

## APPENDIX 2 – Biddulph and Biddulph Moor

### 8.1 BBHECZ 1 – Biddulph historic core

#### 8.1.1 Statement of heritage significance

The zone comprises the historic core of Biddulph, which until the early 20<sup>th</sup> century had been known as Bradley Green. The built environment is dominated by 19<sup>th</sup> and early 20<sup>th</sup> century red brick terraced housing, particularly along Albert Street and Congleton Road (cf. map 1). John Street, which runs parallel to the High Street, is dominated by red brick semi detached properties which had been constructed by the 1880s. The properties along High Street have a greater diversity of dates and styles, although many 19<sup>th</sup> century properties also survive. A Wesleyan Methodist Chapel was built on Station Road in 1880 to serve the new community<sup>1</sup>.

The expansion of the settlement within the zone was associated with the growth of the coal and iron working industries in the wider area. Another industry which grew in importance within the zone was cloth making and several textile mills survive including the 19<sup>th</sup> century Reliance Mill on Walley Street and the early 20<sup>th</sup> century Albion Mill on Station Road<sup>2</sup>.

Although the zone retains a largely 19<sup>th</sup> century industrial character the settlement of Bradley Green probably had its origins in at least the 13<sup>th</sup> century, possibly as the result of assarting or the clearance of moorland<sup>3</sup>. Evidence for pre-19<sup>th</sup> century settlement was extant within the settlement until the late 20<sup>th</sup> century when a timber framed building interpreted as a barn was demolished to make way for the Biddulph by-pass<sup>4</sup>. The building probably had post medieval origins although it had undergone significant alteration.

#### 8.1.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets of the zone to contribute to an understanding of the history of the social and economic development of the settlement. The historic built environment, particularly the extant 19<sup>th</sup> and early 20<sup>th</sup> century industrial buildings have the potential to contribute to this history. There is also the potential for below ground archaeological remains to survive associated with the settlement from the medieval period onwards which could also significantly contribute to an understanding of the origins of the settlement.</p>	<p>High</p>
<p><b>Historical value:</b> The legible heritage assets significantly contribute to the historic character of the zone which is predominantly that of a 19<sup>th</sup> century industrial settlement. Any enhancement and restoration of the surviving 19<sup>th</sup> century buildings would contribute to the sustainable regeneration of Biddulph for the benefit of the local community<sup>5</sup>.</p>	<p>High</p>

<sup>1</sup> Staffordshire HER: PRN 51777

<sup>2</sup> Staffordshire HER: PRN 51698 and PRN 51699

<sup>3</sup> Horowitz 2005: 142

<sup>4</sup> Staffordshire HER: PRN 03809

<sup>5</sup> English Heritage 2005; PPS 1: 18

<b>Aesthetic value:</b> The historic buildings show a degree of design although there are opportunities to enhance and restore the historic fabric of the zone. There has been some impact by 20 <sup>th</sup> and 21 <sup>st</sup> century changes the historic character.	Medium
<b>Communal value:</b> The historic assets can be appreciated from the street although there are opportunities to enhance community interaction through interpretation and the promotion of the assets for sustainable development (see Historic value above).	Medium

### **8.1.3 Recommendations:**

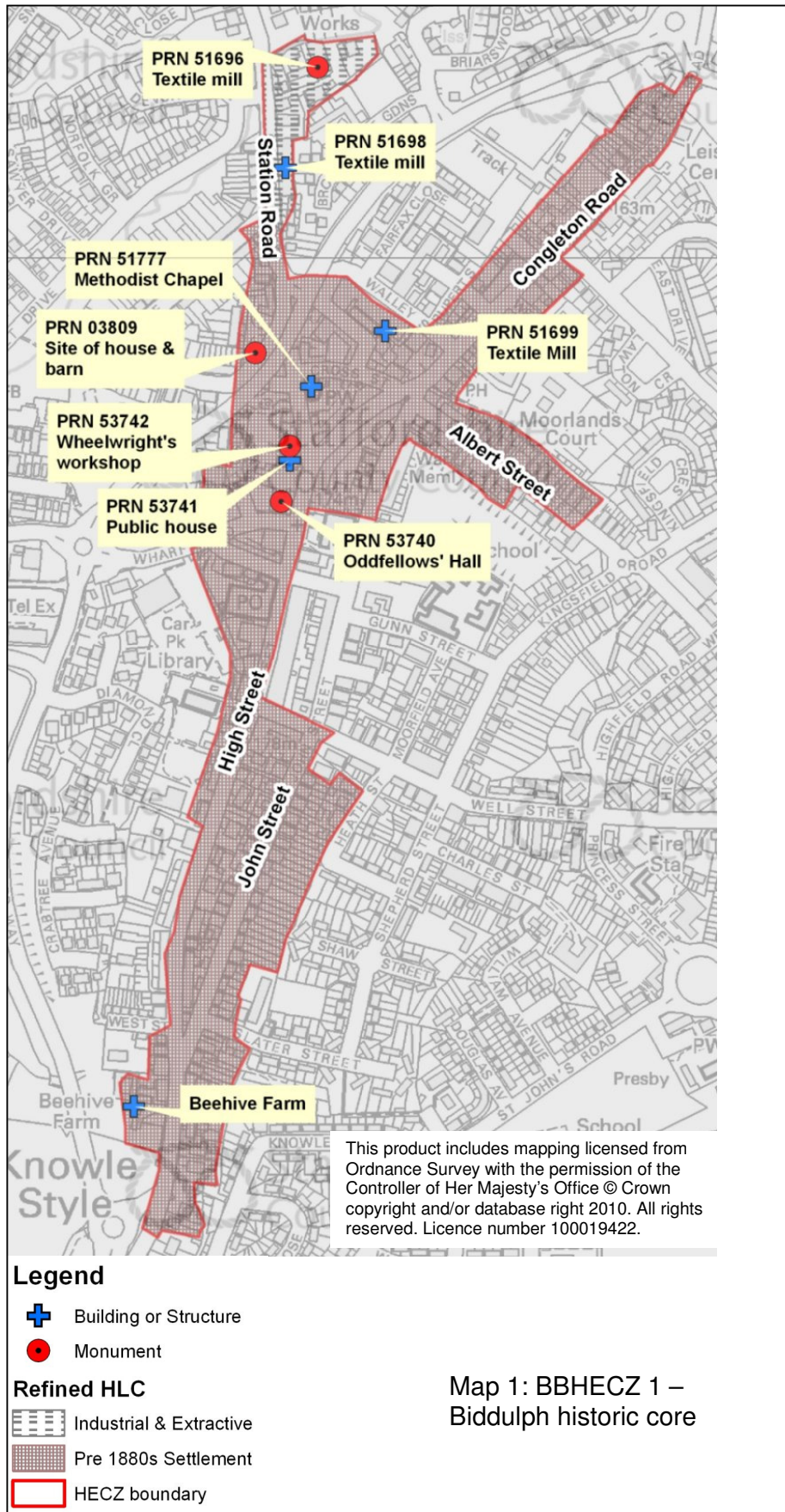
The heritage assets of the zone make an important contribution to the history of Biddulph from the 19<sup>th</sup> century onwards and to the local character of this industrial settlement.

The heritage assets and local character of the zone should be conserved and enhanced to ensure the future of this locally distinctive settlement. This could be achieved through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development and to retain the local distinctiveness of the settlement's origins as a 19<sup>th</sup> century industrial village. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>6</sup>. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>7</sup>.
- There is a moderate archaeological potential within the zone, as reflected in the high evidence value above. Development proposals will require a Heritage Statement to be carried out which should relate to all historic environment considerations including the archaeological potential. Mitigation works may be required to fulfil PPS 5 policy HE 12.

<sup>6</sup> English Heritage 2010: 26 and 35

<sup>7</sup> English Heritage 2010: 26 and 35



## 8.2 BBHECZ 2 – West of Newpool and Brown Lees

### 8.2.1 *Statement of heritage significance*

The zone covers 87ha and rises from around 200m AOD in the east up to 250m AOD at Tower Hill on its western edge. It is dominated by small field systems, whose boundaries have been the subject of alteration during the 20<sup>th</sup> century (cf. map 2). A number of earlier field boundaries survive and these are legible within the landscape as mature hedgerows.

During the 19<sup>th</sup> century several collieries were opened within the zone and of these the Tower Hill Colliery is the earliest and best preserved<sup>8</sup>. The site includes the early to mid 19<sup>th</sup> century Grade II Listed colliery buildings which survive as a ruin as well as the spoil heap and mine shaft(s). The colliery was served by two tramways neither of which survives above ground although the lines are visible as cropmarks on aerial photographs<sup>9</sup>.

The other two collieries were established between the 1830s/40s and the 1880s to the east and north east of the zone<sup>10</sup>. Bradley Green Colliery to the north east was linked to the Biddulph Valley Railway by a short tramway. The colliery at Newpool, to the south was smaller in scale. Both of the collieries had ceased operating by the early 20<sup>th</sup> century and the latter has been re-developed.

The Biddulph Valley Railway line crosses briefly into the zone just to the north of the site of Bradley Green colliery<sup>11</sup>. It was opened in 1860 to serve the local collieries and iron works and has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors.

Settlement within the zone is dispersed and largely comprises farmsteads and cottages. Two historic farmsteads have been identified, Tower Hill Farm and Meadow Stile Farm, both displaying loose courtyard plan forms. This plan form is characteristic of many of the farmsteads in the north east of Staffordshire and nationally excavated examples have been dated to the 13<sup>th</sup> century<sup>12</sup>. There is therefore the potential that these farmsteads have origins which pre-date the increased agricultural production of the late 18<sup>th</sup> and 19<sup>th</sup> centuries. Both sites are indicated on Yates' map of Staffordshire (1775) and both have been considerably altered during the 20<sup>th</sup> century.

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<sup>8</sup> Staffordshire HER: PRN 04913 and PRN 13496

<sup>9</sup> Staffordshire HER: PRN 28205

<sup>10</sup> Staffordshire HER: PRN 51705 and PRN 51713

<sup>11</sup> Staffordshire HER: PRN 51664

<sup>12</sup> Edwards 2009: 37; Lake 2009: 19

**8.2.2 Heritage values:**

<b>Evidential value:</b> There is the potential for the former collieries and the historic buildings to contribute to an understanding of the social and economic history of the landscape. There is the potential for below ground remains to survive associated in particular with the collieries and tramways. There has been little research into the earlier origins of the landscape and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.	Medium
<b>Historical value:</b> There are legible heritage assets within the zone including the surviving colliery buildings and the line of the railway, which contribute to the historic character of the zone. The surviving historic boundaries also contribute to the character.	Medium
<b>Aesthetic value:</b> The landscape has been the subject of evolution over time and is predominantly rural in nature, although evidence for historic industrial activity is still legible within the landscape. The most significant evidence for industrial activity is the Grade II colliery buildings at Tower Hill. These would be amenable to restoration to allow public and community engage with the history of the zone.	Medium
<b>Communal value:</b> There is the potential for the heritage assets of the zone and the wider area to be interpreted along the line of the Biddulph Valley Railway which is currently used as a cycleway/foot path. Further research would elucidate the role of the zone in Biddulph's industrial history.	Medium

**8.2.3 Recommendations:**

The heritage values reflect the changes to the historic field pattern, although several historic boundaries survive as mature hedgerows. The industrial archaeology of the zone is of particular interest especially the surviving colliery buildings.

The conservation and enhancement of the historic landscape and heritage assets of the zone would best be achieved by:

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>13</sup>.
- There is a low to moderate level potential for archaeological sites to be impacted. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development<sup>14</sup>.
- The conservation of the historic landscape and the key heritage assets relating to former industrial activity which are typical of the local area is desirable<sup>15</sup>.

<sup>13</sup> English Heritage 2010: 26 and 35

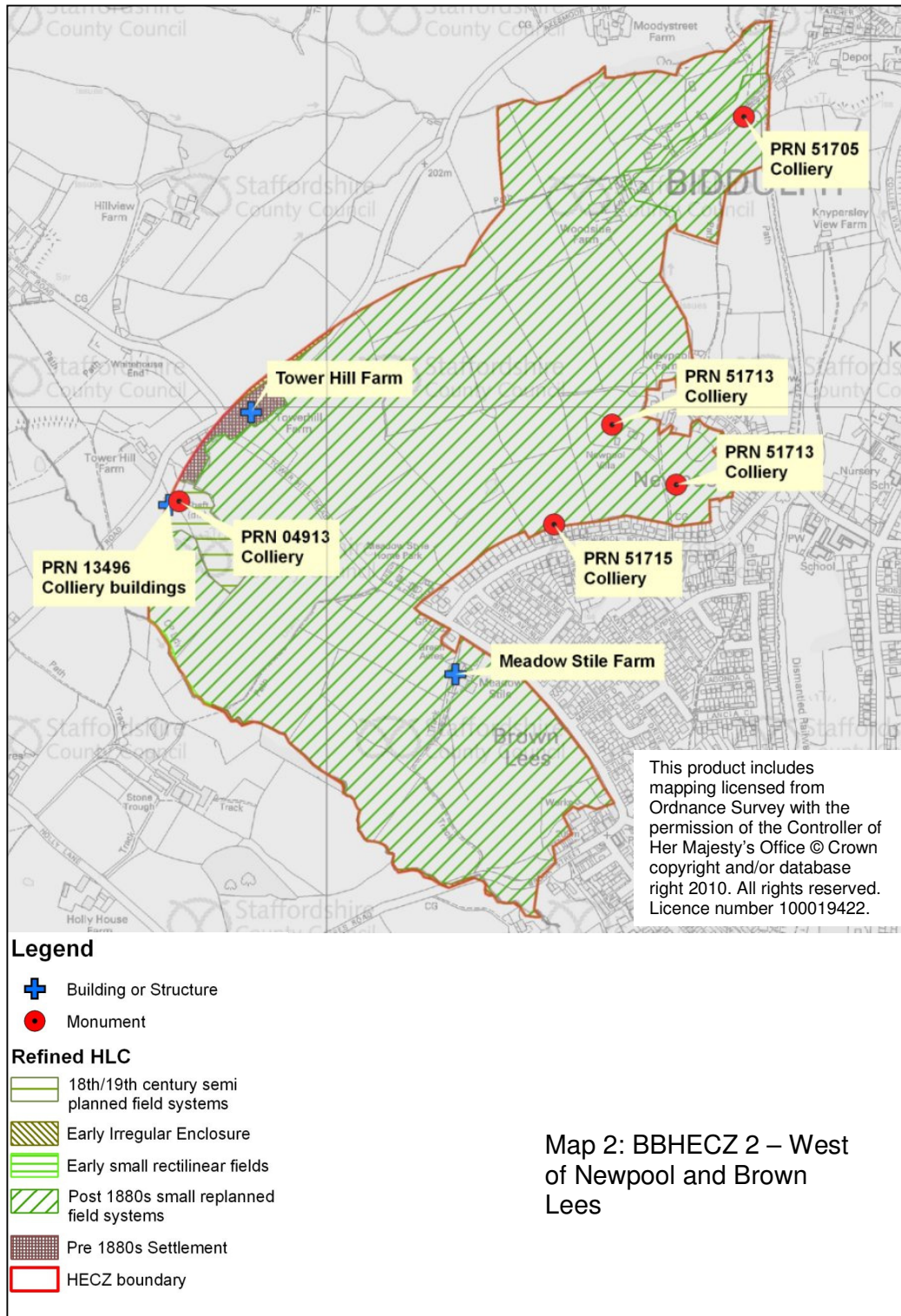
<sup>14</sup> PPS 5: Policy HE 6; English Heritage et al 2010: 22 - 23

<sup>15</sup> English Heritage 2010: 6

- PPS 5 policies 9 and 10 cover the Listed building and its setting within the planning process. Where development may impact upon the Listed building or its setting a Heritage Statement will be required as part of the planning application.
- The promotion and interpretation of the heritage assets to benefit the local community and encourage sustainable tourism<sup>16</sup>. The line of the Biddulph Valley Railway could play a key part in this promotion.

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<sup>16</sup> English Heritage 2010: 6 & 7



### 8.3 BBHECZ 3 – Knowle Style & Red Cross

#### 8.3.1 Statement of heritage significance

The zone covers 38ha and the historic landscape character is dominated by an irregular field system which has been created during the post medieval period and is possibly associated with industrial expansion during this period (cf. map 3). The many mature hedgerows across the zone confirm the field system's early origins.

Five Grade II Listed buildings and structures lie within the zone on the western side of Tunstall Road all of which are constructed of local dressed stone. These buildings date to circa 1850 and comprise a parsonage, with associated coach house, coachman's house and a school all of which were built under the patronage of the Bateman family of nearby Knypersley Hall (see BBHECZ 7). The school building is currently used as a community hall and Knypersley First School lies opposite on Newpool Road. The earliest building on the site of the current school was built in the early 20<sup>th</sup> century and is also constructed of local dressed stone and so contributes to the local built character of the zone.

Knypersley View Farm, to the north of the zone, has been identified as a historic farmstead although it is possible that only the farmhouse survives. The farmhouse is two storeys and constructed of red brick with render to at least one gable end. It may have originated in the 19<sup>th</sup> century as a smallholding whereby the occupiers supplemented their income by working in one of the local industries.

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>17</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors.

#### 8.3.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for the historic farmstead in particular to contribute to an understanding of the economic and social history of the zone during the 19<sup>th</sup> century. There has been little research into the earlier origins of the landscape and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	Medium
<p><b>Historical value:</b> The heritage assets are legible within the landscape and the group of Grade II Listed buildings in particular contribute to the local distinctiveness of the Biddulph area. They, along with the line of the railway, are closely associated with the Bateman family who made significant contributions to the wider Biddulph area during the 19<sup>th</sup> century (see BBHECZ 7 and 16 in particular). The historic field pattern also largely survives and includes several mature hedgerows.</p>	High

<sup>17</sup> Staffordshire HER: PRN 51664



<p><b>Aesthetic value:</b> The zone appears to have evolved over a considerable period of time and this is confirmed by the irregular nature of the historic field pattern. The built environment however, contains an element of planning under the patronage of the Bateman family and the importance of the historic buildings is highlighted through their Grade II Listed designation.</p>	<p>High</p>
<p><b>Communal value:</b> There is the potential for the heritage assets of the zone and the wider area to be interpreted along the line of the Biddulph Valley Railway which is currently used as a cycleway/foot path. The links with the Bateman family could be exploited to this end.</p>	<p>Medium</p>

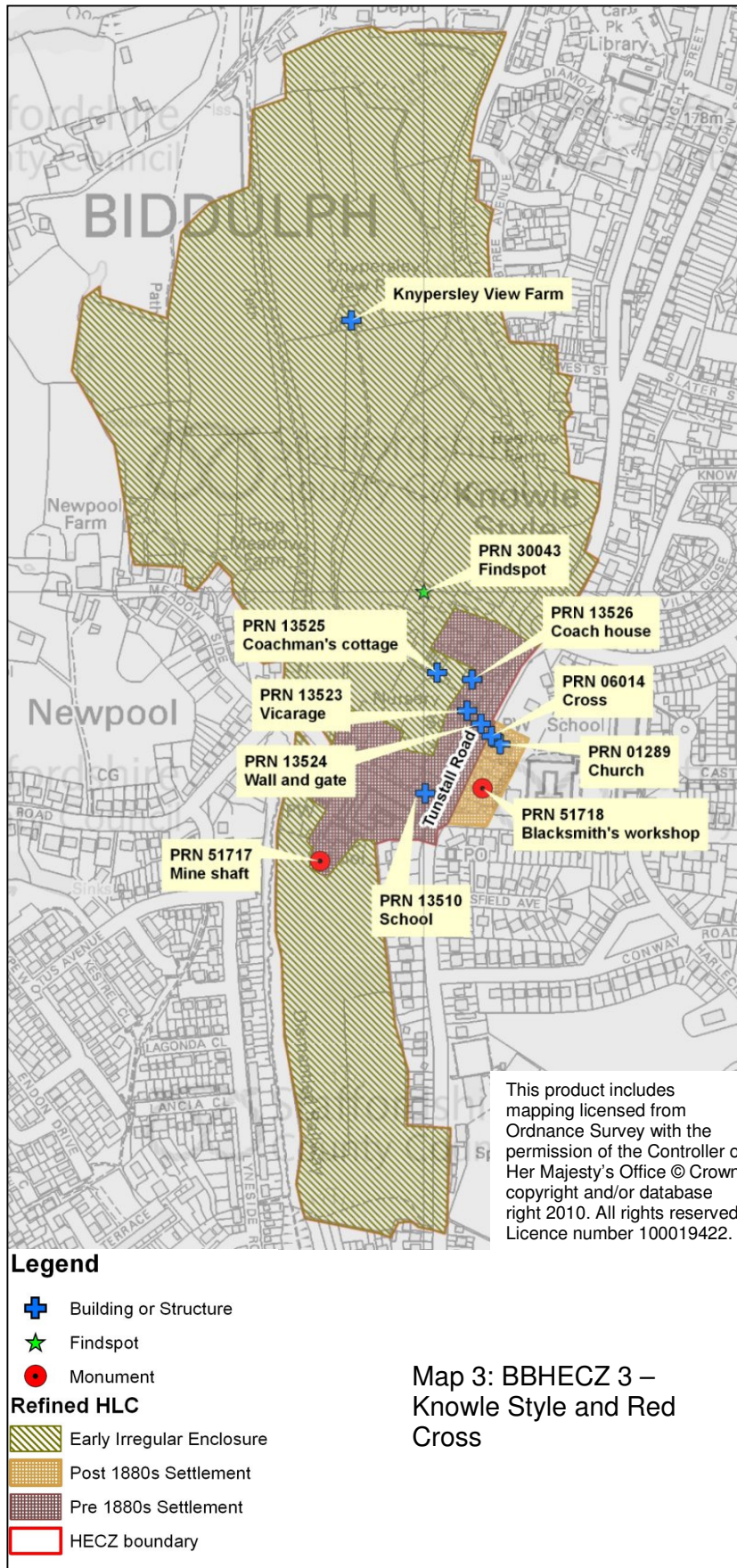
### **8.3.3 Recommendations:**

The integrity of the historic landscape survives as is reflected in the high scores for evidential and aesthetic values. Of particular historic interest are the Listed buildings which are associated with the Bateman family of Biddulph Grange and Knypersley; these buildings contribute significantly to the local vernacular of Biddulph.

The conservation and enhancement of the historic landscape and heritage assets of the zone would best be achieved by:

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>18</sup>.
- PPS 5 policies HE 9 and HE10 identify the importance of the Listed buildings and their settings. Where changes to the built environment may impact upon the Listed buildings or their setting a Heritage Statement would be required as part of the planning permission.
- The retention and conservation of the surviving historic field boundaries is desirable.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>18</sup> English Heritage 2010: 26 and 35



## 8.4 BBHECZ 4 – Brown Lees

### 8.4.1 *Statement of heritage significance*

The zone covers 88ha and is dominated by 20<sup>th</sup> century housing and industrial sites. An area of 19<sup>th</sup> century housing survives along Brown Lees Road adjacent to the former Biddulph Valley Railway (cf. map 4). On historic maps they are known as ‘Railway Cottages’ and may have been constructed in part to house the employees of the railway. Alternatively they were constructed to house the employees of an adjacent iron works and colliery. They are brick built terraces many of which have been painted or rendered and are typical of 19<sup>th</sup> century industrial settlements.

Red brick terraces of late 19<sup>th</sup> and early 20<sup>th</sup> century date also survive to the west of the railway line along Brook Street and Newpool Terrace. These properties are contemporary with the red brick Methodist chapel and hall which stands on the corner of Brown Lees Road and Brook Street.

A further row of red brick terraces stands on Victoria Row on the opposite side of Tunstall Road. These properties date to the early 20<sup>th</sup> century and were probably constructed to house workers employed in the expanding industries of the area.

All of the surviving late 19<sup>th</sup>/early 20<sup>th</sup> century terraces and associated buildings such as the Methodist chapel contribute to the local character of the industrial development of the wider Biddulph area during these periods (see BBHECZ 1 in particular).

The industrial heritage of the zone has largely been replaced by modern industrial units. The Biddulph Valley Coal and Iron Works stood in the area to the south of Brown Lees Road and to the west of Tunstall Road<sup>19</sup>. It was established during the 1860s to exploit coal deposits on the Knypersley estate which at that period was owned by the Bateman family (see BBHECZ 7). By the early 20<sup>th</sup> century the industry had expanded to occupy the land to the north of Brown Lees Road. By this period the industrial site belonged to Robert Heath who had bought Biddulph Grange from the Bateman family in the 1870s (see BBHECZ 16). A chain works was established on land to the east of Tunstall Road, which is currently operating as a garage. A red brick building on the site may represent an original building associated with the chain works.

The next stage of housing development occurred along Brown Lees Road to the south of the HECZ and Newpool Road to the north. These areas are typified by inter war semi detached houses. The majority of the remaining houses were constructed from the early 1960s onwards and represent a mix of housing styles including both single and two storey detached and semi-detached properties.

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<sup>19</sup> Staffordshire HER: PRN 51728

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>20</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph and particularly the links to the Bateman and Heath families of Biddulph Grange to residents and visitors.

**8.4.2 Heritage values:**

<p><b>Evidential value:</b> There is the potential for heritage assets to survive associated with the industrial development of the area during the 19<sup>th</sup> century in particular. This includes the potential for below ground remains as well as extant industrial and domestic buildings. The heritage assets contribute to an understanding of the social and economic development of the zone from the 19<sup>th</sup> and into the 20<sup>th</sup> century. There has been little research into the earlier origins of the area and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	<p>High</p>
<p><b>Historical value:</b> There are legible heritage assets surviving within the zone as is stated above, which contribute to the local character of Biddulph and enable the community and visitors to understand how the area has developed over time. The industrial site, although no longer legible above ground is associated with the Bateman and Heath families of Biddulph Grange and Knypersley Hall.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The zone has developed piecemeal from the 19<sup>th</sup> century onwards and this contributes to its aesthetic value. The historic built fabric is amenable to restoration and enhancement which could ensure its survival for the benefit of future generations to understand the origins of their community.</p>	<p>Medium</p>
<p><b>Communal value:</b> The heritage assets can be appreciated from the public road and there are opportunities for this area to form part of a wider interpretation of the heritage assets of Biddulph.</p>	<p>Medium</p>

**8.4.3 Recommendations:**

The heritage values reflect the fact that there are tangible and potentially intangible heritage assets surviving within the zone. Consequently, these would be best conserved through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement and is supported by PPS 5 policy HE 3.

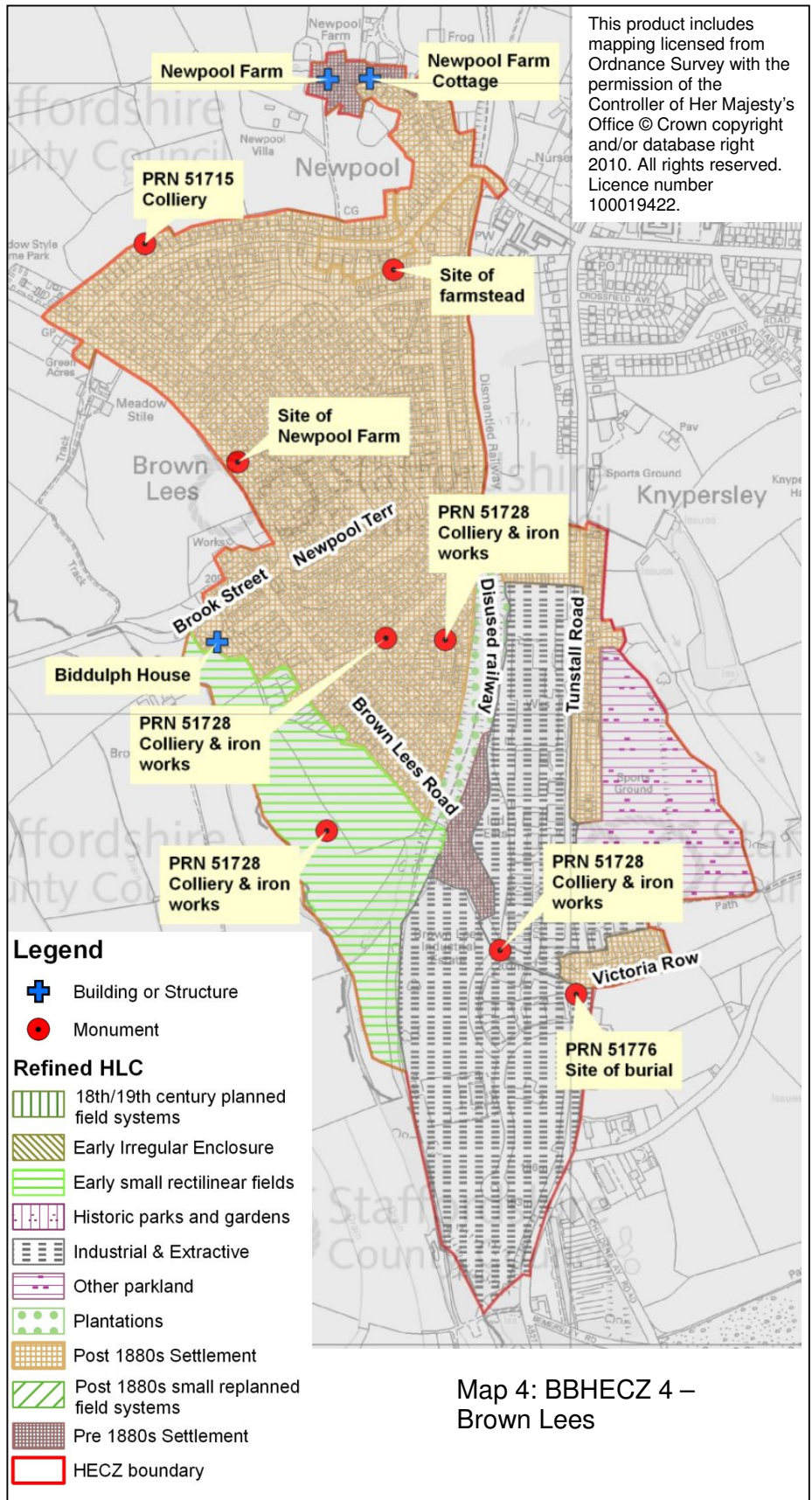
<sup>20</sup> Staffordshire HER: PRN 51664

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>21</sup>. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>22</sup>. .
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigations works may be required to fulfil PPS 5 policy 12.

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<sup>21</sup> English Heritage 2010: 26 and 35

<sup>22</sup> English Heritage 2010: 26 and 35



## 8.5 BBHECZ 5 – Mill Hayes Road

### 8.5.1 Statement of heritage significance

The zone covers 25ha and the historic character is predominantly one of planned enclosure, which is likely to have been created in the late 18<sup>th</sup> century (cf. map 5). It is typified by straight field boundaries laid out by surveyors. It is possible that it was created by either the Henshall family who established a country house and landscape park at Greenway Bank to the west of the zone (beyond the project area) during this period or by the Bowyer or Gresley family who were responsible for rebuilding Knypersley Hall during the same century (see BBHECZ 7)<sup>23</sup>. The overall regularity of the field system is extant within the modern landscape, although there has been more recent subdivision to the north of Mill Hayes Road during the late 20<sup>th</sup>/early 21<sup>st</sup> century.

A historic farmstead has been identified facing onto Tunstall Road which has a loose courtyard plan form, although farm buildings have been added to the complex during the second half of the 20<sup>th</sup> century. Farmsteads of this plan form are common in the Staffordshire Moorlands. Elsewhere in the country there are examples which have had their origins in the medieval period, however, in this instance the farmstead was created between the 1830s/40s and circa 1890<sup>24</sup>.

There is evidence for coal mining within the zone by the late 19<sup>th</sup> century. A number of ‘old shafts’ are marked on historic maps one of which may survive<sup>25</sup>. One small colliery was still operating in 1891 in the north of the zone<sup>26</sup>.

### 8.5.2 Heritage values:

<b>Evidential value:</b> There are few known heritage assets within the zone, although a 19 <sup>th</sup> century coal shaft may survive in woodland to the east of the zone. Further heritage assets associated with the coal mining industry may survive within the zone. There has been little research into the earlier origins of the area and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.	Medium
<b>Historical value:</b> The extant historic field system makes a positive contribution to the historic character of the zone and its development. The field system has been altered to the north of the lane, but the overall regular character of the field patterns is still legible. The extant coal shaft lies within woodland.	Medium
<b>Aesthetic value:</b> The aesthetics of the heritage assets are legible, notably the regularity of the field pattern, but there have been some impacts by 20 <sup>th</sup> /21 <sup>st</sup> century changes.	Medium

<sup>23</sup> Staffordshire HER: PRN 40047 (Greenway Bank Park); PRN 14174 and 40179 Knypersley Hall

<sup>24</sup> David & Charles 1970: Stafford sheet; First edition 6" OS map 1891

<sup>25</sup> Staffordshire HER: PRN 51728

<sup>26</sup> First edition 6" OS map 1891

<b>Communal value:</b> The opportunities for interpreting the heritage assets of the zone are relatively limited. The coal shaft lies within private land well away from any public rights of way.	Low
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### **8.5.3 Recommendations:**

The heritage values identify the survival of the overall planned character of the historic landscape, despite some 20<sup>th</sup> and 21<sup>st</sup> century changes within it.

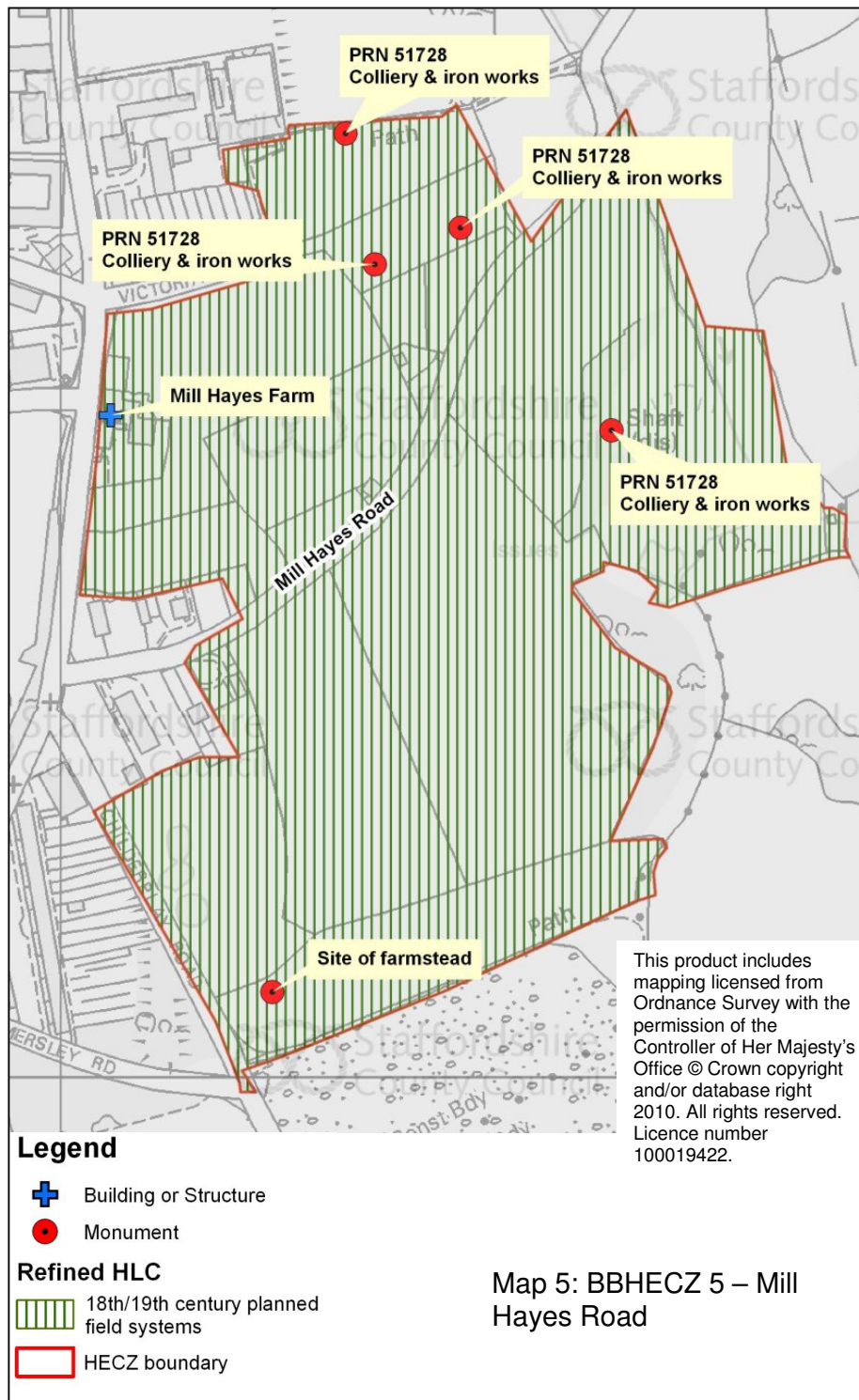
The conservation and enhancement of the historic landscape and heritage assets of the zone would be best achieved by:

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>27</sup>.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

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<sup>27</sup> English Heritage 2010: 26 and 35





## 8.6 BBHECZ 6 – East of Knypersley

### 8.6.1 Statement of heritage significance

The zone covers 80ha within Staffordshire Moorlands District. The highest point of the zone lies in the far eastern corner at around 250m AOD. It drops into a valley to the west and rises again to the area around Knypersley End Farm at around 220m AOD. It falls away from Knypersley End to the western boundary at around 210m AOD.

The historic landscape character comprises an irregular enclosure pattern which may have originated as assarting in the post medieval period; a number of mature hedgerows are testimony to the early origins of this landscape (cf. map 6). The overall irregularity of the field pattern survives although there have been some alterations to individual hedgerows during the later 20<sup>th</sup> century.

Knypersley End Farm has been identified as an historic farmstead which originally had a loose courtyard plan form, although only the farmhouse appears to survive. Farmsteads exhibiting this plan form are common in the Staffordshire Moorlands and there are examples, nationally, of this farmstead type dating to the 13<sup>th</sup> century<sup>28</sup>. It is therefore possible that this farmstead may have early origins associated with the origin of the irregular enclosure.

There are several late 19<sup>th</sup> century properties surviving scattered along Mill Hayes Lane. A pair of two storey red brick houses stands at the start of the track down to Knypersley End Farm. To the west, along the lane, lie a further pair of properties which are white rendered and which were historically known as Woodlands. This may indicate that this had originated as one large property which was later subdivided. Mill Hays is a terrace of four two storey properties, originally all of brick but the majority have since been altered. They appear to be associated with the extant reservoir which lies adjacent and is also of late 19<sup>th</sup> century date. However, Mill Hayes is indicated on earlier maps including Yates' map of Staffordshire (1775). It appears that the terraces replaced at least one earlier property the nature and origins of which are currently unknown.

### 8.6.2 Heritage values:

<p><b>Evidential value:</b> The heritage assets of the zone do contribute to an understanding of the locality particularly relating to the extant historic buildings. There is the potential for below ground archaeological deposits to survive relating to earlier settlement at both Knypersley Lane Farm and Mill Hayes. Otherwise, there has been little research into the earlier origins of the landscape and this has affected our current understanding of the archaeological potential for prehistoric to medieval remains to survive.</p>	<p>Medium</p>
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<sup>28</sup> Lake 2009: 19

<p><b>Historical value:</b> The integrity of the historic landscape character has survived overall with many extant mature hedgerows. The historic farmstead may be closely associated with the creation of this field system in the post medieval period. Further research may clarify these connections.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The historic character of the zone is the result of evolution rather than a single planning event. The irregular pattern and the associated mature hedgerows, along with the historic buildings, all positively contribute to the zone's aesthetics and a distinctive sense of place.</p>	<p>Medium</p>
<p><b>Communal value:</b> The historic landscape character of the zone can be appreciated from the public road and rights of way network. However further research would enhance this appreciation of its role in the social and economic history of the wider area.</p>	<p>Medium</p>

### **8.6.3 Recommendations:**

The heritage values identify that the overall historic landscape character has survived and incorporates the historic field patterns and mature hedgerows, as well as the associated historic farmstead. However, some 20<sup>th</sup> century change within the field pattern is also apparent.

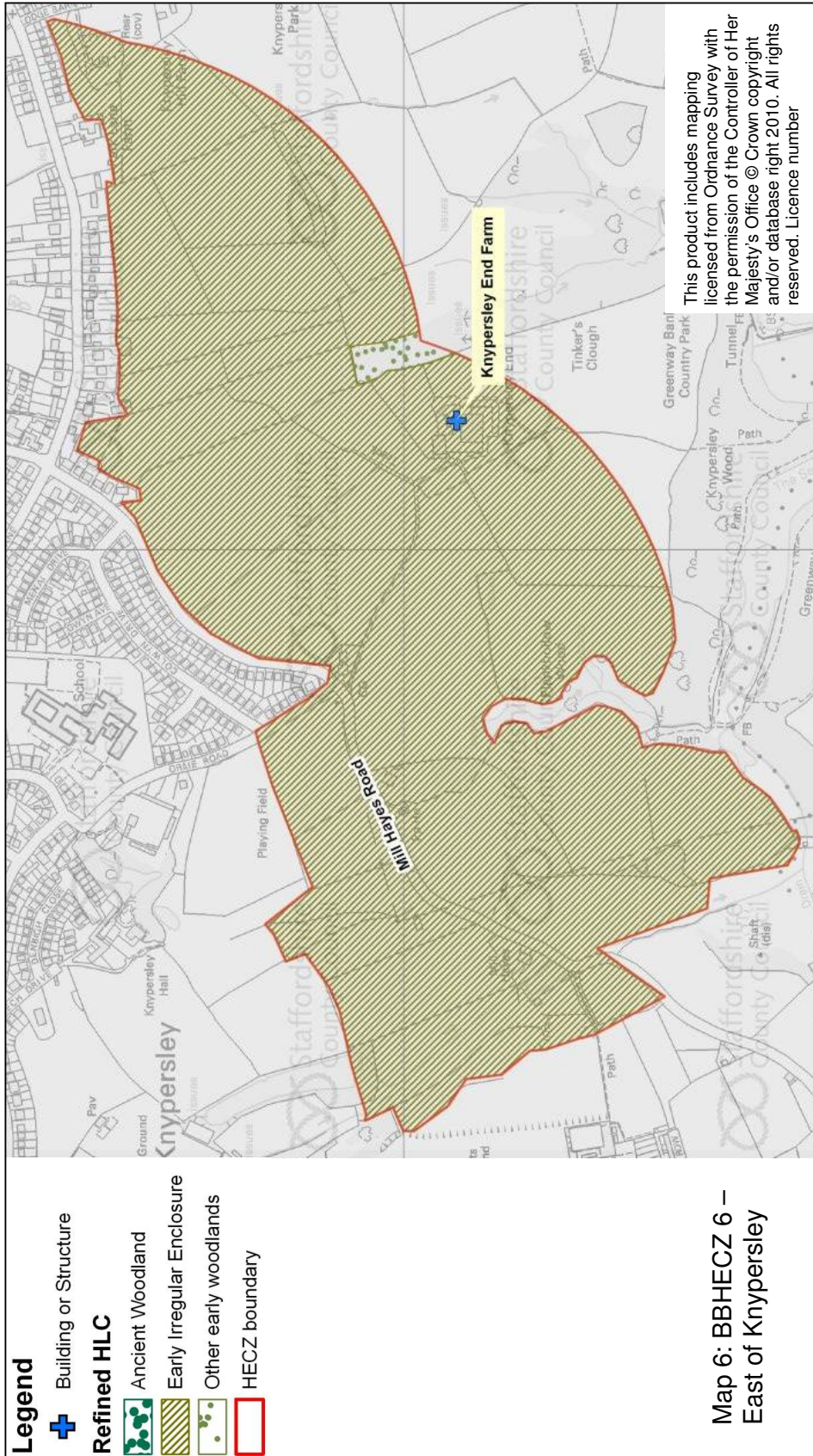
The conservation and enhancement of the historic landscape and heritage assets of the zone would be best achieved by:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect both the regularity of the historic field pattern and the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>29</sup>. The conservation of the fabric of the historic landscape is desirable and any new development should consider the impact upon its legibility and overall character<sup>30</sup>.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil

<sup>29</sup> English Heritage 2010: 26 and 35

<sup>30</sup> English Heritage 2010: 6

PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.



## 8.7 BBHECZ 7 – Knypersley Hall

### 8.7.1 Statement of heritage significance

The zone covers 25ha and incorporates the Listed buildings associated with Knypersley Hall including the Grade II\* Listed country house itself<sup>31</sup>.

Knypersley Hall was constructed in the early to mid 18<sup>th</sup> century and was significantly remodelled during the 19<sup>th</sup> century. The Grade II Listed stables and coach house were constructed in the mid 19<sup>th</sup> century<sup>32</sup>. It was the seat of Sir Francis Bowyer in the early 18<sup>th</sup> century and the 19<sup>th</sup> century alterations were probably carried out by the Bateman family who bought the property circa 1810.

By the late 18<sup>th</sup>/early 19<sup>th</sup> century the entire zone had formed part of the landscape park associated with Knypersley Hall (cf. map 7)<sup>33</sup>. James Bateman, who was responsible for the landscaping of Biddulph Grange (see BBHECZ 16), grew up at Knypersley Hall and it is believed he executed his first landscape designs here. However, the parkland character of the zone has been impacted by 20<sup>th</sup> century change. A cricket ground was established in the west of the zone during the early 20<sup>th</sup> century and a playing field has been established in the east. A number of mature trees may represent the remnants of the designed landscape park and the three ornamental fish ponds survive as one large lake. To the east of the hall woodland planting and a fish pond survive from the designed landscape. Adjacent lies the remains of the walled garden whose outline is still clearly extant and associated structures may also survive.

The earlier history of Knypersley Hall includes references to a deer park, possibly dis-emparked in the 17<sup>th</sup> century, whose precise location and extent is currently unknown<sup>34</sup>. The deer park is likely to be associated with the site of an earlier Knypersley Hall, which may have originated as a moated manor house, although there is no above ground evidence for this site. Knypersley was first mentioned in the mid to late 13<sup>th</sup> century; within the acknowledged height of the construction of moated sites<sup>35</sup>.

### 8.7.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets in the zone to contribute to an understanding of the development of Knypersley from the medieval period through to its origins as a landscape park in the 18<sup>th</sup> and 19<sup>th</sup> centuries. There are numerous above ground assets including the Listed buildings and there is good potential for archaeological deposits to survive associated with the medieval origins and the development of the landscape park.</p>	<p>High</p>
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<sup>31</sup> Staffordshire HER: PRN 14174

<sup>32</sup> Staffordshire HER: PRN 14175

<sup>33</sup> Staffordshire HER: PRN 40179

<sup>34</sup> Staffordshire HER: PRN 40179

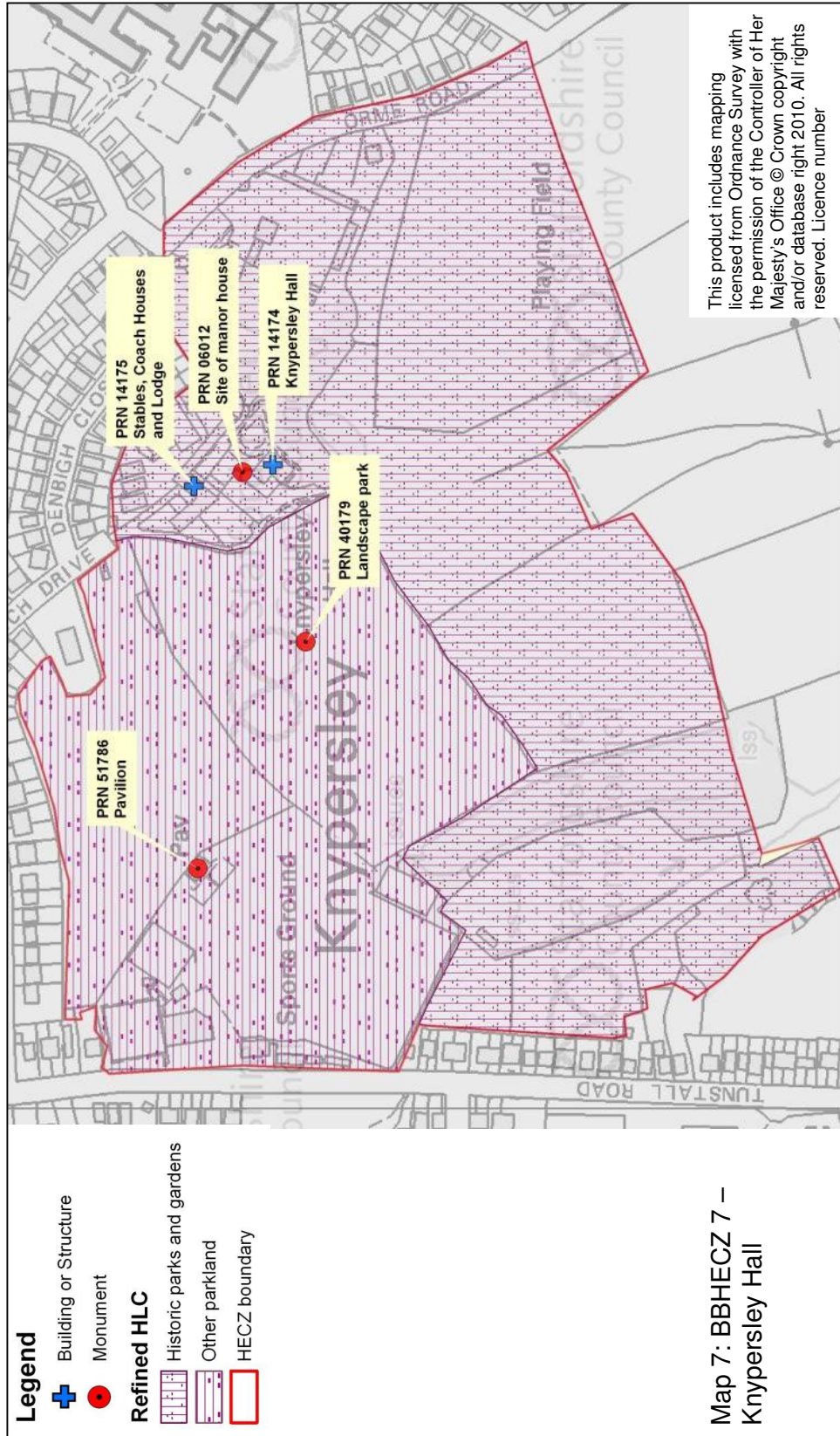
<sup>35</sup> Staffordshire HER: PRN 06012; Horowitz 2005: 350

<p><b>Historical value:</b> The legible heritage assets including the Grade II* Knypersley Hall and its Grade II Listed stables and coach house. However, there are a number of historic parkland features surviving whose conservation would contribute significantly to the historic character of the zone. Knypersley Hall and its parkland is associated with James Bateman of Biddulph Grange (see BBHECZ 16) the latter being a Registered park and garden.</p>	High
<p><b>Aesthetic value:</b> The zone was planned as a landscape park associated with the Grade II* country park. However, there have been some changes to its overall character during the 20<sup>th</sup> and 21<sup>st</sup> centuries. However, there is good potential for restoring and/or conserving the heritage assets which contribute to the zone's historic character.</p>	High
<p><b>Communal value:</b> The zone contains numerous heritage assets which an important part of an understanding of the history of Biddulph and could have a key role interpreting this heritage to the local community and visitors. The links with Biddulph Grange and with James Bateman, the creator of some of the gardens at both sites, is of particular importance. The site could be adopted into the Green Infrastructure Plan.</p>	High

### **8.7.3 Recommendations:**

The remnants of the historic parkland are historically important despite the changes to its character in the north west of the zone. It has close historical associations with the hall, forming part of the setting of the Listed buildings, as well as with the development of Biddulph Grange during the mid 19<sup>th</sup> century. The historic landscape character of the remnants of the parkland should be conserved and consequently development is not deemed to be appropriate within the zone.

- The zone forms an important part of the heritage of the Biddulph area and opportunities to conserve the heritage assets and restore other aspects of the historic parkland should be explored; particularly given its association with James Bateman of Biddulph Grange. This may form part of the Green Infrastructure Plan for the District.
- There is a high to moderate level of archaeological potential which could add value to the understanding of the development of the parkland in particular. Any works within the area of the historic parkland may require mitigation in order to understand its development and inform any restoration works which may be required.





## 8.8 BBHECZ 8 – Biddulph

### 8.8.1 Statement of heritage significance

This HECZ is the largest of the character zones within the Biddulph project area and covers 334ha. It is dominated by 20<sup>th</sup> century housing and industrial development interspersed with public open space and schools (cf. map 8). There are four Grade II Listed buildings and structures within the zone. Two of these are located along Grange Road to the north of the zone; a stone well head of early mid 19<sup>th</sup> century date and the ashlar entrance to Biddulph Grange constructed in the mid 19<sup>th</sup> century by James Bateman (cf. BBHECZ 16)<sup>36</sup>.

The earliest expansion of Biddulph away from the historic core (BBHECZ 1) in this zone occurred during the first two decades of the 20<sup>th</sup> century when red brick terraces were constructed to the east of the High Street and in the area around Well Street. These properties are extant within the townscape. A school and semi-detached houses were constructed in the inter-war period along Gunn Street, Moorfield Avenue and Kingsfield Road to the east of BBHECZ 1. Further inter-war houses were built along Craigside to the west of BBHECZ 1. The remaining development occurred during the post-war period and consists of a variety of housing types and styles.

Prior to the 20<sup>th</sup> century expansion of Biddulph the landscape was dominated by irregular enclosure which may have been created incrementally from the later medieval period and into the post medieval. The field pattern may have been associated with the extraction of minerals, notably coal and iron ore, which documentary evidence records as occurring in the area by at least the 14<sup>th</sup> century<sup>37</sup>. The historic landscape character was associated with a dispersed settlement of farmsteads and cottages similar to that found in the wider area around Biddulph. However, despite the intensive 20<sup>th</sup> century development, many historic farmsteads and cottages survive within the zone, although in some of the former cases the farm buildings have been lost. The Grade II Gillowfold Farm, for instance, has lost its farm buildings, but the farmhouse survives<sup>38</sup>. The farmhouse has 15<sup>th</sup> century origins and is perhaps testimony to the antiquity of the former landscape.

A collection of historic buildings survive on the fringes of Biddulph along Well Lane comprising Rose Cottage Farm, a small extant historic farmstead, along with a row of three cottages and a further detached cottage. All of these properties are rendered, although the latter also has exposed red brick to the rear. Also lying on the fringe of the settlement is Park Lane Farm, which is extant as a historic stone built farmstead exhibiting a loose courtyard plan form. Farmsteads of this plan form are common in the Staffordshire Moorlands and although elsewhere in the country there are examples which have had their origins in the medieval period in this instance the farmstead was created between the 1830s/40s and circa 1890<sup>39</sup>.

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<sup>36</sup> Staffordshire HER: PRN 13520 and PRN 13491

<sup>37</sup> Staffordshire County Council 2003a: Staffordshire Places Biddulph

<sup>38</sup> Staffordshire HER: PRN 06016

<sup>39</sup> David & Charles 1970: Stafford sheet; First edition 6" OS map 1891

Also standing on Park Lane is a small Grade II Listed stone built gate lodge which dates to the mid 19<sup>th</sup> century. It appears to have served the Greenway Bank estate which now forms the Greenway Bank country park<sup>40</sup>.

There are two historic properties along Wharf Road, Yew Tree House, which has possible 18<sup>th</sup> century origins and the small Yew Tree cottage, present by at least the 1840s<sup>41</sup>. Both of these properties may represent squatting in the late 18<sup>th</sup>/early 19<sup>th</sup> century in response to an increase industrial activity during this period (cf. BBHECZ 1). Other historic buildings are also likely to survive across the zone, which also contribute to its local distinctiveness.

By the late 19<sup>th</sup> century there were numerous small scale industrial sites scattered throughout the zone including collieries, sand pits, brick fields and other quarries. There are also a number of historic buildings which are associated with the Heath family, local industrialists who bought Biddulph Grange in the 1870s and whose influence on the local historic character has been identified in other HECZs. They are said to be responsible for the construction of The Biddulph Arms Hotel in 1874. In the early 20<sup>th</sup> century the Heath family had Knypersley Villas constructed to house the managers of their ironworks (cf. BBHECZ 4)<sup>42</sup>.

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>43</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of both Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors. Gillow Heath Station, which had been constructed circa 1860, had stood within the zone, but was demolished in the mid 20<sup>th</sup> century<sup>44</sup>.

### 8.8.2 Heritage values:

<b>Evidential value:</b> There is the potential for the heritage assets of the zone to contribute to an understanding of the development of the zone. Overall, there has currently been little research into the earlier origins of the zone and this has affected our current understanding of the archaeological potential.	Medium
<b>Historical value:</b> There are many legible heritage assets across the zone, as noted above, but these are not predominant. Several of the historic buildings and structures are associated with the eminent 19 <sup>th</sup> century local industrialist families of Bateman and Heath.	Medium
<b>Aesthetic value:</b> The aesthetics of the historic character of the zone has been significantly impacted by 20 <sup>th</sup> and 21 <sup>st</sup> century change, although heritage assets do survive and are positive contributors to local distinctiveness.	Low

<sup>40</sup> Staffordshire HER: PRN 13521; Greenway Bank landscape park: PRN 40047

<sup>41</sup> Staffordshire HER: PRN 53738 and PRN 53739

<sup>42</sup> Staffordshire HER: PRN 51789 and PRN 51782

<sup>43</sup> Staffordshire HER: PRN 51664

<sup>44</sup> Staffordshire HER: PRN 51666

<p><b>Communal value:</b> The heritage assets can be appreciated from the public road and there are opportunities for this area to form part of a wider interpretation of the heritage assets of Biddulph and the associations with the Bateman and Heath families. The line of the Biddulph Valley Railway which is currently used as a cycleway/foot path could be utilised in the promotion of the heritage of the area.</p>	<p>Medium</p>
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### **8.8.3 Recommendations:**

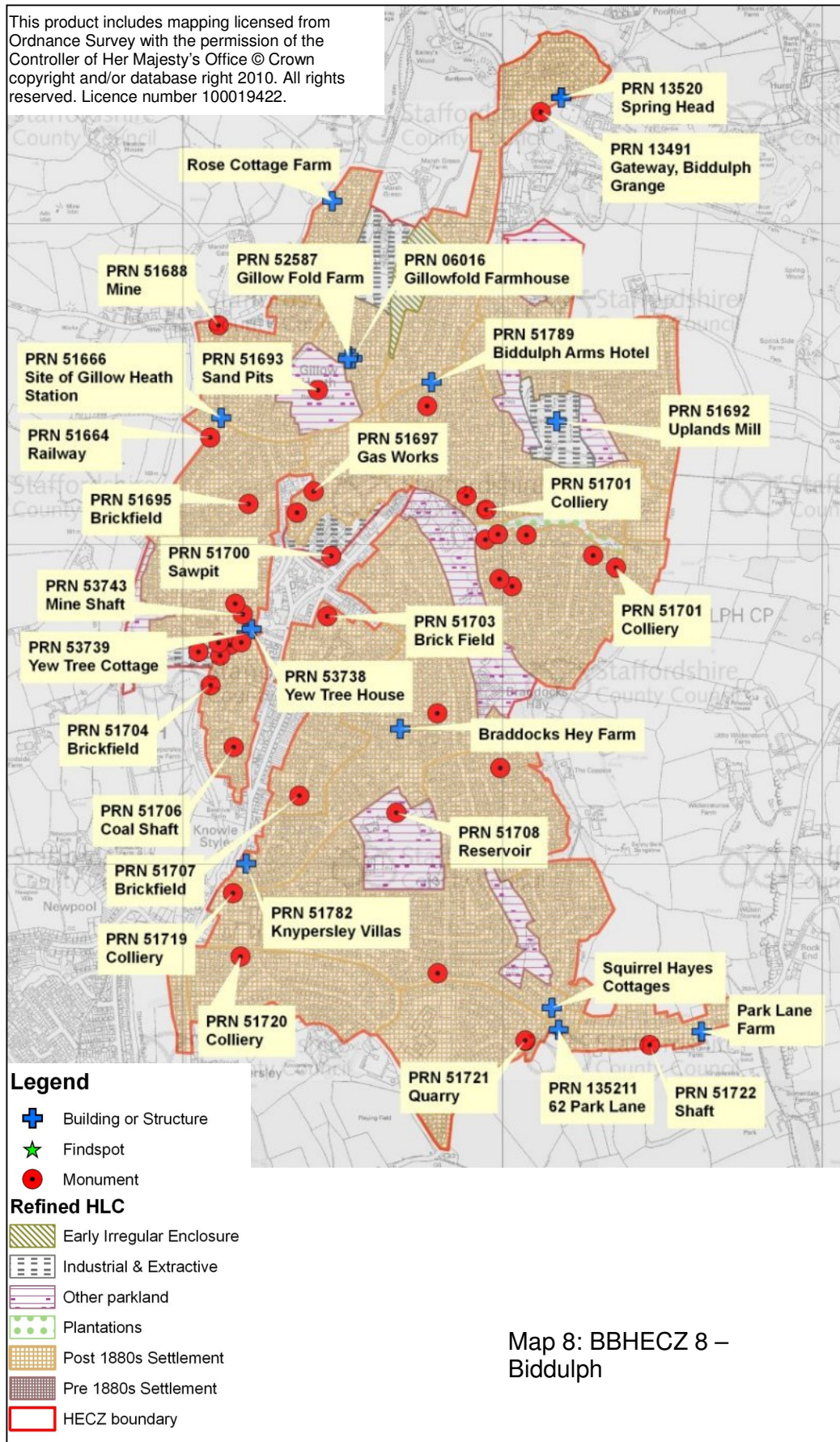
The heritage values identify that whilst the heritage assets do not dominate the zone they do contribute to a sense of local distinctiveness and are of local historic importance.

The heritage assets could be conserved and enhanced through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>45</sup>. It should aim to make a positive contribution to the historic character of the settlement and strengthen the local distinctiveness (PPS 5 policy HE 7.5)<sup>46</sup>.
- There is currently a low potential for unknown archaeological sites to survive, although this is subject to review depending upon any future archaeological work in the area. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>45</sup> English Heritage 2010: 26 and 35

<sup>46</sup> English Heritage 2010: 26 and 35



## 8.9 BBHECZ 9 – South east of Biddulph

### 8.9.1 Statement of heritage significance

The zone covers 58ha and the landscape falls away gently from 265m AOD on the eastern edge of the zone to 200m AOD in the west.

The historic landscape character is dominated by an irregular enclosure pattern which may have been created from the late medieval period onwards (cf. map 9). This may represent the incremental enclosure of the wider landscape possibly associated with mineral extraction which documentary evidence shows was occurring by at least the 14<sup>th</sup> century<sup>47</sup>. The antiquity of the landscape may be supported by the number of field boundaries which contain mature vegetation; in some cases the vegetation may obscure stone walls, which are a characteristic feature of upland landscapes.

Three broadleaved plantations also form part of the historic landscape character of the zone. They were established by at least the mid to late 19<sup>th</sup> century. The Coppice, which is located on the western edge of the zone, had been more extensive in the late 19<sup>th</sup> century. The properties which now occupy this area were built in the mid to late 20<sup>th</sup> century.

There is little evidence for industrial activity within the zone with the exception of a quarry in the north which is marked on a late 19<sup>th</sup> century map<sup>48</sup>.

### 8.9.2 Heritage values:

<b>Evidential value:</b> The heritage assets could contribute to an understanding of the development of the zone particularly the date of the stone walls and other field boundaries. There has currently been little research into the earlier origins of the zone and this has affected our current understanding of the archaeological potential.	Medium
<b>Historical value:</b> The legible heritage assets, comprised the irregular field pattern, dominate the historic character of the zone. The historic enclosure is comprised of stone walls and mature vegetation; the overall irregular character is well preserved.	High
<b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved through the retention of most of the historic field boundaries. The 20 <sup>th</sup> century settlement within the zone has a dispersed character which has not detracted from the overall historic character.	Medium
<b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public rights of way which cross the zone.	Medium

### 8.9.3 Recommendations:

The integrity of the historic landscape character of small irregular fields has not been impacted by the low density 20<sup>th</sup> century development which has respected the overall dispersed pattern within the wider area.

<sup>47</sup> Staffordshire County Council 2003a: Staffordshire Places Biddulph

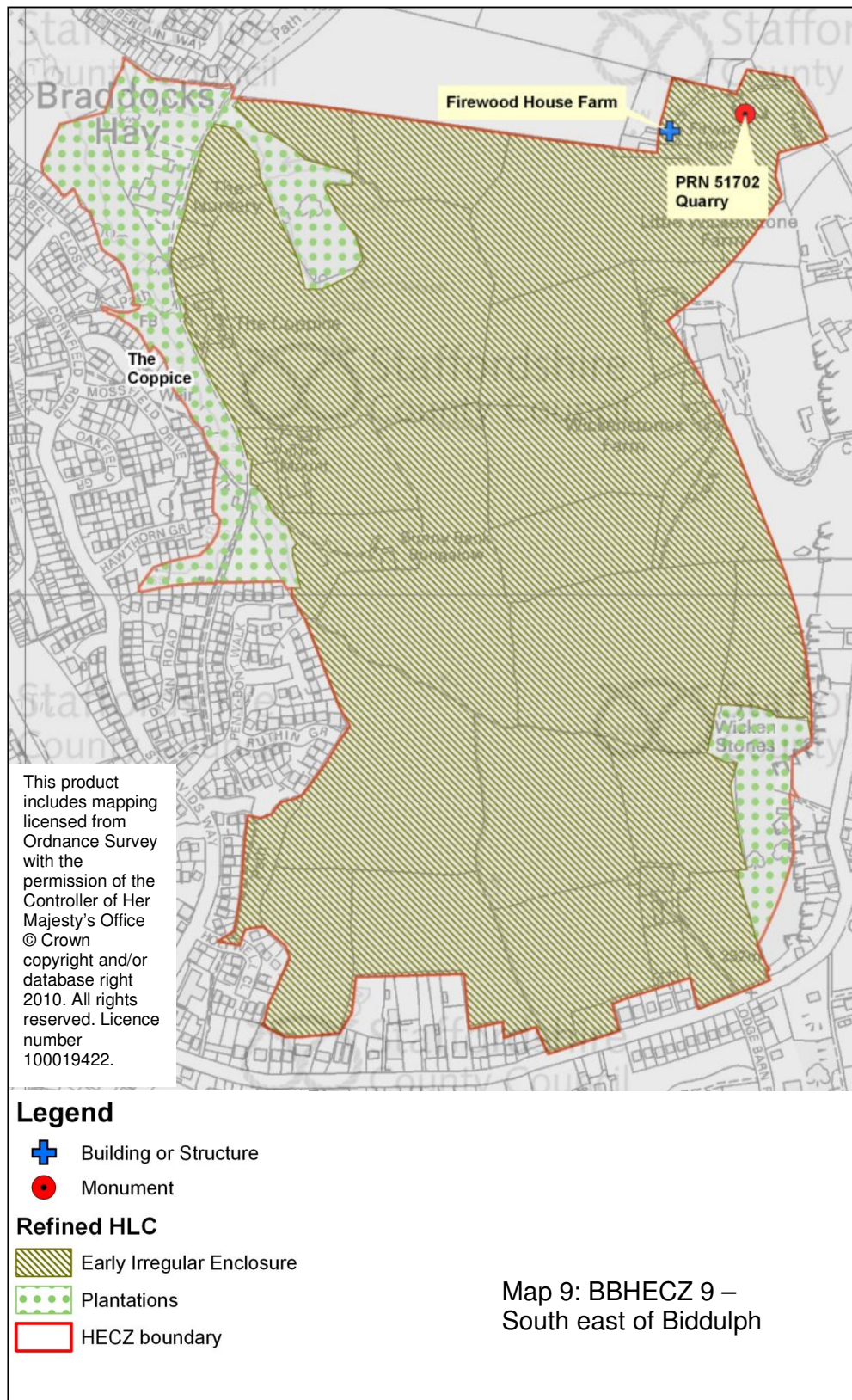
<sup>48</sup> Staffordshire HER: PRN 51702; First edition 6" OS map.

The heritage assets and local character of the zone could be conserved and enhanced though:

- The conservation of the historic landscape character and the dispersed low level settlement pattern.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek conserve the legibility of the historic landscape character through the retention of the historic field boundaries. Development should also reflect the local vernacular in terms of the scale and architectural form of any potential new development (PPS 5 policy HE 7.5)<sup>49</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

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<sup>49</sup> English Heritage 2010: 26 and 35



## 8.10 BBHECZ 10 – East of Biddulph

### 8.10.1 Statement of heritage significance

The zone covers 63ha and falls away gently from 265m AOD on the eastern edge of the zone to 195m AOD in the west.

The historic landscape character of the zone is dominated by ‘planned enclosure’; a regular field pattern with straight boundaries probably laid out in the 18<sup>th</sup> or 19<sup>th</sup> century by surveyors (cf. map 10). The field boundaries comprise stone walls which are particularly characteristic of upland landscapes.

The islands of plantation woodland are also characterised by their regular boundaries and it is likely that they were planted at a similar period to the enclosure pattern.

Nettlebeds Farm, to the north east of the zone, has been identified as a historic farmstead exhibiting a loose courtyard plan form. This plan form is characteristic of many of the farmsteads in the north east of Staffordshire and nationally excavated examples have been dated to the 13<sup>th</sup> century<sup>50</sup>. There is therefore the potential that this farmstead has origins which pre-date the increased agricultural production of the late 18<sup>th</sup> and 19<sup>th</sup> centuries. It is possible that a cruck framed building is retained within the complex and this may suggest much earlier origins for this farmstead which may possibly be of late medieval date<sup>51</sup>.

A property is indicated on Yates’ map (1775) which may relate to Nettlebeds Farm which at that date stood on the intersection between the moorland to the east and what is presumed to be a farmed landscape to the west. It is likely that the planned enclosure was the result of a re-planning of an earlier enclosed landscape. This possibly indicates that during the 18<sup>th</sup>/19<sup>th</sup> century the land within the zone was owned by a large estate that had the wherewithal to re-plan the landscape to maximise agricultural production.

### 8.10.2 Heritage values:

<p><b>Evidential value:</b> The heritage assets have the potential to contribute significantly to an understanding of the development of this landscape. Nettlebeds Farm may have late medieval origins and evidence for this could be retained within the surviving historic buildings and as below ground archaeological deposits. An analysis of the stone walls could also provide important information regarding their date of origin. Otherwise, there has been little research into the earlier origins of the landscape and this has affected our current understanding of the potential for below and above ground archaeological remains to survive.</p>	<p>High</p>
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<sup>50</sup> Edwards 2009: 37; Lake 2009: 19

<sup>51</sup> Staffordshire HER: PRN 03127



<b>Historical value:</b> The legible heritage assets, comprising the surviving planned enclosure and the historic farmstead, dominates the historic character of the zone. The historic farmstead and historic mapping suggest that this landscape was re-planned and there are likely to be close associations between the owners of the farm and the agricultural improvements which resulted in the current landscape character during the 18 <sup>th</sup> /19 <sup>th</sup> century.	High
<b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved. The field pattern and the characteristic stone walls make a positive contribution to the aesthetics of the historic landscape character. The stone walls are particularly characteristic of upland landscapes.	High
<b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public rights of way which cross the zone. Further research could elucidate the history of change within the zone to enhance the appreciation of this landscape.	Medium

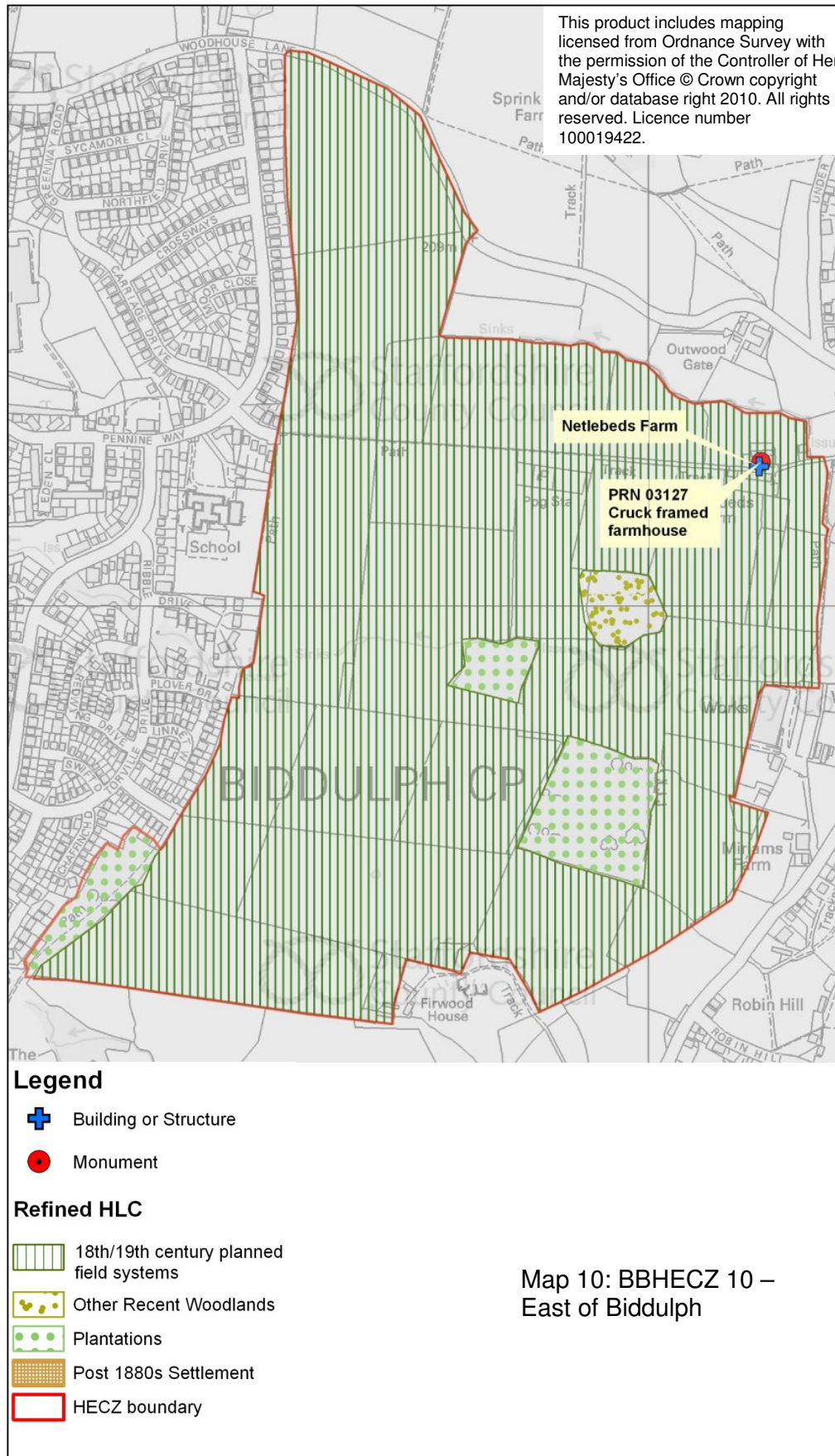
### **8.10.3 Recommendations:**

The integrity of the historic landscape is clearly legible and the historic fields are bounded by the stone walls that are characteristic of upland landscape. Settlement is not a prominent feature of the historic landscape of this zone.

The conservation and enhancement of the historic landscape character would be best achieved through:

- The conservation of the regular historic landscape character and particularly the stone walls which contribute to the local distinctiveness of the upland landscapes of the Staffordshire Moorlands.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>52</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

<sup>52</sup> English Heritage 2010: 26 and 35



## 8.11 BBHECZ 11 – Robin Hill & Trent Head on Biddulph Moor

### 8.11.1 Statement of heritage significance

The zone covers 50ha whose gently undulating landscape all lies above 250m AOD.

The settlement within the zone comprises historic houses built predominantly of local stone. Along New Street these properties include stone built semi-detached houses and short terraces of probable 19<sup>th</sup> century date. At Robin Hill, to the south of the zone, the properties are of a similar style and include houses of red brick and render. Infilling with later 20<sup>th</sup> century properties has occurred all along New Street. To the far north east of the zone, at Leeklane End, a further collection of stone terraces dating to at least the mid to late 19<sup>th</sup> century, survive.

The origins of this settlement are clearly associated with squatting on Biddulph Moor, which appears to have occurred by the 1840s<sup>53</sup>. This was probably occurring as industrial activities increased in the wider Biddulph area. A 19<sup>th</sup> century former nailors workshop survives to the east of the settlement and nearby two small quarries were worked during the 19<sup>th</sup> and early 20<sup>th</sup> centuries<sup>54</sup>. To the west of the settlement a narrow two storey stone built textile mill was constructed in the early 19<sup>th</sup> century<sup>55</sup>. It has been significantly altered and currently manufactures plastics and paint.

The squatter enclosure is still legible as small fields, although some field boundary removal has occurred since the late 19<sup>th</sup> century.

The landscape to the east of New Street is dominated by a well preserved irregular field pattern of probable post medieval date (cf. map 11). The field boundaries of this landscape appear to be dominated by mature hedgerows, although it is possible that the vegetation obscures earlier stone walls, all of which retain information concerning the origins of this landscape. It is possible that this enclosure is also the result of squatting or the incremental enclosure of moorland.

The historic farmsteads within the zone all lie adjacent to roads and have either loose courtyard plan forms or linear plan forms, both of which are characteristic of the Staffordshire Moorlands landscape. Both of these forms could have medieval origins and, like the field boundaries, could retain information which would enhance an understanding of the history of Biddulph Moor. Trent Head Farm, although originally constructed as a small loose courtyard complex, dates to the late 19<sup>th</sup> century which confirms the long history of this plan form within the landscape. The farmstead was named for the spring head of the River Trent which lies approximately 95m to the north west of the complex<sup>56</sup>.

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<sup>53</sup> Staffordshire County Council 2003b & associated GIS layer

<sup>54</sup> Staffordshire HER: PRN 51746, PRN 51744 and PRN 51745

<sup>55</sup> Staffordshire HER: PRN 51747

<sup>56</sup> Staffordshire HER: PRN 51783

**8.11.2 Heritage values:**

<b>Evidential value:</b> There is a high potential for the heritage assets discussed above to retain information which would aid a comprehensive understanding of the evolution of this landscape and its origins. The field boundaries and the historic buildings are of particular value. Overall there has been little research into the earlier origins of the landscape and this has affected our current understanding of the potential for below and above ground archaeological remains to survive, particularly in relation to the prehistoric periods.	High
<b>Historical value:</b> The legible heritage assets still dominate the landscape particularly the historic field pattern and the historic buildings. There are likely to be close associations between the development of the historic buildings and the origins of the field systems within the zone.	High
<b>Aesthetic value:</b> The integrity of the historic landscape is still legible despite some field boundary loss within the area of squatter enclosure. The irregular pattern and the associated mature hedgerows all positively contribute to the zone's aesthetics and a distinctive sense of place. The scattered historic farmsteads and houses the majority of which are constructed of local stone contributing to the local distinctiveness of the place.	High
<b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public road and rights of way network. An improved understanding of the history of this landscape would in turn contribute to its communal value.	Medium

**8.11.3 Recommendations:**

The heritage values identify that the heritage assets, including the scattered farmsteads, continue to make a significant contribution to the historic landscape character of the zone. The overall irregular historic field pattern survives and is complemented by the number of mature hedgerows. The loss of a few of the field boundaries has not been detrimental to the overall historic character.

The conservation and enhancement of the historic landscape character would be best achieved through:

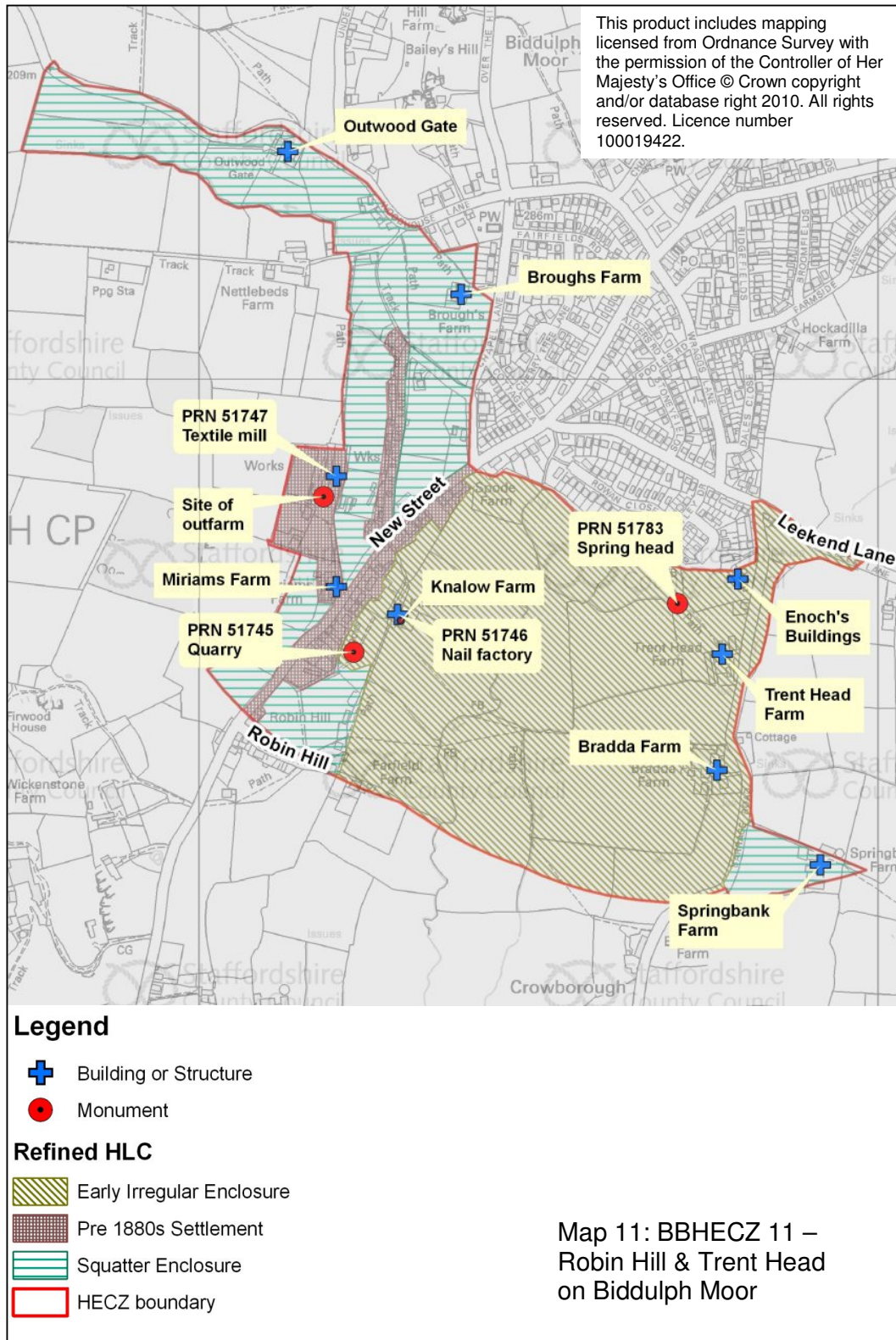
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek to respect the overall dispersed settlement plan and be designed to reflect the

local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>57</sup>.

- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigations works may be required to fulfil PPS 5 policy 12.

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<sup>57</sup> English Heritage 2010: 26 and 35



## 8.12 BBHECZ 12 – East of Biddulph Moor

### 8.12.1 Statement of heritage significance

The zone covers 73ha and is dominated by historic field systems exhibiting an overall rectilinear form (cf. map 12). The fields to the north of the Rudyard Road are small in size and have a greater regularity than the larger system to the south. It is possible they were created following an Act of Enclosure dating to 1815. The landscape to the south of Rudyard Road is less regular in its form and may have been enclosed at an earlier period. It is not covered by the Enclosure Act mentioned above. On the whole the field systems have been subject to a degree of change during the 20<sup>th</sup> century. Field boundaries have been removed in the enclosure to both the north and south of Rudyard Road, although the overall character is still legible. Field boundaries have been inserted into the enclosure to the south of Leek Road enhancing the regularity of the character in this area.

The field systems are enclosed by a mix of stone walls and mature hedgerows, which could retain information concerning the origins of this landscape and contribute to a sense of place.

There are nine surviving historic farmsteads scattered across the zone which are all constructed of local stone. Two pairs of semi detached houses, also originally constructed of stone, survive along the north side of Rudyard Road. The stone buildings contribute significantly to the local distinctiveness of this upland landscape.

### 8.12.2 Heritage values:

<b>Evidential value:</b> There is a high potential for the heritage assets discussed above to retain information which would aid a comprehensive understanding of the evolution of this landscape and its origins. The field boundaries and the historic buildings are of particular value. Overall there has been little research into the earlier origins of the landscape and this has affected our current understanding of the potential for below and above ground archaeological remains to survive, particularly in relation to the prehistoric periods.	High
<b>Historical value:</b> The legible heritage assets still dominate the landscape particularly the regular historic field patterns and the historic buildings. The latter are primarily comprised of scattered stone built historic farmsteads which positively contribute to local distinctiveness. Their continuing legibility enables different phases of enclosure to be observed.	High
<b>Aesthetic value:</b> The integrity of the historic character has been largely retained in the form of the rectilinear field systems. The historic field patterns along with the hedgerows, stone walls and the scattered historic farmsteads, all positively contribute to the zone's aesthetics and its distinctive sense of place. However, some alteration has occurred during the 20 <sup>th</sup> century.	Medium
<b>Communal value:</b> The heritage assets, notably the field pattern, can be appreciated from the public road and the rights of way network. An improved understanding of the history of this landscape would in turn contribute to its communal value.	Medium

### **8.12.3 Recommendations:**

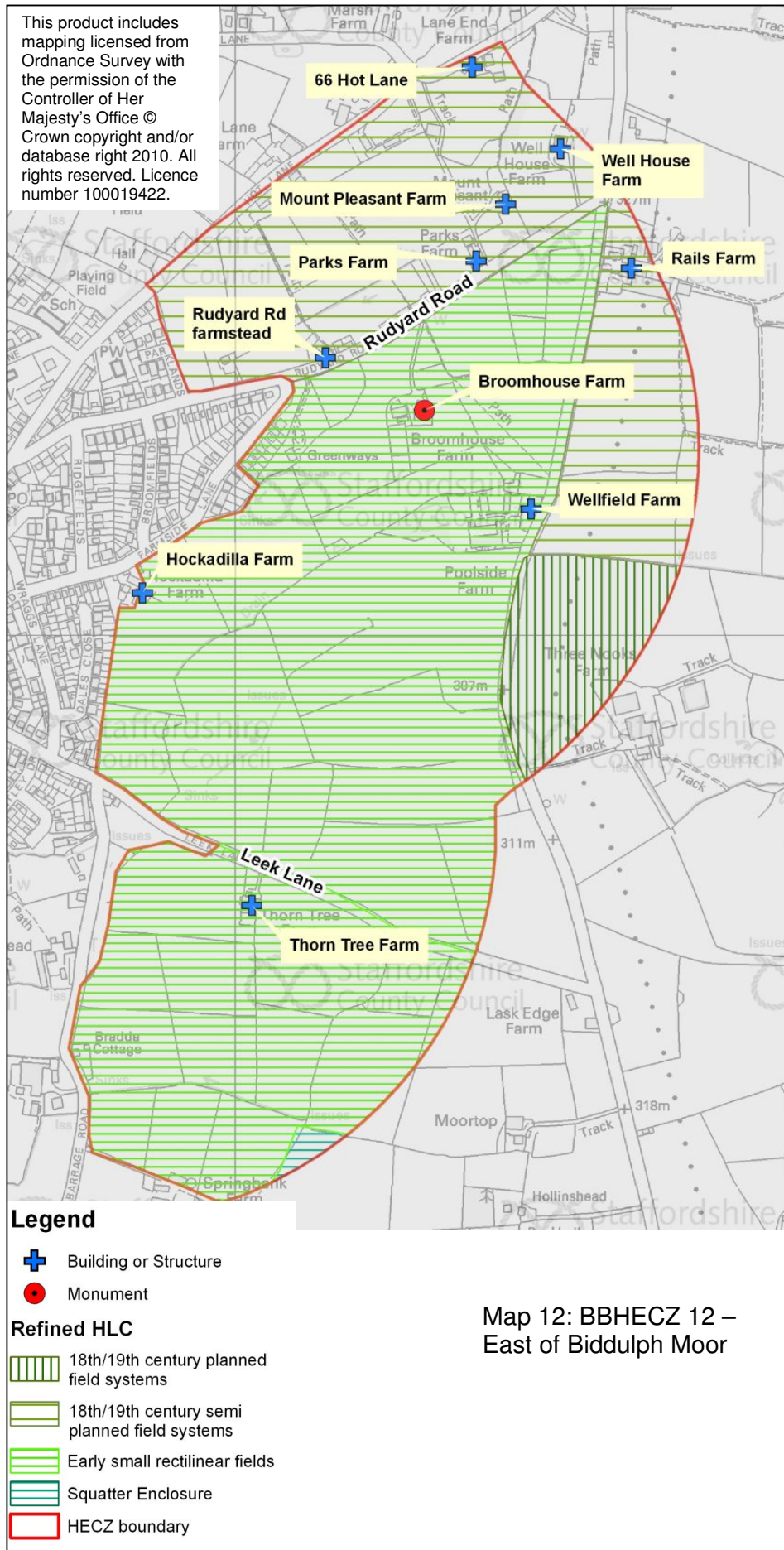
The zone exhibits a dispersed settlement pattern and a regular field pattern, which has seen some minor alteration during the 20<sup>th</sup> century. Despite this the historic landscape character is still clearly legible and the stone walls are particularly characteristic of the upland areas of the Staffordshire Moorlands.

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should aim to enhance and reflect the historic landscape character and where possible avoid excessive alteration of field boundaries. Such development should seek to reflect the local vernacular in terms of its scale and architectural form. Any new development should seek to complement the local vernacular (PPS 5 policy HE 7.5)<sup>58</sup>.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

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<sup>58</sup> English Heritage 2010: 26 and 35





## 8.13 BBHECZ 13 – Biddulph Moor

### 8.13.1 Statement of heritage significance

The zone covers 34ha and comprises the historic settlement of Biddulph Moor which was focused in the area of Christ Church in the north of the zone and the 20<sup>th</sup> century expansion which occurred along an existing network of lanes (cf. map 13).

The landscape of the zone had been moorland as the placename suggests. Yates' map (1775) suggests that this area was still moorland at the end of the 18<sup>th</sup> century, although the scale at which this map was produced may have failed to identify the extent of squatter settlement. At present the earliest developmental history of the settlement is not clearly understood. By the early 19<sup>th</sup> century a network of lanes and scattered settlement is apparent on historic maps although the origins of the lanes are also unknown. The historic narrow lanes are characteristic of Biddulph Moor and form the basis of the 20<sup>th</sup> century expansion of the settlement.

The historic buildings of the settlement include the church which was constructed in 1863 and the former school built in 1852<sup>59</sup>. These two buildings both stand on Church Lane and like the other surviving historic buildings within the zone are constructed of local stone. Domestic historic buildings can be found scattered throughout Biddulph Moor and include the stone built cottages and terraces on the corner of Church Lane and School Lane, along the north side of Rudyard Road and on Hot Lane just to the south of the junction with Rudyard Road. The 20<sup>th</sup> century properties are mostly built of red brick and comprise both single and two-storey properties which are predominantly detached some standing within large gardens.

Moor First School, on School Lane, is a large red brick school with stone dressings which was constructed in 1908. Its style is typical of Local Education Authority built schools having an E plan.

### 8.13.2 Heritage values:

<p><b>Evidential value:</b> The historic buildings of the zone have the potential to contribute to an understanding of the social and economic development of Biddulph Moor. Further research into historical development of the settlement would enable the extent to which further components of original lay out of the squatter settlement may survive and how than can contribute to the unique sense of place of this part of the Staffordshire Moorlands.</p>	<p>Medium</p>
<p><b>Historical value:</b> The legible heritage assets, the historic buildings and the network of narrow lanes, positively contribute to the local historic character of the zone. Any enhancement and restoration of the surviving 19<sup>th</sup> century buildings would contribute to the sustainable regeneration of Biddulph Moor for the benefit of the local community<sup>60</sup>. The old school has historical associations with the two owners of Biddulph Grange, the Batemans and the Heaths.</p>	<p>Medium</p>

<sup>59</sup> Staffordshire HER: PRN 01288 and PRN 53933

<sup>60</sup> English Heritage 2005; PPS 1: 18

<p><b>Aesthetic value:</b> The narrow winding lanes upon which Biddulph Moor has developed are an integral part of the experience of the settlement. The historic buildings stand out within the settlement as stone built structures among the brick built 20<sup>th</sup> century houses.</p>	<p>Medium</p>
<p><b>Communal value:</b> The heritage assets can be appreciated from the street although there are opportunities to enhance community interaction through interpretation and the promotion of the assets for sustainable development (see Historic value above). The story of the zone can also be woven into the wider history of Biddulph parish through the associations with the Bateman and Heath families who were so influential in the area during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p>	<p>Medium</p>

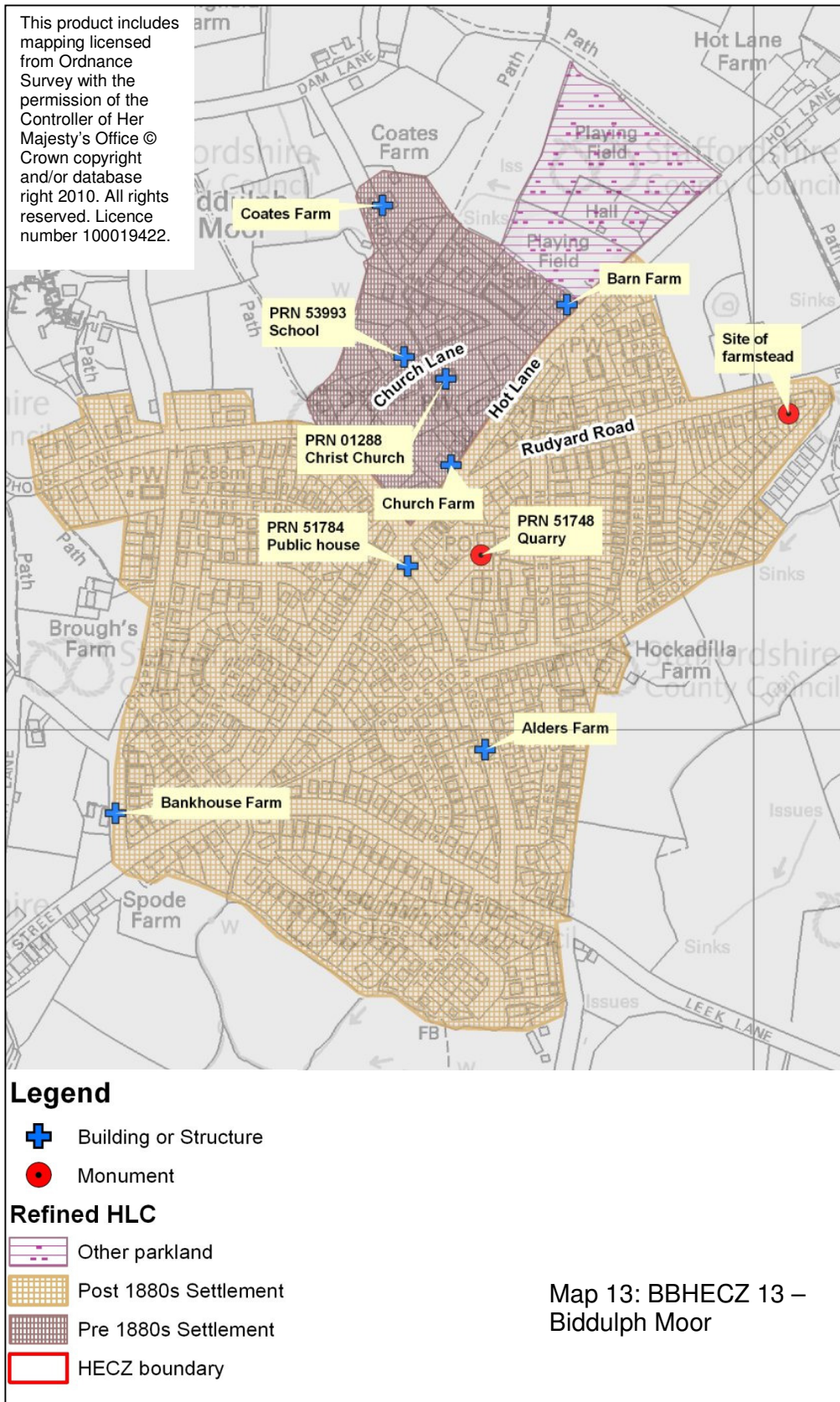
### **8.13.3 Recommendations:**

Whilst the heritage assets do not dominate the zone they do contribute to a sense of local distinctiveness particularly in the network of narrow lanes.

The heritage assets could be conserved and enhanced through:

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should aim to make a positive contribution to the historic character of the settlement and strengthen local distinctiveness through its scale and architectural form (PPS 5 policy HE 7.5)<sup>61</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be undertaken relating to archaeological and historic potential (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

<sup>61</sup> English Heritage 2010: 26 and 35



## 8.14 BBHECZ 14 – North of Biddulph Moor

### 8.14.1 Statement of heritage significance

The zone covers 49ha and lies between 280m and 300m to the south and north east falling away to around 260m towards the west.

The historic landscape character of this zone is dominated by squatter enclosures, scattered cottages and small farmsteads (cf. map 14). Many of the fields have been enlarged during the 20<sup>th</sup> century but the irregular pattern is still legible and historic hedgerows survive to contribute to the aesthetics of the landscape.

The plan forms of the historic farmsteads are typical of an upland landscape and of squatter enclosures in particular. The farmsteads lie scattered across the zone; some front the narrow lanes whilst others are accessed from long drives. The farmers who established these holdings had probably been engaged in local industry supplementing their income with subsistence farming. Industry was expanding in the Biddulph area during the late 18<sup>th</sup> and 19<sup>th</sup> century. However, it is possible that the origins of squatting around Biddulph Moor may have late medieval or post medieval origins which could be identified through more detailed research.

On the western edge of the zone the settlement along Under the Hill still mostly comprises stone cottages, but there is a greater degree of 20<sup>th</sup> century brick built houses along this road than across the remainder of the zone. However, its origins as squatter enclosure are still apparent in the dispersed nature of the settlement separated by small hill side paddocks.

### 8.14.2 Heritage values:

<b>Evidential value:</b> The character of the surviving historic landscape and settlement pattern contribute significantly to an understanding of the historical development of the zone and this would benefit from further research. There is the potential for above and below ground remains to survive relating to squatting activities whose origins are currently unclear.	High
<b>Historical value:</b> The legible heritage assets dominate the character of the zone. The origins of the squatter enclosures and their relationship to the small dispersed farmsteads and cottages can still be clearly read within the landscape.	High
<b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved despite some enlargement of the fields. The legible heritage assets include the surviving irregular squatter enclosures, historic farmsteads and cottages which comprise a well preserved historic landscape which provides a sense of place being particularly distinctive of the Staffordshire Moorlands.	High
<b>Communal value:</b> The historic landscape character of this zone can be appreciated from the public rights of way network and the narrow country lanes which run through it. The ability of the community and visitors to appreciation the historic depths of this landscape may be enhanced through interpretation, which could also contribute to sustainable tourism.	Medium

### **8.14.3 Recommendations:**

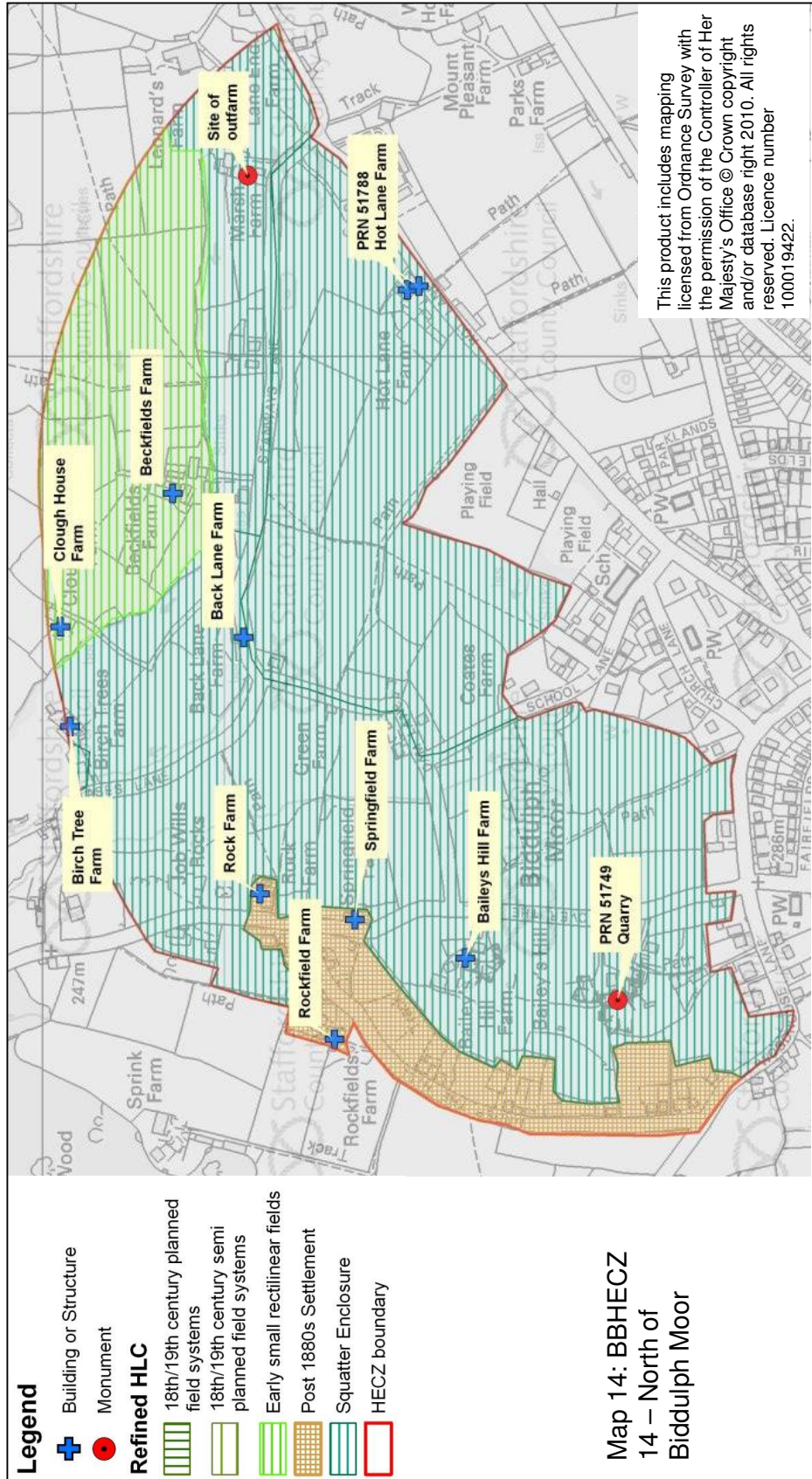
The strong sense of local distinctiveness within this zone makes it difficult for the historic landscape character to absorb significant change. The small squatter enclosures and their associated historic farmsteads are historically important to understanding the development of the Staffordshire Moorlands and are an increasingly rare landscape across much of the rest of Staffordshire.

The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the historic landscape character and the dispersed low level settlement pattern.
- The management of incremental development within the zone through the planning system is desirable to protect this fragile historic landscape. Should development be deemed appropriate by SMDC it should reflect the existing historic settlement pattern and its design should strengthen local distinctiveness in its scale and architectural form (PPS 5 policy HE 7.5)<sup>62</sup>.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- There is a moderate level of archaeological potential within the zone, as reflected in the high value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement which should cover all of the historic environment considerations including archaeological potential and the impacts and enhancement to the historic landscape character.

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<sup>62</sup> English Heritage 2010: 26 and 35



## 8.15 BBHECZ 15 – Sprink Side Farm

### 8.15.1 Statement of heritage significance

The zone covers 41ha and the landscape drops from a high point of around 260m AOD on the eastern edge to 160m in the west. The zone also lies immediately south of Biddulph Grange (see BHECZ 16) which is a Grade I Registered Park and Garden and a Conservation Area. Consequently the zone forms an important setting with long distance views into and out of this parkland and the gardens. There is evidence that walks were created within the zone to enable the inhabitants of Biddulph Grange and their visitors to experience the wider landscape. A stone built ornamental tunnel, formed part of an east-west path, whilst an ornamental arch formed part of a north-south path which led through woodland directly from the gardens of Biddulph Grange<sup>63</sup>. The tunnel and arch may date to the mid 19<sup>th</sup> century and be associated with James Bateman as do the monument along another walk way to the north (BBHECZ 17). They are located to the south of Sprink Side Farm which was constructed in the late 19<sup>th</sup> century as a pheasantry probably attached to Biddulph Grange and presumably associated with Robert Heath's occupation of the estate<sup>64</sup>. The woodland has since become farmland although a number of mature trees are testimony to its origins as part of the landscaping of Biddulph Grange.

The landscape to the east of Sprink Side Farm comprises planned enclosure; a regular field pattern with straight boundaries which were laid out in the mid 19<sup>th</sup> century by surveyors and were probably associated with the Biddulph Grange estate (cf. map 15). The field boundaries mostly comprise stone walls which are particularly characteristic of upland landscapes.

The landscape to the west of Sprink Side Farm has been entirely re-planned during the 1890s to form planned enclosure which was probably also laid out by a surveyor. This enclosure is associated with Woodhouses Farm which was enlarged during the same period. It is likely that this re-ordering of the landscape and the farmstead was associated with the Heath family of Biddulph Grange who were local industrialists and benefactors in Biddulph and Biddulph Moor. Prior to the 1890s the enclosure pattern was irregular in plan and had probably originated as assarts in the post medieval period or possibly earlier. Certainly Woodhouses was established as a holding by the late 18<sup>th</sup> century and prior to the construction of Biddulph Grange and its gardens in the 1840s. The farmstead has been converted to individual domestic properties and some new buildings have replaced some of the late 19<sup>th</sup> century farm buildings.

The scattered mature trees in the fields to the west of Woodhouses and the evidence of the first edition 6" OS map (1880s) suggest that this had formed part of the original landscaping of Biddulph Grange.

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<sup>63</sup> Staffordshire HER: PRN 53994

<sup>64</sup> Staffordshire HER: PRN 51690



**8.15.2 Heritage values:**

<p><b>Evidential value:</b> The heritage assets of the zone tell the story of the development of this landscape and its associations with Biddulph Grange which lies to the north (BBHECZ 16). There is the potential for research to enhance this understanding and to clarify the associations. The origins of the Woodhouses farmstead may be retained within the surviving historic buildings which may contribute to an understanding of the pre-Biddulph Grange landscape. The loss of the heritage assets of the zone including the mature parkland trees would diminish the ability to interpret its origins.</p>	<p>High</p>
<p><b>Historical value:</b> The heritage assets are legible within the landscape, particularly the regular field pattern. The history of the zone is closely associated with both the Bateman and Heath families of Biddulph Grange. An understanding of the economic and social history of the Grange is not complete without understanding its influence both directly and indirectly upon the wider landscape. In the zone there has been a direct influence on the creation and retention of the heritage assets.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The historic character of the zone relates to the creation of a highly planned landscape during the 19<sup>th</sup> century which is probably associated with the Bateman and Heath families of Biddulph Grange. The integrity of the heritage assets which comprise this inherited landscape are still intelligible and so enhance its aesthetics. It forms an important part of the setting to the Grade I Registered park and garden and Conservation Area (BBHECZ 16).</p>	<p>High</p>
<p><b>Communal value:</b> The associations of this landscape with Biddulph Grange may not be currently widely understood by the community and visitors. However, the zone has an important contribution to make to any interpretation of the history of Biddulph and of Biddulph Grange. The ability of the community and visitors to appreciation the historic depths of this landscape may be enhanced through interpretation, which could also contribute to sustainable tourism.</p>	<p>Medium</p>

**8.15.3 Recommendations:**

The zone lies to the south of Biddulph Grange Grade I Registered Park and Garden, which is also designated as a Conservation Area. The zone is important to the history of Biddulph Grange and the historic landscape character of the zone may well be the result of the influence, directly or indirectly, of the estate. It may be appropriate for SMDC to consider including the zone within an Area Action Plan.

- The conservation of the fabric of the historic landscape, including the regularity of the field pattern, the surviving mature trees and the heritage assets, is desirable. Development would not be easily accommodated within the zone without careful consideration of its impact upon the integrity of the historic landscape and its relationship with Biddulph Grange. Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to enhance the historic landscape character of the designated landscape of Biddulph Grange and respect the local

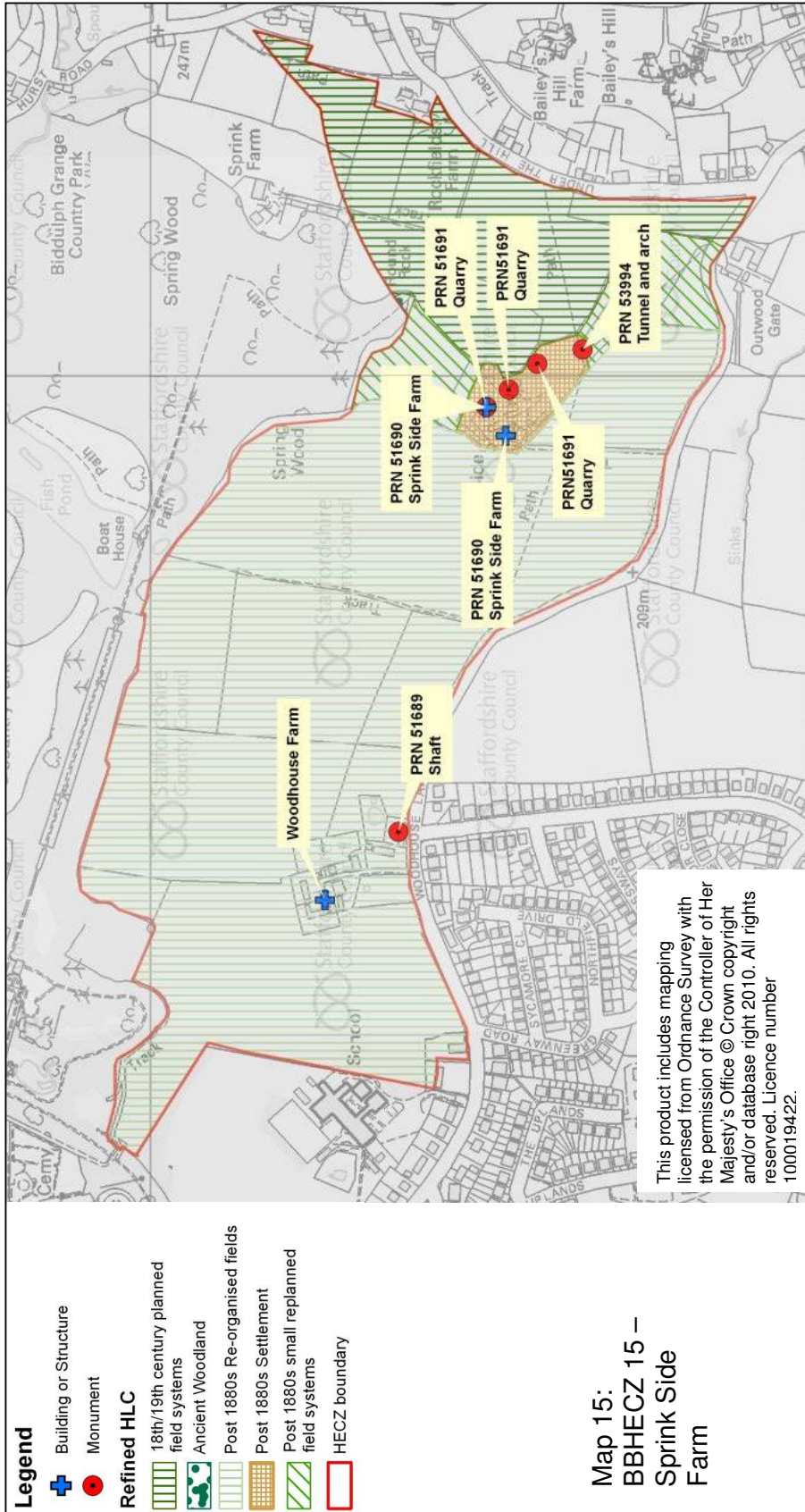
vernacular in terms of its density, scale and architectural form (PPS 5 policy HE 7.5)<sup>65</sup>.

- The setting of the Grade I Registered Park and Garden and its associated Listed Buildings are of particular importance to the local character and economy of the area. The setting of designated assets is covered by Policy HE 10 of PPS 5<sup>66</sup>.
- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. A Heritage Statement will be required relating to the archaeological and historic potential of the zone and addressing the impacts and enhancement to the historic landscape character (cf. PPS 5 policy HE 6). Mitigation works may be required to fulfil PPS 5 policy 12.

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<sup>65</sup> English Heritage 2010: 26 and 35

<sup>66</sup> English Heritage et al 2010: 23-35



## 8.16 BBHECZ 16 – Biddulph Grange

### 8.16.1 Statement of heritage significance

The zone covers 29ha and comprises the Grade I Registered Park and Garden of Biddulph Grange (cf. map 17). The gardens, also designated as a Conservation Area (066), were created between the 1840s and 1860s by James Bateman, the son of the industrialist John Bateman who resided at Knypersley Hall (BBHECZ 7)<sup>67</sup>. Within the gardens are 19 Listed ornamental buildings and features. The gardens were restored by the National Trust in the late 1980s/early 1990s.

Biddulph Grange itself is a Grade II\* Listed building which largely dates to 1897 following a fire which destroyed much of the earlier country house<sup>68</sup>. The rebuilding was carried out by the Heath family who had bought the estate from the Bateman's in the early 1870s<sup>69</sup>.

A further nine Listed buildings stand within the zone beyond the extent of the Registered Park and Garden. These include the Grade II Listed Biddulph almshouses which were built of red brick with stone dressings in the mid 19<sup>th</sup> century<sup>70</sup>. It is not known who established the almshouses, but their date and location suggests an association with the Bateman family.

In the south west corner of the zone lies the Grade II\* St Lawrence Church<sup>71</sup>. The core of the extant building dates to the 15<sup>th</sup> century, although it was substantially rebuilt and enlarged during the early 19<sup>th</sup> century. Within the church yard there are three Listed monuments and the remains of a possible 15<sup>th</sup> century cross. To the rear of the church stands a Grade II Listed stone built coach house and lodging of mid 19<sup>th</sup> century date (cf. map 16).

The church hall, to the south of the church, was originally constructed as a school circa 1874. It is built of the local stone and makes a positive contribution to the local character of the zone<sup>72</sup>.

There is the potential that the original medieval settlement was located within the zone and associated with St Lawrence's church which is believed to be the first constructed in the 12<sup>th</sup> century origins. Biddulph Grange is believed to stand upon the site of a medieval grange associated with Hulton Abbey the site of which lies within Stoke-on-Trent.

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<sup>67</sup> Staffordshire HER: PRN 40054

<sup>68</sup> Staffordshire HER: PRN 05548

<sup>69</sup> Wheelhouse 1997: 42; Staffordshire HER: PRN 40054

<sup>70</sup> Staffordshire HER: PRN 13487

<sup>71</sup> Staffordshire HER: PRN 06010

<sup>72</sup> Staffordshire HER: PRN 51787

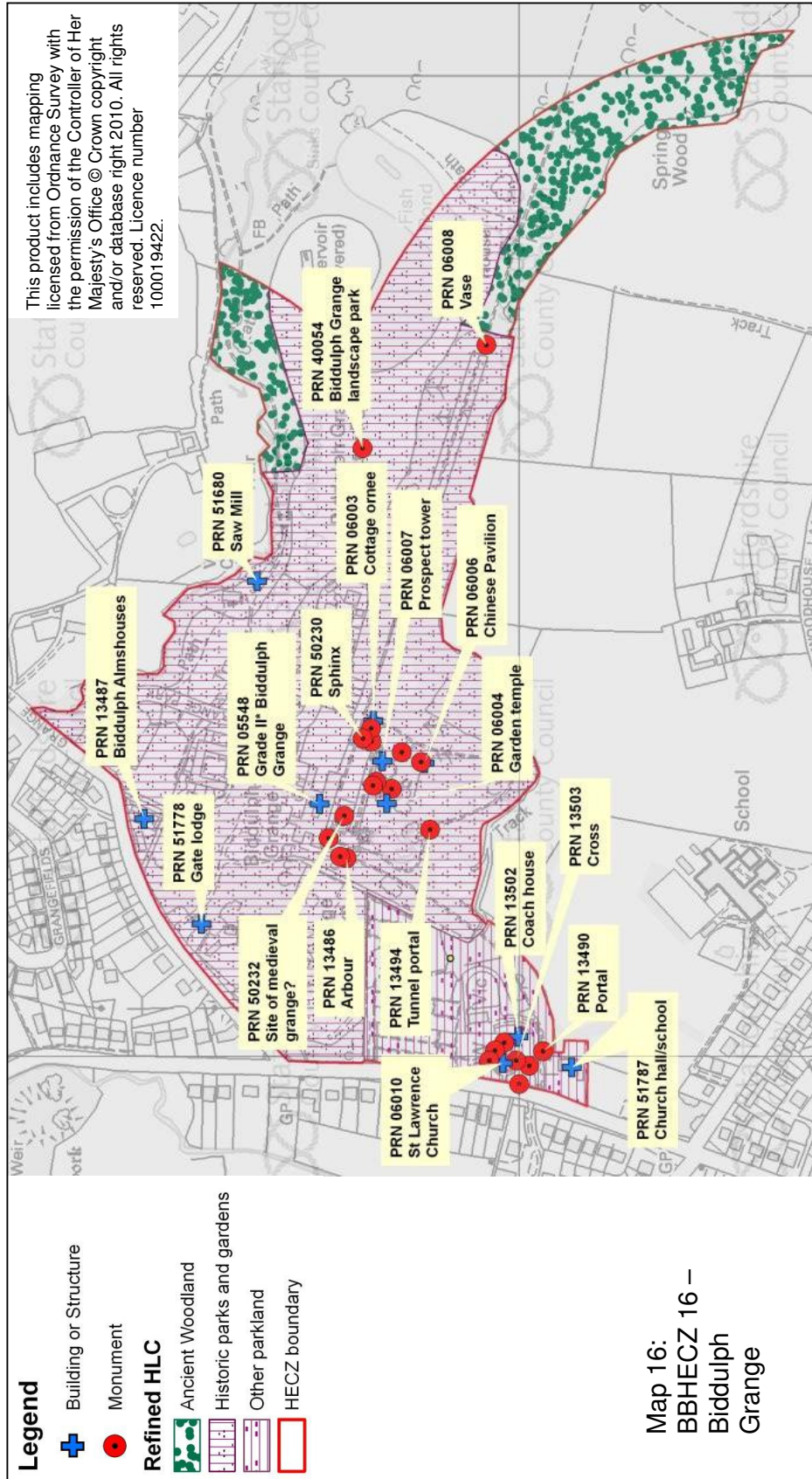
**8.16.2 Heritage values:**

<p><b>Evidential value:</b> The heritage assets dominate the character of the zone and their loss or degradation would severely diminish the understanding of the influence of the Bateman and Heath families upon the landscape and built heritage from the 1840s onwards. There is the potential for above and below ground remains to survive which could further enhance the understanding of the development of the zone. In particular there may be archaeological deposits relating to the settlement of Biddulph in the medieval period which would contribute significantly to an understanding of the earlier landscape and its influence on the social and economic lives of the local inhabitants.</p>	High
<p><b>Historical value:</b> The history of the Biddulph Grange estate is tied very closely with the Bateman and Heath families who owned it during the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Their influence upon the wider landscape of Biddulph and Biddulph Moor is still apparent as this project has shown. There are numerous legible heritage assets across the zone both within and beyond the Grade I Registered Park and Garden. All of these assets contribute to an understanding of the development of the zone particularly from the mid 19<sup>th</sup> century onwards.</p>	High
<p><b>Aesthetic value:</b> Biddulph Grange is acknowledged as one of the most important Victorian gardens in the country. This is reflected in its Grade I Registered status and in its designation as a Conservation Area. The importance of the garden structures is also acknowledged by their Listed status. The Listed and the unlisted buildings within the zone are mostly contemporary, as well as being geographically associated, with the Grange. This suggests that the estate extended its influence within the zone significantly contributing to the sense of place.</p>	High
<p><b>Communal value:</b> The Grange is the premier visitor attraction in the Biddulph area and provides opportunities to understand the wider area which was strongly influenced by its owners both the Bateman and Heath families.</p>	High

**8.16.3 Recommendations:**

The historic built environment of the zone, both Listed and unlisted, were all to greater or lesser degrees constructed under the influence of the occupants of Biddulph Grange particularly from the mid 19<sup>th</sup> century. The Grade II\* Listed St Lawrence's Church, whilst its core is medieval, was also subject to alteration during the 19<sup>th</sup> century and this work may also be associated with the occupants of Biddulph Grange. The conservation of the area around the church may best be achieved through the extension of the Biddulph Grange Conservation Area.

Planning with the majority of the zone will be guided by the authorities responsible for the Conservation Area and the Grade I Registered Park and Garden. It may be appropriate for SMDC to consider including the zone within an Area Action Plan.





## 8.17 BBHECZ 17 – Poolford & Baileys Wood

### 8.17.1 Statement of heritage significance

The zone covers 71ha and the highest point of the zone lies on the eastern edge at approximately 180m AOD. The higher land curves around the settlement of Poolfold but drops down to the valley which runs east-west to the south of Fold Lane at between 160m to 150m AOD. The land continues to fall away to the valley of the Biddulph Brook at around 135m AOD and then rises again sharply to the west to a high point of approximately 155m in Bailey Wood.

The Scheduled earthwork remains of Biddulph castle lie within Bailey Wood and stand above the Biddulph Brook at around 145m AOD (cf. map 18)<sup>73</sup>. The castle was occupied between at least the 12<sup>th</sup> to 16<sup>th</sup> centuries at which point the lords of the manor, the de Biddulph family, moved to a new site Biddulph Old Hall, also a Scheduled Monument, approximately 250m north of the project boundary<sup>74</sup>. The archaeological potential of this site extends beyond the Scheduled area. Information concerning the management and landscaping within the zone may survive as both above and below ground archaeological remains which could contribute significantly to an understanding of the impact of the castle's occupants upon the design and management of the landscape throughout the period of occupation. Similarly landscaping is likely to have occurred from the 16<sup>th</sup> century onwards focused upon Biddulph Old Hall which may also survive as above and below ground archaeological remains.

The irregular field patterns which dominated the zone may have their origins in the medieval period as assarts in an area of woodland (cf. map 18). A study of the landscape of the zone may elucidate whether there is a relationship between the creation of the fields and the origins of the castle. Settlement within this landscape is likely to have been dispersed in nature and the two surviving historic farmsteads that comprise Marsh Green may have 13<sup>th</sup> or 14<sup>th</sup> century origins and therefore may be associated with assarting during this period<sup>75</sup>.

The influence of Biddulph Grange upon the landscape of the zone during the mid 19<sup>th</sup> century is still legible. The woodland along the valley known as 'The Clough', lying east-west to the north of Fold Lane, pre-dates the mid 19<sup>th</sup> century, but woodland lying on a north-south alignment and crossing Fold Lane is indicated as fields on the tithe map (1840)<sup>76</sup>. This later woodland appears to have been created in the 1860s by James Bateman who also constructed a bridge over a secondary tributary to the Biddulph Brook south of Fold Lane which is Grade II Listed<sup>77</sup>. The bridge formed part of a private woodland walk from Biddulph Grange to Biddulph Old Hall which included a stone built tunnel under Fold Lane as well as a second bridge taking the

<sup>73</sup> Staffordshire HER: PRN 00179; English Heritage: SM 21640

<sup>74</sup> Staffordshire HER: PRN 00069; English Heritage: SM 21636

<sup>75</sup> Placenames ending –Green begin to occur in documentary records from the 13<sup>th</sup>/14<sup>th</sup> century. Roberts & Wrathmell 2002: 54

<sup>76</sup> Staffordshire County Council 2003a

<sup>77</sup> Staffordshire HER: PRN 50002



woodland walk under a farm track just to the south of the Old Hall<sup>78</sup>. To the north of Fold Lane a public Right of Way lies to the west of a hollow way which is the remains of part of the original private walk.

Water powered industry was also well represented within the zone. The earliest of these may be the site of Biddulph Corn Mill, which local history sources suggest could have pre-dated the construction of Biddulph Old Hall in the 16<sup>th</sup> century<sup>79</sup>. The mill buildings were demolished in the late 1940s but there is the potential for above and below ground archaeological remains to survive which could inform the origins of this site; possibly as the location of the medieval manorial mill. However, a second site which may also be a contender for the site of the medieval mill lies to the east of the zone on the Biddulph Brook. By the late 18<sup>th</sup> century this watermill, Leamill, was operating as a forge with a mill pond to the south, but again its earlier origins are unknown<sup>80</sup>. In the early 20<sup>th</sup> century the mill was converted to a dye works. It is a contender for the site of a medieval mill in that it lies less than 350m to the north of Biddulph castle, the centre of the manorial estates. The origins and development of this watermill site from may also be understood through the survival of archaeological remains.

The third watermill lay to the east of the zone and was established as a silk mill by the early 19<sup>th</sup> century. However, this site does not appear to have earlier origins and the mill buildings were destroyed by a fire in the 1850s or 1860s, although the mill pond survives<sup>81</sup>. The silk mill was owned by the Reverend Holt who was related to the Bateman family of Biddulph Grange and Knypersley Hall.

Historic buildings survive within the zone at Poolfold in the east of the zone which date to the mid to late 19<sup>th</sup> century. The properties include stone built and brick rendered cottages and terraces. The Talbot Inn which stands to the north of Poolfold and was extant by 1775; the inn was apparently rebuilt in 1868<sup>82</sup>. Further historic properties stand on the Congleton Road. This section of the Congleton Road, between the junction with Grange Road and the county boundary was created in 1819 as one of the last turnpike roads in Staffordshire<sup>83</sup>. These properties therefore post-date 1819 and are also a mix of stone built and white painted brick both detached and terraces. They are likely to be associated with the site of Leamill forge (see above).

The Biddulph Valley Railway line crosses the zone on a north-south alignment<sup>84</sup>. It was opened in 1860 to serve the local collieries and iron works and also has connections with the Bateman family of Biddulph Grange and Knypersley Hall. The railway line is legible within the landscape and is currently used as a cycleway and footpath; as such it presents opportunities for interpreting the wider industrial history of Biddulph to residents and visitors.

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<sup>78</sup> Staffordshire HER: PRN 53990; PRN 53987; PRN 53988

<sup>79</sup> Staffordshire HER: PRN 50664; Wheelhouse 1997: 11

<sup>80</sup> Staffordshire HER: PRN 03692

<sup>81</sup> Staffordshire HER: PRN 51676; Wheelhouse 1997: 14; Wheelhouse 2005: 14-15

<sup>82</sup> Staffordshire HER: PRN 51780

<sup>83</sup> Higgins, J 2008: 19

<sup>84</sup> Staffordshire HER: PRN 51664

**8.17.2 Heritage values:**

<b>Evidential value:</b> The heritage assets represent a continuum of activity within the zone from the medieval period onwards. These assets include the site of the castle, the influence of Biddulph Grange and the early industrial activity associated with the three mill sites. Consequently all the heritage assets contribute to an understanding of the wider history of Biddulph in terms of its social and economic development. There is also the potential for further research to identify both above and below ground features which could further enhance the understanding of the medieval, and potentially the pre-Conquest (1066), origins of the zone.	High
<b>Historical value:</b> There are potential associations within the zone between the origins of the extant historic landscape and the influence of Biddulph Castle. There are clear associations within the zone between the Bateman family of Biddulph Grange and the landscaping of the valleys within the zone during the mid 19 <sup>th</sup> century. These heritage assets are dominant within the zone and define the local distinctiveness of the historic landscape.	High
<b>Aesthetic value:</b> The well preserved historic landscape of field systems, woodland valley and ridges, and the line of the railway all contribute to the aesthetic value of the zone which illuminates the development of zone through the centuries. The importance of woodland walk from Biddulph Grange to Biddulph Old Hall has been, in part, recognised in the Listing of the surviving mid 19 <sup>th</sup> century footbridge.	High
<b>Communal value:</b> There is a high potential for engaging the community/public through the use of the public rights of way system and the line of the Biddulph Valley Railway in particular. The heritage assets of the zone could be interpreted for their own history, but they also make an invaluable contribute to a wider history of the Biddulph area and so contribute towards sustainable tourism.	High

**8.17.3 Recommendations:**

Like BBHECZ 15 and 16 this zone is has been greatly influenced by the presence of Biddulph Grange from the mid 19<sup>th</sup> century onwards. The zone also includes evidence for the medieval origins of Biddulph in the Scheduled Monument of Biddulph Castle. Further landscaping associated with this site may also survive within the zone. It may be appropriate for SMDC to consider including the zone within an Area Action Plan.

The integrity of this historic landscape and its relationships with the heritage assets which lie within and adjacent to it should be addressed with care when SMDC considers whether any land within the zone should be allocated within the Site Allocation Development Plan. Should SMDC choose to allocate land within the zone then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>85</sup>.

- Several designated heritage assets lie within and adjacent to the zone. Those adjacent include Biddulph Old Hall Scheduled Monument, the

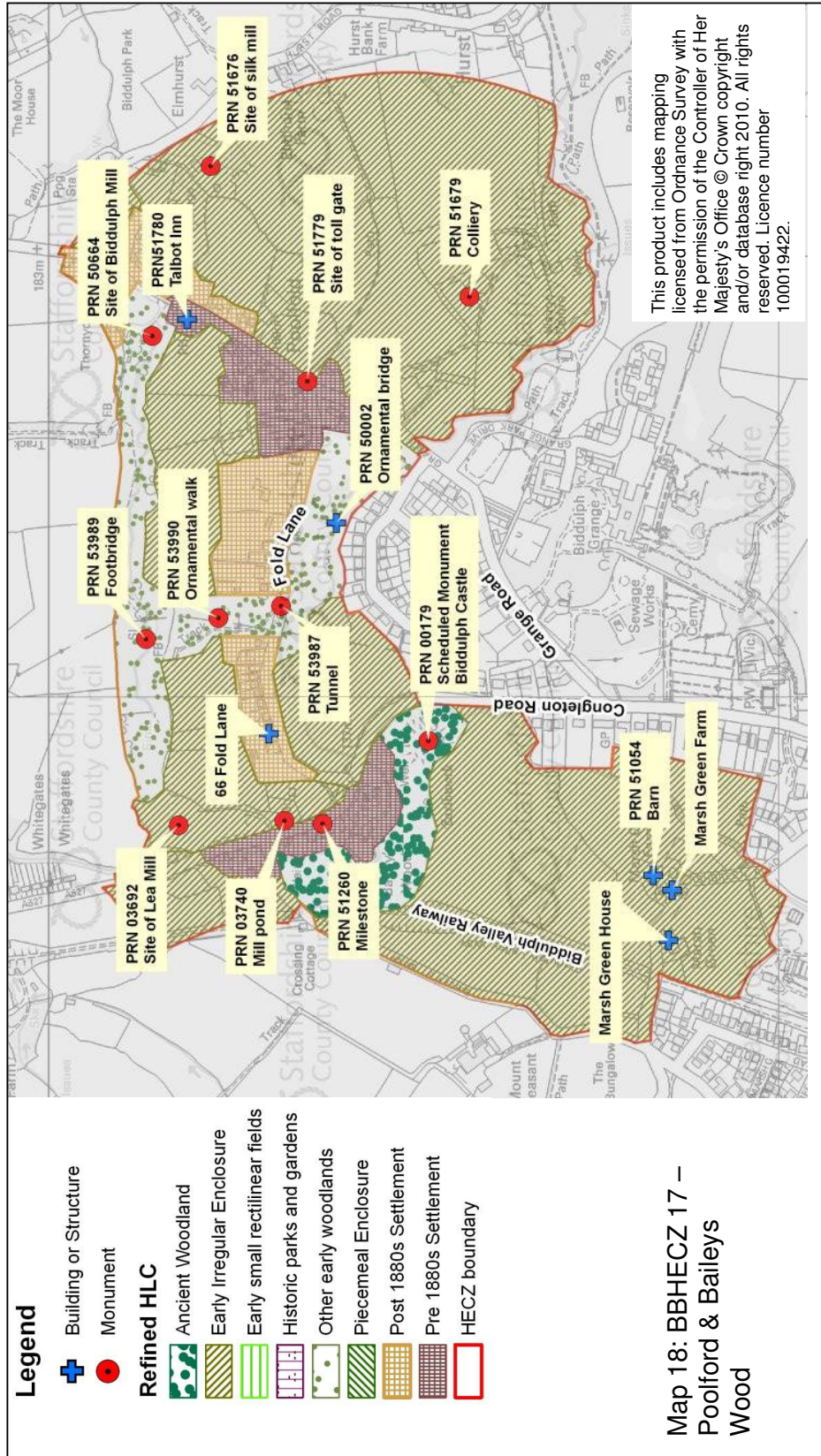
<sup>85</sup> English Heritage 2010: 26 and 35

Grade I Registered Park and the associated Conservation Area. These designations will also require consideration in any potential development. This is covered by PPS 5 Policy 9 and setting is covered by Policy 10<sup>86</sup>.

- There is the potential for the heritage assets to retain information which would enhance the understanding of the history of Biddulph. A Heritage Statement will be required relating to the archaeological and historic potential of the zone and addressing the impacts and enhancement to the historic landscape character (cf. PPS 5 policy HE 6). Mitigations works may be required to fulfil PPS 5 policy 12.

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<sup>86</sup> Communities & Local Government 2010: Policy HE 9 and HE 10; see also English Heritage et al 2010: 23-35



## 8.18 BBHECZ 18 – Gillow Heath

### 8.18.1 Statement of heritage significance

The zone covers 121ha and generally the landscape falls away from the west, at around 200m AOD to between 160m AOD and 170m AOD in the east. A valley cuts through the northern part of the zone around Mount Pleasant on a broadly east – west alignment.

Settlement around the modern Gillow Heath may have at least 13<sup>th</sup> century origins and have been established as dispersed squatter settlement on heath land<sup>87</sup>. The extant irregular enclosure which dominates the historic field pattern of the zone may therefore have its origins in a similar period (cf. map 19). The fields are comprised of mature hedges perhaps further indicating their antiquity. Also characteristic of the zone are the networks of narrow lanes, bridle ways and footpaths. The majority of these lie on a roughly east – west alignment from the low ground around the settlement to the high ground at Mow Cop and Congleton Edge and may therefore have originated as access between the two landscapes at an early date.

By the mid 19<sup>th</sup> century settlement had intensified at Gillow Heath around City Bank and by the end of that century there was further settlement within the triangle of roads at the junction of Well Lane with Mow Lane. The historic properties in this area are dominated by brick cottages and short terraces. Housing of a similar style, but which has been rendered, can be found near City Bank along Marshfield Lane; only one property has exposed stonework. The expansion of settlement in this area in the mid to late 19<sup>th</sup> century was probably associated with increased industrial activity in the wider Biddulph area. Several small collieries existed within the zone to the south of Gillow Heath. A coal shaft and spoil heap associated with the early 19<sup>th</sup> century ‘The Falls’ colliery survive to the north of Akesmoor Lane<sup>88</sup>. In the last two decades of the 19<sup>th</sup> century a textile mill was established on City Bank which is still operating<sup>89</sup>. At a similar period a pottery works, whose buildings still survive, was established towards the western edge of the zone on Mow Lane where further 19<sup>th</sup> century brick and rendered cottages are present<sup>90</sup>.

There is further evidence for medieval activity within the zone. To the north of Gillow Heath around Mount Pleasant piecemeal enclosure has been identified. This field pattern probably dates to the post medieval period and is typified by a distinctive enclosure pattern comprising reverse ‘S’ field boundaries. The historic field pattern is strongly legible as few field boundaries have been removed in the period since the late 19<sup>th</sup> century. The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system comprising two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The open fields were associated with specific

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<sup>87</sup> Horowitz 2005: 275

<sup>88</sup> Staffordshire HER: PRN 51694

<sup>89</sup> Staffordshire HER: PRN 51687

<sup>90</sup> Staffordshire HER: PRN 51684

settlements and it is possible that in this instance they belonged to Biddulph manor which was focused upon the site of the castle which lies approximately 600m to the west (cf. BBHECZ 17). Mount Pleasant is an historic farmstead which has been expanded over the course of the 20<sup>th</sup> century. In the late 19<sup>th</sup> century it was a small farmstead exhibiting a parallel plan form where the farmhouse stood parallel to the farm building, most likely a cow house<sup>91</sup>. This farm appears to have been established between the mid and late 19<sup>th</sup> century and may have originated as a small-holding where the occupants combined farming with working in one of the local industries.

The earliest known property in the zone is the Grade II Listed Whitehouse Cottage on Holly Lane, located in an isolated position to the south of Gillow Heath, which dates to the late 15<sup>th</sup> century<sup>92</sup>. Unlike so many of the other properties in the Biddulph area this property retains exposed timber framing.

A further six historic farmsteads are dispersed across the zone the majority of which exhibit loose courtyard plan forms which are characteristic of many of the farmsteads in the north east of Staffordshire and nationally excavated examples have been dated to the 13<sup>th</sup> century<sup>93</sup>. It is possible that the origins of some of these farmsteads may also lie in the medieval or early post medieval periods.

**8.18.2 Heritage values:**

<p><b>Evidential value:</b> There has been little research carried out upon the origins and development of Gillow Heath. However, the heritage assets within this zone suggest that there is a wealth of information which could contribute to our understanding the history of this small settlement through studies of the historic buildings, farmsteads and the historic field patterns. There is also the potential for below ground archaeological remains to survive associated with the development of settlement in the area from the medieval period onwards.</p>	<p>High</p>
<p><b>Historical value:</b> The legible heritage assets dominate the zone and comprise particularly the historic field patterns with their mature hedgerows. This field pattern is likely to be associated with the predominantly dispersed settlement pattern of farmsteads although further research may be able to elucidate these links. The majority of the surviving historic properties are probably closely associated with the expansion of industrial activities within the wider Biddulph area and with the small 19<sup>th</sup> century collieries which existed within the zone. The settlement in turn encouraged the diversification of industry within the zone with the establishment of the pottery works and textile mill the buildings of which survive.</p>	<p>High.</p>
<p><b>Aesthetic value:</b> The historic landscape character is comprised of well preserved irregular and piecemeal field systems with their mature hedgerows, narrow winding lanes and scattered farmsteads which all contribute to the aesthetic value of the zone and is testimony to the antiquity of this landscape.</p>	<p>High</p>

<sup>91</sup> Lake & Edwards 2008: 28

<sup>92</sup> Staffordshire HER: PRN 13506

<sup>93</sup> Edwards 2009: 37; Lake 2009: 19

<p><b>Communal value:</b> There are a number of public rights of way which could be utilised as part of the interpretation of the history and local distinctiveness of this landscape. The Biddulph Valley Railway lies adjacent and also offers opportunities for engaging the community and visitors with this landscape. The limitations are mostly related to a poor understanding of the clear associations between the heritage assets.</p>	<p>Medium</p>
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### **8.18.3 Recommendations:**

The small nature of the historic fields, their associated mature hedgerows and associations with the historic settlement pattern, which make up a strong sense of local distinctiveness within this zone, makes it difficult for the historic landscape character to absorb significant change. The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the historic landscape character and the dispersed low level settlement pattern.
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place.
- The promotion of the re-use of historic buildings to contribute to sustainable development. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be of a low density and be located so as to respect the historic fields and the overall dispersed settlement pattern. Such development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>94</sup>.
- There is a moderate level of archaeological potential within the zone, as reflected in the high value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement which should cover all of the historic environment considerations including archaeological potential and the impacts and enhancement to the historic landscape character.

<sup>94</sup> English Heritage 2010: 26 and 35

