

# Newcastle-under-Lyme

## Historic Character Assessment



## Newcastle-under-Lyme

### Controlled Document

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## The Project

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

The project report for each town is divided into two sections. Section one covers the location and historical development of each town. 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 eight Historic Urban Character Areas (HUCAs) have been identified for Newcastle as part of this project.

## The Historical Development of Newcastle-under-Lyme

There is currently little evidence for human activity within the HUCA project area prior to the 12th century other than a stray find of Neolithic date and the line of a Roman road crossing the northern inter-war suburbs on a roughly north west-south east alignment. It has been proposed from documentary sources that settlement may have existed in the area of Upper Green and along Lower Street (possibly also Bridge Street) from at least the 11th century or possibly earlier. However, this hypothesis has not yet been tested by archaeological investigation.

The earliest legible evidence for settlement within Newcastle is the remains of the late 11th/12th century castle motte which survives as a Scheduled Monument within Queen Elizabeth Park (although the Scheduling

covers a larger area than just the earthwork remains of the motte). A large pool, Castle Pool, was created or enlarged probably as part of the landscaping of the castle suggesting this was an important location during the 12th and 13th century. The castle had been largely abandoned by the 17th century and the Castle Pool was drained in the early 19th century.

The castle may have been located at this point, because of the pre-existing settlement along Upper Green, where a market place is clearly legible on historic maps. Or else the town was originally planted along this north-south axis as part of the planning of the castle. Again these theories would require testing by archaeological investigation to establish the correct chronology of town/castle planning. The origins of St Giles' Church are similarly unknown. Did the church form part of this Upper Green settlement or was it constructed as part of the re-planting of the town, probably in the late 12th century, along the High Street and Ironmarket? Evidence for the medieval origins of High Street and Ironmarket is still legible within the townscape and includes the two market places within each street and the evidence for the burgage plots within building lines. The commercial heart of Newcastle continues to be located within the latter axis where the greatest concentration of Listed buildings also survive. However, the townscape of Upper Green was entirely altered during late 20th century road improvements.

The earliest surviving suburban growth dates from the late 18th century and is located to the north of the town, focused on the streets leading from Nelson Place, and is incorporated within the Newcastle-under-Lyme Conservation Area. Other areas of 19th century suburban growth have similarly been identified as being of particular local historic importance and three Conservation Areas have been designated to highlight this (cf. maps 2-4). Other areas of 19th and early 20th

century suburbs also survive within the EUS project area contributing to an understanding of the social and economic history of Newcastle during these periods. The greatest expansion occurred during the inter-war period.

## Characterisation and Assessment

- ◆ The areas exhibiting the greatest historic and archaeological importance comprise those of St Giles' church and the town centre (**HUCA 5** and **HUCA 6**) where the medieval town was laid out in the late 12th century.
- ◆ The legible historic character of the remaining historic core of Newcastle has been largely removed during the late 20th century within **HUCA 1, HUCA 2, HUCA 3** and **HUCA 7**. However, the exceptions include the Scheduled remains of the castle and individual historic buildings some of which are Listed. These heritage assets all contribute to a legible understanding of the social and economic development of the town and to its local character. The potential for below ground archaeological deposits to survive also exist within these four HUCAs as has been shown within previous archaeological investigations within **HUCA 1, HUCA 2** and **HUCA 3**. **HUCA 25** and **HUCA 26** lie just beyond the historic core within an area of possible early suburban expansion although little above ground evidence for this survives. Important 19th century buildings, one of which is Listed, survives within **HUCA 25**. It is currently unclear whether **HUCA 4** had formed part of the medieval town.
- ◆ Historic suburbs dating from the late 18th to the early 20th century survive within **HUCA 8, HUCA 9, HUCA 10, HUCA 11**, a small part of **HUCA 14, HUCA 17, HUCA 18**, parts of **HUCA 20** and **HUCA 23**. Conservation areas, reflecting the historic importance of early suburban growth, have been designated and cover or partially cover **HUCA 8, HUCA 10, HUCA 11, HUCA 17, HUCA 18** and **HUCA 20**. The conservation and enhancement of the historic character of these areas is recommended to allow the community and future generations to experience and appreciate the history of their town.
- ◆ Inter-war and post-war suburban expansion and industrial re-development is found in **HUCA 12, HUCA 13, HUCA 14, HUCA 15, HUCA 16, HUCA 19, HUCA 20, HUCA 21, HUCA 22, HUCA 27** and **HUCA 28**. Heritage assets have been identified, including historic buildings and the potential for below ground archaeological deposits within **HUCA 14, HUCA 15, HUCA 19** and **HUCA 20**. The Westlands estate within **HUCA 27** is an example of an early 20th century garden city suburb.
- ◆ **HUCA 24** is unique within the townscape in being dominated by a woodland character which is continued through the area of Newcastle Cemetery with its 19th century Grade II Listed cemetery chapels.

## Introduction

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

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns<sup>1</sup>. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with no services such as shops or public houses. Of the nine criteria established for identifying the county's medieval towns Newcastle qualified on seven counts<sup>2</sup>.

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described

as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond that broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and 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 establish 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 was based upon three studies of Staffordshire towns by historians and historical geographers which 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 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

<sup>3</sup> Hunt nd.

<sup>4</sup> William Salt Library Contacts Web page:  
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

<sup>5</sup> Extensive Urban Survey page on the Staffordshire County Council website:  
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

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

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 agriculturally focused the more likely to represent an urban settlement<sup>3</sup>.

## **Aim**

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

## **Outputs**

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

The principal outputs are the Historic Character Assessment reports for each town. These are be available as hard copies located at the William Salt Library<sup>4</sup>, but are also accessible through the Staffordshire County Council website<sup>5</sup>. The national programme is currently held on the ADS website<sup>6</sup>.



# Part One: Background and Setting

## Section Summary

- ◆ A Neolithic axe was found within the Newcastle EUS project area, but as this relates to a stray find it does not provide any firm evidence for human activity within this area during the Prehistoric period.

Whilst there is currently no evidence of human activity within Newcastle during the Roman period the northern limits of the EUS project area lie within 400m of the site of the Roman settlement at Holditch and within 1.5km of Chesterton Roman fort. The line of a probable Roman road linking Chesterton to Little Chester in Derbyshire crosses the northern suburbs within the EUS project area.

- ◆ There is currently no evidence for human activity within the EUS area relating to early medieval activity and the settlement does not appear in Domesday Book (1086). However, it has been suggested that settlement within the area of Newcastle may appear within the entry for Trentham; the town later formed part of Trentham manor.
- ◆ Documentary records suggest that the castle and the Castle Pool which surrounded it had been constructed by the 1140s, possibly by the Earls of Chester who were the lords of Trentham manor by this date. The remains of the castle including the motte located within Elizabeth Park are protected as Scheduled Monuments. The Castle Pool was drained in the early 20th century and the extant parkland is largely contiguous with it. The precise extent of the castle is currently unproven, although some historians have suggested that the alignment of the road Holborn may represent the outer bailey of the castle.

- ◆ There is documentary evidence to suggest that a settlement was associated with the castle by at least the mid 12th century if it did not in fact have early medieval origins. The town plan also suggests that settlement may originally have been located to the north of the castle along Lower and Upper Green. A market place appears to have existed within the townscape of Upper Green in particular, although late 20th century road improvements have removed the original road alignment. Other potential sites of early settlement have also been proposed along Lower Street and Holborn.
- ◆ The precise origins of St Giles' church are also unclear, although a chapel is known to have existed at Newcastle by the late 11th century (being a chapel of ease to the parish church at Trentham). The earliest fabric within the extant Grade II\* church dates to the 13th century it having been largely rebuilt during the 19th century by the architect Sir George Gilbert Scott. The chapel may have been established to serve the earliest settlement which it has been proposed lay along Upper Green, alternatively its origins and alignment may solely relate to the extant commercial heart of Newcastle located along High Street and Ironmarket. Other medieval religious sites include a possible second chapel, St Mary's across the Wate', which may have been located in Higherland and a Dominican friary on the south side of Lower Street. Evidence for the friary was located during work on the creation of a cattle market on the site during the late 19th century.
- ◆ It has been suggested that the framework of the current town centre, High Street and Ironmarket, was planned as a 'new' town probably in the late 12th century. The components of the medieval town planning are still legible within the

townscape and include the two market places on High Street and Ironmarket as well as a number of burgage plots. The Guildhall and market cross, both Grade II Listed 18th century structures are likely to have had medieval precursors.

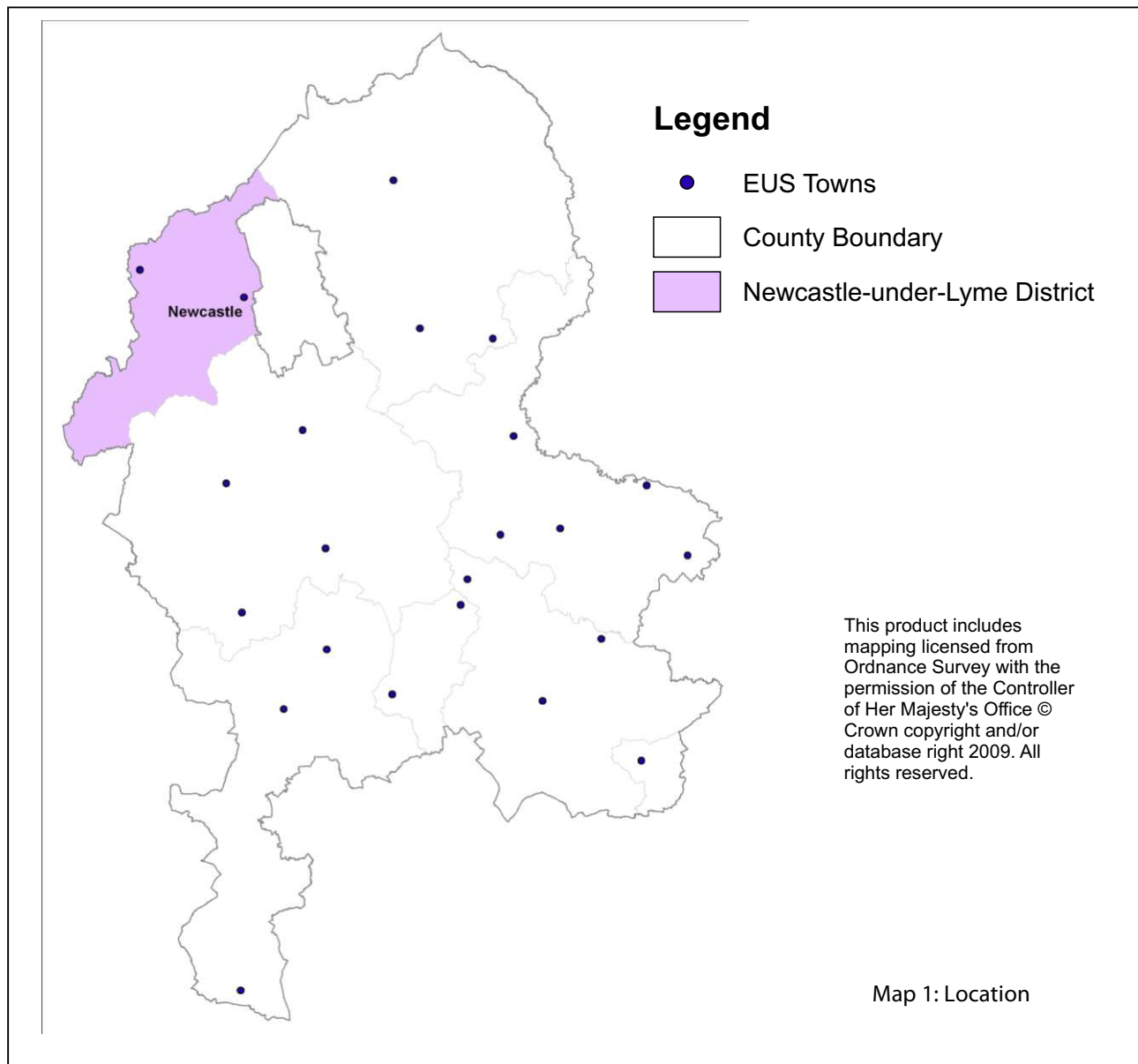
- ◆ The greatest concentration of Listed buildings are also located upon this road axis and form the heart of the Newcastle-under-Lyme Conservation Area (050). The Grade II Listed Fenton House on High Street is the earliest known vernacular building in Newcastle; the timber framed core of this building suggests a 15th century date. Although the majority of the historic buildings within the town centre have an 18th or 19th century appearance several have been identified as incorporating earlier cores mostly of 16th and 17th century date and others may also survive.
- ◆ Iron working appears to have been an important industry within the town from the medieval period onwards and its importance is reflected in the street name 'Ironmarket'. Industry during the medieval and post medieval period may have concentrated in the area of the Lyme Brook; certainly there is evidence for later industry lying between the brook and Lower Street. A watermill is known to have existed possibly on the site of a later watermill to the east of Pool Dam. Evidence for a 17th and 18th century pottery works and an 18th century clay pipe works have been identified during archaeological investigations in two areas on the southern side of Lower Street.
- ◆ There is currently little evidence for medieval or post medieval suburban growth beyond the limits of the town although the possible presence of a chapel in the area of Higherland may suggest

some expansion. The earliest known suburban expansion dates from the late 18th century and the historic importance of these areas has been identified in the designation of the three Conservation Areas: Brampton Conservation Area (101); Stubbs Walk (127); Nelson Place lies within the Newcastle-under-Lyme Conservation Area (050). The development of the suburbs in these three areas is also associated with the establishment of public walks from 1816 onwards.

- ◆ The 19th century saw Newcastle expand considerably and several areas of terraced housing of this date survive around the town centre, although other areas have been re-developed. The suburban expansion continued throughout the 20th century. This expansion is closely linked to the expansion of industry, not only within Newcastle, but also within the adjacent Potteries.

# 1. Setting

## 1.1 Location



## 1.2 Geology and topography

This information has been drawn from Ordnance Survey sources, the British Geological survey, and the Soil Survey of England and Wales.

The town of Newcastle-under-Lyme is situated in north-western Staffordshire in the undulating country that forms the head-waters of the River Trent. The town centre of Newcastle-under-Lyme is generally higher than its surroundings, at about 140m AOD, with the land sloping down to the south-west into the valley of the Lyme Brook, which runs north-west to south-east. To the north of the town centre the land rises up to about 160m AOD in the area of The Bramptons. On the

<sup>7</sup> The first of these maps is dated 1847, but the second cannot be more closely dated than merely post 1847.

<sup>8</sup> PPG 16 - Planning Policy Guidance Note 16: Archaeology and Planning published November 1990.

whole, this relatively low-lying area was poorly drained; in particular an area to the north east of the town which was known as The Marsh until it was drained in the late 18th century. The draining of this marshland effectively directed much subsequent development to the land lying along the line of the sandstone ridge, upon which most of the town sits.

The underlying solid geology of Newcastle-under-Lyme consists of grey mudstone, sandstone and thin deposits of coal, with the latter formed within red mudstone and pebbly sandstone.

### **1.3 Sources**

#### **1.3.1 Historical**

The principal historic sources are secondary and include the two publications by T. Pape; *Medieval Newcastle-under-Lyme* (1928) and *Newcastle-under-Lyme in Tudor and Early Stuart Times* (1938). There is also *A history of Newcastle between 1173 and 1973* edited by John Briggs and the account of Newcastle from the *Victoria County History (VCH)* volume VIII.

#### **1.3.2 Cartographic**

The earliest surviving map depicting Newcastle is Forbe's map of 1691 which details the main streets, church and Castle Pool. A sketch map of 1785 provides a little more detail although the buildings are schematic rather than detailed. More detailed plans exist dating to the early 19th century; John Woods' plan of 1838 and two mid 19th century maps by Robert Malabar<sup>7</sup>. The four editions of Ordnance Survey map series (25" and 6"), dating between the late 19th century and c.1930s, were also consulted.

#### **1.3.3 Archaeological**

Newcastle-under-Lyme has not been the subject of major research excavations, with the possible exception of some of the earlier work on the Roman sites at Chesterton and Holditch. Much of the earlier data was collected as a result of 'casual discovery' during building or ground works of various kinds. This, for instance, has seemingly produced some of the best archaeological evidence for the castle site, but it has not been adequately recorded for the most part. Otherwise, most of the archaeological data has derived from developer funded projects following the introduction of PPG 16 in 1990<sup>8</sup>.

There are 70 Listed structures and three Conservation Areas within the town; Brampton (101), Newcastle-under-Lyme (050) and Stubbs' Walk (127). The castle motte and the land beneath John O'Gaunts Cottage form the Scheduled Monument of Newcastle motte & bailey castle.

## 2. Context and Historical Development

### 2.1 Prehistoric

There is very little evidence for activity prior to the medieval period within the EUS project area. A Neolithic axe-hammer was found in 1942 during excavations in Bridge Street<sup>10</sup>, and there is also a record of a flint scraper, 'found somewhere in Newcastle', which may be dated between the Early Mesolithic and Middle Bronze Age<sup>11</sup>. Further afield, a prehistoric iron knife was found at Knutton in 1928<sup>12</sup>.

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

Two settlement sites have been investigated to the north of the EUS project area which date to the Roman period.

The site of the first century Roman fort and possible vicus<sup>13</sup> at Chesterton<sup>14</sup>, lying approximately 3.5km north of Newcastle town centre, is now partially occupied by Chesterton High School. An archaeological evaluation here in 1996 revealed a linear feature and post hole dated to the Roman period<sup>15</sup>. A geophysical survey carried out in 2008 in fields to the south west of the High School has identified anomalies which could relate to further evidence of Roman activity. However, trial trenching has not yet been undertaken to test these results.

Holditch, located approximately 2km north of Newcastle, has been subject to archaeological excavations on several occasions during the 20th century which have identified five phases of development<sup>16</sup>. It was concluded that the site had probably been developed as a military annexe or depot serving either the fort at Chesterton or a possible later fort c.500m to the north at Loomer Road<sup>17</sup>. The earliest phase comprised industrial activity dating to c.70AD, with a stone structure and double ditched enclosure from c.80AD<sup>18</sup>. From the mid 2nd century the site appears to have evolved into a

civilian settlement perhaps favoured for its location on the junction of two major roads, King Street running between Derby and Rocester towards a crossing point of the River Mersey and the other probably heading towards the important Roman town of Wroxeter in Shropshire. There is evidence to suggest that the economy of the settlement relied upon industry and the presence of the Roman army. Its decline may be linked to the removal of the army units from the area and moving into northern England<sup>19</sup>.

A Roman coin was reputedly found in the vicinity of Sutherland Drive within the project area and a coin hoard has also been discovered at Cross Heath containing coins dating to between 301 to 400 AD<sup>20</sup>. The location of the hoard lies approximately 700m south of the settlement at Holditch and suggests that it was buried in an isolated spot away from habitation at a time when life was unsettled in Roman Britain.

A probable Roman road ran between Chesterton and Little Chester, Derbyshire via Rocester in East Staffordshire. Several excavations along the length of the route have revealed large sandstone blocks on a layer of turf and clay<sup>21</sup>. The earthwork remains of the road are also visible on the south-eastern edge of Wolstanton Golf Course to the north of the EUS project area<sup>22</sup>.

<sup>9</sup> Staffordshire HER: PRN 00046; English Heritage SM no. 34932

<sup>10</sup> Staffordshire HER: PRN 01768

<sup>11</sup> Ibid: PRN 01981

<sup>12</sup> Ibid: PRN 01767

<sup>13</sup> Vicus: A district, suburb or quarter of a town or village adjacent to a fort, with the lowest legal status accorded to a built up area. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

<sup>14</sup> Ibid: PRN 01771

<sup>15</sup> Boothroyd 1996: 67

<sup>16</sup> Staffordshire HER: PRN 01769

<sup>17</sup> Ibid: PRN 01770

<sup>18</sup> Garner 2007: 118

<sup>19</sup> Ibid: 101-2, 124 & 138

<sup>20</sup> Staffordshire HER: PRN 01773

<sup>21</sup> Ibid: PRN 05168

<sup>22</sup> Barnett 1995: 74



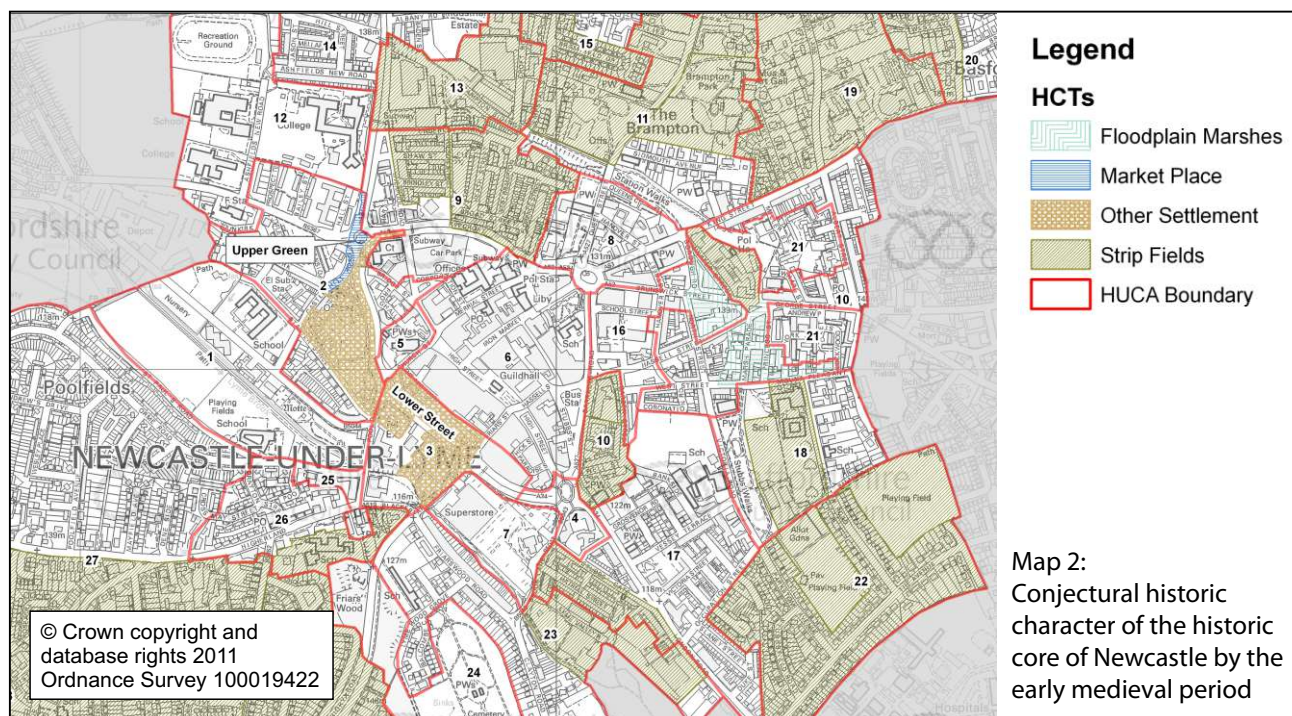
Currently there is no evidence to suggest that there was prehistoric or Roman settlement within the confines of the medieval town. However, the important Roman sites lying to the north have been suggested as representing pre-cursors to the town in the medieval period. The origins of Newcastle have been assumed by historians, since at least the 16th century, to have been a consequence of the decline of the Roman settlements to the north. However, there is no evidence to support this claim and it is now well established that medieval Newcastle does not represent a direct lineal successor to the Roman settlements<sup>23</sup>.

The Roman sites are clearly of importance within the context of the wider landscape and how settlement developed in this area. It is unlikely that these settlements existed in isolation and they probably indicate a potentially scattered settlement pattern within the area which may have had its origins in the prehistoric period.

## 2.3 Early medieval (5th to mid 11th centuries)

### 2.3.1 Placename

The placename Newcastle is clearly associated with the building of the castle, and may be reckoned to be post-Conquest in its origin. The element 'under Lyme' relates to the Lyme Brook or is a reference to Lyme Forest, meaning 'place of the elms' and thought to be pre-English in origin. This element has also attracted other interpretations, including 'flood' or 'marshy ground' descriptions which could find a ready context within the Lyme valley. However, place-name scholars appear to remain undecided<sup>24</sup>. In some medieval documents, including those dated 1316-17, the placename is recorded as 'Newcastle Super Are'. 'Are' would appear to be an old name for Lyme Brook and may be pre-English in its origin. It is possibly an Old European word meaning 'water'.



### 2.3.2 Settlement

There is currently little evidence for human activity in the Newcastle area between the end of the Roman period and the early Norman period (c.1100). The exception is the base of a carved early medieval (Anglian) cross which was found at Chesterton in 1958<sup>25</sup>.

Newcastle does not have a separate entry in Domesday Book (1086), but it has been suggested that any settlement here may have been included under the entry for Trentham in Domesday Book, which was a royal manor at that date<sup>26</sup>.

"TRENTHAM 1 hide. Land for 3 ploughs. In lordship 1; 5 villagers with 1 smallholder and a reeve have 3 ½ ploughs. A priest and a free man have 2 ploughs; 3 villagers and 6 smallholders with 1 plough. Woodland 1 league long and ½ wide"<sup>27</sup>.

It has been argued that the Trentham entry seems to imply at least two settlements within the manor and that is not impossible that Newcastle may have been a local trading centre at this time<sup>28</sup>.

Map 2 shows the conjectural area of settlement by the early medieval period within HUCA 2 and HUCA 3. This lies adjacent to the possible site of a market at Upper Green (HUCA 2) and along Lower Street in HUCA 3 (cf. 2.4.2 for further details on early settlement formation).

### 2.3.3 Economy

It has already been mentioned above that a settlement at Newcastle may already have provided a market function within Trentham manor either prior to or following the Norman Conquest (1066). It was not explicitly recorded in Domesday Book because it was primarily a trading settlement whose agricultural values were recorded within the Trentham entry.

### 2.3.4 Communications

The Roman roads in the area may well have continued in use into the post Roman period, although the main routes by-pass the site of Newcastle. If a market function did exist at Newcastle in this period then it is likely that it was already located upon at least a local if not a regional road network.

## 2.4 Medieval (mid 11th to 15th centuries)

### 2.4.1 The Castle

The 'new castle' in Staffordshire was first recorded in a charter dated 1140-6 when King Stephen was restoring it to Ranulf de Gernon, Earl of Chester<sup>29</sup>. Trentham manor had been granted to the Earl of Chester, along with other Staffordshire manors, by the late 11th century. The influence of the earls of Chester in the nation's politics reached its high point in the 12th and early 13th centuries. It is likely therefore that it was the earls of Chester who were responsible for the construction of the castle and the development of the settlement.

A motte and bailey castle was built during the 12th century and the surviving remains are legally protected as both a Scheduled Monument and a Grade I listed building within HUCA 1<sup>30</sup>. The bailey enclosure was oval in shape and lay on the northern side of the motte, on a roughly north-west/south-east axis. The castle was originally constructed of earth and timber although at least part of it was rebuilt in sandstone from circa 1190 onwards. Documentary evidence records a stone keep and a new kitchen as well as repairs on other buildings including a chapel in 1192<sup>31</sup>.

The castle was the subject of various building work during the early 13th century when it was held by King John. This work may have included the construction of the stone curtain wall. An impressive stretch of dressed ashlar walling with a plinth was uncovered by workmen in 1904 during road construction. Sandstone rubble footings associated with the outer gateway were discovered during an excavation carried out in the garden of John of Gaunt's Cottage near Silverdale Road in 1935<sup>32</sup>.

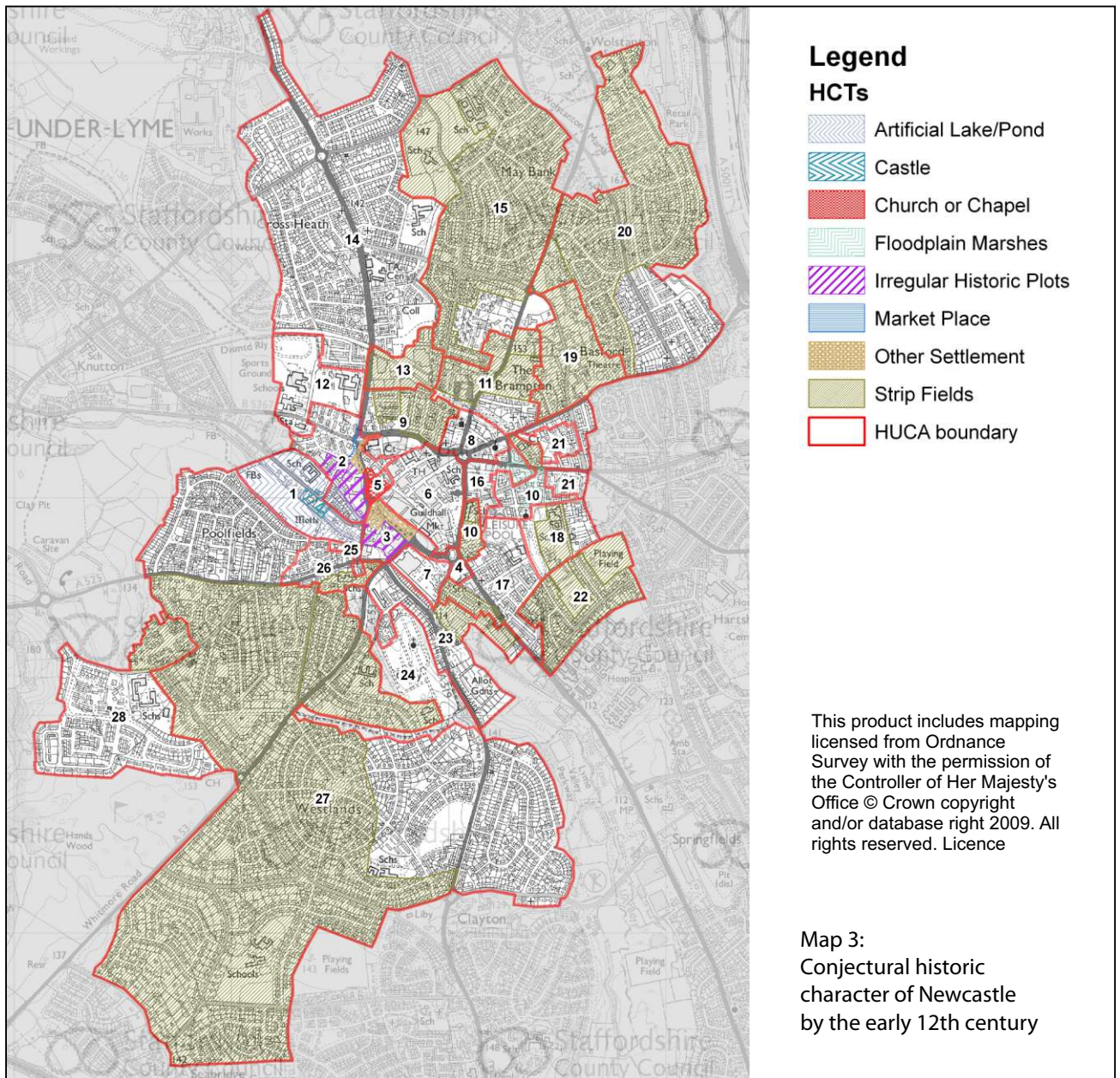


A large pool, later known as Castle Pool, was created through the damming of the Lyme Brook and surrounded the castle during the medieval period (cf. HUCA 1 and maps 35 and 36 in Appendix 1). The opportunities for creating this impressive body of water may have dictated the location of the castle. A bridge into the castle is recorded in 1168-69 suggesting the pool was extant by that date. Drainage work carried out between 1933 and 1934 discovered masonry and oak baulks which it was speculated were formerly part of the bridge connecting the causeway across the pool and spanning the Ashfield Brook.

Some historians have suggested that an outer bailey was constructed to the north of the motte, adjacent to Lower Green, Holborn and Lower Street and that the town had originally grown within it<sup>33</sup>. However, an outer bailey in this location would seem to undermine the defensive or aesthetic presence of the Castle Pool. Two other castles, Kenilworth in Warwickshire and Caerphilly in South Wales, were similarly located within large pools and do not appear to have had outer baileys of the kind suggested for Newcastle. The line of Holborn, which has been argued as the limits of an outer bailey, is more likely to have been formed to follow the contours of the land.

It is clear from the expenditure on the castle during the late 12th and early 13th centuries that it was considered to be a major site by both the earls of Chester and successive kings. Castles were intended to be impressive not only militarily, but also socially and visually. The watery setting of Newcastle should be considered from this standpoint also, and the possibility that it represents, at least in part, a designed landscape should not be overlooked.



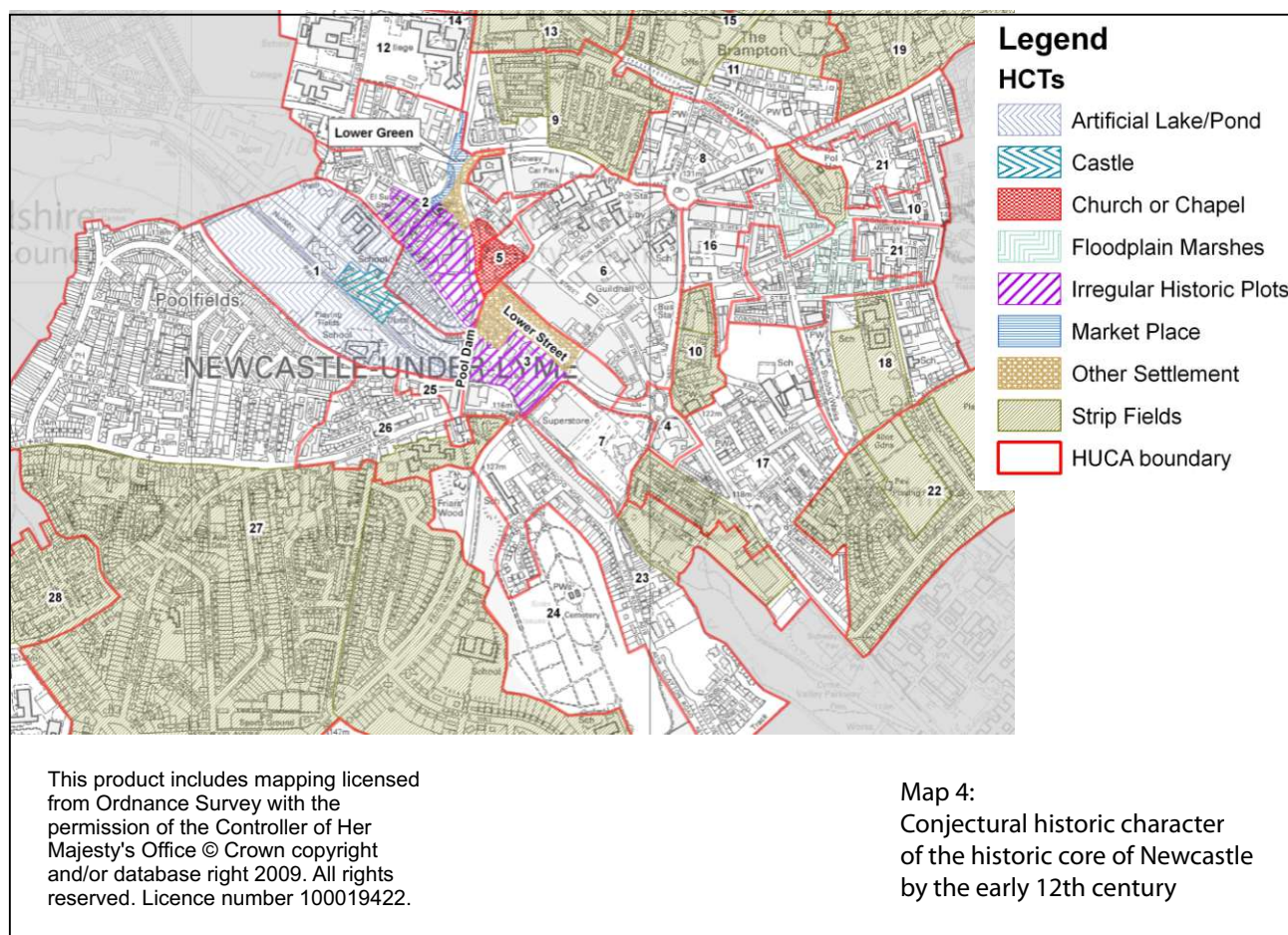


Residents of the castle would have enjoyed variation in the vistas available to them, across the settlement with marshland beyond, cultivated land to the west and south-west, and woodland to the south-east<sup>34</sup>.

However, by the 14th and 15th century expenditure on the maintenance of the castle's fabric had declined considerably. In 1374 the constable was ordered to restore the houses within the castle to the condition that they had enjoyed in 1361, and in the same year John of Gaunt sold twenty oaks from the wood of Newcastle-under-Lyme in order to raise money for repairs to the castle<sup>35</sup>. During the 15th century money was spent on further repairs to the castle bridge and to the castle pool as well as to structures within the castle complex<sup>36</sup>.

<sup>37</sup> Hunt 2007: 20  
<sup>38</sup> Studd 1990-1: 5; Palliser, in Briggs 1973: 6; Appurtenance – belonging to.  
<sup>39</sup> Jenkins 1963:3; Pallier in Briggs 1973: 14

## 2.4.2 Settlement – Phase I (mid 11th century to late 12th century)



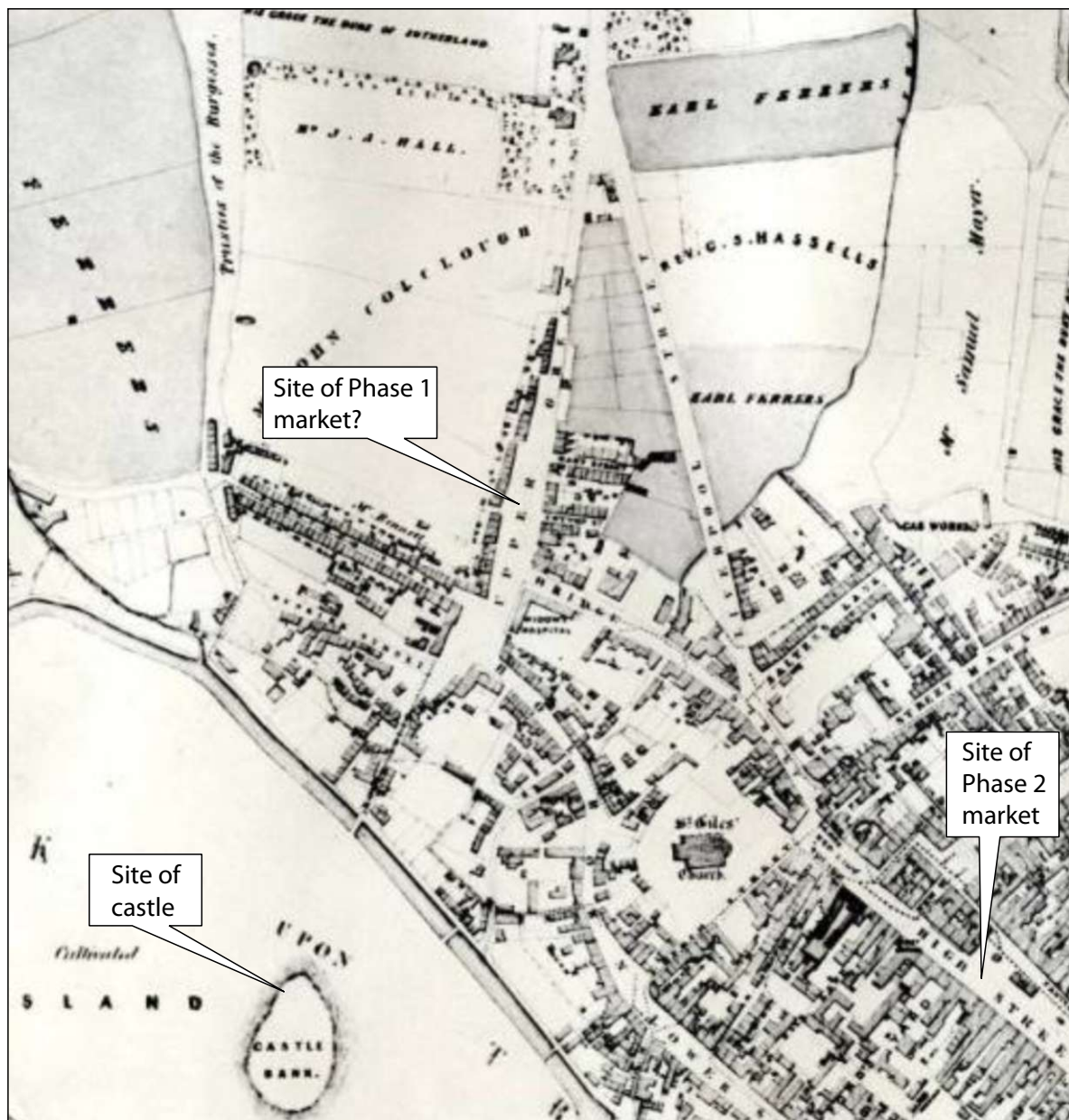
The documentary evidence supported by historic plans suggests that there were two phases in the development of Newcastle. It has already been argued previously that Newcastle may have been included under Trentham in Domesday Book (cf. 2.3.2). This implies that the settlement predated the construction of the castle and it is possible that the presence of the market was one of the inspirations for the establishment of the castle<sup>37</sup>.

A Trentham Priory Charter of 1162 does suggest that a small settlement existed associated with the 'new castle' in the parish of Trentham. It is possible that the charter dated 1140-6 given by King Stephen to the earl of Chester may have included a small settlement as part of the 'appurtenances' of the castle<sup>38</sup>.

There is agreement among Newcastle's historians that the earliest phases of settlement occurred away from the area of the present High Street and Ironmarket, although more than one site has been proposed for it. One suggestion closely relates its development to that of the castle locating it within an outer bailey in the area enclosed by Holditch, which it could be argued may be inferred by the Trentham charter of 1162<sup>39</sup>. However, it has already been argued that the settlement pre-dated the castle and that it has not been proven that the castle here ever had an outer bailey.

<sup>40</sup> Jenkins 1983: 3; Palliser in Briggs 1973: 14; Palliser 1976: 149; implicit in Studd 1990-1: 4  
<sup>41</sup> Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).  
<sup>42</sup> Jenkins 1983: 46  
<sup>43</sup> Hunt 2007:40

Another suggestion has proposed that it was located along an early road system represented by Upper Green, Holborn, Lower Street and Goose Street<sup>40</sup>. Certainly the broad width of Upper Green could have been the focus for early market activity as shown in plate 1. This is where the possible site of Saxon settlement is indicated on map 2 along with areas of 'Irregular historic plots', which may suggest pre-town occupation. A document dated 1561-2 may support the idea of a market in this area as it refers to access to an open field<sup>41</sup> which lay to the west of Newcastle, known as Ashfield, via 'the old market'<sup>42</sup>. The earliest settlement is therefore likely to have been focused around Upper Green and the north western end of Holborn on slightly higher ground than Lower Street and Goose Street<sup>43</sup>.



**Plate 1:** Malabar's map of Newcastle (1847)  
 (Reproduced by kind permission of Staffordshire Record Office D593\H\3\203a)

<sup>44</sup> Palliser in Briggs 1973: 9; Studd 1990-1; 5-8

<sup>45</sup> Burgage plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage)

<sup>46</sup> Beresford 1988: 328-31, 336-8

<sup>47</sup> Hunt 2007:45; Burgage plot: A plot of land longer than it is wide. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

<sup>48</sup> Staffordshire HER: PRN 06793

<sup>49</sup> Ibid: PRN 06816

<sup>50</sup> Hunt 2007: 43

<sup>51</sup> Staffordshire HER: PRN 0678; Marches Archaeology 2004: 16

The first reference to the settlement as a town occurs in 1172-3 and it had certainly been granted a royal charter prior to 1179 when the town was cited in a similar charter granted by King Henry II to Preston, Lancashire<sup>44</sup>. During the 12th century Newcastle was likely to have been acquiring physical as well as perhaps community identity. The physical developments are likely to have included burgage plots as well as a formalised market place<sup>45</sup>.

An important element in understanding the development of Newcastle is the location and origins of the chapel of St Giles lying within HUCA 5 (cf. 2.4.5.1 for further detail). Its present site lies circa 266m to the south east of the proposed Phase 1 settlement centred on Upper Green (HUCA2). However, it is possible that early occupation may have existed in Upper Bridge Street and possibly Church Street within HUCA 5 and HUCA 6 with the original chapel as its focus (cf. map 4). This may imply that there was a pre-existing route from Upper Green through Bridge Street and along what is now the High Street.

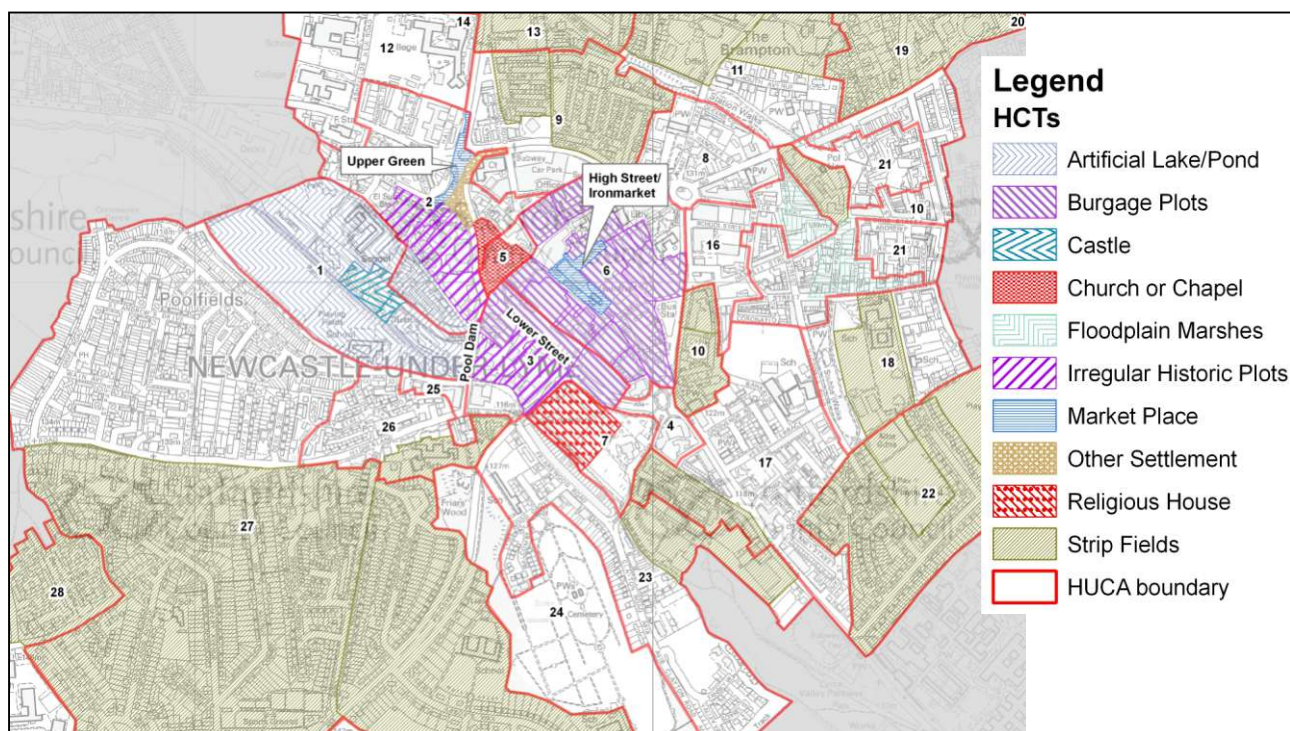
### **2.4.3 Settlement - Phase II (late 12th century to 15th century)**

Alternatively the chapel could have been established to serve a newly created town laid out as a grid-plan and centred upon a new market area within the broad High Street. It is possible that this settlement was planned between 1191 and 1230 this being the period identified by Beresford as the peak of town plantation in England<sup>46</sup>. However, if the chapel did form the focus of the new town then it is more likely that the new town was created in the last couple of decades of the 12th century, particularly as by 1212 the town already had 160 burgage plots laid out<sup>47</sup>.

The grid-plan at Newcastle was laid out with roughly parallel streets either side of the High Street (Lower Street and Market Lane with

Stubbs' Street). These parallel routes were linked by streets running north-south which cut the High Street at right-angles (Church Street & Merrial Street and Friar's Street & Hassell Street). The grid-plan design enabled the burgage plots to be laid out regularly along the streets (cf. map 5).

Some of the burgage plots are observable on historic town plans and fossilised even within the early 21st century townscape (cf. map 5 and map 12). Burgage plots were laid out in High Street and the Ironmarket with good examples surviving at 51 High Street<sup>48</sup>, 14-16 Ironmarket<sup>49</sup> and at 23-25 Ironmarket (cf. plate 1). Burgage plots also ran from Lower Street, along Church Street, into Penkhull Street, and along Bridge Street (plate 2)<sup>50</sup>. Near Bridge Street, 5-9 High Street has been identified as having a 15th century to early 16th century core<sup>51</sup>.



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Map 5:  
 Conjectural historic character of the historic core of Newcastle by the late 12th century



Plate 2: Burgage plot width fossilised within the townscape: 23 & 24 Ironmarket

The limits of the borough of Newcastle were likely to have been defined by a town ditch, as there is no evidence that it ever had a town wall<sup>52</sup>. Bar gates are likely to have been situated on the main routes into the town where tolls would have been paid on market day<sup>53</sup>. Reference to gates may be found in the historic records where John atte forgate (Attefreregate) was recorded in the 14th century. The name Stubbs' Gate may similarly indicate the eastern limits of the medieval town<sup>54</sup>. However, an archaeological assessment at Stubbs' Gate carried out in 1998 has suggested that the name post dates 1798 and may refer to a gate into the Stubbs' field, one of the open fields which surrounded Newcastle from the medieval period until the early 19th century<sup>55</sup>. Stubbs' field was recorded in the late 16th/early 17th century<sup>56</sup>. Wardle in the 1998 assessment further argued

<sup>57</sup> Ibid: j; Stoke on Trent Archaeology 2003: 3

<sup>58</sup> Jenkins 1986: 16; Pape 1928: 35-6

<sup>59</sup> CJPM III: No. 423, 290

<sup>60</sup> Jenkins 1983:20

<sup>61</sup> Palliser in Briggs 1973: 26

<sup>62</sup> Jenkins 1963: 18; **Chantry Chapel**: A chapel attached to, or inside, a church, endowed for the celebration of Masses for the soul of the founder. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage).

<sup>63</sup> Ibid; Palliser in Briggs 1973; 26

that medieval settlement did not extend as far as Stubbs' Gate, although a watching brief carried out on a development on the corner of Brook Street and London Road proved inconclusive on this question due to 20th century disturbance on the site<sup>57</sup>.

## 2.4.4 Suburban growth

The current understanding of the development of Newcastle has not identified early suburban growth and it is believed that during the medieval period settlement was concentrated within the town itself. However, a reference to a chapel (cf. 2.4.5.2) potentially located in Higherland may suggest the possibility of settlement expansion to the south by the late medieval period (cf. HUCAs 25 and 26 in Section Two).

## 2.4.5 Religion

### 2.4.5.1 St Giles' Church

The first reference to a chapel at Newcastle occurs in an agreement dated between 1175 and 1182; during the period when it belonged to Trentham Priory. The agreement implied that it had been founded prior to the late 12th century<sup>58</sup>. It was presumably dedicated to St Giles from its foundation and may have been established to promote the growth of the town (cf. 2.4.2 and 2.4.3 for further information on its potential origins)<sup>59</sup>.

Work carried out on the church in the 19th century recovered a section of zig-zag moulding suggesting that a 12th century chapel had been established upon the site of the present church<sup>60</sup> (cf. plate 3). However, the earliest extant structural element is the tower, which dates to the 13th century. It has been suggested, from its size, that the church to which it had belonged in the medieval period was a large building<sup>61</sup>. A large medieval church would suggest a degree of prosperity within the town during the 13th century.

Further prosperity of individual town merchants is implied by the founding of two chantry chapels within the church during the 14th century, one to St Katherine and the other to St Mary<sup>62</sup>.

Plate 3: St Giles' Church



However, throughout the medieval period Newcastle remained a dependant chapel rather than a church at the centre of its own parish. It first belonged to Trentham Priory, but by the late 13th century it was subordinate to St Peter's church at Stoke.

### 2.4.5.2 St Mary's beyond the water

There are references in medieval sources to a chapel known as St Mary's, which is first recorded in the late 13th century, when it was held by the Earl of Lancaster. It was described as being located near the Castle Pool, possibly in the area later known as Higherland, which casts doubt on the claim that it was built to serve the garrison of the castle<sup>63</sup>. The location on the far side of the pool from the castle is

<sup>64</sup> Jenkins 1963: 22  
<sup>65</sup> Jenkins 1963: 13  
<sup>66</sup> Pape 1928:64  
<sup>67</sup> Knowles 1962:164; Hunt 2007: 26  
<sup>68</sup> Greenslade 1970: 270, fn17; Pape 1928: 73; Staffordshire HER: PRN 01198  
<sup>69</sup> Jenkins 1963: 44

<sup>70</sup> Hunt 2007: 24  
<sup>71</sup> Ibid: 28  
<sup>72</sup> Dyer 2002: 8  
<sup>73</sup> Palliser in Briggs 1973: 14  
<sup>74</sup> Hunt 2007: 24  
<sup>75</sup> Jenkins 1963: 49; 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. © 2008 English Heritage)

further supported by a document of 1608 when it was called St Mary's beyond the water (HUCA 26)<sup>64</sup>.

In 1191 many repairs are recorded on the castle including work to the chapel<sup>65</sup>. However, it is not known whether this refers to a chapel within the castle walls or whether it refers to St Mary's, particularly if this was the garrison chapel as has been speculated by some commentators.

### 2.4.5.3 Religious houses

A Dominican friary existed within Newcastle and was probably founded during the reign of Henry III (1216-1272)<sup>66</sup>. The establishment of the friary within Newcastle supports the supposition that it was a market town of some importance by the 13th century<sup>67</sup>. Evidence for the friary was discovered during the late 19th century when a cattle market was being constructed at the southern end of Friar's Street between Goose Street and Blackfriars Road (cf. map 5). Masonry foundations three feet thick were discovered, along with other architectural fragments. Further works in 1881 in the north western part of the market revealed several skeletons and a gravestone<sup>68</sup>.

By 1266 a hospital dedicated to St John the Baptist had been established at the edge of Newcastle and within the parish of Stoke. This site is still located within Stoke-on-Trent and therefore does not form part of this EUS project.

### 2.4.6 Economy

During the 13th century the town became increasingly autonomous as the king granted several privileges including the right to establish a Guild and for the burgesses to collect their own taxes. The Guild became the economic, social and political power base within the town and a Guildhall was first recorded in 1293-6<sup>69</sup>.

The taxation records of 1327 and 1332 can give some insight into the community of Newcastle at this period. There are several names that reflect the pattern of migration into the town, as people living mostly within the hinterland of the town saw opportunities to improve their circumstances by moving there. Some had come from local hamlets and villages such as William de Chesterton and Henry de Cnotton (Knutton). Others were from further afield such as Jordan de Lavendon and Henry de Wenlock<sup>70</sup>.

By the late 13th century rents gathered from the town by the lord of the manor indicate that it was one of the most successful towns in medieval Staffordshire<sup>71</sup>, even temporarily matching or surpassing the success of the county town<sup>72</sup>. By the late 13th century merchants from Stafford were selling wool and cloth at Newcastle<sup>73</sup>. Another suggestion of its success is recorded in 1321 when the town was granted permission to raise funds for paving its streets<sup>74</sup>.

#### 2.4.6.1 Agriculture

Documentary sources confirm that during the medieval period the inhabitants of the town combined their trading activities with farming. Six open fields are named in the early 19th century<sup>75</sup>. The extent of the open fields can be seen on maps 33, 35 and 37 in Appendix 1. Ashfield lay to the west of the town and was recorded in documents in the mid 16th century<sup>76</sup>. Stubbs' Field lay to the east, Brampton Field to the north and Pool Field to the south west near the Castle Pool.

#### 2.4.6.2 Markets

The earliest market place within the EUS project has been postulated as having been located on Upper Green within HUCA 6 (cf. 2.4.2 and plate 1). The market was a key economic function of the town and a reference in 1280 to 'the old market' suggests

<sup>76</sup> Jenkins 1963: 46



<sup>77</sup> Hunt 2007: 42

<sup>78</sup> Ibid

<sup>79</sup> Jenkins 1983: 46

<sup>80</sup> Dodd & Walker 1999a & Staffordshire HER: PRN 02353

<sup>81</sup> Hunt 2007: 23

<sup>82</sup> Ibid: 105

<sup>83</sup> Hunt 2007: 28

<sup>84</sup> Bowyer: makes or sells bows for archery

<sup>85</sup> Huckster: Seller of small miscellaneous items

<sup>86</sup> Dyer 2002: 18-19, 22; Wrottesley 1886: 205-6; Wrottesley 1889: 81-2

<sup>87</sup> Palliser in Briggs 1973: 19

<sup>88</sup> Staffordshire HER: PRN 01196

that a new market had been established by this date. However, this does not necessarily imply that the market functions in Upper Green had ceased at this date.

Two market areas are observable within the new town (Phase 2) of Newcastle (HUCA 6). These were located in the very broad High Street, where a market cross had been placed by 1579, and the broad Ironmarket creating an 'L' shape area as indicated on map 5. Some development infill within the market place is clearly seen on High Street, at its junction with Ironmarket, where the Lancaster Buildings and the Guildhall still stand. This was a common phenomenon within medieval towns, where temporary market stalls became fixed features creating islands of development. It is not known precisely when this occurred at Newcastle, but a Guildhall was built within the market place by the end of the 13th century<sup>77</sup>. A town plan of 1785 suggests that the medieval Guildhall may have stood a little to the north west of the current building<sup>78</sup>.

The Ironmarket was first mentioned in a grant of 1359 and may have been the focus of a specialised market possibly associated with iron ware<sup>79</sup>. Evidence of medieval iron working was discovered during an archaeological evaluation carried out in 1999 to the rear of properties fronting onto the eastern side of Ironmarket<sup>80</sup>. There was evidence of several phases of occupation throughout the medieval period on this site.

Further privileges which enhanced the economic status of the town included the grant of a three day fair in 1281 with a further one day fair awarded in 1336<sup>81</sup>.

A common oven, where the townspeople would have paid to have their bread baked, also provided income to the borough and is recorded in documents during the 14th century<sup>82</sup>. The location of the oven is unknown.

### 2.4.6.3 Industries

Iron working has already been identified as one of the key medieval industries in Newcastle. Documentary sources record numerous occupations relating to metal working including nailors, locksmiths, cutlers and goldsmiths. By the 15th century iron ore was being smelted locally and the iron was used in local manufacture, particularly of nails<sup>83</sup>.

Other trades recorded in documents supported the day-to-day lives of not only the town inhabitants, but also those people who lived in villages and hamlets in the wider area. Such occupations included weavers, shoe makers, bowyers<sup>84</sup>, reeves, huckster<sup>85</sup> and carpenters<sup>86</sup>. Salters Lane implies that salt carriers were also active in the town<sup>87</sup>.

### 2.4.6.4 Mills

The Lyme Brook was also an economic resource for the town, providing a source of power for watermills. The earliest mill site, shown on Yates' 1775 map of Staffordshire, was on the outflow from Pool Dam (within HUCA 3). An archaeological excavation on this site in 1997 discovered the remains of a watercourse for which a post medieval date was postulated, although this has not been substantiated<sup>88</sup>. A mill was first mentioned in 1173 and it was, along with its mill pond, considered to belong to the castle. The mill would undoubtedly have provided an income for the lord of the manor who would have charged the inhabitants to grind their corn.

By 1279 there were at least two mills, although this may relate to two millstones within one building, and in 1285 they were granted by the lord of the manor to the burgesses of Newcastle for a money rent.

In the 14th and 15th centuries there were three mills being rented by the town from the

lord of the manor, although a document of 1493 makes it clear that two of the mills were contained within one building<sup>89</sup>. The amount paid in rent appears to reflect the fortunes of the town as throughout much of the 15th century the burgesses only paid half of the rent due and in 1405 were asking for a reduction due to poverty<sup>90</sup>.

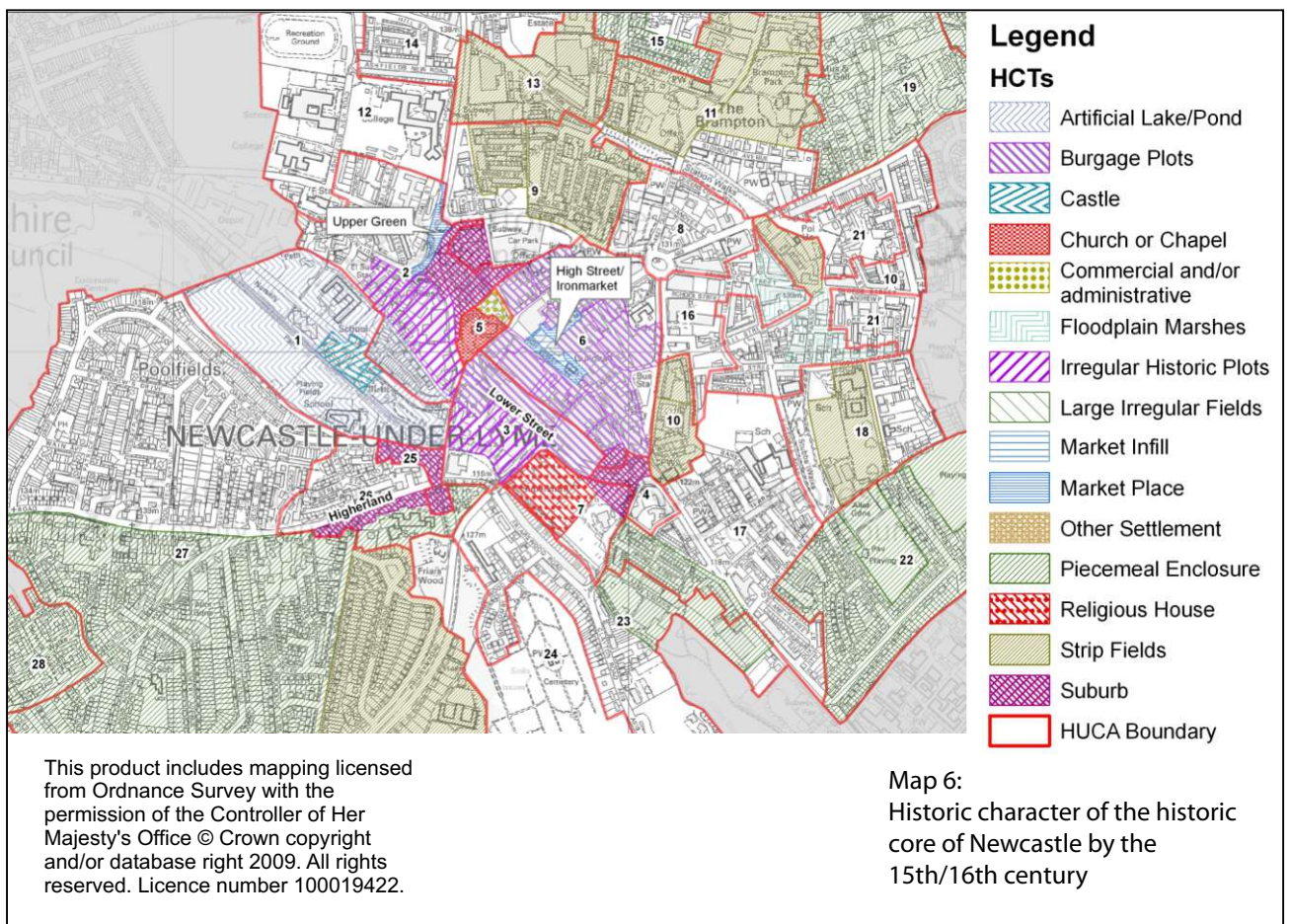
## 2.4.7 Communications

It has been suggested that the town's location was the meeting point of two major routes during the medieval period<sup>91</sup>. The roads in question were the London to Carlisle road, roughly following the A34, and the Chester road, turning off towards Nantwich where the church of St Giles is now located<sup>92</sup>.

## 2.5 Post Medieval (16th and 17th centuries)

### 2.5.1 Castle

The antiquarian John Leland visited Newcastle in 1541 and noted that all that remained of the castle was one great tower and this was destroyed in the early 17th century. In 1610 it was described as having been more fitted as a comfortable home rather than as a defensive structure<sup>93</sup>.



<sup>94</sup> Hunt 2007: 52

<sup>95</sup> Ibid:31

<sup>96</sup> Staffordshire HER: PRN 13880

<sup>97</sup> Ibid: PRN 06803; Oriel window: A bay window, supported by corbelling, cills or brackets, projecting from an upper storey of a building; Mullion: A vertical member dividing a window into two or more lights. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage)

<sup>100</sup> Forbes map of Newcastle-under-Lyme reproduced in Briggs 1973: 6

<sup>101</sup> Hunt 2007: 34: Gaol: An institution for the imprisonment of felons and debtors. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage)

## 2.5.2 Settlement

The overall form of the settlement is unlikely to have altered significantly from the late medieval period. Expansion during the post medieval period seems to have been marked by an intensification of settlement on the medieval plan rather than developing on land beyond the bounds of the borough<sup>94</sup>. This was partly due to the presence of marshland to the north (HUCA 8 on map 21). However, post medieval suburban expansion may have begun in the area around Bridge Street (within HUCA 2) and along Higherland (HUCAs 25 and 24). However, both areas have also been speculated as having much earlier origins (cf. 2.4.2 and 2.4.4).

Tax records from the 17th century suggest that the greatest number of houses were to be found within HUCA 6 in High Street, closely followed by Ironmarket. A substantial number were also recorded in HUCA 3 along Lower Street. Other houses were recorded in some number in Penkhull Street, with fewer being recorded on Bridge Street, Merrial Street, The Green and Salters Lane (HUCA 2 and part of HUCA 6)<sup>95</sup>. 'The Green' presumably relates to Upper Green. A plan of 1691 suggests that these streets were the focus of settlement at that time, although Upper and Lower Green are not recorded. This, along with the few houses recorded in the tax records, perhaps indicates that this area had seen a decline in settlement during the later medieval and post medieval periods.

Both the High Street and Ironmarket retain several buildings with 16th or 17th century origins. These were generally of timber-frame construction and many were likely to have originated as dwellings, although they are mostly in use as commercial premises in the early 21st century. Timber framing is visible to the rear of 25 Ironmarket<sup>96</sup> and a jettied upper storey with two oriel mullioned windows survives at 14-16 High Street<sup>97</sup> (see plate 4).

The earliest known extant building in Lower Street (HUCA 3) is 'Maxim's Wine Bar' whose origins date to the late 17th century, although it has undergone substantial alterations in recent years<sup>98</sup>.

Despite the speculation that Higherland may have formed part of the medieval settlement (cf. 2.4.4 and HUCA 26) the historic records suggest that the medieval chapel of St Mary's was no longer present by 1667<sup>99</sup>. This may suggest that settlement within HUCAs 25 and 26 had at the very least contracted by this period.



Plate 4: 14-16 High Street

## 2.5.3 Economy

### 2.5.3.1 Markets

A plan of Newcastle dated 1691 shows the western end of the High Street with two islands of development and a market cross<sup>100</sup>. One of these islands is likely to represent the Guildhall, whilst the other may be the site of a Market House which had been completed by c.1626. However, this may not have been the first market hall as 17th century records refer to a Stone House, used as the town gaol by 1617, and Old Hall, possibly an earlier market hall by 1617<sup>101</sup>.

### 2.5.3.2 Industries

By the 16th century specific craft guilds were forming; the earliest known was the butchers' guild in 1510 and a reference in 1522 suggests there was also a guild of smiths<sup>102</sup>. It is not known where they held their meetings although the guildhall is a possibility. However, a reference in 1608 to an iron hall in Ironmarket may suggest the meeting place of a guild of ironworkers<sup>103</sup>.

There were several principal industries being carried out within the town during the post medieval period. The metal working industry and tanning industry had their origins in the medieval period (cf. 2.4.6.3). The presence of the former has been confirmed in archaeological excavations around Ironmarket mostly in the form of iron working debris<sup>104</sup>. Documentary records also note that iron working was being carried out in the town with a nail smithy recorded in 1560 and a forge recorded in a will of 1619. A further forge in Newcastle is recorded by the 17th century naturalist, Robert Plot, as belonging to John Holland one of two frying-pan makers in England<sup>105</sup>.

Documents dating to c.1545 and 1603 suggest that tanning occurred around Lower Street and this activity would probably have utilised the Lyme Brook in its processes<sup>106</sup>.

During the post medieval period felt making, used in the manufacture of hats was recorded. The earliest reference to a hatter occurs in 1570. The 17th century parish registers record many instances of these two related industries<sup>107</sup>. Clay pipe manufacture was another industry which was being carried out by 1637, which during the 18th century was located off Lower Street in HUCA 3 (cf. 2.6.3.2)<sup>108</sup>.

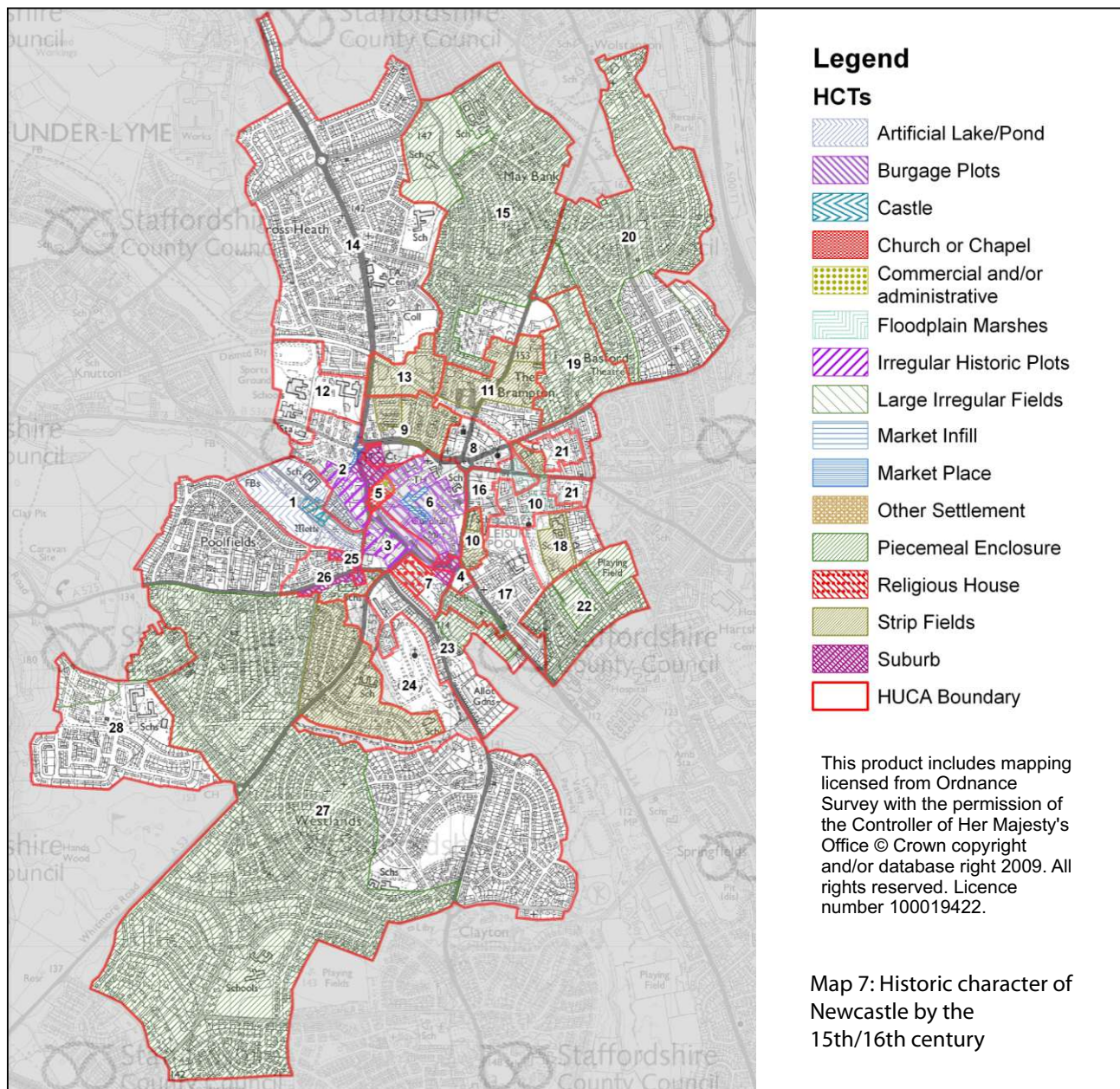
Archaeological excavation within HUCA 2 has suggested that a pottery industry may have

been active in Newcastle by the late 17th century within HUCA 2 (cf. 2.6.3.2 for further detail)<sup>109</sup>.

### 2.5.3.3 Mills

Post medieval records suggest that the watermills along the river were used primarily for the grinding of corn suggesting that agriculture continued to be of economic importance to the town. By the early 17th century there appear to have been up to five mills in Newcastle, although four of these were housed within two buildings<sup>110</sup>. The former castle mill was owned by the Sneyd family by 1537 who gained control of grinding all the burgesses' corn<sup>111</sup>.

A horse mill, to grind malt for the maintenance of the poor, was built after 1679 probably in Red Lion Square at the western end of the High Street. In 1696 a windmill was commissioned to be built at Brampton Bank, presumably to the north of the town, where the land rises to around 160m AOD.



## 2.5.4 Religion

### 2.5.4.1 Churches

A house and barn were built for the use of the curate of Newcastle in the mid 17th century located on the eastern side of Ironmarket. This later became the Rectory until 1926. The building survives but has been substantially altered<sup>112</sup> (see plate 5).

### 2.5.4.2 Friary

By 1538, just prior to its Dissolution, the Friary was recorded as both desperately poor and in debt (HUCA 7)<sup>113</sup>. The Friary was leasing out most of its property including Friars' Wood and Friars' Meadow. Parts of the former still survive within the urban landscape of Newcastle<sup>114</sup> (plate 6).

By 1540 the property and buildings had been granted for life to a John Smith and his son. The friary was no longer a feature in the townscape of Newcastle<sup>115</sup>.



Plate 5: Former rectory, Ironmarket

Plate 6: The remains of Friar's Wood



Aerial photography by Get Mapping. Licence Number UKP/048/SCC

### 2.5.4.3 Non-Conformism

By 1672 there were two houses in Newcastle registered for Presbyterian worship, representing regular non-conformist meetings; the locations are not currently known<sup>116</sup>. An Unitarian chapel, the 'Old Unitarian Meeting House' lies adjacent to St Giles' parish church in HUCA 5 and was constructed in 1650. It was restored and altered in 1717 and 1926<sup>117</sup> (cf. plate 7).



**Plate 7:** The Old Unitarian Meeting House

## 2.6 18th and 19th century

### 2.6.1 Castle

The Duchy of Lancaster sold the castle in 1828 leading to more than 30 acres of Castle Pool being drained and reclaimed for gardens and meadow land. The remainder of the pool was neglected.

In 1855 the Castle Hill Iron Foundry was constructed to the north west of the castle and resulted in the destruction of part of the castle walls. The stones were reused as the foundation for the brick wall enclosing the foundry<sup>118</sup>.

### 2.6.2 Settlement

There are many surviving 18th century buildings located within the streets which formed the medieval town, principally HUCA 6. There are six late 18th century buildings in the High Street, four in Ironmarket and two others in Church Street and Merrial Street (HUCA 6). 14-16 Ironmarket, a row of shops of mid 18th century date, may also have earlier cores<sup>119</sup>. This attests to a certain amount of re-development during the 18th century which may be linked with a period of economic growth and possibly associated with the industrial developments of these centuries (cf. 2.6.3.2).

The expansion of the settlement along Higherland in HUCA 26 may have had its origins in the late medieval or post medieval period (cf. 2.4.4 and 2.5.2), but development had certainly occurred by the late 18th century. The plan of Newcastle dated 1785 shows development along this route, which is named 'Ireland' on the plan. The settlement is recorded to the south of the road in HUCA 26, but also to the north at the junction with Pool Dam where the Old Orme Boys Primary School now stands (HUCA 25). In 1731 a town committee decreed that houses lying in Higherland should be repaired and converted for use as a workhouse<sup>120</sup>. This was probably located where the Old Orme School now stands within HUCA 25. A prison, shown on the map of Newcastle (1832), had been built to the rear of the workhouse in circa 1802<sup>121</sup>. The Old Orme School was built in the mid 19th century<sup>122</sup>, a larger workhouse having been built further west along the Keele Road in HUCA 27<sup>123</sup>. By 1838 the housing on the northern side of Higherland, in HUCA 26, covered a large area with lower status houses having been built along several straight streets<sup>124</sup>.



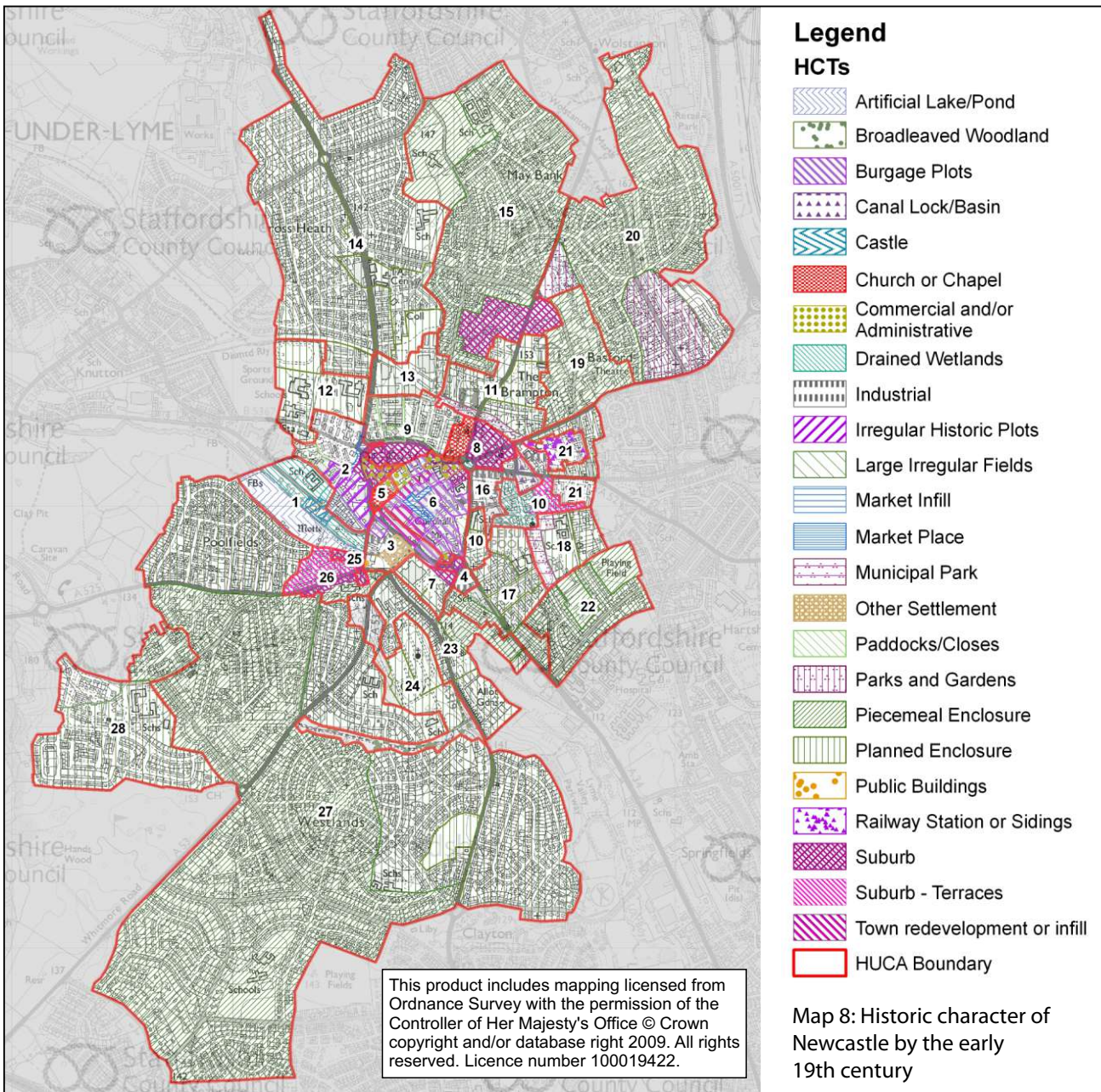
Plate 8: North of Nelson Place

Although there is currently little evidence for expansion beyond the town in the medieval or post medieval period, by the late by the late 18th century plans were being made to expand northwards into an area of marshland (cf. maps 5, 6 and 8). The marshland was drained and enclosed in 1782 and a new road system was then laid out which included Nelson Place in HUCA 8 (cf. map 7 and map 8). A map of 1785 depicts Nelson Place with three roads, Queen Street, King Street and Brunswick Street, radiating from it. Two listed late 18th century houses are located on King Street and Queen Street, although they were converted to offices in the 20th century. The other listed properties in this area date to the early 19th century including those lying on the northern side of Nelson Place (cf. plate 8). Further roads had been constructed in this area by 1818 including Water Street (HUCA 8) and Barrack's Road (HUCA 5/HUCA 9)<sup>125</sup>.

The 1785 map also shows expansion to the west of Ironmarket along Salter's Lane, Bath Street and Marsh Street (which on the map is shown as Deadman's Lane mostly within HUCA 6). The area around St Giles' church yard (along Church Street and Upper Bridge Street within HUCA 5 and HUCA 6) had also been developed by this date, although its origins may be earlier (cf. 2.4.2)<sup>126</sup>.

Other roads were developed in the early 19th century including Liverpool Road and London Road by 1826-7 which was followed by the construction of lower status housing along their routes. Other lower status housing was constructed to the east of Marsh Parade in an area between George Street and Mount Pleasant within HUCA 21. These narrow streets were laid out on a grid-iron plan<sup>127</sup>. However, much of this area was re-developed during the late 20th century and the street pattern has only partially survived.







**Plate 9:** Malabar's map of Newcastle 1847 – the public parks of Brampton Walk to the north and Stubbs' Walk to the south east (Reproduced by kind permission of Staffordshire Record Office D593\H\3\203a)

One stimulus for suburban growth was the Enclosure Act of 1816 which provided the opportunity to re-claim the land to lay out streets and build houses. This occurred in the area of higher land at The Bramptons in HUCA 11. This suburb was named after the former open field which had lain in the area (cf. map 10). The houses constructed here were of high status, generally detached with large gardens. They first began to be constructed from the mid 19th century and include Brampton Lodge, a Grade II Listed house in substantial grounds which dates to 1836. On the opposite side of the road lies Pitfield House and The Firs, whose gardens now form Brampton Park.

By the end of the 19th century the suburban expansion, primarily of terraced houses had expanded considerably within HUCAs 9, 10, 17 and 23. Terraced houses had also been constructed within HUCA 16, but this has been largely re-developed with industrial buildings during the 20th century. However, a number of 19th century buildings and the original street pattern do survive. These HUCAs mostly represent areas of low status housing for the workers in local industries (cf. areas of HCT 'Suburb – terraces on maps 8 and 9).

### 2.6.2.1 Parks

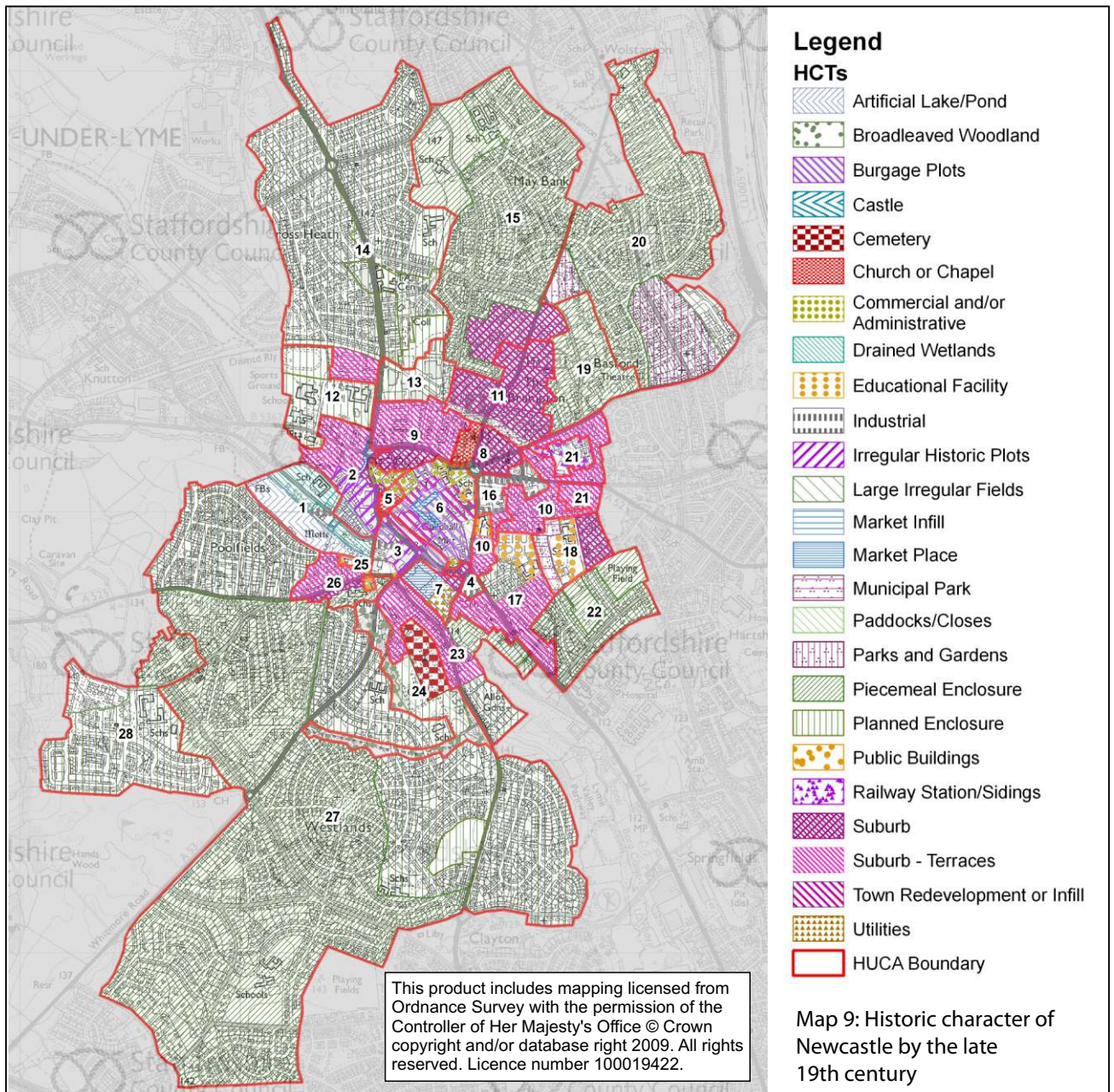
Public open space appears to have been well considered within the developing townscape of Newcastle in the 19th and early 20th centuries. Two linear public parks were planned into the townscape under the 1816 Enclosure Act: Station Walks, originally known as Brampton Walks and Stubbs' Walk (cf. plate 9)<sup>128</sup>. Stubbs' Walk, to the south of Marsh Parade in HUCA 18, was named after the former open field which had lain in this area. Malabar's map of 1847 appears to show the canal as a feature of both these linear parks (plate 9; and 2.6.4.2 for detail on the canal).

## 2.6.3 Economy

### 2.6.3.1 Markets

In 1871 the Duke of Sutherland leased land for the construction of the Smithfield Cattle Market on the site of the medieval friary in Blackfriars Road (HUCA 7)<sup>129</sup>.

The Guildhall in the High Street was rebuilt in the late 18th century and was remodelled in 1861<sup>130</sup> (see plate 10).



### 2.6.3.2 Industry

The industries noted in the post medieval period all continued to be active during the 18th and 19th centuries. Metal working remained of particular economic importance with the establishment of an iron works to the west of the castle moat in 1855 (HUCA 1). The 1861 census recorded 26 people engaged in nail making<sup>131</sup>, an industry which tended to be carried out in workshops to the rear of houses.

The clay pipe industry survived in Newcastle until the late 19th century. An archaeological excavation, carried out off Lower Street in HUCA 3, recovered material associated with the late 18th century manufacture of the pipes and suggested that a kiln was located nearby (cf. map 16). Some of the pipe bowls carried the initial 'RM' which relate to Ralph Morgan, a pipe maker who is

believed to have been working in Newcastle at this time<sup>132</sup>.

The pottery industry is more closely associated with the towns of Stoke-on-Trent. However, archaeological excavations in HUCA 2 have discovered the remains of two kiln bases associated with Samuel Bell's Pomona Potworks (cf. map 15). These two kilns may be those known to have been operating in 1745-6. A third kiln was excavated in 1999 and redware waste sherds, dating to the 1720s and 1730s, were found associated with the kiln wall. It is possible that this industry had its origins in the late 17th century with some pottery, interpreted as possible waste sherds, being found associated with buildings fronting onto the street<sup>133</sup>.



**Plate 10:** The Guildhall, High Street – still at the heart of the market place

The silk industry was first recorded in Newcastle in the early 19th century. A former listed silk mill survives in Marsh Parade which was in use between 1822 and 1838 (within HUCA 10)<sup>134</sup>. It was worked by the firm of Henshall & Lester<sup>135</sup>. Two further silk mills had been established by 1833; one to the south of Friarswood Road (HUCA 23) and one in Hemstalls Lane (HUCA 13)<sup>136</sup>. Both of these sites are marked on Malabar's map of 1847<sup>137</sup>. The silk mill in Hemstalls Lane still partially survives. The mill in Friarswood Road appears to have been redeveloped although two buildings lying adjacent are marked on Malabar's map survive and may well have been associated with the mill.

A paper mill is marked on Malabar's map of 1847 located on Holborn in HUCA 2 and uniforms were being manufactured at Enderley Mills on the north side of Enderley Street in HUCA 13 by 1881; neither of these building complexes now exist<sup>138</sup>.

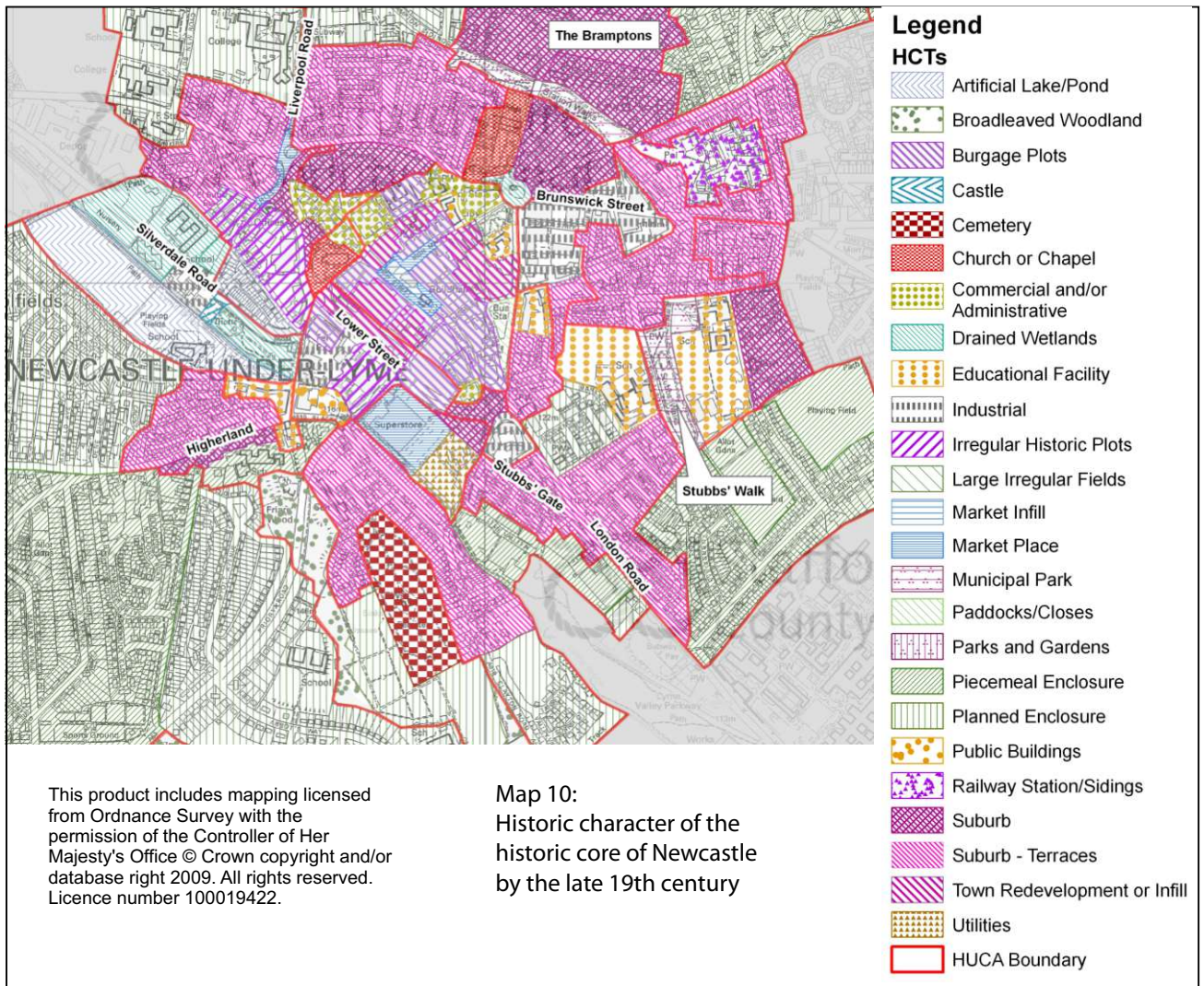
Other industries associated with Newcastle under Lyme during these centuries included brewing and clock making<sup>139</sup>. The growth of Newcastle was also dependent upon industry within the surrounding areas particularly associated with the potteries towns to the east and coal mining around Silverdale to the north west.

### 2.6.3.3 Mills

In 1751 the upper part of the castle pool was drained leaving the mills deprived of sufficient water to drive them. A mill leat is shown on the 1848 map within HUCA 3 and the buildings lying to the south probably represent the watermill<sup>140</sup>. By 1851 this site may have been operated as a tannery as it certainly was by 1878<sup>141</sup>. It is possible that some of the mill buildings were surviving in the 1960s when they were considered to be of 18th century date<sup>142</sup>.

<sup>141</sup> John Samuels Archaeological Consultants 1997a: 7; Ordnance Survey First Edition 1:500 (1878)

<sup>142</sup> John Samuels Archaeological Consultants 1997a: 8; Jenkins 1963: 47 footnote 18



## 2.6.4 Communications

### 2.6.4.1 Roads

During the 18th and 19th centuries the town still lay on an important route linking London with the north west and in one day in 1830 29 coaches passed through the town<sup>143</sup>. Until 1763 the clay and flint used in pottery making was brought south from Liverpool to Newcastle and the pottery towns to the east along this route<sup>144</sup>.

From 1882 trams were introduced to provide transport across the borough<sup>145</sup>.

### 2.6.4.2 Canals

The first Newcastle canal was constructed by Sir Nigel Gresley in circa 1778 to transport coal between Apedale, to the north west, and Newcastle making it one of the earliest canals in the country<sup>146</sup>. Its course has now been partly built over, and a large balancing pond has been created to control the rapid run-off of rainwater from the new Business Park complex. The original watercourse has been culverted to the east<sup>147</sup>.

The Newcastle under Lyme branch of the Trent and Mersey Canal was authorised in 1795<sup>148</sup>. By the mid 19th century an interchange with a mineral railway, known as the Pool Dam branch, had been constructed<sup>149</sup>. The canal was closed in stages after 1921.

In 1797 plans were also approved for the construction of a Junction Canal from the Newcastle or Lower Canal which provided direct canal communication between the collieries to the west of Newcastle and the Pottery towns<sup>150</sup>.

### 2.6.4.3 Railways

The North Staffordshire Railway was constructed from Stoke to Newcastle after 1846. It was originally planned to connect to Ralph Sneyd's Silverdale Ironworks (the site of which lies beyond the EUS project area), but this did not happen until 1852. In the meantime, between 1849 and 1850, Sneyd built a mineral railway from the Silverdale Ironworks across the former Castle Pool to Pool Dam. The Newcastle Canal company extended this mineral railway to an interchange with their canal, lying within HUCA 23, between 1850 and 1859 although this depended upon horse drawn wagons (cf. 2.6.4.2)<sup>151</sup>.

The prime purpose of the railways had been for the transit of heavy mineral traffic, but from 1864 the needs of passengers was given greater priority except on Sneyd's Pool Dam Branch. In this year the North Staffordshire Railway was empowered to extend the Silverdale line to Madeley, and from there to Market Drayton to connect with the Great Western Railway (from Nantwich (Cheshire) to Wellington (Shropshire))<sup>152</sup>.



**Plate 11:** Holy Trinity Roman Catholic Church

## 2.6.5 Religion

### 2.6.5.1 Churches

Most of the medieval church of St Giles was rebuilt by the architect Sir George Gilbert Scott in 1876 and only the 13th century tower survives<sup>153</sup>. In 1807 a new parish of Newcastle was created ending its dependency upon the church at Stoke<sup>154</sup>. However, the graveyard must have been established prior to 1800 as it was enlarged at this date presumably to deal with the increase in population<sup>155</sup>.

In 1826 a piece of land called the Cherry Orchard in The Bramptons (HUCA 11) was sold and the new church of St George was constructed to serve the expanding northern suburbs<sup>156</sup>.

### 2.6.5.2 Catholicism and non-conformism

The surviving Grade II Listed Holy Trinity Roman Catholic Church (cf. plate 11) was built on London Road (HUCA 10) in 1833-4 and by 1851 there were seven non-conformist chapels within the borough<sup>157</sup>. Two mid 19th century chapels survive; the Grade II Listed congregational chapel on King Street in HUCA 8 and a former Methodist chapel on Ryecroft in HUCA 6<sup>158</sup>.

### 2.6.5.3 Cemetery

In the mid 19th century a large cemetery was created probably due to the increasing population of the town (within HUCA 24). St Giles' graveyard had been closed to new burials at a similar period presumably in response to the 1851 Burial Act<sup>159</sup>.

The cemetery is served by a pair of Grade II Listed mortuary chapels which were built in 1866<sup>160</sup>.

## 2.7 20th and 21st centuries

### 2.7.1 Castle

An archaeological evaluation carried out in 1991 within HUCA 1 indicated that part of the motte of the castle had been demolished in the 1920s and the material used to level the ground to the north to enable factories to be built<sup>161</sup>.

By 1935 the site of the castle, including the former pool area, had been acquired by the town corporation. By 1944 the Queen Elizabeth Garden had been created which incorporates the remains of the Scheduled castle motte at its eastern end<sup>162</sup>.

### 2.7.2 Settlement

In 1932 the boundaries of the borough were expanded to include the surrounding parishes of Clayton, Silverdale, parts of Keele and Wolstanton<sup>163</sup>. The inclusion of this land within the borough encouraged housing development on a massive scale both in the 1930s and following the Second World War (cf. map 11). Increasingly Newcastle became a dormitory settlement of the growing conurbation of Stoke-on-Trent to the east. This has continued to the point at which it is no longer possible to see where Newcastle ends and Stoke-on-Trent begins.

Several buildings associated with the medieval

and early post medieval colonisation of the High Street within HUCA 6 were demolished in the 1930s to improve the junction with Ironmarket. This led to the construction of the block of shops and offices known as Lancaster Buildings between 1936 and 1940, now a Grade II Listed building<sup>164</sup> (cf. plate 12). At the southern end of the High Street further buildings were removed to widen the main highway<sup>165</sup>. The demolition of historic buildings has continued into the later 20th century and includes the former paper mill in Holborn, buildings to the east of Liverpool Road and to the rear of the High Street. The almshouses built in the 18th century on the corner of Lower Street and Bridge Street in HUCA 2 were demolished to make way for the ring road.



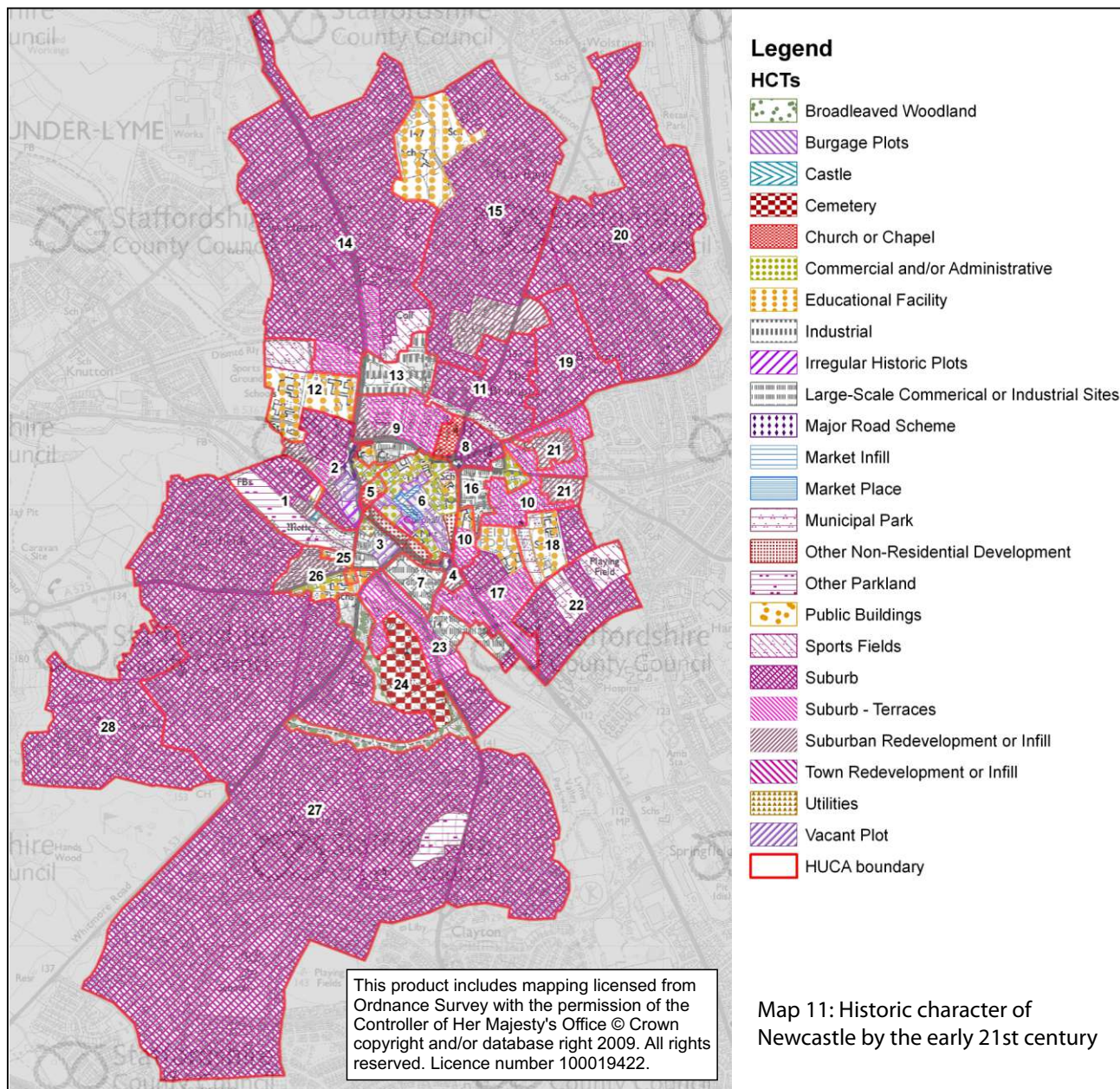
Plate 12: Lancaster Buildings

### 2.7.3 Economy

The historic core of Newcastle (HUCA 6) is now primarily an area of commerce with most of the buildings in the High Street and Ironmarket having been converted or rebuilt as either shops or offices (cf. map 12). Despite this medieval burgh plots are still identifiable along the High Street and Ironmarket (cf. 2.4.3).

An open air market still operates within Newcastle into the 21st century.



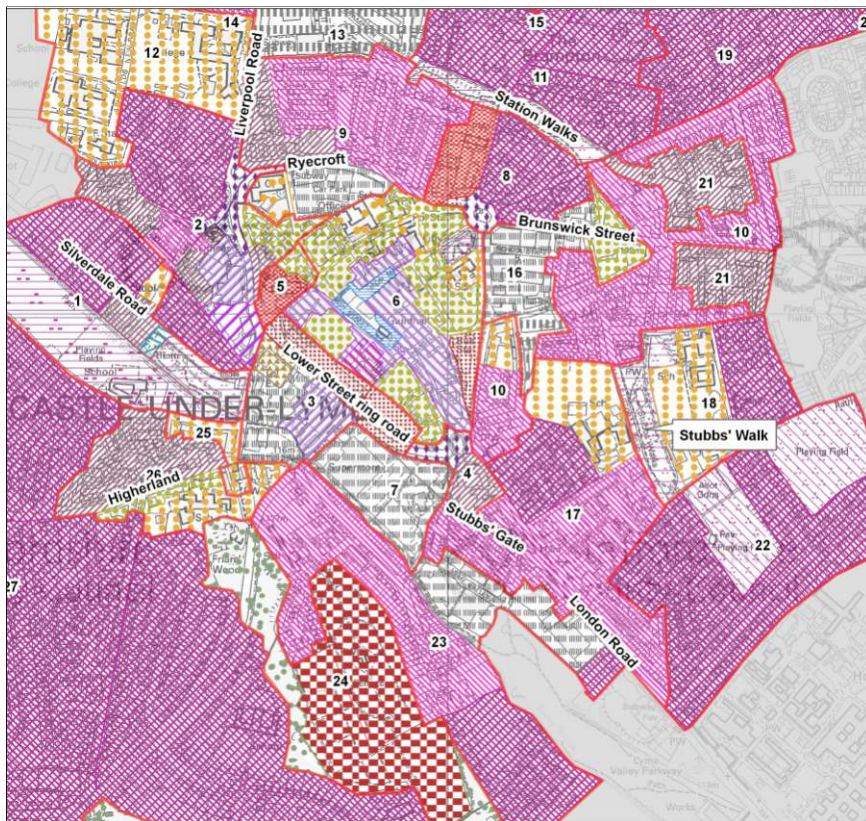


### 2.7.4 Religion

The continued expansion of Newcastle in the late 19th and early 20th century led to the building of St Paul's Church in Victoria Road in 1905. The new parish was formed partly out of St George's parish and partly out of Penkhull parish<sup>166</sup>.

### 2.7.5 Communications

A ring road had been constructed by 1973 which effectively isolated St Giles' church from the High Street<sup>167</sup>.



### Legend

#### HCTs

- Broadleaved Woodland
- Burgage Plots
- Castle
- Cemetery
- Church or Chapel
- Commercial and/or Administrative
- Educational Facility
- Industrial
- Irregular Historic Plots
- Large-Scale Commercial or Industrial Sites
- Major Road Scheme
- Market Infill
- Market Place
- Municipal Park
- Other Non-Residential Development
- Other Parkland
- Public Buildings
- Sports Fields
- Suburb
- Suburb - Terraces
- Suburban Redevelopment or Infill
- Town Redevelopment or Infill
- Utilities
- Vacant Plot
- HUCA boundary

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Map 12:  
Historic character of the  
historic core of Newcastle  
by the 21st century

# Part Two: Characterisation and Assessment

## Section Summary

- ◆ The areas with the greatest historic and archaeological interest are those that lie within the extent of the medieval town around St Giles' Church (**HUCA 5**) and along the two market places in High Street and Ironmarket (**HUCA 6**). The greatest concentration of the earliest known Listed buildings lie within these two HUCAs including the Grade II\* St Giles' Church and nine Grade II Listed buildings known to have at least 15th to 17th century cores behind the later facades. These two HUCAs also form the core of the Newcastle-under-Lyme Conservation Area.
- ◆ Other HUCAs known to have lain within the extent of the medieval town are **HUCA 1**, **HUCA 2**, **HUCA 3** and **HUCA 7**. In each of these HUCAs there is a high potential for below ground archaeological deposits to survive relating to the development of the town, possibly from prior to the Norman Conquest (1066) particularly within **HUCA 2** and **HUCA 3**. Archaeological deposits have been recorded during previous ground works within **HUCA 1**, **HUCA 2** and **HUCA 3**; evidence for the site of the medieval friary was identified during works in the 19th century within **HUCA 7**. **HUCA 1** contains the Scheduled remains of the medieval castle, the motte of which is still legible within Queen Elizabeth Park. Few other heritage assets are legible within these HUCAs, although a Grade II Listed building stands on the Lower Street Ring Road within **HUCA 2** and other individual assets may also exist. However, their overall historic character has been significantly impacted by road improvements and re-development during the 20th century. The Newcastle-under-Lyme Conservation Area overlaps into **HUCA 2** and **HUCA 3**.
- ◆ It is currently unclear whether **HUCA 4** had formed part of the medieval town. There is little historic character surviving within the **HUCA**.
- ◆ There is currently little evidence for suburban expansion during the medieval and post medieval periods, although it most likely to have occurred within **HUCA 25** and **HUCA 26** and consequently these areas retain the potential for surviving archaeological deposits to remain. Certainly documentary evidence suggests that development had occurred within these HUCAs by the 18th century. **HUCA 25** retains the greatest legible historic character in the form of historic buildings largely educational and religious in nature one of which is Grade II Listed. **HUCA 26** has probably seen at least two periods of re-development the most recent during the late 20th century.
- ◆ The earliest extant suburbs across the Newcastle EUS project lie to the north of the town centre (**HUCA 8**) where late 18th and early 19th century properties survive laid out along a contemporary street pattern. There is a concentration of Grade II Listed buildings, both domestic in origin and religious, within the **HUCA**. The Newcastle-under-Lyme Conservation Area extends across the **HUCA** emphasising its historic importance.
- ◆ Three other Conservation Areas have been designated within the EUS project area all of which relate to the early suburban expansion. **HUCA 8** is largely contiguous with the Bramptons Conservation Area and incorporates four Grade II Listed buildings including the earliest house within these suburbs which dates to 1836. **HUCA 18** is contiguous with the Stubbs' Walk Conservation Area (although a small section also falls within **HUCA 10** and

**HUCA 17**) which comprises an early 19th century public park and late 19th century houses. The Basford Conservation Area identifies the historic importance of two streets within **HUCA 20**, Curzon Street and Lower Oxford Road, which comprise 19th century houses. Parts of **HUCA 10** lie within both the Newcastle-under-Lyme Conservation Area and the Stubbs' Walk Conservation Area. It also incorporates six Grade II Listed buildings including two houses and a former silk mill which date to the early 19th century. The legibility of the heritage assets of these HUCAs is of particular importance to Newcastle's local distinctiveness.

- ◆ Other HUCAs also incorporate the early expansion of Newcastle's suburbs (**HUCA 9**, **HUCA 10**, **HUCA 17** and **HUCA 23**) which date to from the mid 19th to the early 20th century. Terraces are a particular feature of these HUCAs all of which contribute to the local distinctiveness of the town. **HUCA 14** is comprised of predominantly inter-war suburbs, but a number of streets of late 19th and early 20th century terrace house survive to the south.
- ◆ The Newcastle cemetery within **HUCA 24** had its origins in the mid 19th century and includes two Grade II Listed cemetery chapels built in 1866. The cemetery has since been extended, but along with Friars Wood the character of this HUCA has a woodland character which is distinctive within the wider townscape. The woodland may have its origins in the medieval or post medieval period.

The greatest period of expansion occurred during the inter-war and post-war periods to both the north (**HUCA 13**, **HUCA 14**, **HUCA 15**, **HUCA 19** and **HUCA 20**). Some late 19th century properties survive within

**HUCA 19**, which in character mirrors that of the adjacent **HUCA 11** and the Brampton Conservation Area. Further 19th century houses survive within **HUCA 14** and **HUCA 20**; in the latter this extends beyond the area of the Basford Conservation Area. Below-ground archaeological potential has also been identified within **HUCA 14** and **HUCA 15** largely relating to earlier settlement and the alignment of the Roman road.

- ◆ **HUCA 27** and **HUCA 28** represent the southern suburban expansion; the former from the inter-war period and the latter consisting of wholly late 20th century housing. The Westlands estate, within **HUCA 27**, is of interest for its origins as a garden city suburb in the 1920s; particularly its distinctive street pattern.
- ◆ The HUCAs with the least historic and archaeological interest relate to areas of purely mid to late 20th century development (**HUCA 12**, **HUCA 16**, **HUCA 21** and **HUCA 22**). However, a few historic industrial buildings survive within **HUCA 13** and **HUCA 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 2.

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-eight HUCAs have identified for Newcastle-under-Lyme.

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>168</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>168</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 character area to provide material for future interpretation is also considered.</p>

**Table 2:** Heritage values

### 3.2.2 Assessment of value

The aim of applying values of high, medium, low is to **indicate** the likely sensitivities of the historic environment within each character area. 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>169</sup>.

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

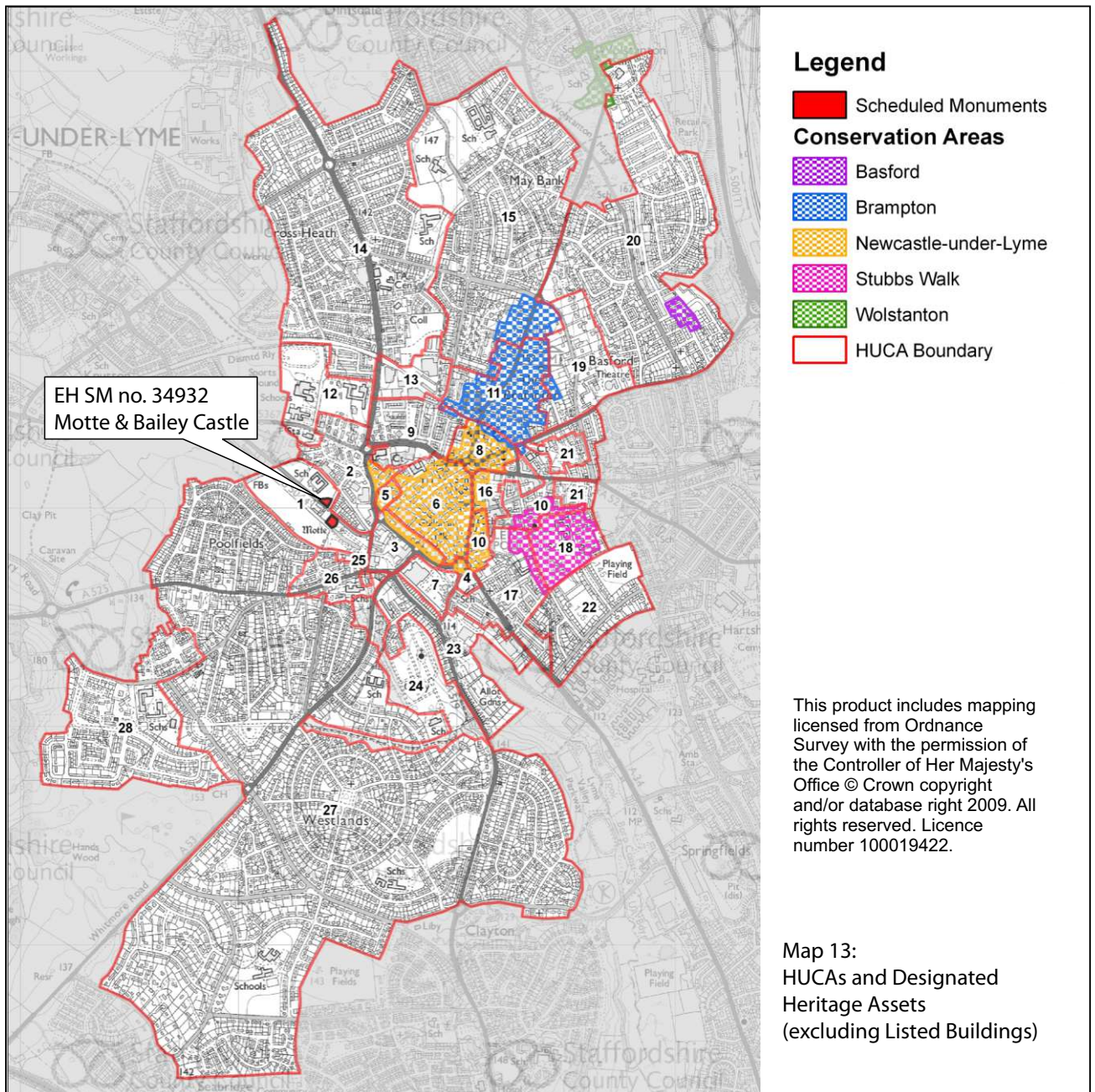
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage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



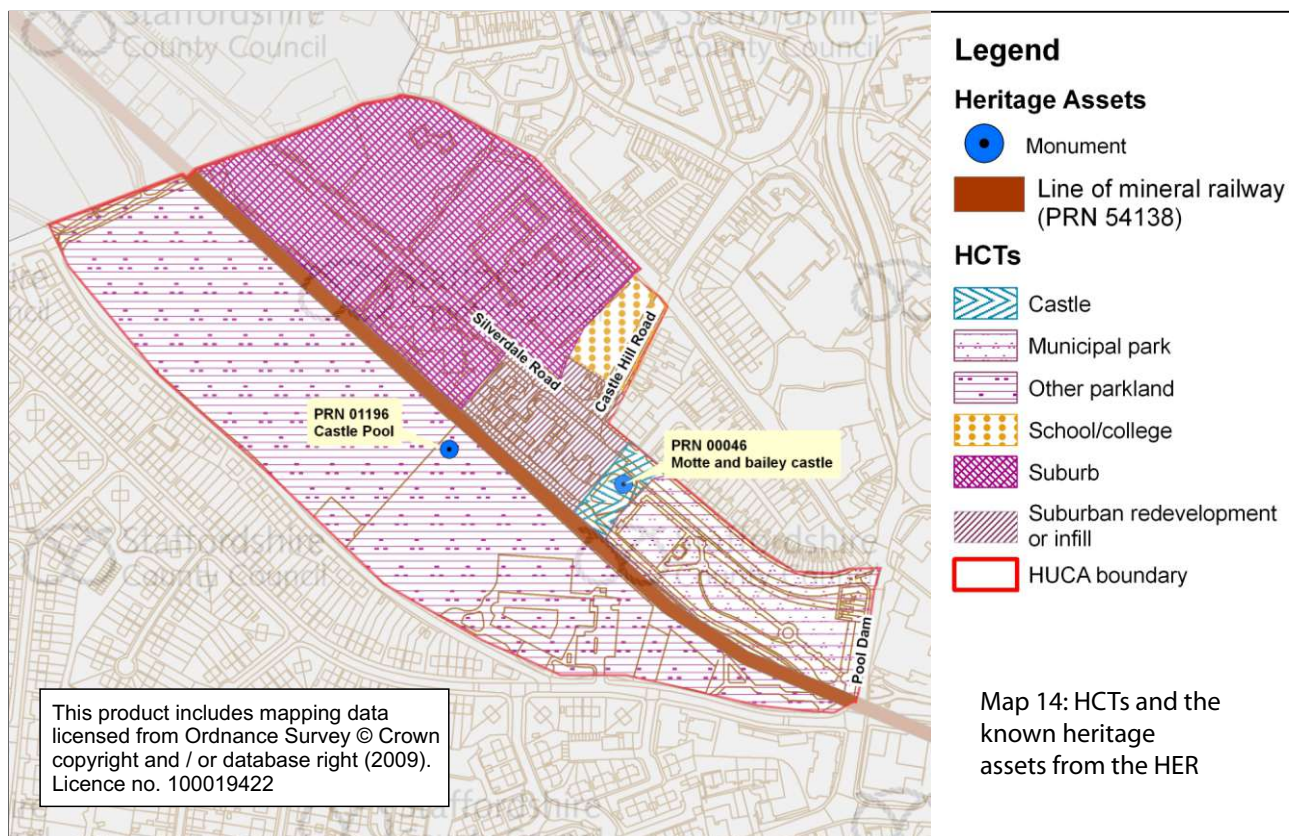
	<b>Low</b>	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.
<b>Communal value</b>	<b>High</b>	Contains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

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

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



## 4.1 HUCA 1 – The Castle and Silverdale Road



### 4.1.1 Statement of heritage significance and built character

This HUCA represents the site of the medieval castle and Castle Pool which had surrounded it (cf. 2.4.1)<sup>170</sup>.

The Newcastle element of the placename recalls the importance of this site in the history of the settlement, and traditionally it has been ascribed a determining role in the origins and early morphology of the settlement. The castle developed through the medieval period until the 17th century by which time it had largely fallen into decay, although the motte and various below ground features survive and form a Scheduled Monument<sup>171</sup>. In the medieval period the castle site was closely associated with the large Castle Pool, which surrounded it and covered around 13ha.

The Castle Pool was finally drained during the 19th century and the land reclaimed primarily as gardens and meadow land<sup>172</sup>. Despite being drained more than a century ago the area of the pool has remained relatively free of development, largely comprising parkland, and the form of it can still be discerned within the early 21st century townscape (cf. map 12).

Development within this character area began in the 19th century and included the line of a railway which closely followed the Lyme Brook. An iron foundry was constructed adjacent to the motte during the same century and this site has been redeveloped for housing. The built character of the character area comprises 20th century schools and apartment blocks.

Queen Elizabeth Park was established in 1944 and the motte has been retained as a feature within this site.

#### 4.1.2 Heritage values

<p><b>Evidential value:</b> There is a high potential for the above and below ground remains associated with the castle to inform the understanding of the town particularly the influence of the castle on its potential earliest location (cf.2.4.2). There is also the potential for paleoenvironmental evidence to survive in areas across the extent of the former Castle Pool which could elucidate the local environment around Newcastle.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets are currently comprised of the standing remains of the Scheduled castle motte within Queen Elizabeth Park. Its survival and legibility is immensely important to the understanding of the development and status of Newcastle during the medieval period. To some degree the parkland to the south of the HUCA retains a sense of the size of the former Castle Pool.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The historic character of the HUCA is primarily comprised of 20th century development and parkland. The open nature of this area of the townscape does recall the size of the former pool. The historic importance of the castle has been identified through its designation as a Scheduled monument being of national importance.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA incorporates parkland, much of which is contiguous with the former Castle Pool. The standing remains of the Scheduled castle are preserved with the Queen Elizabeth Park and there is consequently good potential to interpret the heritage of this HUCA to enhance community and visitor engagement.</p>	<p><b>High</b></p>

#### 4.1.3 Recommendations

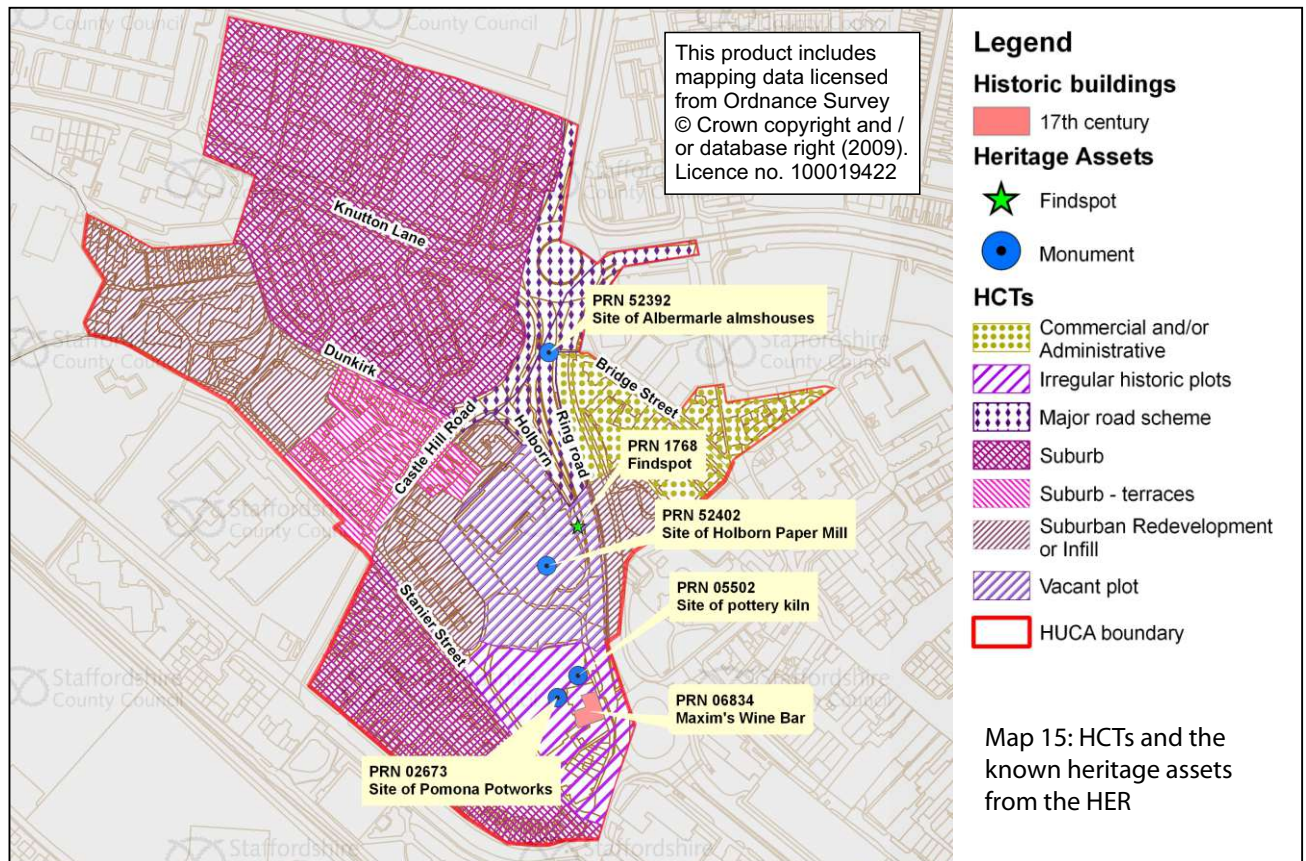
The assessment of the heritage values has identified considerable historic interest within the HUCA particularly relating to the archaeological potential associated with both the site of the castle and the former extent of the Castle Pool. The historic and archaeological importance of the castle has been identified in its designation as a Scheduled Monument.

- ◆ A statement of significance may 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. paras. 128 of NPPF)<sup>173</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance

the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>174</sup>.

- ◆ The Scheduled Monument and its settings are covered under para. 132 of NPPF<sup>175</sup>. Any works within the designated area will require Scheduled Monument Consent. English Heritage should be contacted for further advice.

## 4.2 HUCA 2 - Upper Green



### 4.2.1 Statement of heritage significance and built character

The HUCA represents a variety of HCTs within the modern townscape (cf. map 15). The legibility of the historic townscape has been greatly impacted by 20th century alteration and re-development. The greatest change relates to the loss of Upper Green and Lower Street to a road improvement scheme (HCTs 'Major road scheme' on map 15). Upper Green has been identified as a potential early market place, pre-dating the planned town along the High Street (cf. 2.4.2). Lower Street, now part of the Ring road within HUCA 2 also retains the potential for pre-town settlement (map 2). The Upper Green/Lower Street route through the town either pre-dated or at least was the primary route prior to the founding of the planned town in the late 12th century. Map 15 identifies an area of 'Irregular historic plots' along Lower Street/ring road. This is signified by the survival of the Grade II Listed Maxim's Wine Bar whose earliest fabric has been identified as being of late 17th century date, although the potential for earlier surviving fabric may also be retained within the structure. It is possible that there was a degree of contraction and expansion of settlement in this area during the medieval and post medieval period and this hypothesis could only be tested through archaeological investigation. By at least the 18th century industry was being carried out along this routeway; although the earliest archaeological evidence has revealed a possible 17th century pottery industry adjacent to the extant Maxim's Wine Bar (cf. map 15)<sup>176</sup>. It is possible that this area had an industrial character from at least the medieval period. The Holborn Paper Mill is likely to have been of 19th century origin and the site was

finally cleared of buildings in the early 21st century<sup>177</sup>.

There is also the potential for early settlement to have existed in the area of Lower Green, now represented by Castle Hill Road which has retained its historic alignment within the modern townscape. Despite its likely early origins Castle Hill Road has a suburban character being lined by early 20th century terrace houses and mid to late 20th century red brick semi-detached properties. Further south Castle Hill Road becomes John O'Gaunts Road and the eastern side is comprised of further mid 20th century red brick houses. These properties lie within the extent of the former Castle Pool which was drained during the 19th century.

The possible extent of early medieval settlement within this HUCA is indicated on map 2. The detail on this map is currently conjectural, but shows the areas of possible Saxon settlement. This is complimented by map 4, which shows the area of possible pre-12th century settlement as well as the site of the conjectured early market place at Upper Green.

Bridge Street lies within the eastern portion of the HUCA and its potential origins have been discussed in detail in sections 2.4.2 and 2.4.3. The status of this area of the town during the medieval period could be confirmed through archaeological investigations. Its character within the modern townscape of this HUCA (the 20th century development to the north of the street lies within HUCA 9) is one of 19th century commercial properties. These properties are largely two storeys and have been either rendered or painted. On the corner of Bridge Street and High Street there are three storey brick buildings of probable 19th century date. However, these buildings may retain earlier fabric within their structures which could elucidate the development of this street. The historic importance of Bridge

Street to the modern townscape has been identified through its incorporation into the Newcastle-under-Lyme Conservation Area (050).

Another aspect of the earlier history of the town which cannot be discounted is the possibility of an outer bailey of the castle lying within this HUCA, possibly defined by Holborn. The likelihood of an outer bailey has been discussed above, but archaeological intervention could determine whether it existed or not.

Late 20th century suburban development has occurred to the west of the HUCA along Knutton Lane and Dunkirk. Part of this area lies adjacent to the Upper Green market place and there is consequently some potential for archaeological evidence relating to early settlement to survive within this area. The majority of the housing, however, was constructed upon the site of late 19th century terrace housing. This area had probably formed part of Ashfield open field during the medieval period (cf. 2.4.6.1).

To the south of Dunkirk the built character includes late 20th century apartment blocks and houses, which were constructed upon the site of late 19th century terrace houses. However, a number of terraces survive facing onto Dunkirk. The road name dates to at least the late 18th century and its origins are currently unclear<sup>178</sup>.

**4.2.2 Heritage values**

<p><b>Evidential value:</b> There is a high potential across the HUCA for the legible and intangible heritage assets to make an important contribution to an understanding of the social and economic history of Newcastle from its pre-urban origins onwards. There is the potential for evidence of pre-urban and later settlement to survive as below ground archaeology along several of the streets within the HUCA, with the exception of the western portion of the Knutton Lane housing estate which was probably constructed upon the site of a medieval open field. The extant historic buildings also retain the potential for surviving fabric to provide a clearer understanding of their period of origin and function.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets are restricted to the surviving historic buildings along Bridge Street, lying within the Conservation Area, and the Grade II Listed Maxim's Wine Bar. Much of the road system within the HUCA has also been altered during the late 20th century although Castle Hill Street and Holborn are likely to retain their medieval alignments. These heritage assets still make an important contribution to the visual understanding of the development and history of Newcastle.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The majority of the historic character of the HUCA has been significantly altered during the 20th and early 21st centuries. However, the historic importance of specific elements of the modern townscape has been identified. The national importance of Maxim's Wine Bar has been identified through the Grade II Listing and the historic buildings along Bridge Street form part of the Newcastle-under-Lyme Conservation Area (050).</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The legible heritage assets form part of the commercial economy of the town and as such are accessible to the community and visitors. An increased understanding of the historical development of the HUCA and its relationship to the wider history of the town would enhance community enjoyment and engagement.</p>	<p><b>Medium</b></p>



### 4.2.3 Recommendations

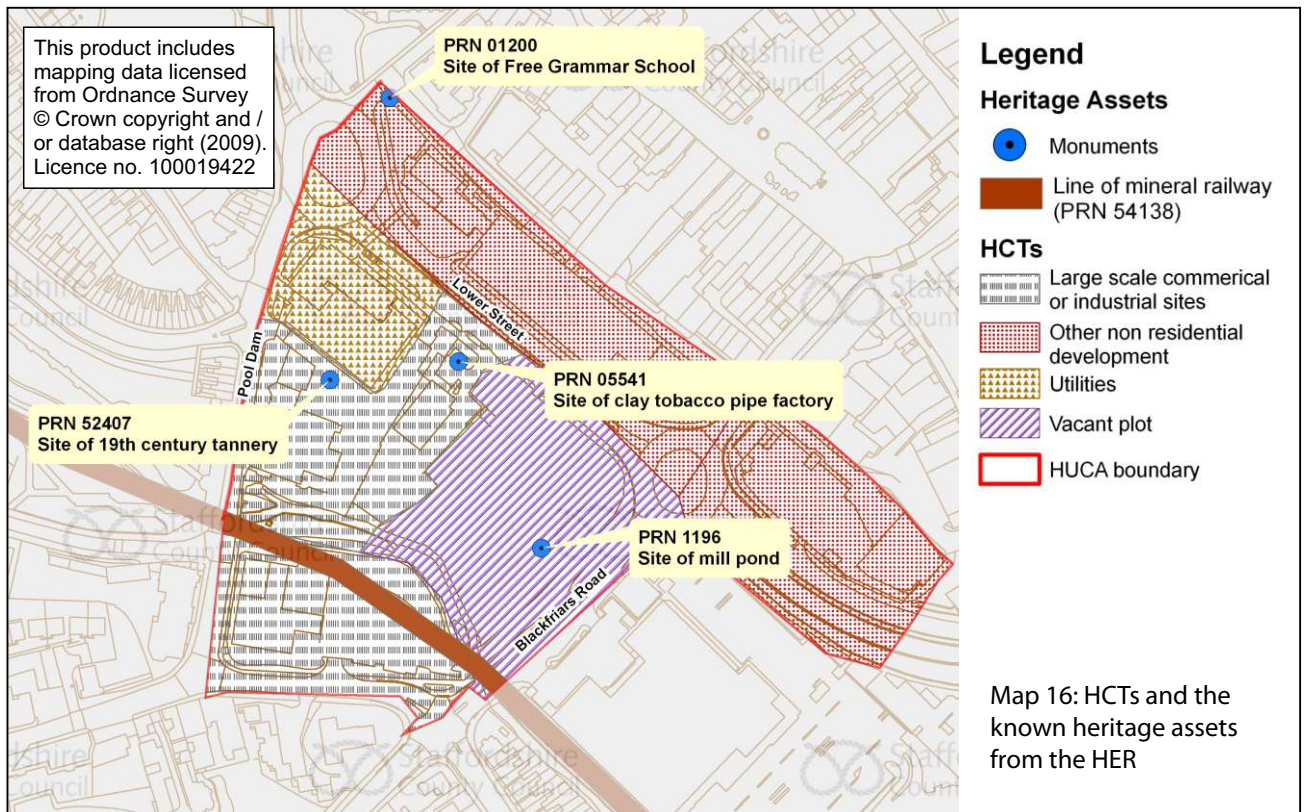
The assessment of heritage significance and values reveals that there is a high potential for the survival of below ground archaeological deposits. The historic character is dominated by landscaping originating in the 18th and mid 19th century; although Minster Pool itself may have been first created in the early medieval period. The HUCA is not dominated by a built character per se, but those properties that are located here are all of historic and architectural interest.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>179</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape as well as the setting of the two Conservation Areas. There is the opportunity for heritage to form an important part of the sustainable regeneration along Bridge Street in particular and strengthen a sense of place 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>180</sup>.
- ◆ The conservation of the historic character of the HUCA would include the retention of the historic street pattern where it survives.

Any planned development or significant change within or adjacent to the Conservation Area should consult the Newcastle Borough Conservation Officer in the first instance. The Conservation Area, Listed Buildings and their settings are covered under para. 132 of NPPF<sup>181</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, function and role in Newcastle's social and economic history. 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>182</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 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>183</sup>.

### 4.3 HUCA 3 – Lower Street and Pool Dam



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

The dual carriageway of the ring road follows the earlier route of Lower Street through this HUCA. By 2009 the current buildings all dated to the second half of the 20th century comprising multi-storey car parks to the north of Lower Street and industrial and commercial properties to the south. The north side of Lower Street lies within the Newcastle-under-Lyme Conservation Area (050).

It has been proposed that Lower Street formed part of a route through the town which either pre-dated or at least was the primary route prior to the founding of the planned town in the late 12th century. Maps 2 and 4 identify the potential extent of settlement within the HUCA for which there may be surviving below ground archaeological deposits. Burgage plots have been identified from historic maps along Lower Street may relate to those mentioned in 14th century documents (shown on map 5 and cf. 2.4.3). The properties on the southern side of Lower Street may have utilised the Lyme Brook in industrial activities such as tanning or dyeing. Evidence for 18th century industry has been recorded in an archaeological evaluation which revealed the presence of a clay pipe factory<sup>184</sup>.

Pool Dam also falls within this HUCA and this road runs along the dam which had created Castle Pool to the west (cf. HUCA 1) in the medieval period. To the east of the dam there had stood a watermill mentioned in various medieval documents and a watermill was present in this area in the late 18th century<sup>185</sup>. An archaeological excavation in this area revealed a possible water

course which pre-dated the late 17th century, although the location of the medieval mill is not known. Yates' map indicates that by the late 18th century the watermill stood upon a mill race to the north of the Lyme Brook, the former is also shown on Woods' map of 1838. It is possible that the buildings complex shown lying on the mill race on this early 19th century map is a watermill. By the late 19th century the site was being operated as a tannery<sup>186</sup>, although it is believed that some of the former mill buildings survived within this site possibly until the 1960s<sup>187</sup>.

#### 4.3.2 Heritage values:

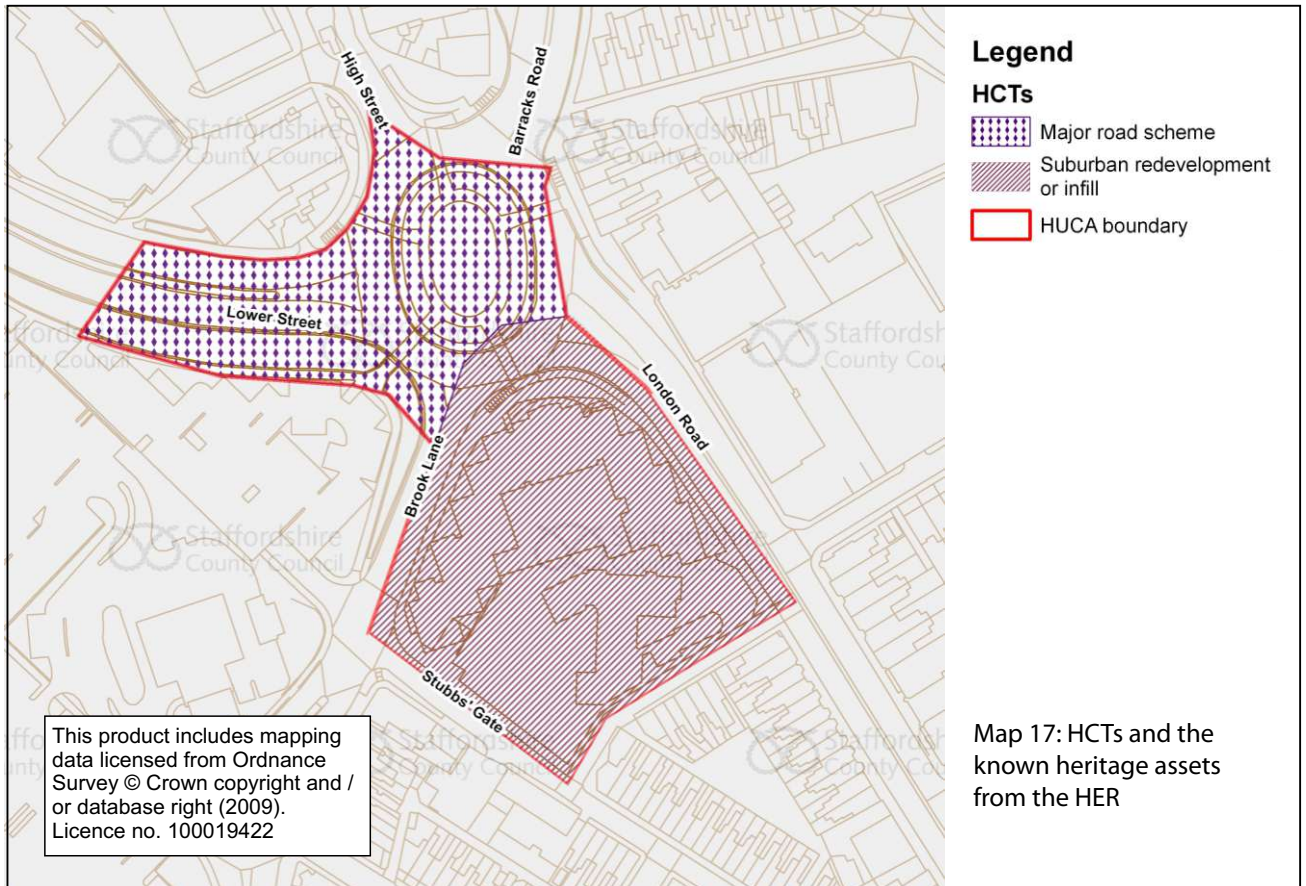
<b>Evidential value:</b> There is a high potential for below ground archaeological remains to survive within the HUCA associated with settlement dating from the pre-urban medieval period onwards as has been demonstrated by previous archaeological evaluations.	<b>High</b>
<b>Historical value:</b> There are no known legible heritage assets lying within the HUCA.	<b>Low</b>
<b>Aesthetic value:</b> The northern side of Lower Street lies within the Newcastle-under-Lyme Conservation Area (050).	<b>Medium</b>
<b>Communal value:</b> The HUCA mostly comprises 20th century re-development and from a heritage perspective its value is limited. However, further research could elucidate the role of the friary in medieval Newcastle which could enhance community engagement in this area.	<b>Low</b>

#### 4.3.3 Recommendations

The assessment of the heritage values has identified that the historic interest within the HUCA relates primarily to the potential for surviving below ground archaeological deposits. However, the northern side of Lower Street lies within the Conservation Area and the remainder of the HUCA forms part of its setting.

- ◆ Any planned development or significant change within or adjacent to the Conservation Area should consult the Newcastle Borough Conservation Officer in the first instance. The Conservation Area and its setting is covered under para. 132 of NPPF<sup>188</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>189</sup>.

## 4.4 HUCA 4 – Stubbs' Gate



### 4.4.1 Statement of heritage significance and built character

The character of this HUCA is defined by a large traffic roundabout associated with the ring road development and an early 21st century apartment block.

It has been suggested that the name Stubbs' Gate may indicate the limits of the eastern medieval extent of Newcastle. A watching brief upon the area of the early 21st century apartments was unable to establish the history of this site prior to the 20th century due to extensive landscaping<sup>190</sup>. Consequently it was not possible to determine whether medieval settlement existed in this area. However, a desk based assessment concluded from archaeological and cartographic evidence that medieval settlement was unlikely to have extended this far east and that the name Stubbs' Gate was probably 19th century in origin and may have related to a gate into the medieval open field of this name<sup>191</sup>.

The development of this area may have been associated with the construction of London Road in the mid 1820s<sup>192</sup>. Development is clearly marked on the First Edition OS 1:500 map (1878) and was mostly industrial in nature, although domestic properties are indicated facing onto Brook Street. The buildings shown upon the 1878 map, over which the roundabout was constructed, also appear to be domestic in origin and were probably present by the end of the 18th century<sup>193</sup>.

#### 4.4.2 Heritage values:

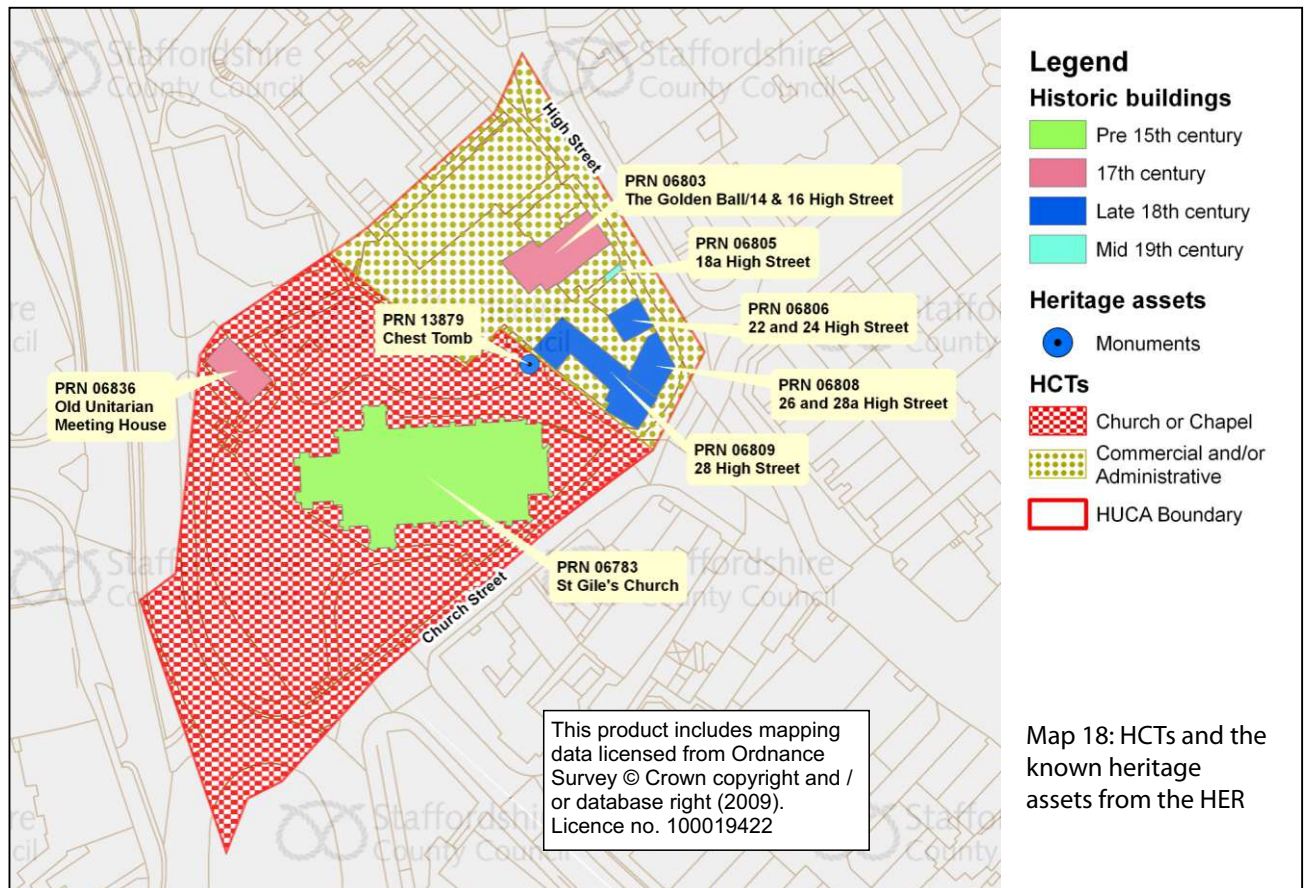
<p><b>Evidential value:</b> It is currently unclear whether the medieval town extended into the HUCA and previous archaeological work was unable to clarify this. Consequently there remains the potential for archaeological deposits to survive which may relate to pre-19th century settlement although the impact of subsequent development may have impacted upon their survival.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> There are no legible heritage assets within the HUCA.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The historic character of the HUCA comprises 20th century re-development.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises 20th century road improvements and early 21st century re-development. Consequently from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

#### 4.4.3 Recommendations

The assessment of the heritage values have identified that the limited historic interest within this HUCA.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>194</sup>.

## 4.5 HUCA 5 – St Giles' Church



### 4.5.1 Statement of heritage significance

This HUCA is dominated by the Grade II\* Listed St Giles' Church, which sits on the end of the sandstone ridge around which the upper town is formed and is consequently very prominent within the topography of the townscape<sup>195</sup>. A Grade II Listed chest tomb also lies within the churchyard<sup>196</sup>. The historic importance of this site to the modern townscape has been identified in its incorporation into the Newcastle-under-Lyme Conservation Area (050).

It is not currently known whether the medieval church of St Giles was constructed at the same time as the new planned town along High Street (HUCA 6) or whether it pre-dates the town and relates to the proposed earlier settlement focus of Upper Green and Castle Hill Street (HUCA 2). This has been discussed in greater detail under sections 2.4.2 and 2.4.3 which also highlight the potential for pre-urban settlement along High Street. Burgage plots are identifiable within the townscape on the opposite side of High Street and the remains of a 15th/16th century structure have been identified within Fenton House (cf. HUCA 6 and map 5)<sup>197</sup>.

Within the HUCA a Grade II Listed early 17th century property survives on the western side of High Street suggesting occupation adjacent to the church by at least this date and may represent expansion of the built up area<sup>198</sup>. There are a further four mostly late 18th century Grade II Listed buildings lying along High Street, although there may be the potential for earlier cores to survive

behind later facades<sup>199</sup>.

Further settlement was located at the base of the hill to the north west of the church by at least the 18th century, but this was demolished during the early to mid 20th century. The Grade II Listed Unitarian Meeting House was first established in this area around 1650 although it was restored in 1717 and a second storey was added in 1926 (plate 7)<sup>200</sup>.

#### 4.5.2 Built character

There are eight Listed buildings and structures lying within the HUCA. The church is Grade II\* and was largely rebuilt in coursed and square sandstone blocks in 1876 by the architect Sir George Gilbert Scott. The 13th century tower survives, but this has also been refaced with sandstone (cf. plate 3). The other church within the HUCA dates from the mid 17th century having been restored in the early 18th century; a second storey was added in 1926. The building is constructed of brick, but this has been roughcast (cf. plate 7).

The historic vernacular buildings within the HUCA are now confined to the western side of High Street. Four of the five Listed buildings which lie along the High Street along with the unlisted historic buildings are all three storey brick built properties, although some are painted and one of the unlisted properties has a rendered frontage. Three of the Listed buildings date to the late 18th century and incorporate mid and late 19th century shop fronts<sup>201</sup>. 18a High Street dates to circa 1840 and is possibly a purpose-built shop<sup>202</sup>.

The final Listed building within the HUCA is 14-16 High Street which is a two storied 17th century timber framed building with a jettied upper floor<sup>203</sup>. The building has early 19th century alterations, although it is not clear at what date it was externally rendered and had imitation timbering painted on the frontage.

#### 4.5.3 Heritage values:

**Evidential value:** : The church and the surviving historic buildings all contribute to an understanding of the historical development of Newcastle. The church incorporates medieval architecture and High Street is likely to have been the focus of settlement from at least the 12th century if not earlier. Despite limited archaeological investigation to date (2010) there is great potential for archaeology to survive with the historic core relating to both domestic and industrial activity from the medieval period onwards. The street pattern may pre-date the planning of the town in the late 12th century. The surviving historic buildings have the potential to retain earlier fabric within the existing structures which would make an important contribution to the understanding of the historical development of Newcastle.

**High**

<p><b>Historical value:</b> The heritage assets are highly legible within the character area and the Grade II* St Giles' church is a significant landmark within the wider townscape. The historic buildings, both listed and unlisted, also contribute to a visual understanding of the development of the town and its economic fortunes. The street pattern is also of historical importance.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> Seven of the historic buildings and one structure have been identified as being of national significance including the church, which is Grade II* Listed, the remainder being Grade II Listed. The historic importance of the HUCA has also been identified in the designation of the Newcastle-under-Lyme Conservation Area (050). The historic environment therefore contributes strongly to the aesthetics of the HUCA.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA lies within the commercial heart of the modern town and as such enables the community to engage with the heritage assets which are highly visible within the character area. St Giles' church is a public place of worship and the church yard is also accessible to the public.</p>	<p><b>High</b></p>

#### 4.5.4 Recommendations

The assessment of the heritage values has identified that the HUCA retains significant historic interest; this includes the historic buildings, street pattern and the potential for surviving below ground archaeological deposits.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>204</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>205</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.
- ◆ The conservation of the historic character of the HUCA should include the retention of the historic street pattern.



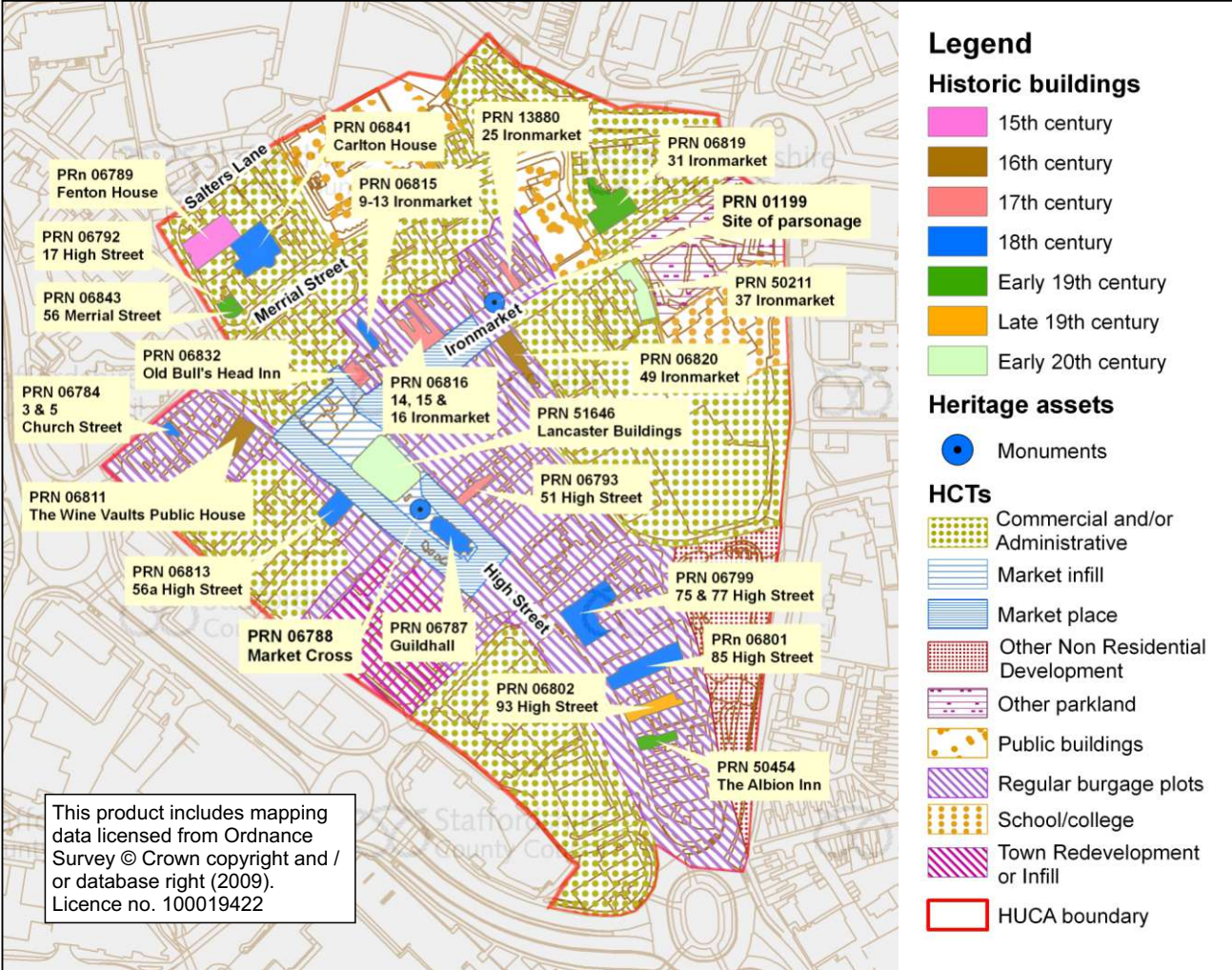
<sup>206</sup> Ibid.

<sup>207</sup> Ibid.

<sup>208</sup> English Heritage 2006. Web: <http://www.english-heritage.org.uk/publications/streets-for-all-west-midlands/> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Newcastle-under-Lyme Borough Conservation Officer in the first instance. The Conservation Area, Listed Buildings and their settings are covered under para. 132 of NPPF<sup>206</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform us about their origins, function and role in Newcastle's social and economic history. 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>207</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 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>208</sup>.

### 4.6 HUCA 6 – Upper Town



Map 19: HCTs and the known heritage assets from the HER

#### 4.6.1 Statement of heritage significance

This area of Newcastle has been referred to as the Upper Town to distinguish it from the potentially earlier settlement around Upper Green (cf. HUCA 2). The majority of the HUCA lies within the Newcastle-under-Lyme Conservation Area (050) and there are 19 Grade II Listed buildings. The framework of the HUCA was probably laid down in the late 12th century and certainly no later than the early 13th century (cf. 2.4.3 and map 5). This includes not only the street pattern, incorporating the two market places on High Street and Iron Market, but the burgage plots which are still legible in areas across the HUCA (cf. HCTs 'Regular burgage plots' on map 17 and plate 2). There is consequently the potential for below ground archaeological deposits to survive across the HUCA relating to the development of this area of Newcastle.

The presence of the two market places within the townscape confirms the importance of this HUCA to the economic development of the town; a Grade II Listed late 18th century market cross

still stands on the High Street, although it is likely to have replaced an earlier medieval structure<sup>209</sup>. The three islands of buildings within the High Street market place (HCT 'Market Infill' on map 17) probably relate to the encroachment of permanent market stalls within the market place from at least the post medieval period. The current buildings within the 'Market Infill' appear to date to the 19th and 20th centuries; the Lancaster buildings to the east of the entrance to Ironmarket were constructed in the late 1930s and are Grade II Listed<sup>210</sup>. The Grade II Listed Guildhall also lies within this area at the commercial heart of the active market place and represents the physical signs of earlier administrative functions within the town which date from the late 13th century<sup>211</sup>. The extant building was built in the 18th century and probably replaces an earlier structure.

Historically this HUCA would have been characterised by residential and commercial functions, although the latter has become more pronounced from the 19th century onwards when people started to distinguish between their places of work and where they lived. The historic buildings within the HUCA confirm this tendency where the majority of the 18th century and earlier properties were clearly originally constructed as houses, but were converted to commercial premises some as early as the mid 19th century from the evidence of the extant shop fronts<sup>212</sup>. Three of the Grade II Listed late 18th and 19th century properties were probably constructed as purpose-built shops again perhaps confirming the change in emphasis from domestic requirements to a principally commercial function. A Post Office was built in Ironmarket in 1914; the property was converted to a public house in the early 21st century<sup>214</sup>.

The Grade II Listed Fenton House on High Street has been identified as the earliest vernacular building known to survive within

Newcastle<sup>215</sup>. The earliest phase of construction was timber framed and probably dated between the have been were identified the earliest dating to the 17th century. Externally the building has a mid 18th century appearance. A number of other Listed buildings within the town also retain earlier, timber framed cores. Two of these, one standing in High Street and the other in Ironmarket, probable date to the 16th century and a further three may have 17th century origins (cf. plate 13)<sup>216</sup>. Further research on these properties may elucidate their precise period of origin and function. All of these properties have been altered in the intervening periods, but the survival of the earlier cores raises the possibility that other historic buildings, both Listed and unlisted, within the HUCA may also be hiding earlier cores behind later facades.



**Plate 13:** Mid/late 16th century building formerly The Star Inn on Ironmarket (PRN 06820)

Until the late 18th century the growth of the town was limited to the east by marshland, which must have led to an intensification of development within HUCA 6 during the later medieval and post medieval periods. Even by the early 14th century, elsewhere in the town there is evidence of grants of partial burgages, indicating a sub-division of earlier larger plots, which was common for many towns in England.

## 4.6.2 Built character

### 4.6.2.1 Ironmarket

The majority of the properties lining Ironmarket are three storied, although the differences in the heights of the individual buildings are testimony to the piecemeal nature of development over time. The street includes four Grade II Listed buildings, all but one lying on the western side. The early origins of this market place are confirmed by the identification of the survival of earlier cores within four of these Listed buildings. The earliest surviving building is the mid to late 16th century former Star Inn, on the eastern side of Ironmarket, which is also the only building which does not conform to the three storey standard (cf. plate 13)<sup>217</sup>. It is timber framed and may originally have been jettied to the first floor, however, the timbering is not visible externally the property having been rendered at some unknown date. On the western side there are two Grade II Listed buildings which retain cores of probable 17th century origin. 14 to 16 Ironmarket were probably constructed as three separate buildings and externally appear to be of mid 18th century date, but with earlier cores<sup>218</sup>. Number 25 Ironmarket, was re-fronted circa 1800<sup>219</sup>.

Other unlisted historic buildings are legible within the streetscape of Ironmarket, particularly on the western side, and these are generally brick built although many have rendered or painted frontages. The scale of the buildings on the eastern side of the street is similar to that of the western side, but their external appearance suggests buildings of 20th century date. However, there remains the potential that these buildings could also have been re-fronted and that earlier fabric is retained behind these facades. The HCT 'Commercial and/or administrative' shown on the eastern side of Ironmarket on map 17

represents a red brick built early 21st century shopping arcade, which although of two storeys, reflects some of the architectural detailing of the surround historic buildings.

### 4.6.2.2 High Street and Lad's Lane

It is likely that the properties which now lie on Lad's Lane once fronted onto the market place (cf. HCT 'Market Infill' on map 17 and 4.6.1). One of the earliest surviving properties in Newcastle lies on this narrow street, the Grade II Listed 'Old Bull's Head Inn'<sup>220</sup>. This two-storey property was probably constructed as a dwelling in the early 17th century, but was re-fronted during the early 19th century with stucco over the brickwork.

There are 13 Grade II Listed buildings and structures lying within the High Street including the 18th century Guildhall and the market cross<sup>221</sup>. The properties lying within the High Street are similar in scale to those within Ironmarket, being principally of three storeys. This is reflected within the Listed buildings whereby eight of them are of three storeys and three are two storied.

As noted above (cf. 4.6.1) three of the Listed buildings have been identified as having earlier cores surviving within later structures and include the earliest identified vernacular building<sup>222</sup>. However, the external facades of these three properties are brick or stucco and have an 18th or 19th century appearance. The remainder of the Listed buildings are also mostly constructed of brick although some are painted and rendered. A number of these properties appear to have been constructed as dwellings during the 18th century and many appear to have been of high status within the heart of the town. There are other unlisted historic buildings lying within High Street, including the Albion Inn a two-storied property built in 1836<sup>223</sup>. Many of the properties, although of a similar scale to the

Listed buildings, have a 20th century appearance although as with the properties in Ironmarket, these may also hide earlier cores.

### 4.6.3 Heritage Values

<p><b>Evidential value:</b> As indicated on map 17 there are many surviving historic buildings which contribute to an understanding of the development of Newcastle. These include the Grade II Listed Fenton House, with its 15th century core through to the Grade II Listed Lancaster Buildings constructed in the late 1930s. Despite limited archaeological investigation to date (2010) there is great potential for archaeology to survive with the historic core relating to both domestic and industrial activity from the medieval period onwards. The street pattern is also testimony to the development of the town from the medieval period which includes the two market places and the burgage plots.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> Heritage assets are highly legible within the character area and include the two medieval market places and the evidence of the burgage plots which survive along Ironmarket and High Street (cf. map 17). The historic buildings, both listed and unlisted, also contribute to an understanding of the development of the town and its social and economic aspirations and fortunes.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The extant historic buildings reveal piecemeal development and re-building from the late medieval period onwards. Elements of the medieval town planning are fossilised within the modern townscape in the form of burgage plots (cf. HCT 'Regular burgage plots' on map 19) and the extant street pattern. Nineteen historic buildings and structures have been identified as being of national significance (Grade II Listed). The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Newcastle-under-Lyme Conservation Area (050) and the 19 Listed buildings and structures.</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 engage with the heritage assets which are highly visible within the character area.</p>	<p><b>High</b></p>

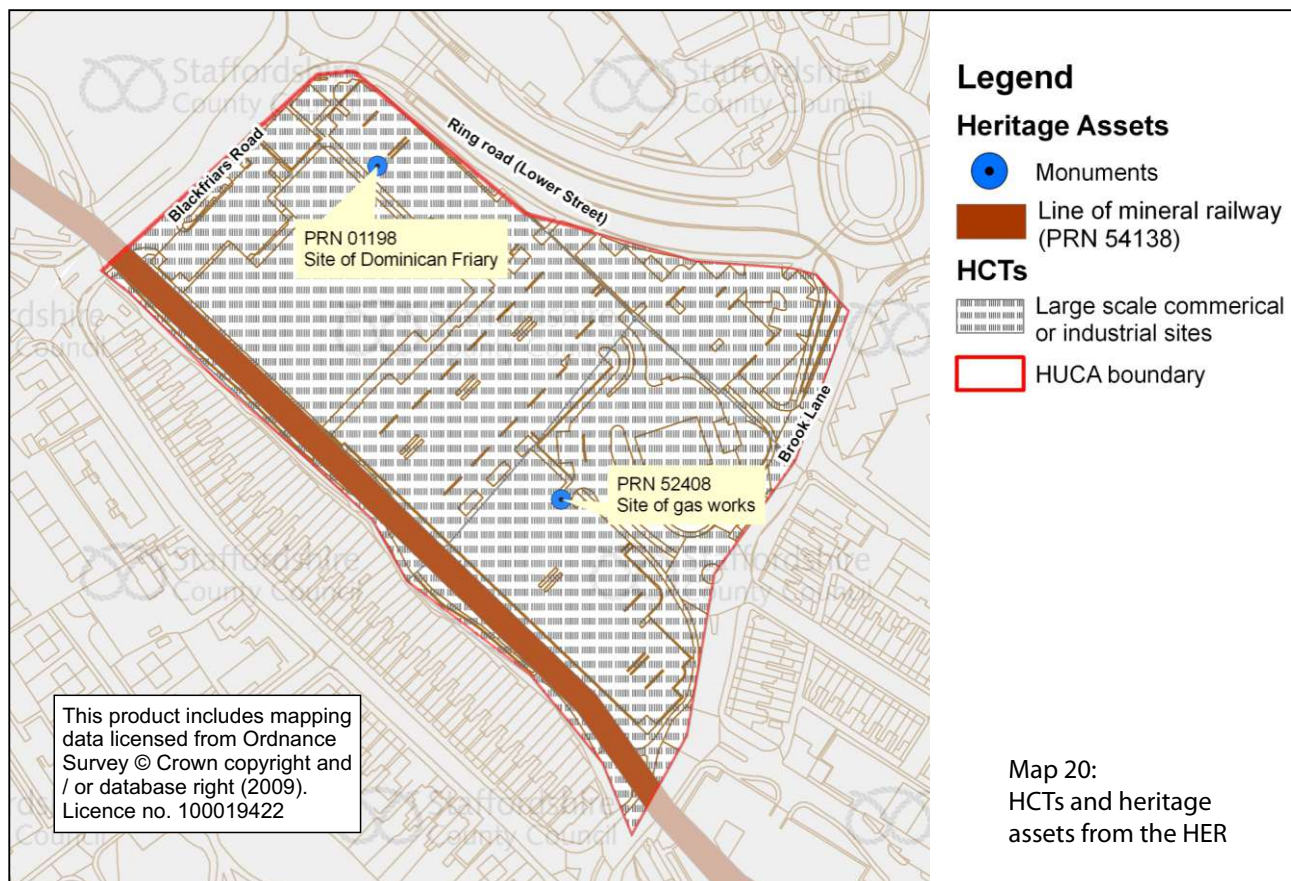
### 4.6.4 Recommendations

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

- ◆ A statement of significance will be required to assess the impact of 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>224</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>225</sup>.
- ◆ The conservation of the historic character of the HUCA should include the retention of the historic street pattern.
- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Newcastle-under-Lyme Borough Conservation Officer in the first instance. The Conservation Area, Listed Buildings and their settings are covered under para. 132 of NPPF<sup>226</sup>.
- ◆ Change within the HUCA should be sympathetic to the wider historic character whether addressing re-development, 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 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, function and role in Newcastle' social and economic history. 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>227</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 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>228</sup>.

## 4.7 HUCA 7 – South of Lower Street



### 4.7.1 Statement of heritage significance and built character

The HUCA is dominated by a late 20th century supermarket and its car park. The former was built upon the site of a 19th century cattle market, whilst the car park lies on the site of a gas works which pre dates 1847<sup>229</sup> (cf. Map 10).

During the medieval period a Dominican friary was located within the western half of the HUCA 7 (cf. Map 20 and map 5)<sup>230</sup>. Very little is known of its history from documentary sources until the time of its suppression in 1538 when an inventory named some of the possessions and buildings associated with the house. These included gardens, orchards, barns, stables, and hall and chamber as well as the friary buildings. This suggests a relatively extensive site, albeit a poor one. Similarly, archaeologically very little is known. Work carried out in the 19th century on the construction of the cattle market discovered features which arguably confirmed the site of the friary, but excavation in 1993 found nothing earlier than the 19th century. However, it may be that much of the site had been raised by the dumping of several metres of waste industrial material during the nineteenth century, effectively sealing the medieval and early post-medieval deposits underneath.

Neither the 1785 sketch plan nor Malabar's map of c.1847 shows a complex of any kind on this site. To all intents and purposes it was essentially a clear site that was developed as a cattle

market in 1870-1, albeit one that had been on the site of extensive dumping. It is not clear if such a process had preceded the construction of the cattle market, or was actually a part of the construction process to level the site. Whatever the case here, the site remained the cattle market into the 20th century.

#### 4.7.2 Heritage values

<b>Evidential value:</b> The HUCA incorporates the site of the medieval Dominican friary and there remains the potential for archaeological deposits associated with this use to survive sealed beneath the 19th century build up.	<b>High</b>
<b>Historical value:</b> There are no legible heritage assets within the HUCA.	<b>Low</b>
<b>Aesthetic value:</b> The historic character of the HUCA comprises 20th century re-development.	<b>Low</b>
<b>Communal value:</b> The HUCA mostly comprises 20th century re-development and from a heritage perspective its value is limited. However, further research could elucidate the role of the friary in medieval Newcastle which could enhance community engagement in this area.	<b>Low</b>

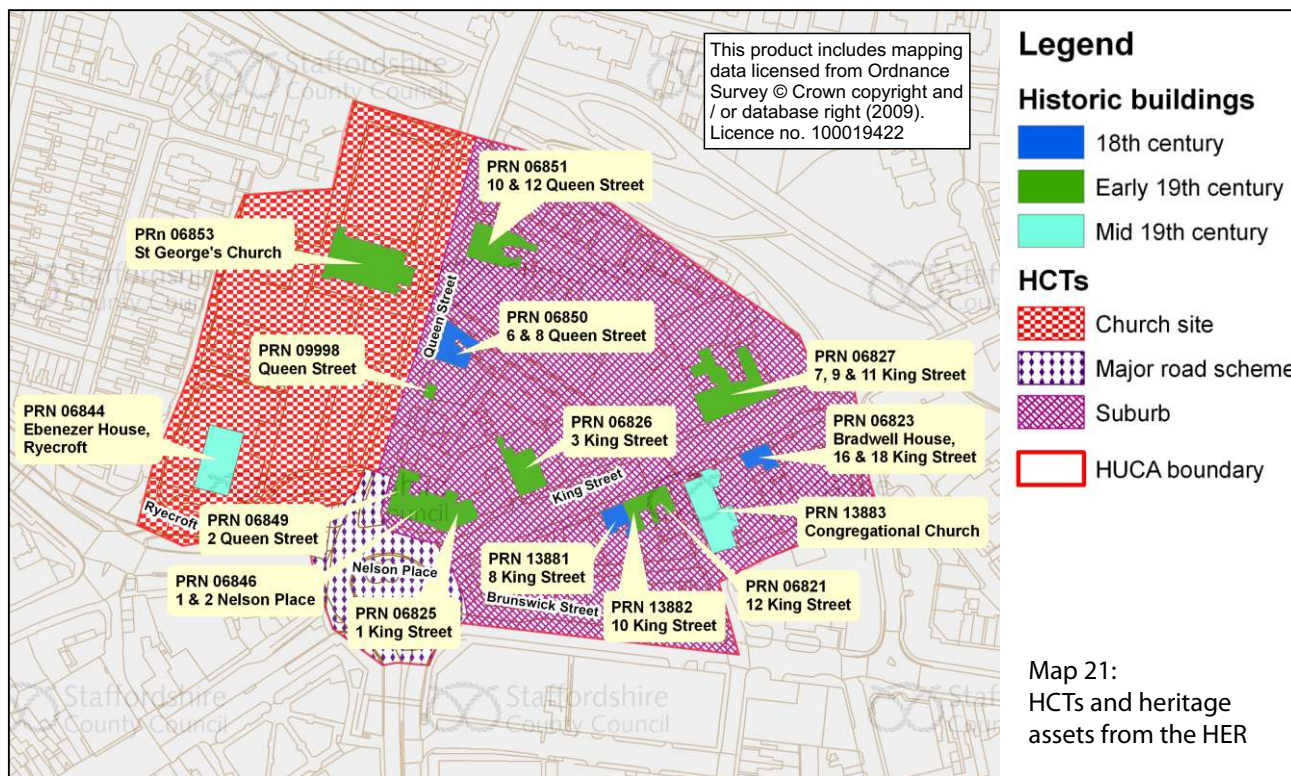
#### 4.7.3 Recommendations

The assessment of the heritage values for this HUCA have identified that the principle historic interest relates to the potential for below ground archaeological deposits associated with the medieval friary site to survive.

- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>231</sup>.



## 4.8 HUCA 8 – Nelson Place to Station Walks



### 4.8.1 Statement of heritage significance

Map 21 reveals that the HUCA comprises an early suburb of Newcastle which had its origins in the late 18th/early 19th century. The importance of this area to the townscape of Newcastle has been identified by the Borough Council and they have included it within the Newcastle under Lyme Conservation Area (050). Along Queen Street, King Street and fronting onto Nelson Place there are 13 Grade II Listed buildings mostly houses, but also a Congregational Chapel built in 1859<sup>232</sup>. The majority of these houses date to the late 18th and early 19th centuries and had been converted to offices by the turn of the 21st century.

The eastern side of Queen Street is dominated by two religious buildings, the Grade II\* St George's Church built circa 1828 and the Grade II Listed Ebenezer House, a Methodist Chapel constructed in the mid 19th century (plate 14)<sup>233</sup>. The churchyard of St George's provides a sense of openness within HUCA and is dominated by trees. The church was provided with its own parish in 1856, a reflection of the extent of the eastern suburban expansion during the early to mid 19th century period.



**Plate 14:** Ebenezer House – Methodist Chapel

The HCT 'Major road scheme' on map 21 relates to a large roundabout which was developed as part of the ring road in the early 1970s. Prior to this road scheme the area had formed a large square created by late 18th century road planning. Queen Street, King Street and Brunswick Street were laid out in the 18th century following the draining of marshland in this area which had prevented the development of Newcastle in earlier centuries (cf. 2.6.2). Plate 14 indicates that although the roads had been laid out by 1785 the houses had not yet been built. The earliest Grade II Listed building is 8 King Street, which has been dated to the late 18th century<sup>234</sup>.

#### 4.8.2 Built character

The majority of the Listed late 18th and 19th century houses along King Street, Queen Street and Nelson Place are constructed of red brick. The buildings are generally of a high status comprising a mix of detached and semi-

detached properties. The properties are also a mix of two and three stories.

Within this area there are also unlisted historic buildings, particularly along Brunswick Street, which are generally of a similar scale, although they have seen greater alteration during the 20th century. There are also several buildings, mostly offices and apartments, which date to the late 20th century. Whilst the historic houses are predominantly of red brick within these streets the Congregational Chapel is constructed of buff brick striped with broad bands of blue stone dressings.

Ebenezer House on Merial Street is of red brick with stone dressings (cf. plate 14) whilst St George's church is built of coursed and squared stone.

### 4.8.3 Heritage values

<p><b>Evidential value:</b> The range of historic buildings within the HUCA contributes to an understanding of the social and economic history of the town from the late 18th and early 19th century onwards.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The historic built environment dominates the character of the HUCA and it lies within the Newcastle-under-Lyme Conservation Area. The character area includes 12 Grade II listed buildings and one Grade II*. The legibility of the differing housing types and the other associated buildings which serve the community enables the history of the HUCA to be read from street level.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The regular street pattern is largely the result of deliberate planning, although development along the streets was largely piecemeal and represents high status suburban expansion. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the Conservation Area and the Listed buildings which are nationally important.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The majority of the heritage within the HUCA can only be appreciated at street level. However, the church and chapels are likely to be valued within the community for their historic and spiritual contributions.</p>	<p><b>Medium</b></p>

### 4.8.4 Recommendations

The assessment of the heritage values has identified considerable historic interest within the HUCA relating in particular to the built environment. The historic significance of this area of early suburban expansion has been identified by its inclusion in the Newcastle-under-Lyme Conservation Area (050).

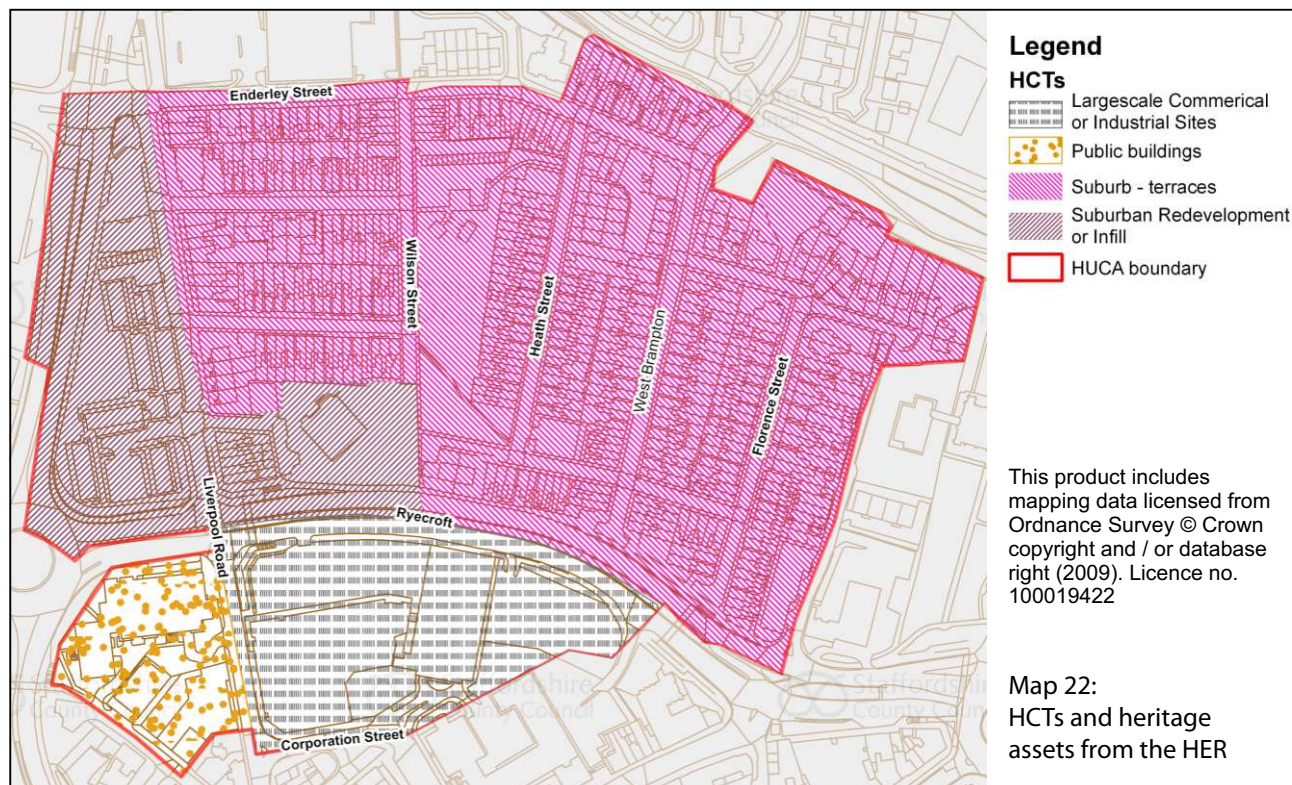
- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>235</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, 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>236</sup>. Undesignated historic buildings of particular local interest should be considered for the local list.
- ◆ Any planned development or significant change within the area of the Conservation Area should be referred to the Newcastle-under-Lyme Borough Conservation Officer in the first instance. The Conservation Area, Listed Buildings and their settings are covered under para. 132 of NPPF<sup>237</sup>.

<sup>238</sup> Ibid.

<sup>239</sup> English Heritage 2006. Web: <http://www.english-heritage.org.uk/publications/streets-for-all-west-midlands/> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

- ◆ 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.
- ◆ 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>238</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 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>239</sup>.

## 4.9 HUCA 9 – Liverpool Road and area



### 4.9.1 Statement of heritage significance and built character

This HUCA principally represents an area of 19th century expansion in Newcastle. The Liverpool Road (along with the London Road) was constructed following the Improvement Act of 1819 and was completed by 1826-7. This route was intended to modernise and improve the main Newcastle through road.

Also during the 19th century, when the population of the town doubled, some fifty new streets were laid out to accommodate small low status dwellings. One of the areas where much of this was concentrated was the Liverpool Road area. Many of the terrace houses survive, although those which stood on the western side of the Liverpool Road were re-developed during the late 20th century. The surviving terraces appear to have been built in two phases. Those lying between Liverpool Road and Wilson Street were built in the mid 19th century, whilst those based upon Heath Street and Florence Street are of late 19th century date. The associated street pattern survives across most of the area; the main alteration being the development of Ryecroft as part of the ring road during the 20th century. This road is much wider than the original street which had lain on a similar alignment.

To the south of Ryecroft there is an area of 20th century development including a magistrate's court and a supermarket. This area may just lie beyond the limits of the medieval settlement, although historic maps suggest this was an area of small houses some of which may have post medieval origins, particularly those which stood in the vicinity of Corporation Street<sup>240</sup>.

#### 4.9.2 Heritage values:

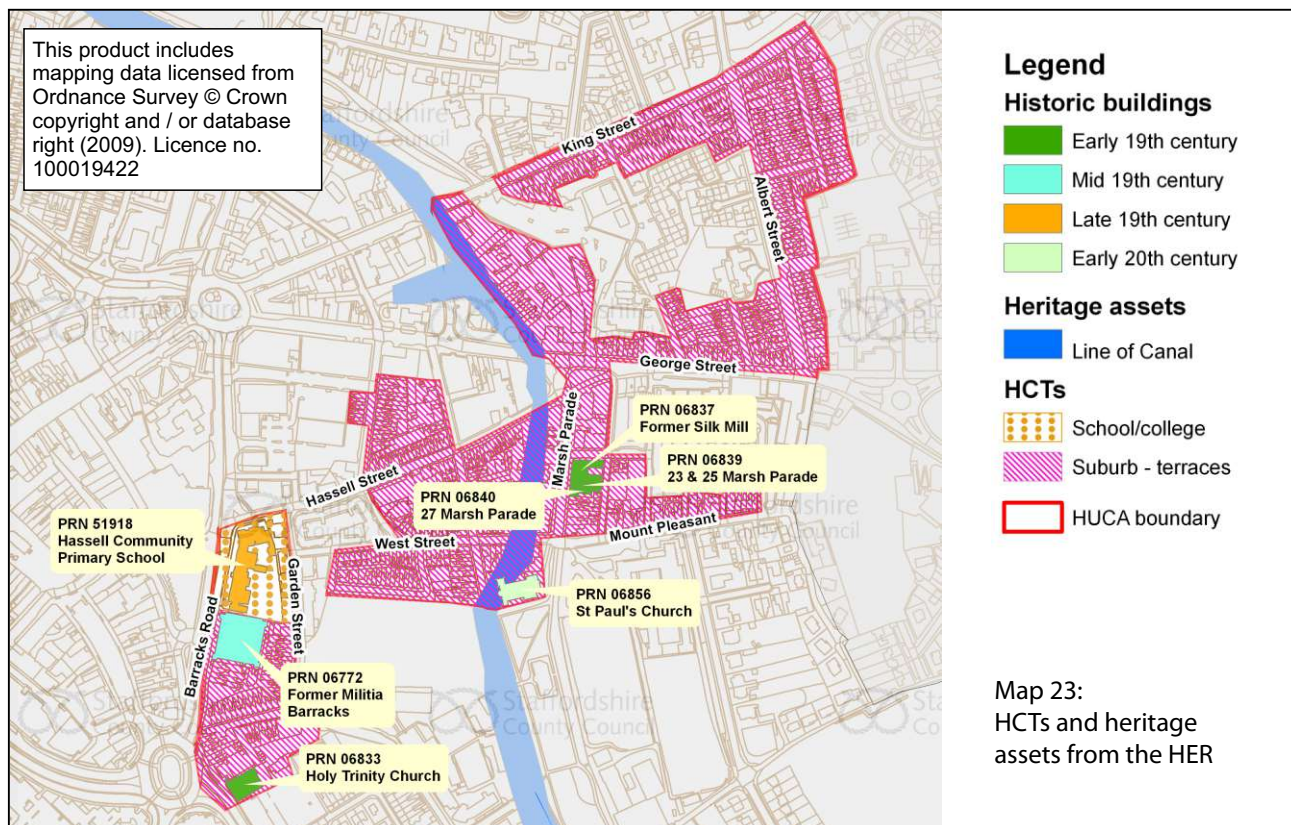
<p><b>Evidential value:</b> It is unclear to what extent this area may have formed part of the medieval town. Consequently there is the potential for archaeological deposits to survive which could determine the origins of this part of the townscape.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The HUCA is dominated by 19th century suburban expansion with only the south of Ryecroft representing 20th century redevelopment. The legibility of the variety of detailing in the houses across the character area enables the history of the development of the HUCA to be read from street level.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the mid to late 19th century terrace houses and the associated street pattern is high. The HUCA has also seen later development to the south, but this does not predominate.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.</p>	<p><b>Low</b></p>

#### 4.9.3 Recommendations

The character area largely comprises mid to late 19th century terraced houses with some 20th century re-development to the south of Ryecroft.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and 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>241</sup>. Undesignated historic buildings of particular local interest should be considered for local listing.
- ◆ 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 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>242</sup>.

## 4.10 HUCA 10 – North of Stubbs' Walk and The Barracks



### 4.10.1 Statement of heritage significance and built character

The HUCA is an area of lower status housing mostly comprising mid to late 19th century terraces. As a consequence the associated 19th century street patterns also survive well. The area is serviced by two churches the earliest is Holy Trinity Catholic Church dating to 1834, whilst the parish church of St Paul was built between 1905 and 1908<sup>243</sup>. Both of these churches have been designated as Grade II Listed buildings. A late 19th century primary school lies on Hassell Street.

The earliest development within the area was focused upon Marsh Parade where three early 19th century houses and an adjacent former silk mill of similar date survive as listed buildings<sup>244</sup>. The silk mill represents the structural survival of a formerly important industry which existed within the town during the 19th century.

Barracks Road had been laid out between 1847 and 1855 when the Grade II Listed barracks complex was built (see plate 15)<sup>245</sup>. The barracks were used by the local militia and as the headquarters of the fire brigade.

**Plate 15:** The former Barracks, Barracks Road



The line of Newcastle under Lyme Junction Canal, built by 1799, runs north-south through the HUCA. It was connected at its northern end to Gresley's Canal, built by 1775 to transport coal from Apedale into the town. The Newcastle under Lyme Junction Canal had been back-filled by the middle of the 19th century.

Two conservation areas fall within part of this area: Newcastle under Lyme conservation area (050) and Stubbs' Walk conservation area (127).

#### 4.10.2 Heritage values

<p><b>Evidential value:</b> The range of historic buildings within the HUCA contributes to the social and economic history of Newcastle and the development of its suburbs from the early 19th century onwards. The HUCA lies beyond the historic settlement core of Newcastle and within an agricultural area from at least the medieval period. The current understanding of the development of this HUCA means that there this unlikely to be any surviving below ground archaeological deposits. However, future research may identify areas of interest.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The historic built environment dominates the character of the HUCA and its extent is largely contiguous with The Bramptons Conservation Area. The character area also includes several Grade II listed buildings and structures. The legibility of the differing housing types and the other associated buildings which served the community during the 19th and early 20th century enables the history of the HUCA to be read from street level.</p>	<p><b>High</b></p>



<p><b>Aesthetic value:</b> The heritage assets contribute strongly to the aesthetics of the HUCA and this is complemented by the presence of the Grade II Listed buildings which are nationally important buildings. The presence of the two Conservation Areas which fall within part of the HUCA also signify the historic importance of this area.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.</p>	<p><b>Medium</b></p>

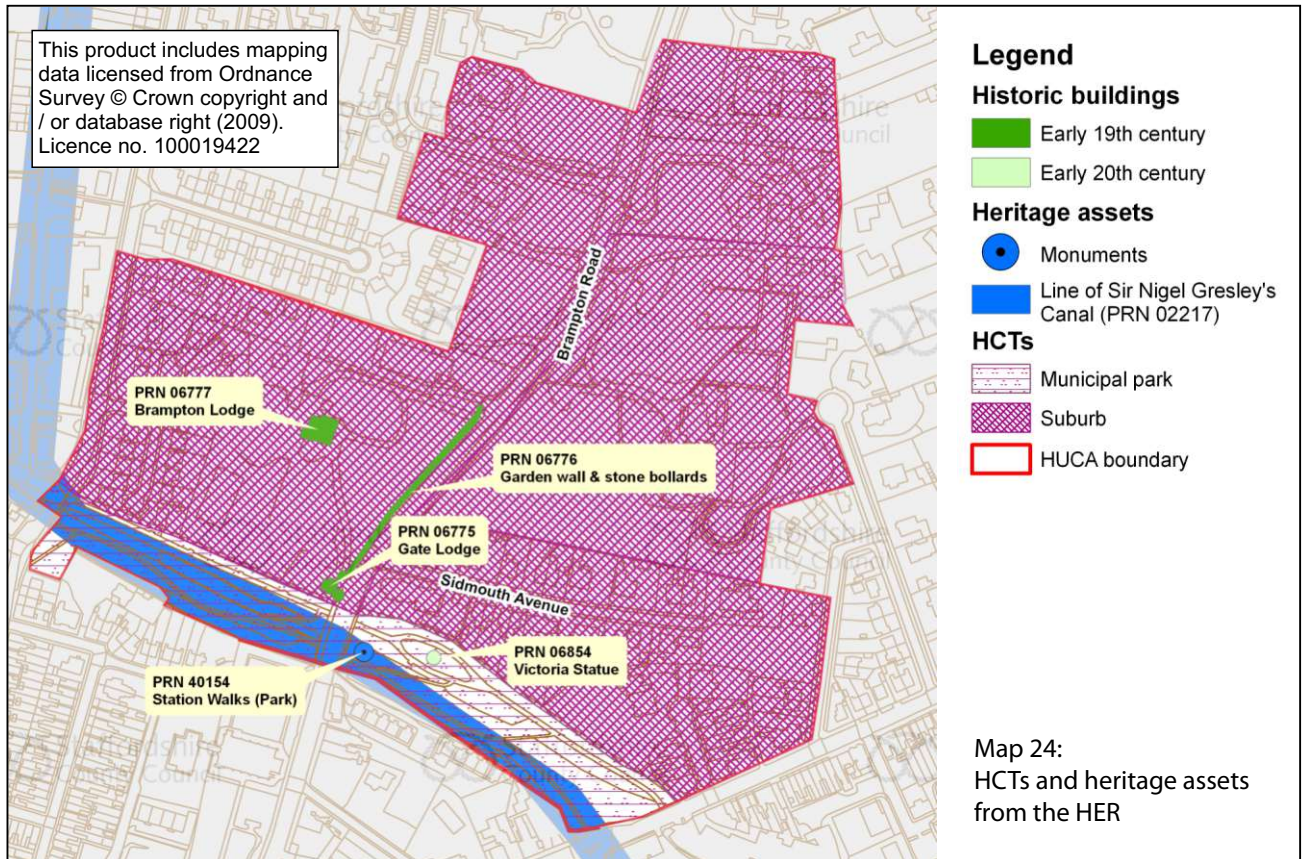
### 4.10.3 Recommendations

The assessment of the heritage values has identified considerable historic and archaeological interest within the HUCA relating in particular to the built environment. Parts of two Conservation Areas fall within the HUCA and there are also six Grade II Listed buildings.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>246</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>247</sup>. Undesignated historic buildings of particular local interest should be considered for the local list.
- ◆ Any planned development or significant change within the area of the Conservation Areas or their settings should consult the Newcastle Borough Conservation Officer in the first instance. The Conservation Area, Listed Buildings and their settings are covered under para. 132 of NPPF<sup>248</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>249</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 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>250</sup>.

<sup>251</sup> Ibid: PRN 06777, PRN 06775 and PRN 06776  
<sup>252</sup> Several are marked on Malabar's undated map of Newcastle which post dates his map of 1847; but also see plate 9 on p.33  
<sup>253</sup> Newcastle under Lyme Civic Society pers. comm.  
<sup>254</sup> Staffordshire HER: PRN 40154

## 4.11 HUCA 11 – The Bramptons



### 4.11.1 Statement of heritage values and built character

This HUCA is characterised by 19th century high and middle status housing and parkland. The area's importance to the townscape of Newcastle has been identified by its designation as part of The Brampton Conservation Area (101). The houses are generally large 19th century properties standing within large gardens. Brampton Lodge was built in 1836 and is a Grade II Listed building associated with further Grade II Listed structures; the gate lodge and garden wall<sup>251</sup>. The western part of the associated large garden appears to have been developed for housing in the late 20th century. The remainder of the houses appear to mostly date to c.1850<sup>252</sup>. The gardens of two of the large houses, Pitfield House and The Firs, currently form Brampton Park. The Firs contains the Borough Museum and Art Gallery, whilst Pitfield House is used as a Children's Day Nursery<sup>253</sup>.

To the south east of the HUCA, along Sidmouth Avenue and Northcote Place, are smaller properties some detached and others semi-detached. These two roads were constructed in the late 19th century to provide middle status housing within The Bramptons.

The Bramptons are separated from the remainder of the town by a linear area of parkland now known as the Station Walks<sup>254</sup>. The earliest part of this public park had been laid out post 1816, when the land was set aside as part of the Act of Parliament to enclose the open fields around the town and was initially known as Brampton Park. By the 1960s the linear park had been

extended southward to incorporate the former line of the North Staffordshire Railway<sup>255</sup>. The Railway, from the Borough Arms Hotel to Hempstalls Lane (within the HUCA) had been constructed upon the line of the Newcastle under Lyme Junction Canal (1799)<sup>256</sup>.

Brampton had been the name of one of the open fields around Newcastle and was mentioned in the late 16th/early 17th century when it was recorded as still being in arable cultivation<sup>257</sup>. It appears to have remained as an open field, probably in rotation as arable, until the enclosure Act was passed in 1816.

#### 4.11.2 Heritage values

<p><b>Evidential value:</b> The range of historic buildings within the HUCA contributes to the social and economic history of Newcastle and the development of its suburbs from the early/mid 19th century onwards. The HUCA lies beyond the historic settlement core of Newcastle and within an agricultural area from at least the medieval period. The current understanding of the development of this HUCA means that there this unlikely to be any surviving below ground archaeological deposits. However, future research may identify areas of interest.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The historic built environment dominates the character of the HUCA and its extent is largely contiguous with The Bramptons Conservation Area. The character area also includes several Grade II listed buildings and structures. The legibility of the differing housing types and the other associated buildings which served the community during the 19th and early 20th century enables the history of the HUCA to be read from street level.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The heritage assets contribute strongly to the aesthetics of the HUCA and this is complemented by the designation of the Conservation Area and the Grade II Listed buildings and structures which are nationally important buildings.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The two areas of parkland and the museum/art gallery allow for community engagement with the surviving heritage assets. This could be enhanced through the presentation and/or interpretation of the historical development of Newcastle and the role of this HUCA within it.</p>	<p><b>High</b></p>

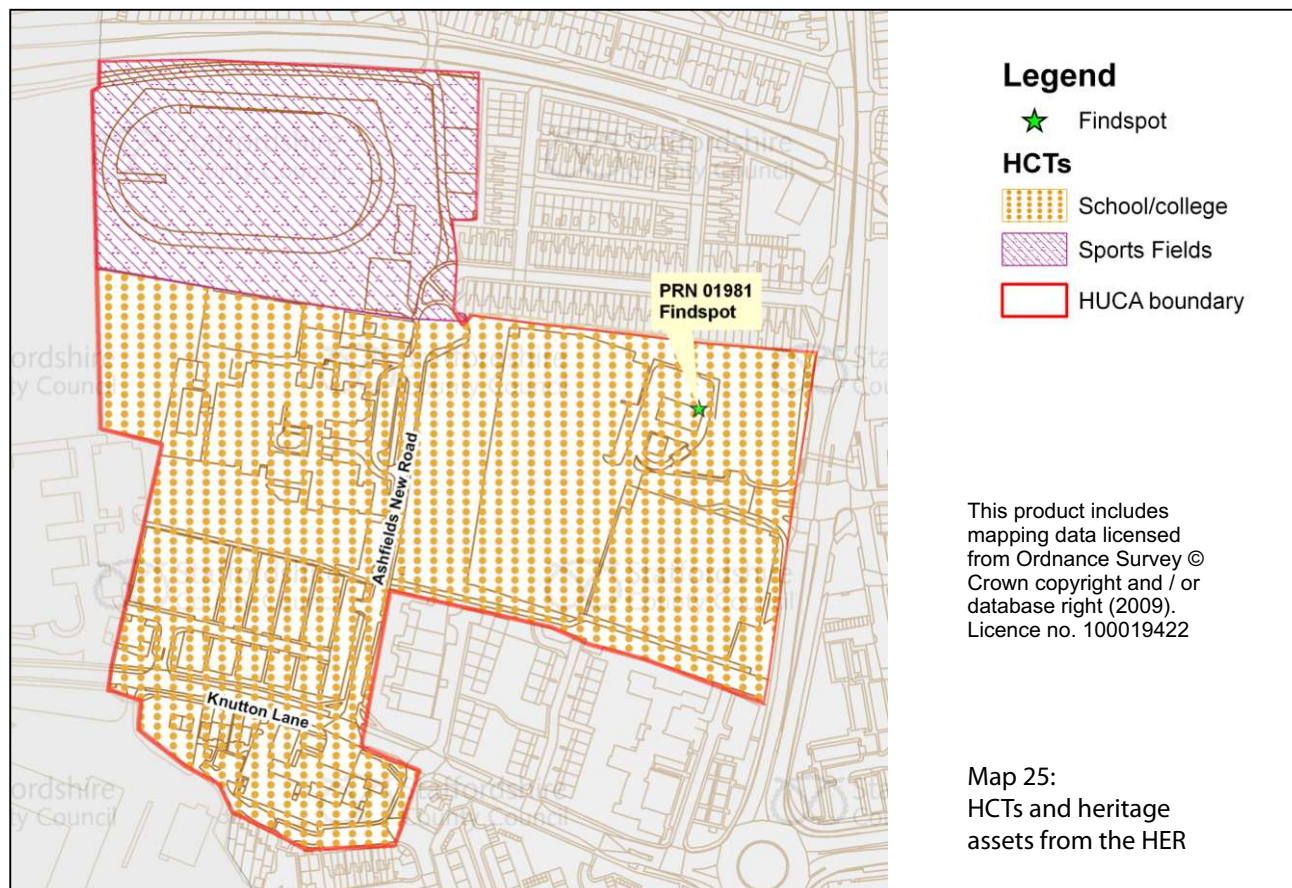
### 4.11.3 Recommendations

The assessment of the heritage values has identified considerable historic and archaeological interest within the HUCA relating in particular to the built environment. The historic significance of this area of high status suburban expansion has been identified through the creation of The Bramptons Conservation Area.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>258</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>259</sup>. Undesignated historic buildings of particular local interest should be considered for the local list.
- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Newcastle Borough Conservation Officer in the first instance. The Conservation Area, Listed Buildings and their settings are covered under para. 132 of NPPF<sup>260</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>261</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 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>262</sup>.

<sup>262</sup> English Heritage 2006. Web: <http://www.english-heritage.org.uk/publications/streets-for-all-west-midlands/> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

## 4.12 HUCA 12 – West of Lower Street ring road



### 4.12.1 Statement of heritage significance and built character

This HUCA is characterised by 20th century schools/colleges and their associated sports fields. The schools/colleges on the western side of the HUCA were developed upon the site of extensive allotment gardens which had been present here since at least the 1880s.

Prior to the allotment gardens the area had formed part of a field system probably created in the early 19th century when a former medieval open field was enclosed following an Act of Parliament granted in 1816. The open field had been known as Ashfield and was recorded by this name in documents dated 1561-2<sup>263</sup>.

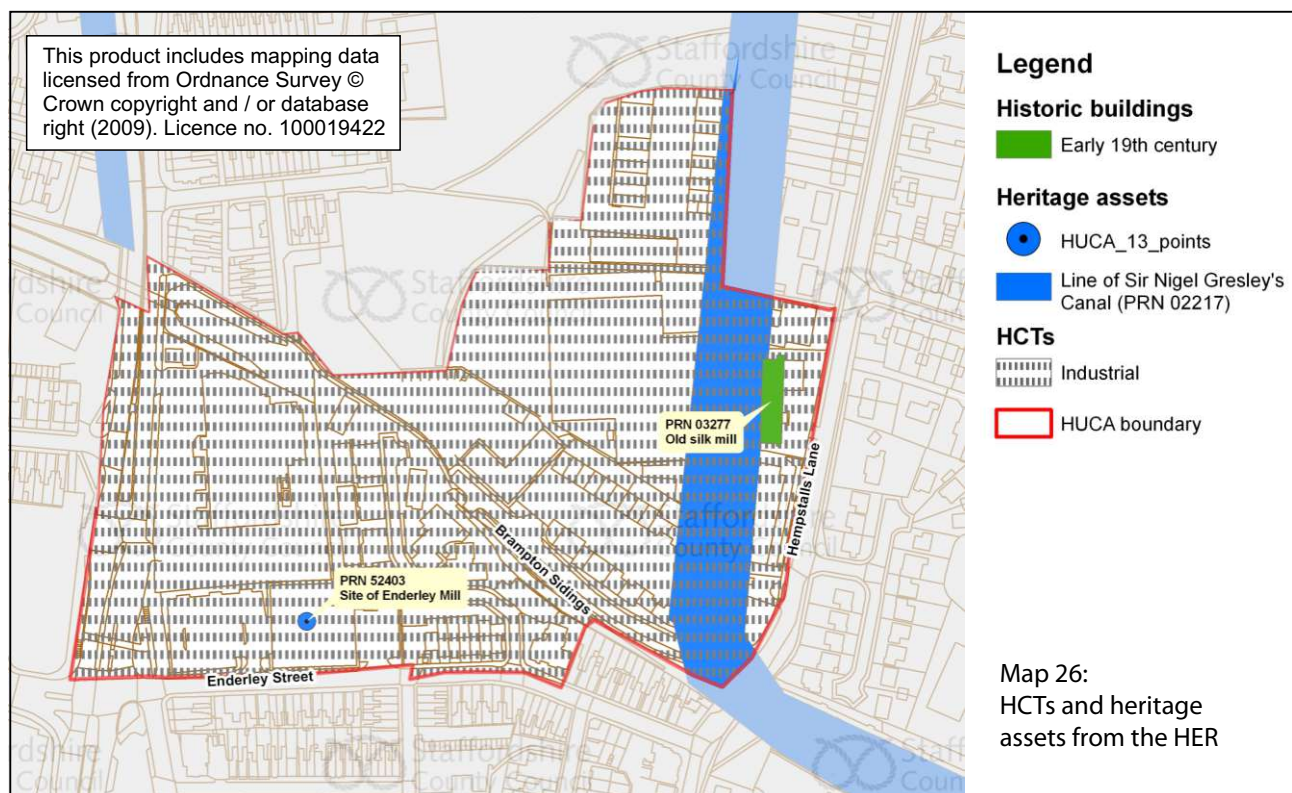
**4.12.2 Heritage values:**

<p><b>Evidential value:</b> The HUCA lies beyond the historic settlement core of Newcastle and within an agricultural area from at least the medieval period. The current understanding of the development of this HUCA means that there is unlikely to be any surviving heritage assets. However, future research may identify areas of interest.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> There is no legibility of heritage assets with the HUCA.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The character area largely comprises 20th century development.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises educational development and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.</p>	<p><b>Low</b></p>

**4.12.3 Recommendations**

No recommendations relating to the historic environment have currently been identified.

## 4.13 HUCA 13 – Brampton industrial area



### 4.13.1 Statement of heritage significance and built character

This HUCA has been characterised as an industrial area since the late 19th century. The majority of the surviving buildings both industrial and commercial, however, date to the late 20th century. The commercial building lying on the north side of Enderley Street was built upon the site of Enderley Mill a uniform factory constructed in 1881<sup>264</sup>.

The earliest surviving industrial building is a former silk mill which probably pre-dates 1847, although the top storey was removed in the 1960s<sup>265</sup>. The mill was built on the eastern side of the Newcastle under Lyme Junction Canal (1799), which was connected further north with Gresley's Canal (1775) constructed to bring coal from Apedale into Newcastle under Lyme<sup>266</sup>. The canal had been constructed by 1799 and the mill was presumably located here to take advantage of the transportation opportunities provided by the canal. The canal had been abandoned by 1880s when it is marked as the 'Old Canal' on the 1st edition 6" OS map.

By 1864 the North Staffordshire Railway Company had constructed the Stoke-on-Trent to Market Drayton Branch line east–west through the centre of the character area. The railway had been dismantled by the 1960s although it is recalled in the road name, Bampton Sidings, which had previously been located along this alignment.

Prior to the late 19th century, industrial development of this HUCA it had been dominated by a planned field system probably created in the late 18th or early 19th century. Until this period it appears to have formed part of the arable open field system.

#### 4.13.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive relating to the 19th century industrial activity as well as the lines of the canal and railway. However, the subsequent 20th century re-development of large parts of the HUCA may have reduced their potential to survive. The surviving historic silk mill may also retain architectural details regarding its origins and historic operations within the surviving structure and fittings.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The silk mill is the only known legible heritage asset within the HUCA.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The character area largely comprises 20th century development and re-development.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises commercial and industrial development and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.</p>	<p><b>Low</b></p>

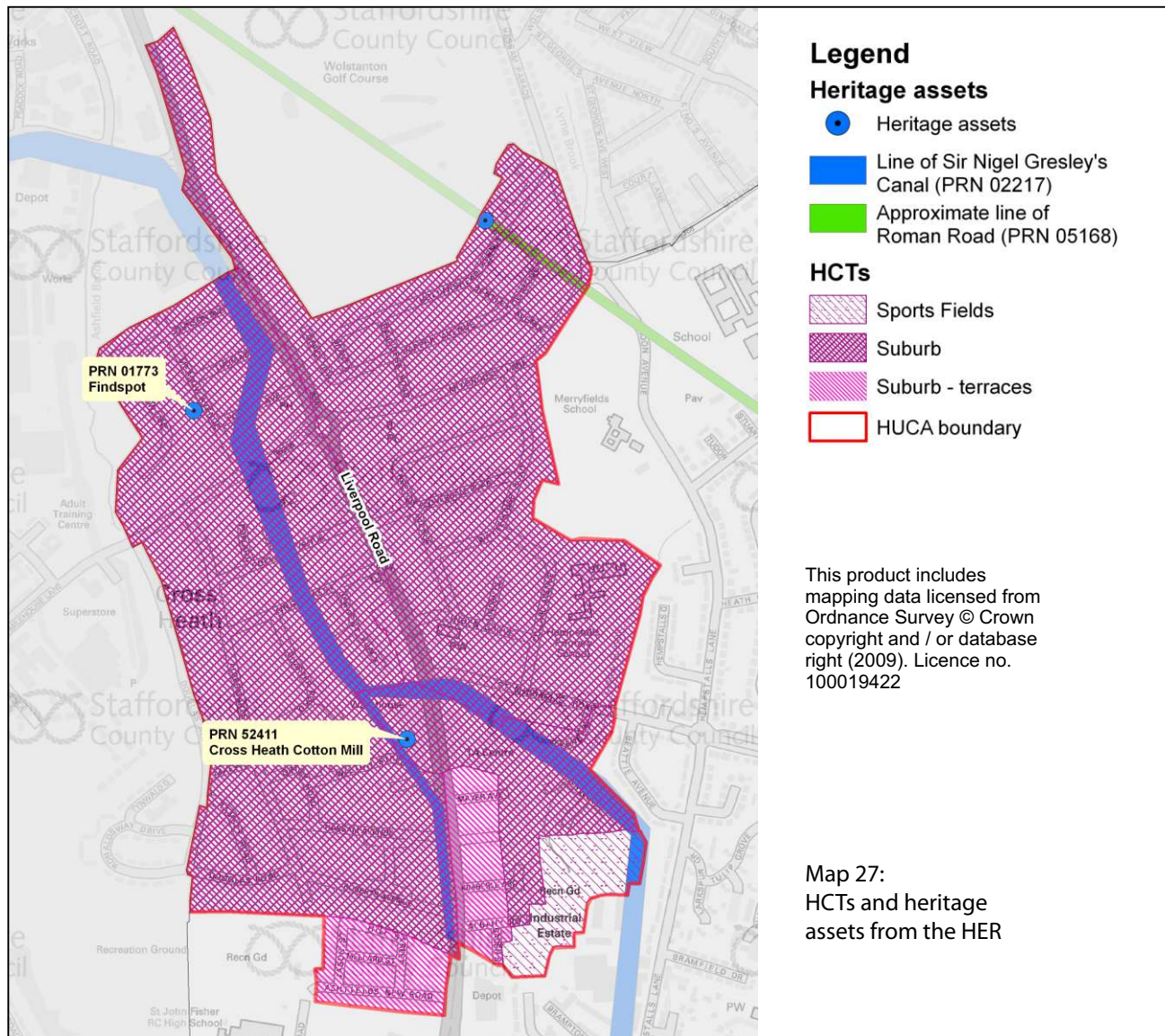
#### 4.13.3 Recommendations

The HUCA originated as an industrial area from the 19th century and includes the lines of a former canal and railway.

- ◆ 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)<sup>267</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>268</sup>.



## 4.14 HUCA 14 – Cross Heath inter-war suburbs



### 4.14.1 Statement of heritage values and built character

This large HUCA is dominated by inter-war housing estates which were largely built upon fields. However, to the south late 19th and early 20th century terraces survive probably representing the northern expansion of Newcastle's suburbs.

Historic maps indicate that the previous field systems were created in the 18th century as planned enclosure, the straight field boundaries suggesting that they were laid out by a surveyor. The placename Cross Heath suggests that heathland had dominated the area prior to enclosure and the fact that Yates' map of 1775 does not indicate heathland in this area may suggest that enclosure pre-dated this map. Heathland was a resource for local inhabitants who would have used the area to pasture their animals amongst other things. Several Roman artefacts have been found within the area and the line of a Roman road crosses a small portion to the north of the

HUCA on a roughly north west to south east axis<sup>269</sup>. The road ran between Chesterton to the north east of the HUCA to Rocester in East Staffordshire District<sup>270</sup>.

Yates' map indicates only minimal settlement along the main road leading towards the north west, now the A34. However, by the late 19th century a small settlement had established itself along the road where the old canal from Apedale crossed it<sup>271</sup>. It is the presence of the canal that probably determined the location of the cotton mill which was present here by 1847. The cotton mill was constructed between the main canal and an arm running south towards the former railway line<sup>272</sup>. It is likely that the cotton mill in turn encouraged the settlement as by 1847 a row of cottages existed on the opposite side of the main road and by 1876 a school had been built with a mission room operating by 1898<sup>273</sup>. Parts of the 19th century cotton mill may survive within the industrial complex which was still standing in 2006.

The tree lined remains of the former North Staffordshire Railway branch line (Apedale & Market Drayton) survive to the south of the HUCA.

#### 4.14.2 Heritage values:

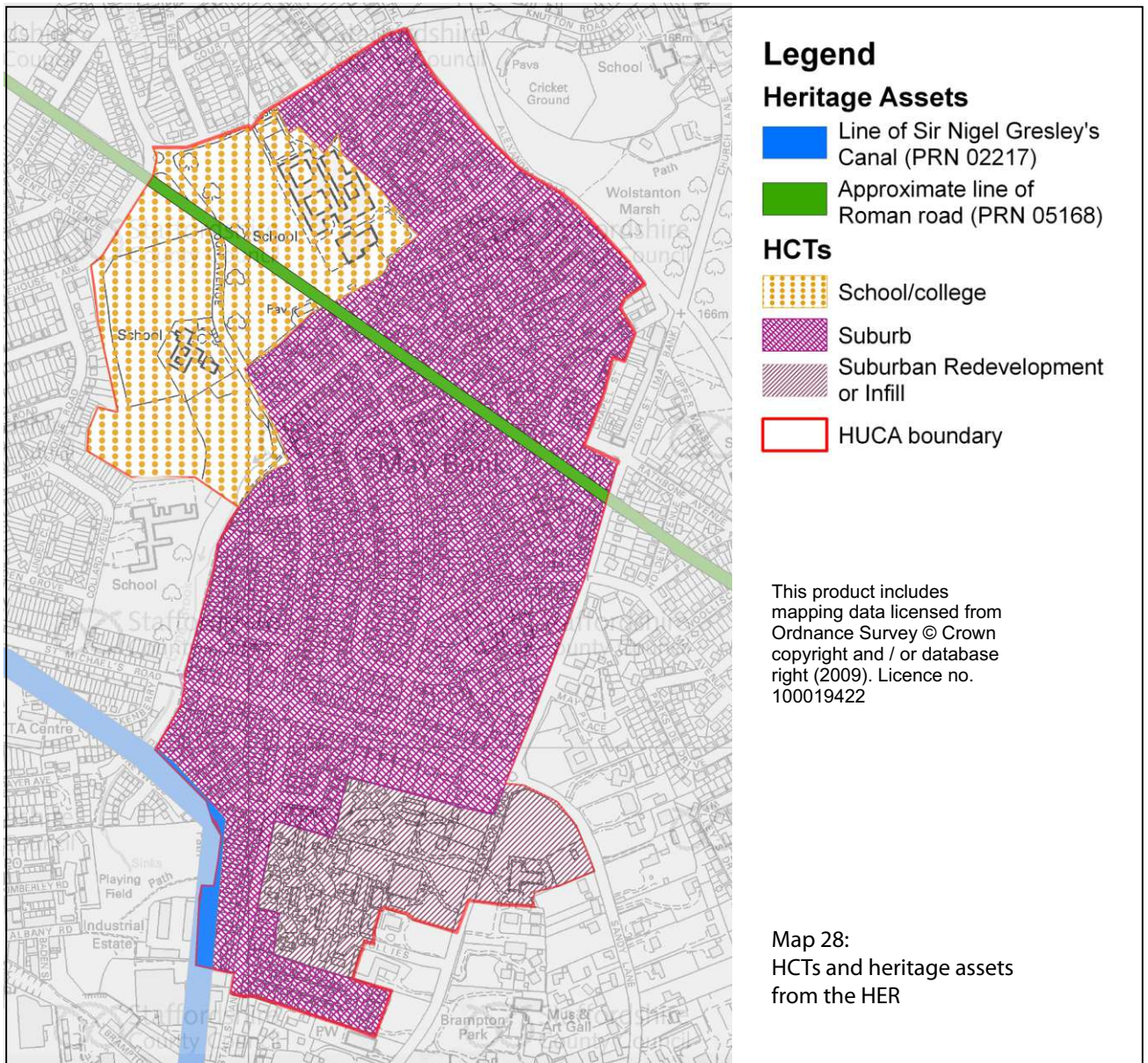
<p><b>Evidential value:</b> The HUCA lies away from the historic town centre in an area which may have been heathland in the medieval period. However, there is the potential for below ground archaeological deposits to survive associated with the Roman road and the cotton mill.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The legible heritage assets comprise the 19th century houses associated with the initial settlement at Cross Heath and possibly associated with the cotton mill, parts of which may also survive. Further south late 19th and early 20th century terraces also survive. These historic properties add to our understanding of the history of Newcastle's social and economic history.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The HUCA is dominated by inter-war housing, although earlier properties also survive contributing to the local distinctiveness of Newcastle's suburbs</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

### 4.14.3 Recommendations

The assessment of the heritage values has identified a degree of historic interest within the HUCA. Of particular interest are the surviving 19th century houses and the potential for the survival of the cotton mill within the later industrial complex.

- ◆ 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>274</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, function and development within Newcastle's social and economic history. 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>275</sup>.

## 4.15 HUCA 15 – May Bank inter-war suburbs



### 4.15.1 Statement of heritage significance and built character

The HUCA is dominated by mostly inter-war housing with two large schools being located to the north. The housing was built upon fields which were probably enclosed piecemeal throughout the late medieval and post medieval periods (cf. maps 35/37 and 39). From the medieval period through to the enclosure period the area was an open field which may have belonged to Wolstanton to the north east and partly to Newcastle, perhaps forming part of Brampton field. The latter was mentioned by name in the late 16th/early 17th century when it was recorded as still being in arable cultivation<sup>276</sup>.

The south eastern portion of the HUCA lies within the Brampton Conservation Area (101) (cf. map 13).

The line of a Roman road<sup>277</sup> crosses the HUCA on a roughly north west to south east axis. The road ran between Chesterton to the north east of the HUCA and Rocester in East Staffordshire District<sup>278</sup>. Archaeological excavations carried out in the 1960s across the open areas of land to the north of the HUCA revealed the line of the road<sup>279</sup>.

#### 4.15.2 Heritage values

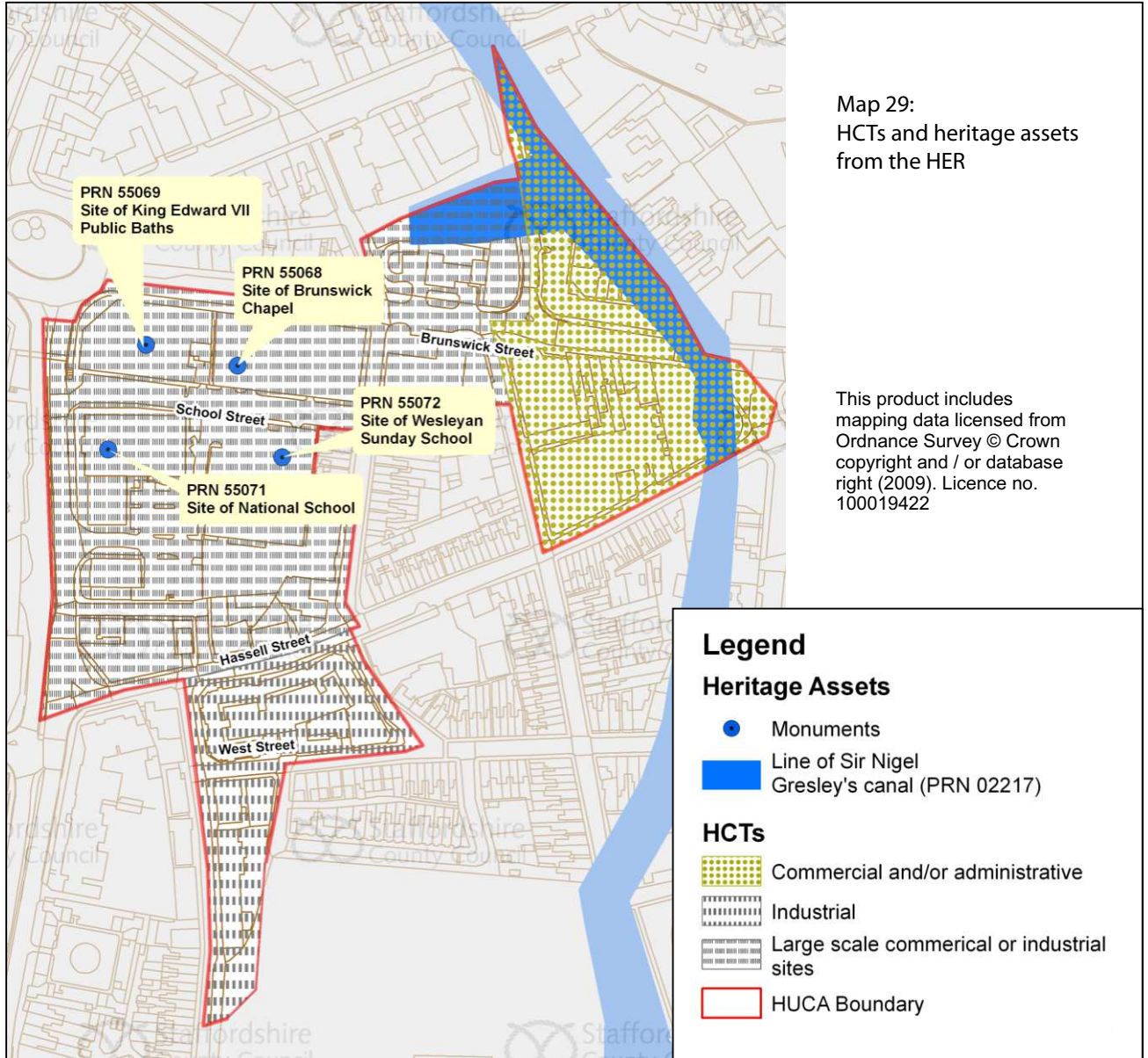
<b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with the Roman road, particularly to the north west of the HUCA which has to date seen little or no development.	<b>Medium</b>
<b>Historical value:</b> There are currently no known legible heritage assets.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA is dominated by inter-war housing, although part of the Brampton Conservation Area (101) lies within the south eastern portion of the HUCA.	<b>Medium</b>
<b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.	<b>Low</b>

#### 4.15.3 Recommendations

The assessment of the heritage assets has identified minimal heritage interest within the HUCA. The line of the Roman Road, particularly where it crosses the open land to the north west of the HUCA, has the potential to survive below ground.

- ◆ The Conservation Areas and its setting are covered by para. 132 of NPPF<sup>280</sup>. Consultation with the Borough Conservation Officer is recommended for proposals within the Conservations Area or within the areas lying adjacent.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>281</sup>.

## 4.16 HUCA 16 – Brunswick and Hassell Streets



### 4.16.1 Statement of heritage significance and built character

The character of the HUCA is dominated by large-scale commercial and industrial buildings principally of late 20th century date. These include a late 20th century swimming baths on the corner of Barracks Road and Brunswick Street which replaced the King Edward VII Memorial Baths which had been constructed in 1906<sup>282</sup>. The only earlier buildings to survive within the HUCA are a row of properties on the south side of Brunswick Street, which date to the late 19th century and a small industrial complex on the corner of Scott and Hassell Streets which probably dates to the early 20th century. Despite such large-scale redevelopment the 19th century street pattern survives.

It is likely that until the late 18th century this area had formed part of the marsh which had restricted development eastwards from the town until it was drained. Development had occurred within the HUCA by the mid 19th century by which date the extant street pattern had been laid out. The earliest known building within the HUCA was an Infants National School which had been built upon the south side of School Street in 1825<sup>283</sup>. This school had been demolished by the 1920s. A second school was built upon the south side of School Street in 1871 and was originally a Wesleyan Sunday School; it had apparently been built upon the site of a short-lived public baths<sup>284</sup>. The Sunday School was associated with the Wesleyan Methodist Chapel built on the north side of School Street in 1860<sup>285</sup>. By circa 1880 it had seating for 1,000 worshippers, but it was closed in 1956 and incorporated as an extension to the King Edward VII Memorial Baths. The former chapel, Sunday school and baths had been demolished by circa 2000; the site of the chapel and school are currently used as car parking. A large timber yard had also been established by the late 19th century. It is clear that even in the 19th century the HUCA's character had also been dominated by non-domestic architecture.

#### 4.16.2 Heritage values:

<p><b>Evidential value:</b> The HUCA lies beyond the historic settlement core of Newcastle and possibly within the area of marshland. Subsequent development suggests that there are few opportunities for the survival of below ground archaeological deposits. The surviving historic buildings may retain architectural fixtures and fittings which could elucidate the social and economic history of the wider town. There is also the potential for paleoenvironmental remains to survive depending upon the level of the water table. Such remains can provide invaluable information concerning the past landscape of the area.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> There are a few surviving historic buildings, but these do not dominate the character of the HUCA. However, the 19th century the street pattern does survive.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The character area largely comprises 20th century development and re-development.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises commercial and industrial development and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.</p>	<p><b>Low</b></p>

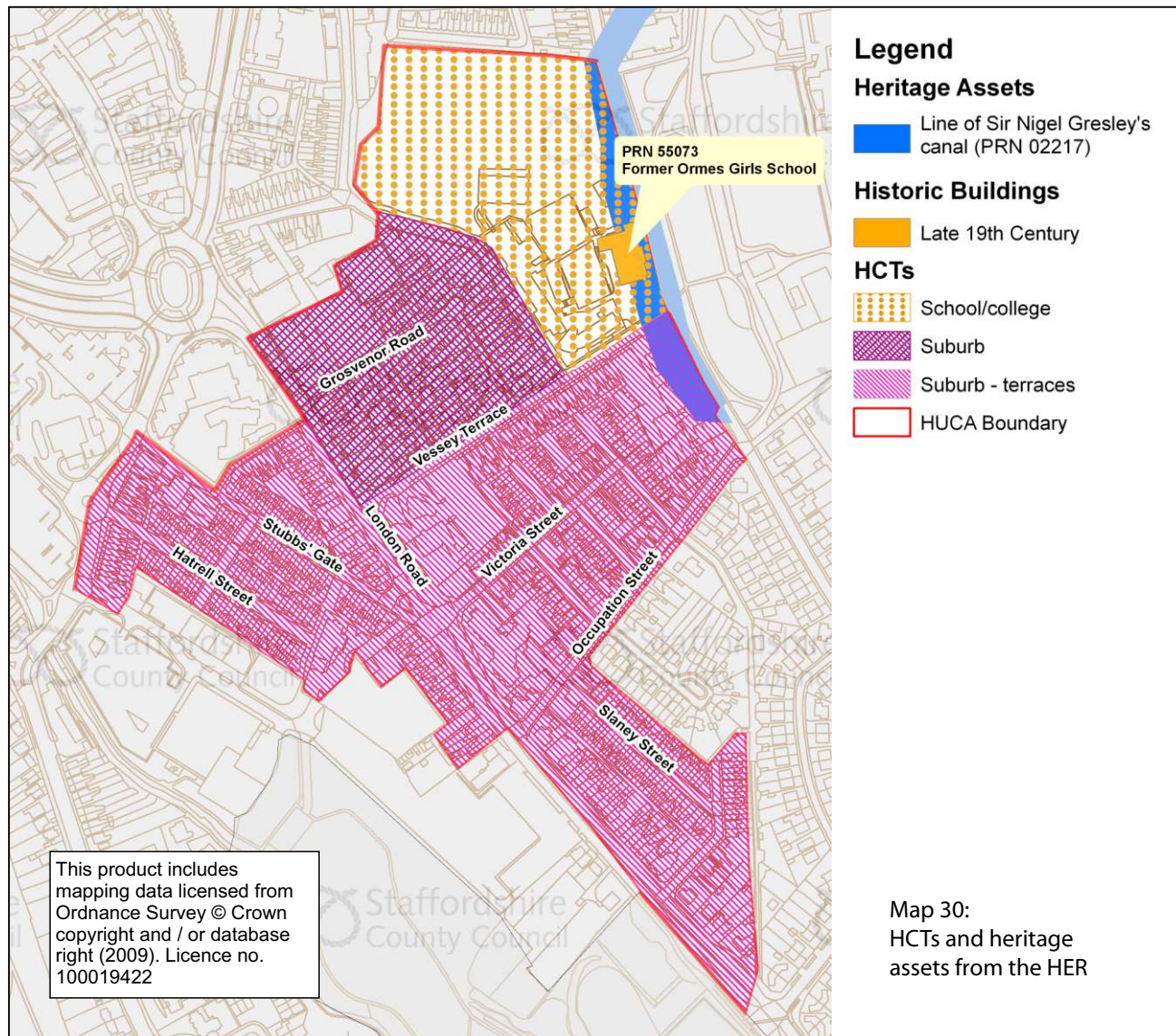
### 4.16.3 Recommendations

The assessment of the heritage values has identified little in the way historic environment interest beyond the survival of the 19th century street pattern and a number of contemporary buildings.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and 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>286</sup>. Undesignated historic buildings of particular local interest should be considered for local listing.
- ◆ The surviving 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) or Bullet Point 4 of para. 58 in NPPF.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>287</sup>.



## 4.17 HUCA 17- North and south of London Road



### 4.17.1 Statement of heritage significance and built character

The HUCA is dominated by terraced housing which was laid out over several decades; the earliest lying around Victoria Street which was present by the mid 19th century. The majority was built between the mid and late 19th century as low status housing. They are constructed of red brick and the different detailing on the houses across the character area probably relate to the different builders and periods of construction. Some of the detailing has been obscured by 20th century rendering to property frontages. The later 20th century semi-detached properties lying on Grosvenor Road and Belgrave Road represent infill rather than redevelopment.

London Road was constructed in 1819 as part of a road improvement scheme which effectively by-passed the town centre and the streets containing the terraces lie off it in an approximate grid-iron plan<sup>288</sup>.

The Newcastle under Lyme School lying on Victoria Road dates to the late 19th century, originally built as the Orme Girls' School<sup>289</sup>. The school falls within the Stubbs' Walk Conservation Area (127).

The terraces were built upon a field system which was created in the early 19th century following an Act of Parliament passed in 1816. This area is likely to have formed part of Stubbs' Field, one of the open fields surrounding the town, from the medieval period onwards.

#### 4.17.2 Heritage values:

<p><b>Evidential value:</b> The area had formed part of the medieval open field system and the subsequent intensive development suggests that there are few opportunities for the survival of below ground archaeological deposits. However, the historic terrace housing and associated street pattern all contribute to the social and economic history of the town from the mid 19th century onwards.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The historic built environment dominates the character of the HUCA, with the exception of the area of late 20th century housing to the north. The legibility of the variety of detailing in the houses across the character area enables the history of the development of the HUCA to be read from street level. However, many properties have been subsequently altered and rendered.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The integrity of the mid to late 19th century terrace houses and the associated street pattern is high. The HUCA has also seen later development to the north, but this does not predominate. The character area also forms part of the setting to the Stubbs' Walk Character Area (127) which lies to the east.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.</p>	<p><b>Low</b></p>

#### 4.17.3 Recommendations

The character area largely comprises mid to late 19th century terraced houses with some later development and re-development.

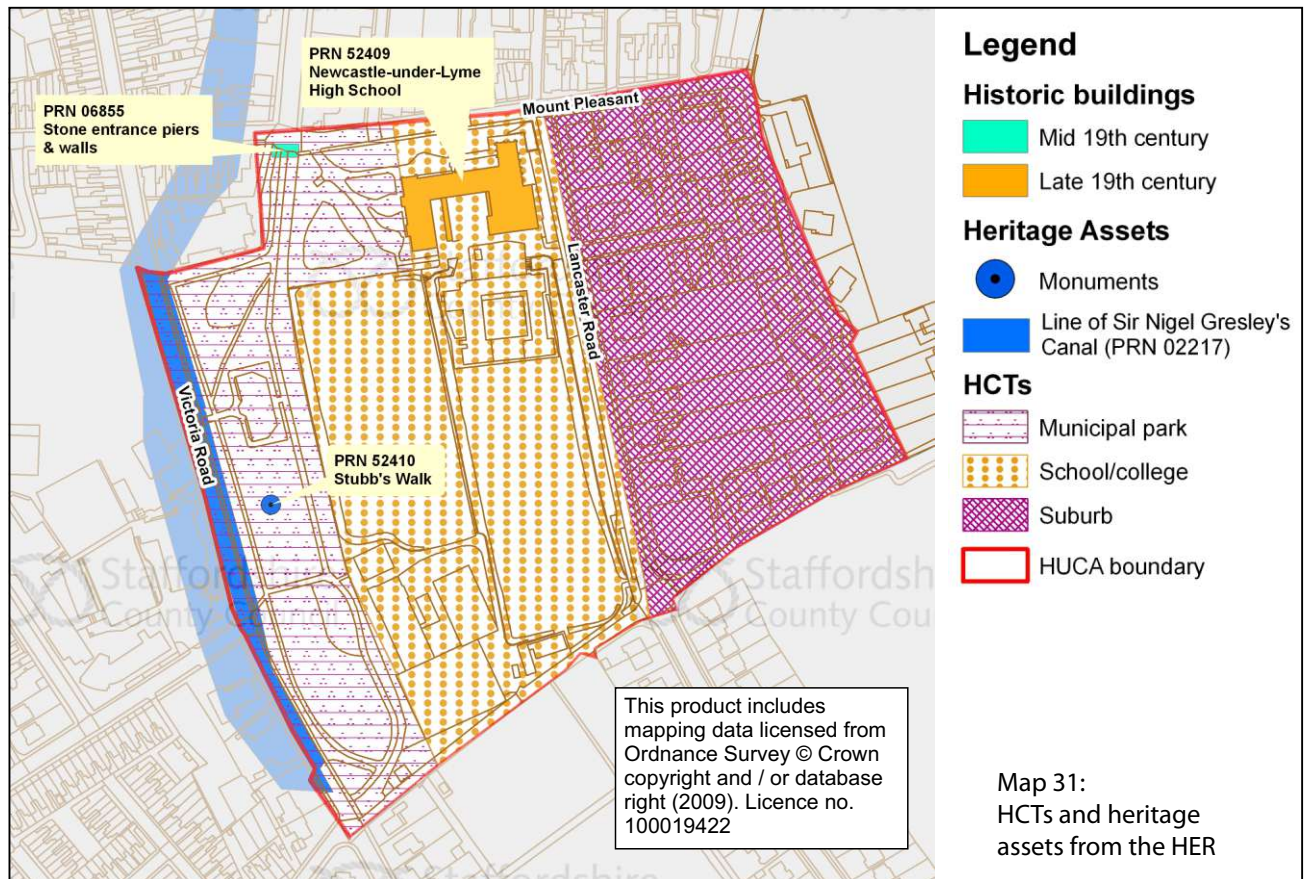
- ◆ The setting of the Stubbs' Walk Conservation Area (127) is covered by para. 132 of NPPF<sup>290</sup>. Consultation with the Borough Conservation Officer is recommended for any proposals which may affect it.

<sup>291</sup> Ibid.  
<sup>292</sup> Ibid.

<sup>293</sup> English Heritage 2006. Web: <http://www.english-heritage.org.uk/publications/streets-for-all-west-midlands/> Staffordshire County Council, 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and 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>291</sup>. Undesignated historic buildings of particular local interest should be considered for local listing.
- ◆ 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.
- ◆ 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>292</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 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>293</sup>.

## 4.18 HUCA 18 – Stubbs' Walk and Lancaster Road



### 4.18.1 Statement of heritage significance and built character

This area is characterised by open space with housing to the east. Stubbs' Walk is a park which has its origin in the early 19th century (cf. plate 9 on p.33). The land of the HUCA had formed one of Newcastle's open fields from the medieval period, known as Stubbs' Field. This was enclosed following an Act of Parliament in 1816 which also allotted two areas around the town as public walks; Stubbs' Walk<sup>294</sup> and Station Walks (in HECA 11). Stubbs' Walk had been laid out with trees by 1847 and the gate and flanking walls to the entrance on Mount Pleasant are Grade II Listed<sup>295</sup>.

The character of open space is enhanced by the playing fields associated with the Newcastle under Lyme School which was founded as a High School in 1872<sup>296</sup>. The late 19th century school building survives standing on Mount Pleasant. The high status houses to the east are mostly large detached residences set in large gardens built c.1900.

The historic importance of this area has been highlighted through the designation of the Stubbs' Walk Conservation Area which covers much of the HUCA.

#### 4.18.2 Heritage values:

<p><b>Evidential value:</b> The area had formed part of the medieval open field system and the subsequent intensive development suggests that there are few opportunities for the survival of below ground archaeological deposits. However, the historic parkland and the development of the school and houses all contribute to the social and economic history of the town from the early 19th century onwards.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The legible heritage assets dominate the character of this HUCA. Stubbs' Walk is an important element in the history of leisure within early 19th century Newcastle. The origins of Newcastle-under-Lyme High School also provide an understanding of the social and educational aspirations of the inhabitants of the town during the later 19th century; as do the later houses lying to the east of Lancaster Road.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historical importance of this HUCA, including the majority of the late 19th/early 20th century houses, has been identified through the designation of the Stubbs' Walk Conservation Area (127). The built environment associated with the historic park, the Grade II Listed gate and walls are of national importance.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> Stubbs' Walk itself is a communal space and makes an important contribution to the townscape of Newcastle.</p>	<p><b>High</b></p>

#### 4.18.3 Recommendations

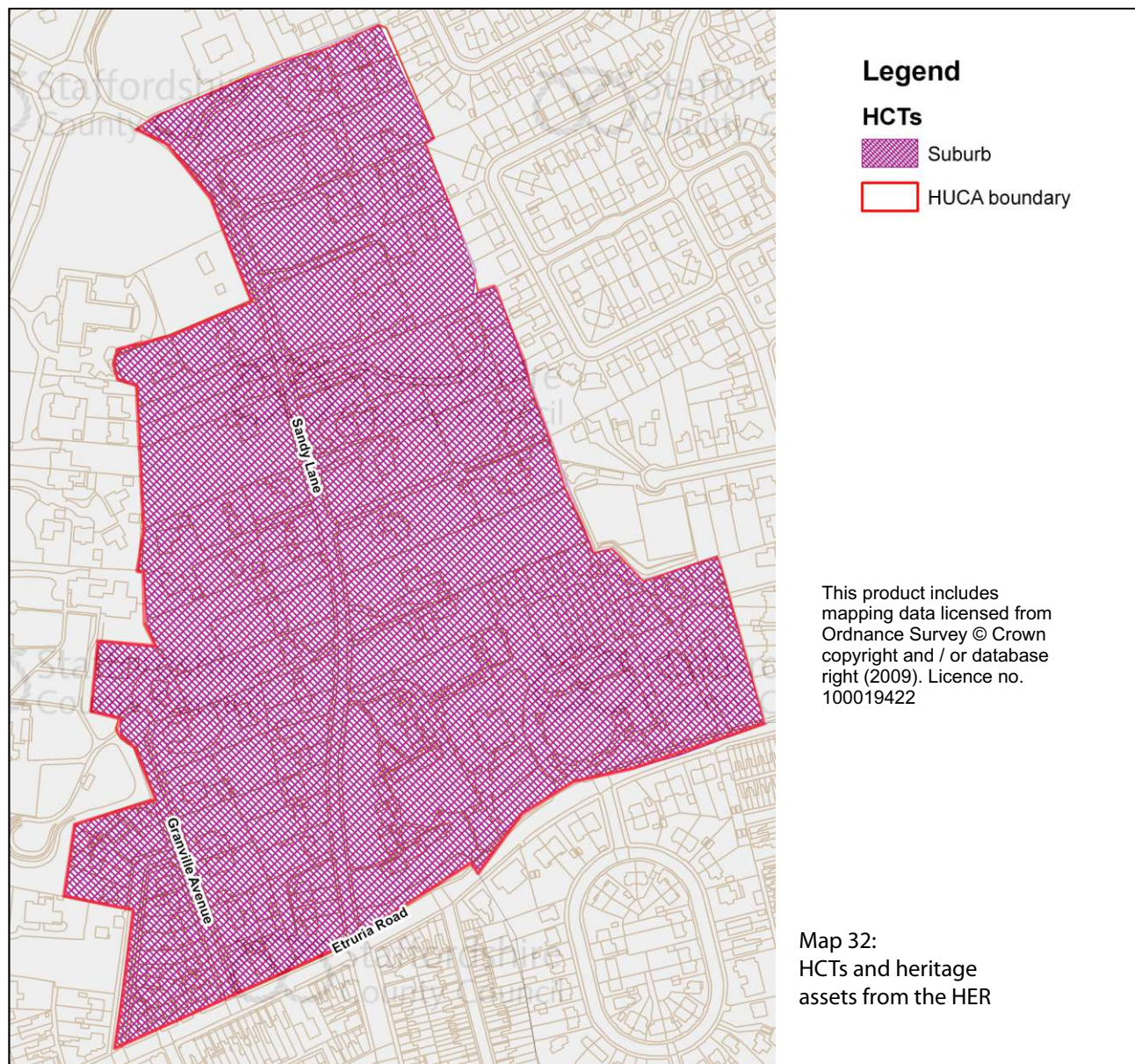
The assessment of the heritage values has identified considerable historic interest within the HUCA. Of particular interest is the survival of Stubbs' Walk as an area of public space enhanced by the Grade II Listed walls and gates. Also of interest is the late 19th century High School which dominates Mount Pleasant.

- ◆ The Listed buildings, the Conservation Area and their setting are covered by para. 132 of NPPF<sup>297</sup>. Consultation with the Borough Conservation Officer is recommended for any proposals.
- ◆ A statement of significance may 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>298</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles)

also paras. 126 and 131 of NPPF)<sup>299</sup>. The extant historic properties could be considered for local listing where appropriate.

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>300</sup>.

## 4.19 HUCA 19 – Sandy Lane



### 4.19.1 Statement of heritage significance and built character

The HUCA is dominated by high status housing set within very large gardens similar in character to HUCA 11, although the properties within this area mostly post date 1914. One or two, however, have their origins in the late 19th century most notably those along Granville Avenue. The Polite Vicar Public House on Etruria Road is also 19th century in date and was originally a domestic dwelling known as Stonyfields. During the later 20th century several re-developments have occurred, particularly along Etruria Road with the construction of apartments and the New Victoria Theatre. Some intensification of development has occurred within the large gardens of the properties lining Sandy Lane.

Prior to development this area had formed part of the Brampton open field, which was farmed by the inhabitants of Newcastle. It was mentioned by name in the late 16th/early 17th century when it was recorded as still being under arable cultivation<sup>301</sup>. It appears to have remained as an open field until the enclosure Act was passed in 1816.

#### 4.19.2 Heritage values:

<b>Evidential value:</b> The historic houses contribute to the history of the town, but there is unlikely to be any significant opportunities for archaeological deposits to survive given the earlier history of the HUCA.	<b>Low</b>
<b>Historical value:</b> The legible heritage assets dominate the HUCA, although there have been subsequent late 20th century changes. These heritage assets, comprised of the houses and their gardens, contribute to the understanding of the development of Newcastle's suburbs during the late 19th and early 20th centuries; as well as to its social and economic history.	<b>Medium</b>
<b>Aesthetic value:</b> The historic character of the HUCA is dominated by the large properties in large gardens, although some erosion of this character has occurred through the intensification of development during the late 20th century.	<b>Medium</b>
<b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited. However, further research may contribute to an understanding of the contribution of this HUCA to the historical development of Newcastle which could enhance community engagement.	<b>Low</b>

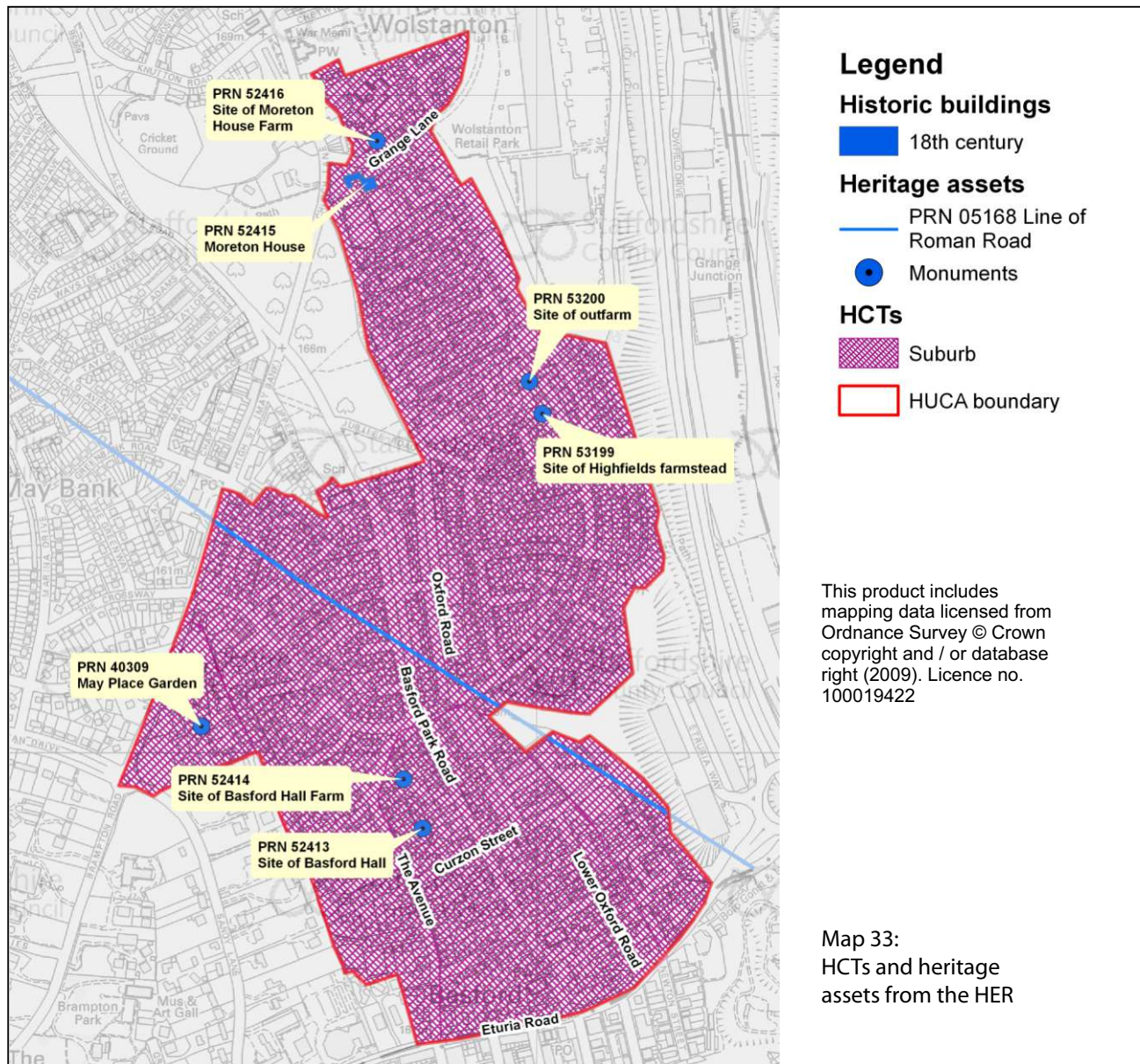
#### 4.19.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA particularly the historic character of the late 19th and early 20th century suburban development.

- ◆ The conservation of the late 19th century and early 20th century suburbs, comprised of large properties and their gardens, is desirable to ensure their long-term future and contribution to the history of the town.
- ◆ 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>302</sup>.



## 4.19 HUCA 19 – Sandy Lane 4.20 HUCA 20 – Basford inter-war suburbs



### 4.20.1 Statement of heritage significance and built character

The HUCA is dominated by inter-war housing estates which were laid out along new roads. Late 19th century terraced houses survive within the HUCA along Oxford Road, Curzon Street and Lower Oxford Road (cf. map 9). Curzon Street and Lower Oxford Road have been designated as the Basford Conservation Area (161) due to the innate character of this part of the townscape. The Wolstanton Conservation Area (128) lies adjacent to the north of the HUCA.

'The Avenue' follows the line of an original route which crossed the area and existed by at least the early 19th century. Basford Hall was located along this lane associated with a small landscape park lying to the south terminating at Eturia Road<sup>303</sup>. The hall was being used as a children's

by the 1920s and was demolished for housing by the start of the Second World War. A farmhouse and possibly other outbuildings associated with the hall survive along 'The Avenue'<sup>304</sup>. To the north of the HUCA, lying just south of the settlement core of Wolstanton, is the surviving Moreton House of probable early 18th century date<sup>305</sup>. Moreton House Farm stood to the north of Grange Lane and was probably demolished following the Second World War<sup>306</sup>.

The farmsteads may have had their origins in the late medieval/post medieval period perhaps being established following the piecemeal enclosure of a former open field. The earliest recorded evidence for human activity within the HUCA is the line of a Roman road, which crosses the area on a roughly north west to south east axis. The road ran between Chesterton to the north east of the HUCA to Rocester in East Staffordshire District<sup>307</sup>.

#### 4.20.2 Heritage values

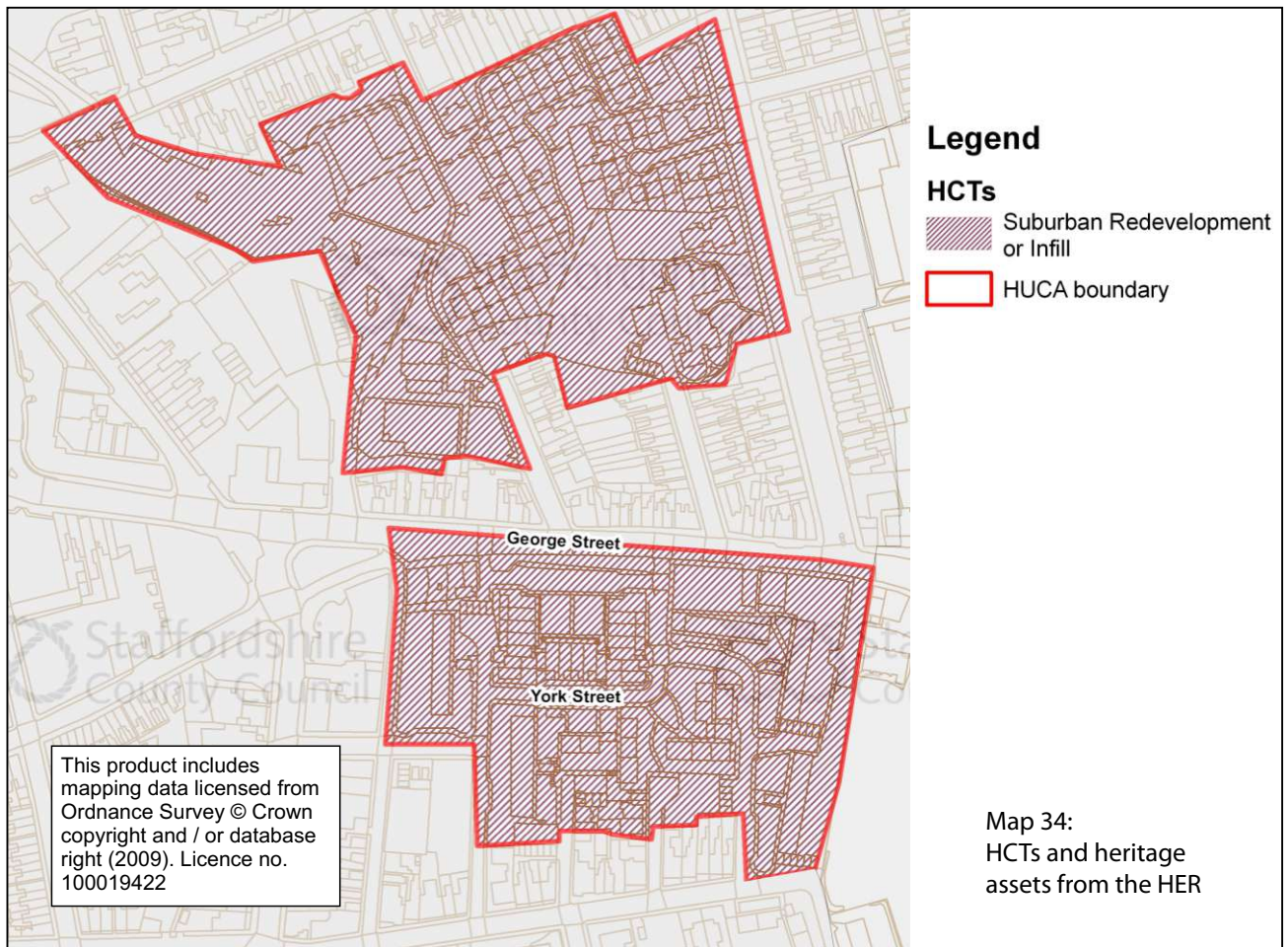
<p><b>Evidential value:</b> The surviving historic buildings all contribute to an understanding of the history of suburban development around Newcastle from the late 19th century onwards. Moreton House reveals that settlement existed within the HUCA prior to this date. The majority of the area had formed part of a field system prior to the late 19th century although there may be some archaeological potential associated with the former farmstead sites and the line of the Roman Road. However, the subsequent intensive development suggests that few opportunities may exist to further the understanding.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The legible heritage assets include the historic road system and the surviving historic houses; which include Moreton House and the farmhouse on 'The Avenue' as well as those of late 19th century date. These properties all contribute to a visual understanding of the development of Newcastle from at least the 18th century with Moreton House providing evidence of the earlier dispersed settlement pattern.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> Whilst the majority of the HUCA comprises inter-war housing the historic importance of the properties in Curzon Street and Lower Oxford Road has been identified through the designation of the Basford Conservation Area (161). The surviving late 19th century properties along Oxford Street and the farmhouse also contribute to the local distinctiveness of this suburb of Newcastle.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

### 4.20.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA. Of particular interest are the surviving late 19th century houses including those lying in Oxford Road beyond the limits of the Basford Conservation Area (161).

- ◆ The two Conservation Areas, Basford and Wolstanton, and their settings are covered by para. 132 of NPPF<sup>308</sup>. Consultation with the Borough Conservation Officer is recommended for proposals within the Conservations Areas or within the areas lying adjacent.
- ◆ The extant historic properties could be considered for local listing where appropriate.
- ◆ Any significant change to the historic buildings within the HUCA should be sympathetic to and reflect the existing scale, massing, height, alignment, materials and use of these historic properties.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, function and development within Newcastle's social and economic history. 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>309</sup>.

## 4.21 HUCA 21 – North and south of George Street



### 4.21.1 Statement of heritage significance and built character

This HUCA is dominated by late 20th century residential properties and is surrounded by a character area of mid-late 19th century terraces, which lie within HUCA 10.

To the south of George Street the 20th century houses were built upon an area of terraced housing which had been built by the mid 19th century. The street pattern that had been associated with the terraces has not survived other than in the alignment of parts of York Street. The land to the north of George Street had been dominated by the line of the North Staffordshire Railway, which entered a tunnel at the eastern end of the character area. Terraces were also present within the area.

Prior to the 19th century development this area had formed part of a field system, which probably had its origins in the early 19th century following an Act of Parliament to enclose much of the land around the town passed in 1816.

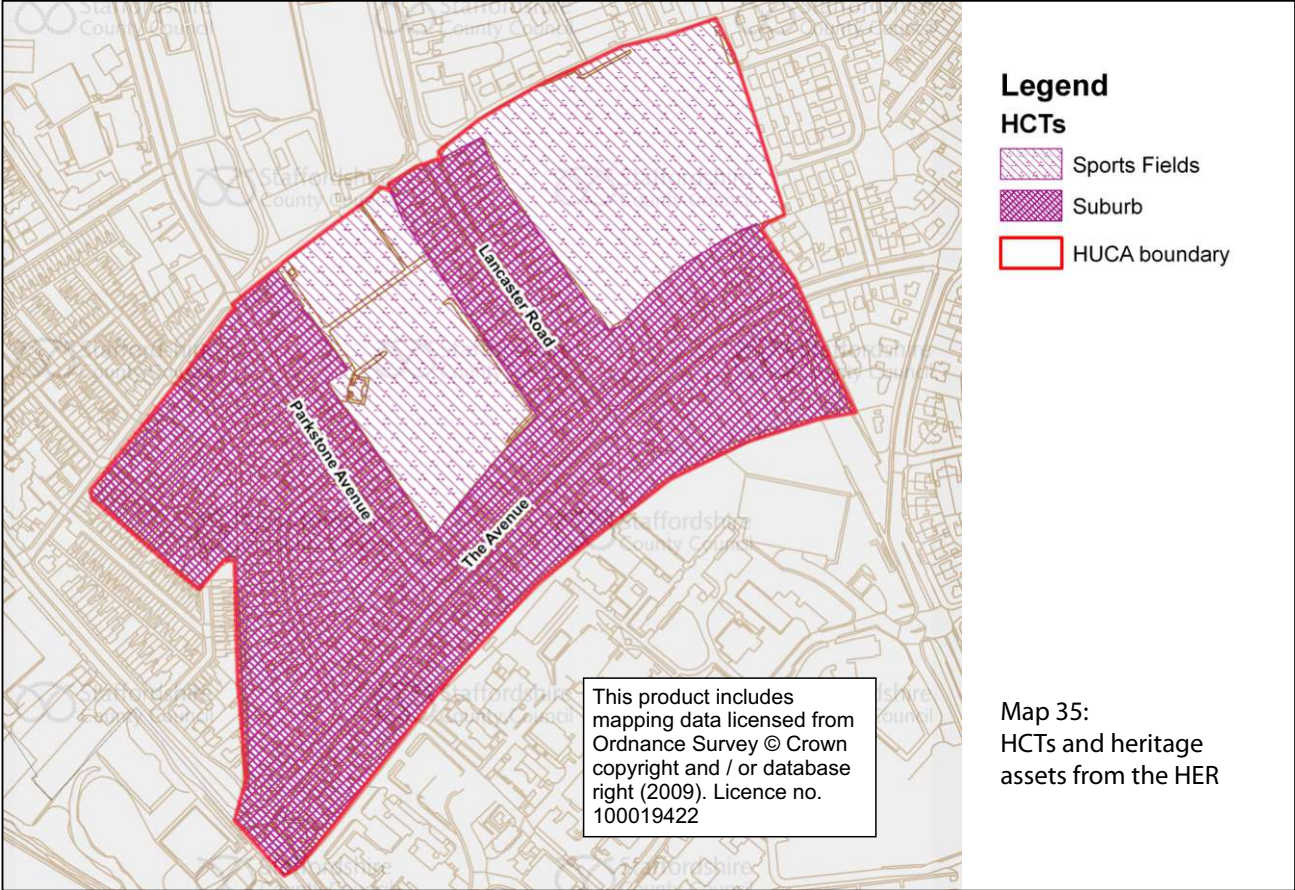
#### 4.21.2 Heritage values:

<b>Evidential value:</b> The area had formed part of the 19th century suburban development of Newcastle and prior to that part of a field system which existed by at least the early 19th century. Given its previous use and the subsequent intensive development suggests that there are few opportunities exist for the survival of heritage assets. However, future research may identify areas of interest.	<b>Low</b>
<b>Historical value:</b> There is no legibility of heritage assets with the HUCA.	<b>Low</b>
<b>Aesthetic value:</b> The character area comprises late 20th century re-development including the street pattern.	<b>Low</b>
<b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited	<b>Low</b>

#### 4.21.3 Recommendations

No recommendations relating to the historic environment have currently been identified.

## 4.22 HUCA 22 – North of The Avenue



### 4.22.1 Statement of heritage significance and built character

The HUCA is dominated by inter-war housing and two areas of parkland which were established as playing fields following the Second World War.

The houses were built upon a field system which had probably been enclosed in the post medieval period on an ad hoc basis between landholders (cf. Prior to enclosure it had formed part of Stubbs' Field, one of the medieval open fields farmed by the inhabitants of Newcastle (cf. 2.4.6.1; map 3 and map 7).

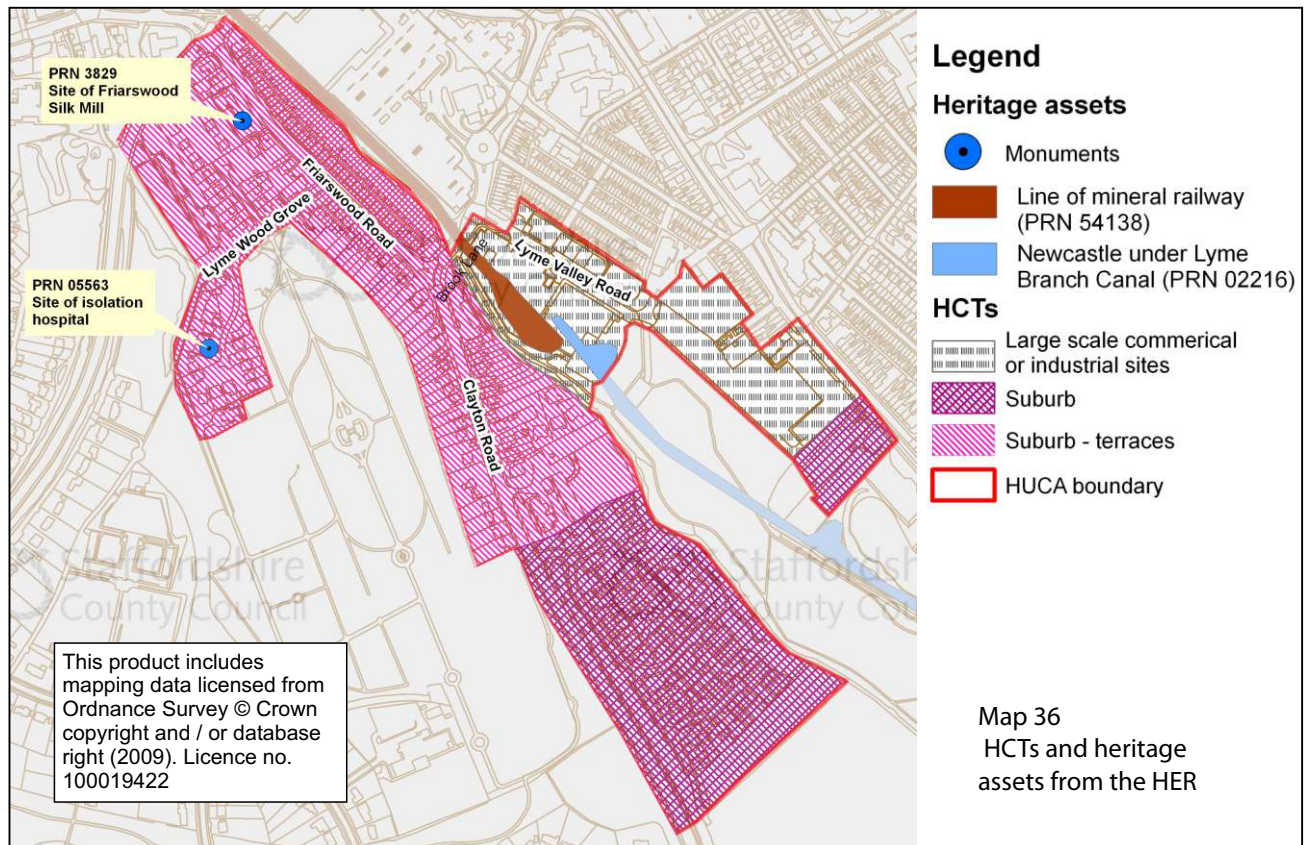
#### 4.22.2 Heritage values:

<b>Evidential value:</b> The area had formed part of the medieval open field system and the subsequent intensive development suggests that there are few opportunities exist for the survival of heritage assets. However, future research may identify areas of interest.	<b>Low</b>
<b>Historical value:</b> There is no legibility of heritage assets with the HUCA.	<b>Low</b>
<b>Aesthetic value:</b> Whilst the character area comprises inter-war housing development it does lie adjacent to the Stubbs Walk Conservation Area (127) and forms part of the setting of this heritage asset.	<b>Low</b>
<b>Communal value:</b> The playing field provide important public open space, but from a heritage perspective the overall value is low	<b>Low</b>

#### 4.22.3 Recommendations

There are limited heritage interests within the HUCA although it does lie adjacent to the Stubbs Walk Conservation Area (127). The Conservation Area and its setting are covered by para. 132 of NPPF<sup>310</sup>. Consequently it is recommended that any large-scale change with this HUCA should consider the impact upon the setting of the Conservation Area. Consultation with the Borough Conservation Officer is advised in these instances.

## 4.23 HUCA 23 – Friarswood Road



### 4.23.1 Statement of heritage significance and built character

The majority of the residences in this HUCA date to the inter-war period, although there are surviving late 19th and early 20th century terrace houses along the north of Friarswood Road (cf. map 10).

Friarswood Road was not shown on Yates' map (1775) but had been constructed by 1832<sup>311</sup>. However, it is possible that its origins are much earlier and may have originated as a minor route to the small settlement of Clayton which lies beyond the EUS project area. The silk mill, which stood on Friarswood Road, was operating before 1832 (cf. 2.6.3.2)<sup>312</sup>. It was demolished in the second half of the 20th century and was replaced by an apartment block on a similar footprint. To the east of the apartment block are two 19th century houses, which may have been associated with the silk mill complex.

Balcombe Close was constructed upon the site of a hospital which was built in 1901<sup>313</sup>.

The line of the Newcastle under Lyme canal was constructed in 1795 and by the mid 19th century the mineral railway had been built to meet it (cf. 2.6.4.2 and 2.6.4.3). The mineral railway connected the Silverdale ironworks (beyond the EUS project area) and the Castle Ironworks to the wider canal system and carried coal, iron and ironstone<sup>314</sup>.



Historic maps suggest that much of this area had been enclosed by the early 19th century following an Act of Parliament passed in 1816. Prior to this date the HUCA had probably formed part of Clayton Field, one of the open fields which had surrounded Newcastle since the medieval period.

#### 4.23.2 Heritage values

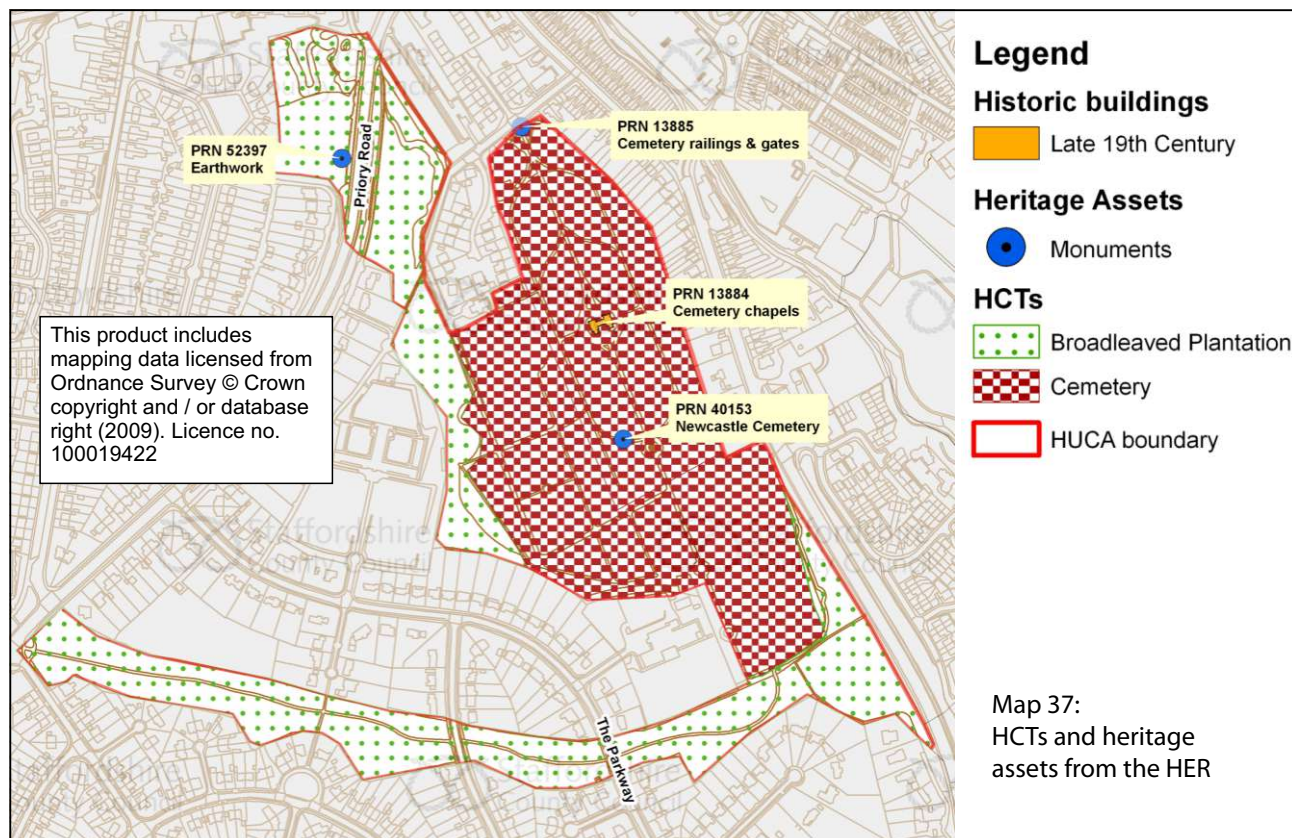
<p><b>Evidential value:</b> The area comprised industrial, domestic and communications development during the 19th century. The Silk Mill, the railway and its interchange with the canal all have the potential to survive as below ground archaeological deposits, although this may be limited by subsequent development on these sites. The surviving historic buildings, the terraces and the two building possibly associated with the silk mill, all contribute to an understanding of the development of this part of Newcastle during the 19th century and their associations with the local industry.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> Friarswood Road probably pre-dates the development of this HUCA in the 19th century. The terraces and other historic houses dominate the majority of the HUCA, although a modern character is apparent further south east. These legible heritage assets all contribute to the understanding of the development of the wider Newcastle townscape</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The late 19th century terraces and the two properties which may be associated with the former silk mill dominate the historic character of the area and contribute to the local distinctiveness. However, the character changes to the south east of the HUCA where 20th century industrial and commercial developments, as well as 21st century houses, dominate.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA comprises housing, industrial and commercial buildings and from a heritage perspective its value is limited. However, further research may enhance the understanding of the development of this HUCA and its place in the social and economic history of Newcastle and thus enhance community engagement.</p>	<p><b>Low</b></p>

### 4.23.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA. Of particular interest are the historic terraces and properties possibly associated with the former silk mill. Other key interests include the potential for surviving archaeological deposits associated with 19th century industry and communications networks.

- ◆ The extant historic properties could be considered for local listing where appropriate.
- ◆ Any significant change to the 19th century properties within the HUCA should be sympathetic to and reflect the existing scale, massing, height, alignment, materials and use of these historic properties.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, function and development as part of Newcastle's social and economic history. 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>315</sup>.

## 4.24 HUCA 24 – Newcastle Cemetery and Friars Wood



### 4.24.1 Statement of heritage significance and built character

The HUCA is dominated by a mid 19th century cemetery, whose Grade II Listed two cemetery chapels were constructed in 1866<sup>316</sup> (cf. 2.6.5.3). The cemetery was extended to the south east during the late 19th century and to the south west by the time of the Second World War.

Woodland is also a key characteristic of the HUCA, being enhanced by the presence of mature trees within the cemetery, and the remains of Friars Wood, now bisected by Priory Road to the north west and by The Parkway to the south. The areas of woodland were present by the 1830s and The Parkway was incorporated into the inter-war Garden City development of Westlands (see HUCA 27). During the 19th century Friars Wood shrank in area and was possibly used as a quarry<sup>317</sup>, although it has increased in size during the 20th century. The woodland is referenced in a document dating to the 16th century when it had formed part of the holdings belonging to the Dominican Friary<sup>318</sup>.

#### 4.24.2 Heritage values

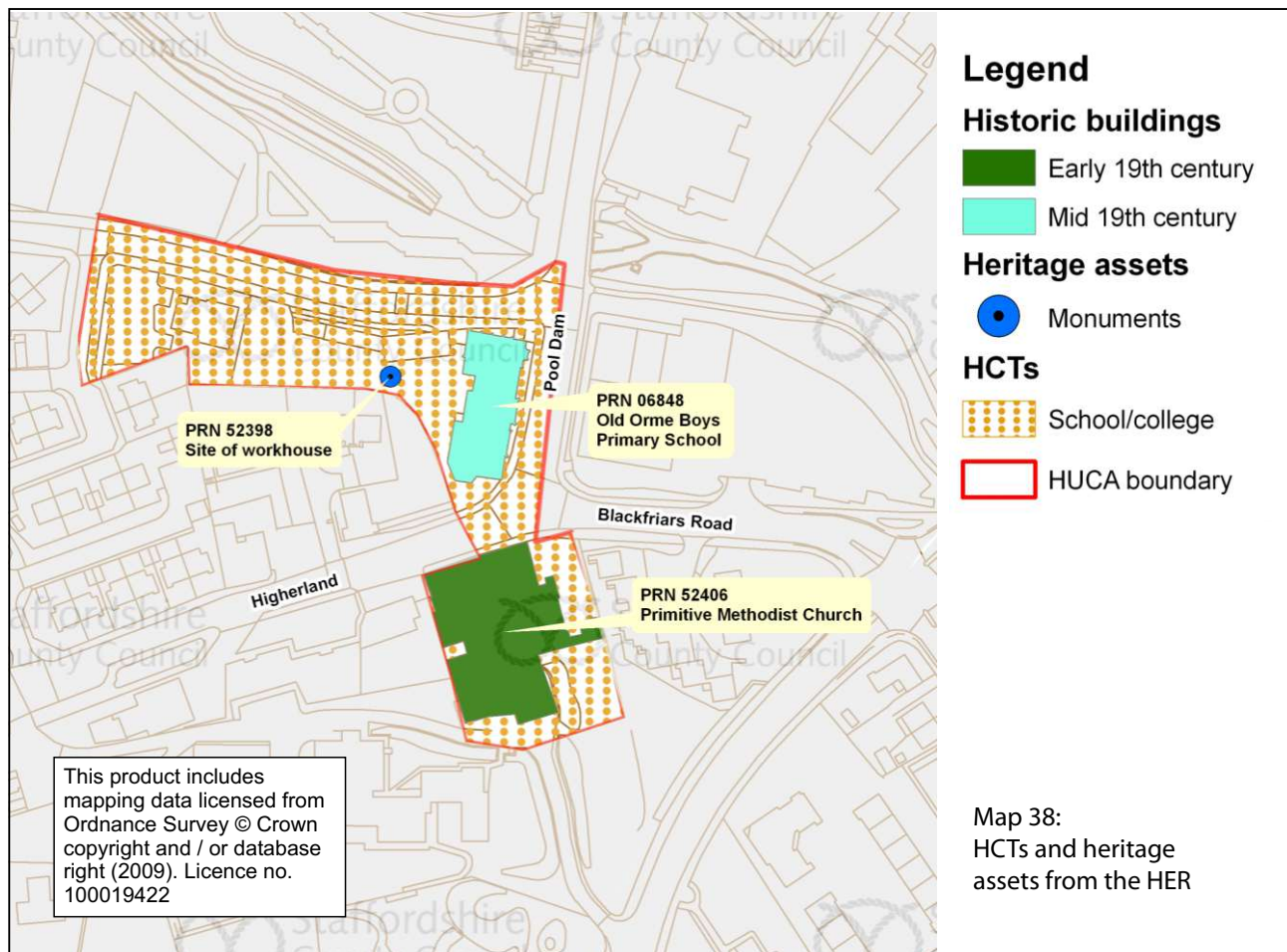
<p><b>Evidential value:</b> The HUCA lies beyond the areas of known historic settlement and its earlier history is currently unclear. The entire area may have formed part of Friars' Wood by the 16th century. The understanding of the potential for above or below ground archaeological potential is compromised by the current lack of research. The potential for below ground remains to survive is likely to have been impacted in the area of the cemetery.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> The Grade II Listed cemetery chapels and the monuments within the cemetery contribute to an understanding of the history of the town. The historic woodland also contributes to an understanding of the development of the town in terms of its survival and likely links to the medieval Friary.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The development of the cemetery and its mature trees, along with the surviving historic woodland, all contribute to the aesthetics and local distinctiveness of this part of the wider townscape. The Grade II Listed cemetery chapels, in particular, have been identified as being of national importance.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The woodland and the cemetery are accessible to the community. The appreciation of the heritage assets within the HUCA could be improved through further research and interpretation.</p>	<p><b>Medium</b></p>

#### 4.24.3 Recommendations

The development of the cemetery in the mid 19th century is likely to be associated with the 1851 Burial Act and forms an important part of Newcastle's townscape. Its importance is further enhanced by the survival of the Grade II Listed cemetery chapels. The remains of Friars Wood, which are public accessible, may have their origins in at least the 16th century and may belonged to the Friary during the medieval period.

- ◆ The Listed Buildings and their settings are covered under para. 132 of NPPF<sup>319</sup>. Advice on any change to the buildings or their settings should be sought from the Newcastle-under-Lyme Borough Conservation Officer in the first instance.
- ◆ The woodland should be retained as an important component of the local townscape and as a community resource.

## 4.25 HUCA 25 – Pool Dam and Higherland



### 4.25.1 Statement of heritage significance and built character

This small character area is dominated by the Grade II Listed Ormes School<sup>320</sup>, located on the western side of Pool Dam, which dates to 1850 (plate 16). The Methodist chapel and school<sup>321</sup> on the southern side of Higherland also dates to the 1850s and the other buildings in this area may also have 19th century origins.

The origins of settlement within the character area are not entirely clear, but it is possible that this area represented early suburban growth which could date from the medieval period (cf. maps 48 and 40 in Appendix 1). Historic documents have suggested that a medieval chapel, St Mary's, stood in the area of Higherland, although its precise location is not known<sup>322</sup> (cf. HUCA 26 and map 30). By 1605 it was no longer in use as a church, although it is not known when it was demolished or why<sup>323</sup>. It is possible that it was located close to Pool Dam as an area of land known as St Mary's Flat existed to the north east of the Castle Pool into the 19th century<sup>324</sup>.



Plate 16: Ormes School

The earliest direct reference to settlement in this area dates to 1731 when a report required the repair of houses and their conversion to a workhouse<sup>325</sup>. This reference suggests that settlement had occurred within this character area prior to the early 18th century and its origins could even be medieval.

The 18th century workhouse was located on the site of the current Ormes School<sup>326</sup>. A prison was built in the rear gardens of the workhouse in 1802 and this is clearly marked upon a map of Newcastle dated 1832<sup>327</sup>.

#### 4.25.2 Heritage values

**Evidential value:** This area may have formed part of the medieval and post medieval suburban growth and consequently there is the potential for below ground archaeological remains to survive which could contribute significantly to an understanding of the development of the town, socially and economically, during these periods. The surviving mid 19th century historic buildings also contribute to an understanding of the development of the town particularly in relation to education and the influence of the non-conformist religions within urban areas.

**Medium**

<p><b>Historical value:</b> The survival of the historic buildings, particularly the Grade II Listed school, contribute to a visual understanding of the development of the wider townscape and to local distinctiveness. The historic routes of Higherland and Pool Dam also make a positive contribution to the historic townscape.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The historic routes and the mid 19th century buildings all contribute to the local distinctiveness of Newcastle's townscape. The Grade II Listed Orme's School, in particular, has been identified as being of national importance.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The historic buildings contribute to the communities' engagement with the heritage of the wider townscape and this could be improved through further research and interpretation.</p>	<p><b>Low</b></p>

#### 4.25.3 Recommendations

The HUCA may have developed during the medieval and/or post medieval period as a suburb to the town and consequently there is the potential for below ground archaeological deposits to survive. The extant historic buildings date to the mid 19th century and are dominated by the Grade II Listed Orme's School and the non conformist Methodist Chapel.

- ◆ A statement of significance may be required to assess the impact of any proposed development upon the historic environment dependant upon the nature and scale of any proposals (cf. para. 128 of NPPF)<sup>328</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>329</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.
- ◆ The Listed Buildings and their settings are covered under para. 132 of NPPF<sup>330</sup>. Advice on any change to the buildings or their settings should be sought from the Newcastle-under-Lyme Borough Conservation Officer in the first instance.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, function and development as part of Newcastle' social and economic history. Where

<sup>331</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

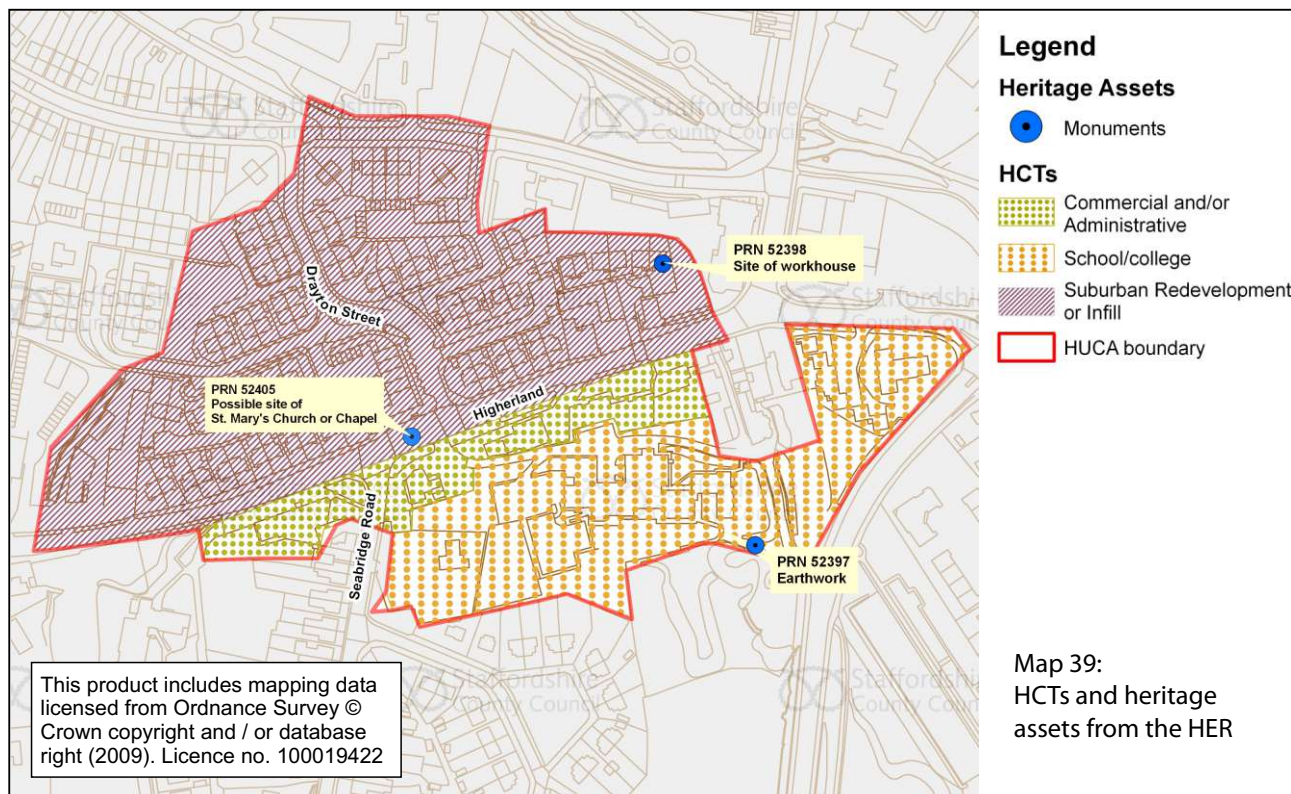
<sup>332</sup> English Heritage 2006. Web: <http://www.english-heritage.org.uk/publications/streets-for-all-west-midlands/>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

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>331</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 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>332</sup>.



## 4.26 HUCA 26 – Higherland



### 4.26.1 Statement of heritage significance and built character

The character of this area is defined by 20th century development mostly comprised of houses to the north of Higherland and a school to the south.

The origins of this area are not clear. Settlement appears to have occurred along Higherland on both sides of the road, but particularly to the south, by the late 18th century as depicted on a sketch map of 1785 (cf. maps 38, 40 and 43 in Appendix 1).

Historic documents have suggested that St Mary's chapel stood in the area of Higherland (see HUCA 25)<sup>333</sup>. It is possible that the location of the chapel may have encouraged a degree of suburban settlement along Higherland during the medieval period. The earliest reference to housing comes in the early 18th century (within HUCA 25) when repairs to existing buildings are referred to. It is possible that settlement may have expanded and contracted in this area throughout the medieval and post-medieval periods (cf. map 6 in Appendix 1 for possible post medieval suburb).

The housing estate to the north of Higherland was built upon an area of terrace houses which had been built by the mid 19th century (cf. maps 43 in Appendix 1). The land to the south may have been redeveloped from properties whose origins may have at least post medieval origins.

<sup>334</sup> Staffordshire HER: PRN 52398

<sup>335</sup> Staffordshire HER: PRN 52397

<sup>336</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

The houses referred to in the early 18th century for repair were also to be converted to a workhouse, which appears to have existed on the site of the present Old Orme School until the mid 19th century (cf. 2.6.2)<sup>334</sup>.

Earthworks shown on Malabar's map (1847) suggesting quarrying in this area<sup>335</sup>.

#### 4.26.2 Heritage values

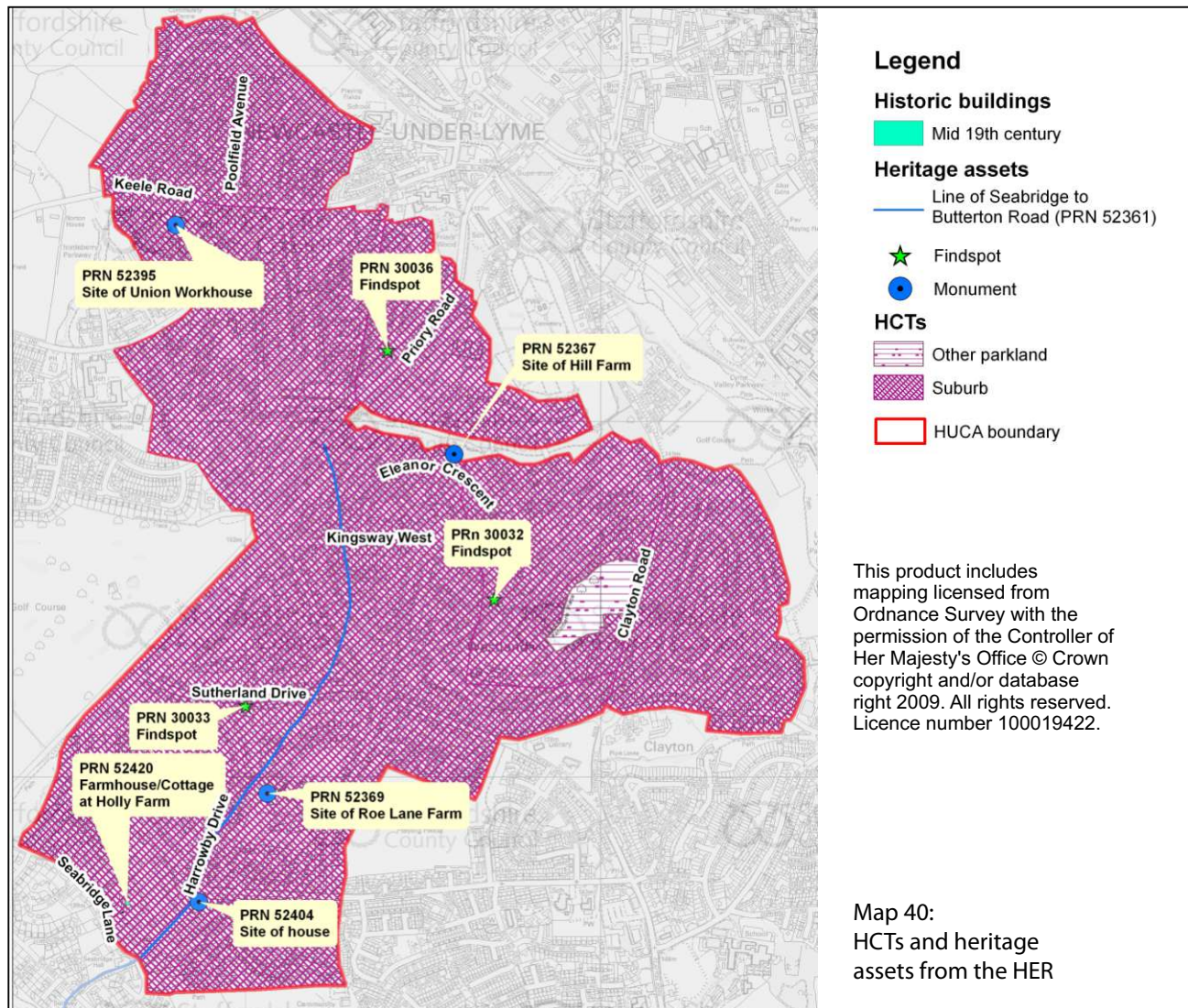
<p><b>Evidential value:</b> This area may have formed part of the medieval and post medieval suburban growth and consequently there is the potential for below ground archaeological remains to survive, including those associated with the chapel, which could contribute significantly to an understanding of the development of the town, socially and economically, during these periods. The survival of these deposits may have been impacted to some degree by 20th century re-development, although opportunities may be greater to the south of Higherland.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The HUCA is dominated by 20th century development and re-development. There are currently no known legible heritage assets within the townscape other than the alignment of Higherland which may have medieval origins.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The character area does not currently contribute to the aesthetics of the wider townscape from a heritage perspective</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA comprises 20th century housing and commercial buildings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

#### 4.26.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA. Of particular interest is the potential for below ground archaeological deposits to contribute to an understanding of the expansion of the town during the medieval and post medieval periods. The alignment of Higherland may intimately relate to these proposed periods of expansion.

- ◆ There is the potential for below ground for below ground archaeological deposits to survive within the HUCA dependent upon the location and nature of any ground works. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>336</sup>.

## 4.27 HUCA 27 – Southern inter-war suburbs

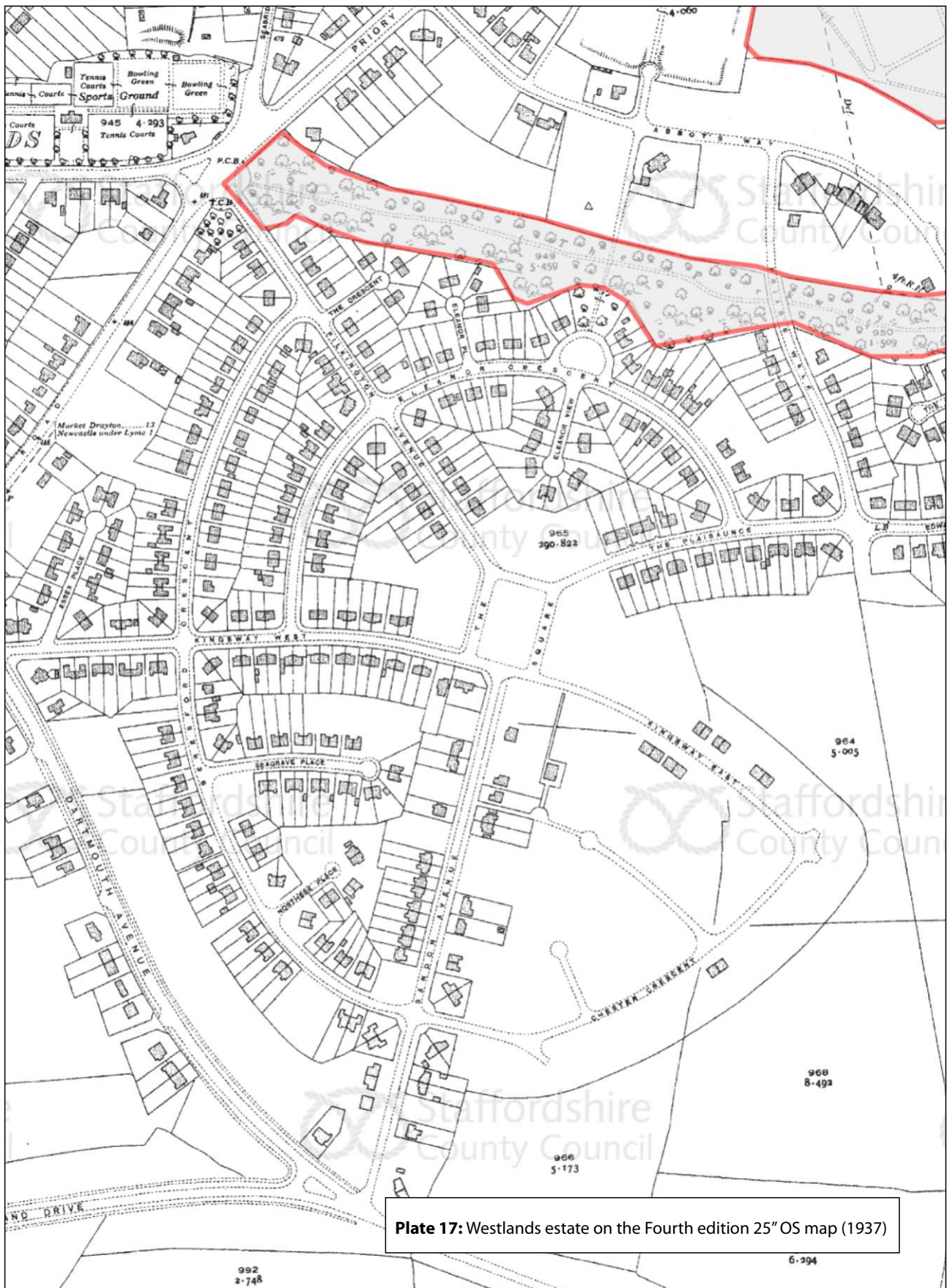


### 4.27.1 Statement of heritage significance and built character

The character area mostly comprises inter-war housing estates including Westlands and Poolfields. The Westlands estate is very distinctive within the townscape and was planned following garden city principles in the 1920s to provide private dwellings<sup>337</sup> (plate 17).

The houses to the south of Sutherland Drive date to the 1960s. An aerial photograph of 1963 shows this area in the course of development although Roe Lane farm still survived at this date<sup>338</sup>.

The housing estates were largely built upon fields which had probably been enclosed out of at least two medieval open fields; Pool field, which provided a name to the later housing estate, and Clayton field, which partly fell within the manor of Clayton<sup>339</sup> (cf. Maps 35 and 37 in Appendix 1). These fields may have largely been enclosed following an Act of Parliament granted in 1816 (cf. map 9).



**Plate 17:** Westlands estate on the Fourth edition 25" OS map (1937)

A dispersed settlement pattern existed across the character area by the early 19th century comprised of farmsteads and cottages. Hill Farm, which stood near Eleanor View within the Westlands estate, may have its origins in the early 16th century<sup>340</sup>. Two other farms, Roe Lane and Holly Farm, may have been associated with the enclosure of this landscape<sup>341</sup>. Roe Lane farm may be identifiable with an estate of 17th and 18th century date and was located on the original road to Market Drayton, which passed through the settlement of Seabridge to the south of the character area. Seabridge had its origins in the medieval period and it is likely that the Seabridge to Butterton road shown on map 29 dates to at least that period<sup>342</sup>. This route was replaced by the current road located to the west, now the A53, by the 1830s. The former route north of Roe Lane farm had gone by the late 19th century, although it partially survives as a hollow way just to the south of the HUCA.

The farmhouse of Holly Farm on the surviving section of the Seabridge to Butterton route survives and probably dates to at least the early 19th century, being marked on the 1830s 1" Ordnance Survey map.

Further settlement was located on the road towards Keele, now the A525, at Thistleberry by the early 19th century (cf. Map 8)<sup>343</sup>. It was on the Keele Road that the Union Workhouse was built between 1838-9, although it was partly re-built in 1892-3 following a fire<sup>344</sup>. The Union Workhouse was closed and demolished in 1938.

A number of individual early houses survive across the HUCA, but principally upon the main roads (Keele Road and Thistleberry Avenue). These include a number of small brick cottages on the southern side of Thistleberry Avenue, as well as early 20th century terraced houses. Early 20th century houses are extant in Poolfield Avenue (north off Keele Road) and along Whitefield Avenue (south of Keele Road). These houses reveal that the beginning of suburban expansion began firstly along as ribbon development in the late 19th century and along purpose-built roads from the early 20th century.

Several artefacts have been found within the area, which probably represent casual losses. These are a clay pipe<sup>345</sup>, of post medieval date, an undated quern stone<sup>346</sup> and a Roman coin<sup>347</sup>.

#### 4.27.2 Heritage values

**Evidential value:** The area had formed part of the medieval open field system and there may remain some potential for below ground deposits to survive in the areas of former settlement. However, on the whole the subsequent intensive development and previous use suggest that there are few opportunities exist for the survival of heritage assets.

**Low**

<sup>346</sup> Staffordshire HER: PRN 30032; Quern: A stone for grinding grain. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2008 English Heritage)

<sup>347</sup> Staffordshire HER: PRN 30033

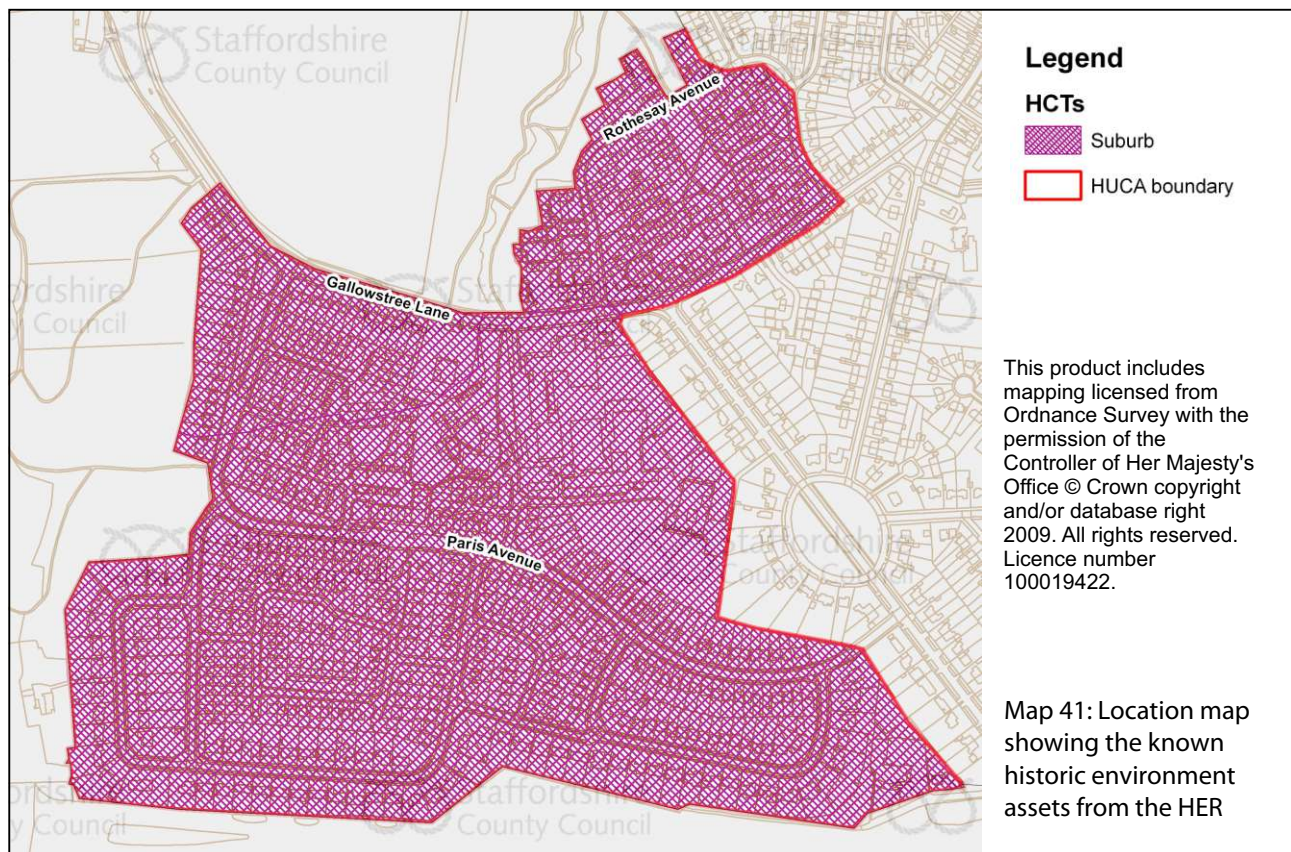
<p><b>Historical value:</b> The legible heritage assets of the HUCA include the surviving early houses, some of which are of early 19th century origin. The beginning of suburban development within the HUCA is clearly of at least early 20th century date with several roads being laid out at this date. The Westlands estate has its origins as a garden city suburb following national principles for early suburban development.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The Westlands garden city suburb comprises the characteristic street pattern and associated housing. Its integrity is therefore of historic importance to the townscape of Newcastle. The scattered historic buildings, of 19th century date and the roads of early 20th century housing also make positive contributions to the local character and sense of place amongst the later suburbs.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

### 4.27.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA. Of particular interest is the Westlands garden city suburb and its associated road system. Other key interests include the historic houses including the early 19th century house on Seabridge Lane.

- ◆ 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>348</sup>.
- ◆ The legibility of the early 20th century garden city suburb and its associated road system should be retained within the HUCA.
- ◆ Good examples of garden city architecture should be considered for local listing.
- ◆ There is limited 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>349</sup>.

## 4.28 HUCA 28 – South western post-war suburbs



### 4.28.1 Statement of heritage significance and built character

The houses and school which comprise these outer south western suburbs of Newcastle were built during the late 20th century. The field system upon which they were built had probably been created in the late 18th/early 19th century. The earlier history of this area is currently unknown. The fields had probably belonged to Westlands Farm although by the late 19th century part of this area was in use as a Rifle Range. The former field pattern is not reflected within the modern development.

### 4.28.2 Heritage values

<b>Evidential value:</b> The area had been used as a field system from at least the late 18th/early 19th century, although it's earlier history is unknown. The subsequent intensive development and previous use suggest that there are few opportunities exist for the survival of heritage assets. However, future research may identify areas of interest.	<b>Low</b>
<b>Historical value:</b> There is no legibility of heritage assets with the HUCA.	<b>Low</b>

**Aesthetic value:** The character area comprises late 20th century housing development and from a purely heritage perspective its value is limited.

**Low**

**Communal value:** The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.

**Low**

#### **4.28.3 Recommendations**

No recommendations relating to the historic environment have currently been identified.



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Staffordshire Extensive  
Urban Survey

# Newcastle-under-Lyme

Historic Character Assessment



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