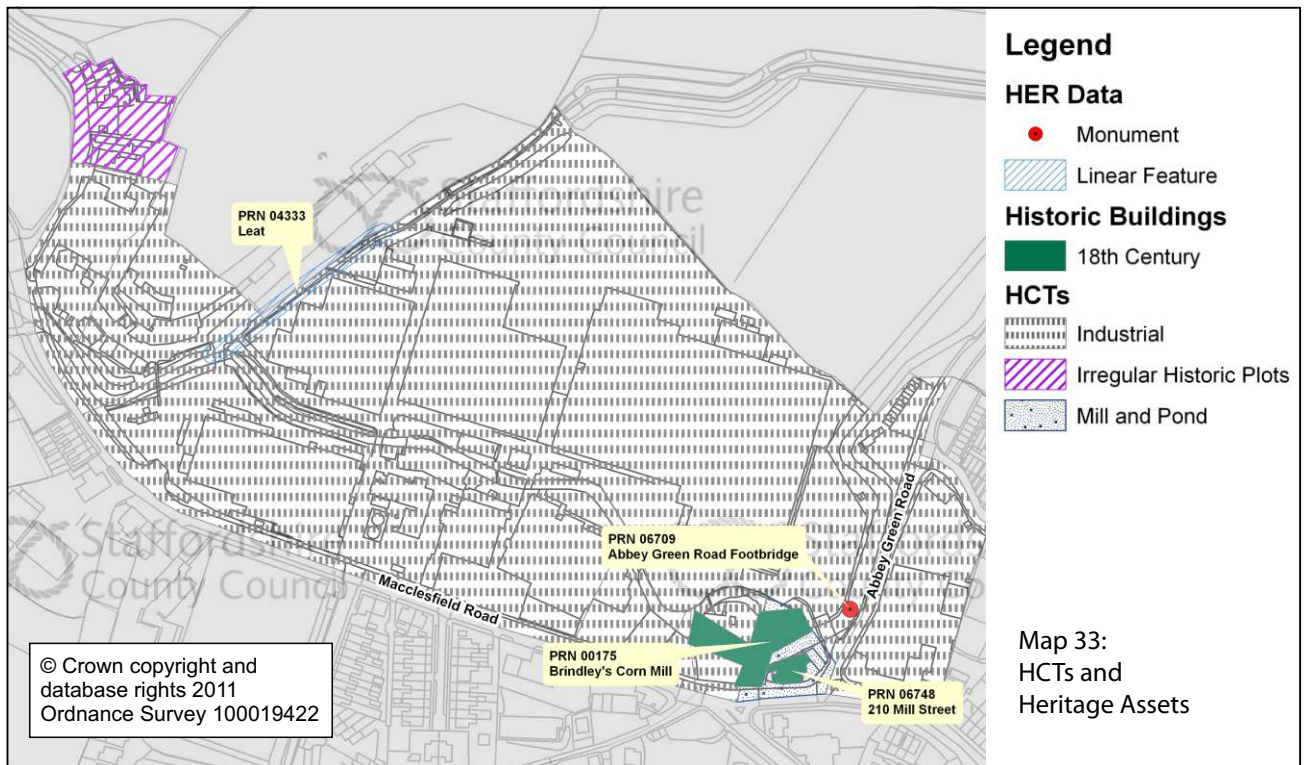
<p><b>Evidential value:</b> The HUCA lies away from the medieval core of Leek in an area which has been identified as forming part of the medieval open field system. However, the HUCA has not been subject to intensive development and consequently there is the potential for evidence of earlier human activity (prehistoric/Roman) to exist particularly where monuments may be sealed by alluvium adjacent to the River Churnet. The historic buildings comprising Churnet Valley Farm also have the potential retain evidence which would enhance our understanding of the origins of the farmstead and of the farming economy in the post medieval and early modern period.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The surviving morphology of the field system and its mature hedgerows, reveals the historical associations between this landscape and the medieval town. The field pattern is also closely associated with the historic farmstead, although at present the origin of the complex is not well understood. The railway is also particularly important to an understanding of the history of Leek and in particular to the development of it as a textile town.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The legibility of this well preserved field system, which is of post medieval date, makes an important contribution to the historic landscape character and history of Leek. The legibility of the railway cutting through the landscape also contributes to its aesthetic value.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> There is no public access to this landscape.</p>	<p><b>Low</b></p>

#### 4.18.3 Recommendations

The post medieval field pattern is well preserved with mature hedgerows and makes a positive contribution to the wider historic landscape character. The railway line, whilst now closed to traffic, is also still highly legible within the landscape and was an important component in the history of Leek.

- ◆ There is the potential for below ground archaeological remains to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>480</sup>.
- ◆ The conservation and enhancement of the post medieval field system and the historic farmstead is desirable to ensure the legibility of the historic landscape character of this area.

## 4.19 HUCA 19: Brindley's Mill and Bridge End



### 4.19.1 Statement of heritage significance and built character

The HUCA incorporates three Grade II listed buildings/structures and a Scheduled monument. The most significant heritage asset within the HUCA, as indicated by its designated status, is the watermill on the River Churnet with its associated weir (plate 22)<sup>481</sup>. The watermill is likely to have medieval origins, but the building as it stands was built in the 18th century by James Brindley who became the famous canal builder. The importance of the building and its association with James Brindley is not merely acknowledged by its designated status, but also through the endeavours of the Brindley Mill Preservation Trust who opened the mill as a museum in 1974. The mill stands adjacent to a Grade II listed early 18th century house, later used as an inn and a club<sup>482</sup>. Its location may suggest that this was the mill owner's house, although this currently remains speculative until further research is carried out.

Further industrial activity became concentrated upon this section of the River Churnet from the 19th century onwards; located between the Macclesfield road and the river. A silk mill and dye works was established adjacent to Brindley's Mill by the mid 19th century, although only part of the silk mill survives as shown on the second edition 25" OS map (brick building to rear of stone-built watermill on plate 22). The site expanded westwards, particularly the dye works, during the early to mid 20th century. Many of the early 20th century buildings survive and this period of expansion can be associated with the terrace houses in HUCA 20. The industrial development lying to the north of the River Churnet dates to the late 20th century and was constructed upon the site of an early 20th century sports ground.



Plate 22: Brindley's Mill and weir

works. It was here that William Morris came to develop his skill in dyeing and in this area that Morris' 'Indigo vats' are thought to be located<sup>483</sup>.

The dyeworks at Bridge End lies adjacent to a small area of piecemeal settlement (HCT 'Irregular Historic Plots' on map 33). The origin of these buildings is currently unknown; they may relate to workers or managers housing associated with the dyeworks built in the 19th century. On the other hand they may pre-date the dyeworks and have their origins in an earlier period; possibly originating as one or more farmsteads.

Two further dyeworks were established, probably in the 19th century. One lay opposite Brindley Mill on the eastern side of Abbey Green Road; but both have since been rebuilt or significantly altered. However, there remains the potential for 19th century industrial buildings to survive on the site which could contribute to our understanding of the operations of this industry in the 19th century. Much of the 19th century dye works at the final site, at Bridge End to the north of the HUCA appears to still be standing. The number of dyeworks within the HUCA is testimony to the importance of water to the industrial process, but also of its significant contribution to the history of silk manufacture in Leek.

The Holm Croft Works to the east of the River Churnet was part of Joshua Wardle's dye

**4.19.2 Heritage values**

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with the site of the medieval mill. There is also the potential for remains both below ground and structural (buildings and water channels etc) to survive associated with the mill's later history, but also with the silk industry, particularly dyeing. The extant domestic buildings also have the potential to retain earlier fabric relating to their origins and function, which could inform an understanding of their association with the history industry of the HUCA.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets of the HUCA comprise both industrial and domestic buildings as well as structures associated with the watermill such as the weir and also the Grade II listed 18th century footbridge crossing the River Churnet (cf. map 33). There is the potential that the domestic buildings are closely associated with the growth of the dyeing industry within the HUCA; the terraces to the south (in HUCA 20) certainly are. The historic importance of Brindley's Mill, as evidenced by its designated status as both a Grade II listed building and a Scheduled Monument, is through its designer and mill owner James Brindley. The links with William Morris, Joshua Wardle and the Holm Croft dye works site represents another important historical link within this HUCA.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic buildings, both industrial and domestic, contribute to the historic character of the HUCA. The architecture of the historic industrial buildings, although the appearance of some may have been altered during the later 20th century, forms an important part of the history of Leek. The enhancement of these buildings could contribute to the sustainable regeneration of the town for the benefit of the local community and for sustainable tourism.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The Brindley Mill is an important tourist attraction in Leek. The surrounding buildings have the potential to contribute to an understanding of the development of the silk industry in Leek and so also contribute to sustainable tourism.</p>	<p><b>Medium</b></p>

**4.19.3 Recommendations**

The HUCA is dominated by historic industrial buildings which include the former corn mill rebuilt and owned by James Brindley; this is currently operated as a museum. The majority of the remaining historic industrial buildings, mostly 19th and early 20th century in date, form part of the story of the development of the silk industry in Leek particularly for the dyeing of the material.



<sup>484</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>485</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>486</sup> Department for Communities and Local Government 2012.

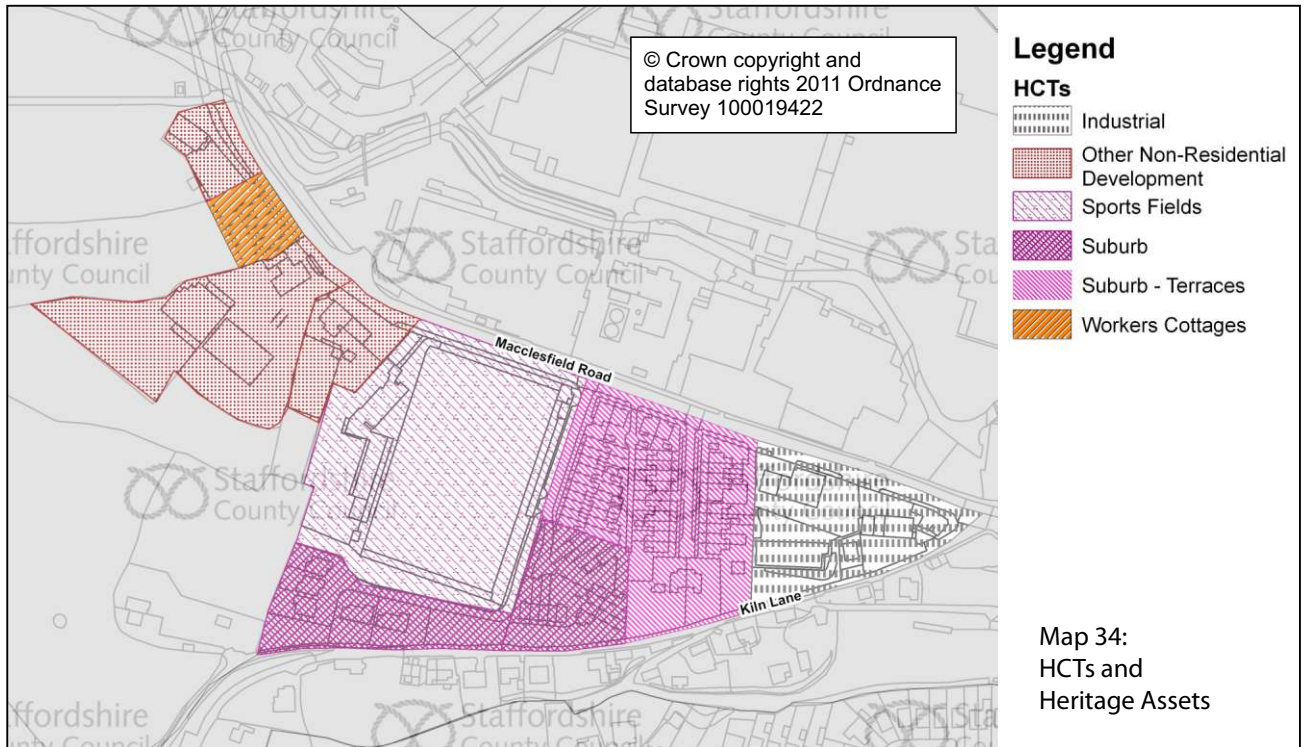
<sup>487</sup> Ibid.

<sup>488</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>484</sup>.
- ◆ The heritage assets also have the potential to make a positive contribution to the tourist economy of the town alongside the existing Brindley Museum. Locally important buildings should be considered for local listing in line with the English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>485</sup>.
- ◆ There are several different designated heritage assets within the HUCA. Where alterations or changes are proposed to the Listed buildings or structures the applicant should consult with Staffordshire Moorlands District Council conservation team in the first instance. Any works on or within the vicinity of the Scheduled Monument should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>486</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA associated with industrial activity dating from the medieval period to the 19th/20th century dye works. There is also the potential for the historic buildings to retain architectural elements which could inform our understanding of the industrial processes for which they were originally built. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>487</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document<sup>488</sup>.

Appropriate developments should also consider the inclusion of an appropriate interpretation strategy to elucidate the important history of this part of Leek, its links to James Brindley and William Morris in particular.

## 4.20 HUCA 20: Macclesfield Road



### 4.20.1 Statement of heritage significance and built character

The earliest buildings to the north of the HUCA comprise a row of six cottages and the White Lion Public House (HCTs 'Workers Cottages' and part of the 'Other Non-Residential Development' on map 34). The precise date of these buildings is currently unknown, but they probably existed by the mid 19th century. In the late 19th century these properties were isolated from other development within the HUCA, which only existed at the eastern end on the Macclesfield Road. Whilst apparently isolated, in fact, the cottages were probably associated with a dyeworks which stood to the north of the River Churnet (cf. HUCA 19).

At the eastern end of the HUCA the buildings were probably also domestic in nature. They have largely been demolished, although the public house standing on the corner of Macclesfield Road and Kiln Lane survives (within HCT 'Industrial' on map 34). These properties were probably associated with the silk mill and dye works standing directly opposite on Macclesfield Road (cf. HUCA 19). As the industry to the north expanded in the 20th century so did the need for housing and two short streets were provided off the Macclesfield Road and two-storey terrace houses were constructed in the first two decades of the century (cf. HCT 'Suburb – Terraces' on map 34). Further houses were built in the late 20th century in two distinct architectural styles. These properties were built around the football ground (cf. HCT 'Sports Field' on map 34).

Late 20th century infill along the Macclesfield Road has tended to be non-domestic in nature and includes small-scale industrial development and a garage and garden centre (HCTs 'Industrial' and 'Other Non-Residential Development' on map 34).

Overall the character of the HUCA is not dominated by any particular building style or period. A number of historic buildings do survive to contribute to the historic character and the history of the development of Leek. The terrace houses and workers cottages have an historical association with Leek's silk industry.

The HUCA lies at a distance from the historic core of Leek and the previous historic landscape character was dominated by field systems. The morphology of these fields on historic maps suggests that they had probably originated as part of the open fields belonging to Leek from the medieval period onwards (cf. 2.4.2.1).

#### 4.20.2 Heritage values:

<b>Evidential value:</b> The HUCA lies away from the historic core of the town within an area identified as having probably formed part of the arable economy since at least the medieval period until it slowly began to be developed.	<b>Low</b>
<b>Historical value:</b> The legible heritage assets of the HUCA comprise the historic buildings and the two purpose-built streets leading off Macclesfield Road. The workers' cottages and the early 20th century terrace houses in particular (but also the public house on the corner of Kiln Lane, which had been attached to other early workers' houses until their demolition) can be seen to be closely associated with Leek's silk industry and form part of the history of this area of Leek alongside HUCA 19.	<b>Medium</b>
<b>Aesthetic value:</b> Whilst there is no overall cohesion in the historic character of the HUCA the historic properties are prominent along the roadside and consequently contribute to a local sense of place.	<b>Medium</b>
<b>Communal value:</b> The heritage assets mostly comprise historic domestic dwellings, although the two historic public houses are accessible.	<b>Low</b>

#### 4.20.3 Recommendations

The historic buildings of the HUCA, comprising the workers cottages and the two public houses, contribute to the local historic character of this part of Leek. These properties also form part of the legible history of Leek's silk industry and are particularly associated with the surviving industrial buildings found within HUCA 19.

- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF<sup>489</sup>.

<sup>490</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>491</sup> Department for Communities and Local Government 2012

<sup>492</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>

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

- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>490</sup>.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>491</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Staffordshire Moorlands District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>492</sup>.

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### **Maps:**

SRO. D3359/Map 39. Plan of Leek 1838.

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Staffordshire Extensive  
Urban Survey

# Leek

Historic Character Assessment



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