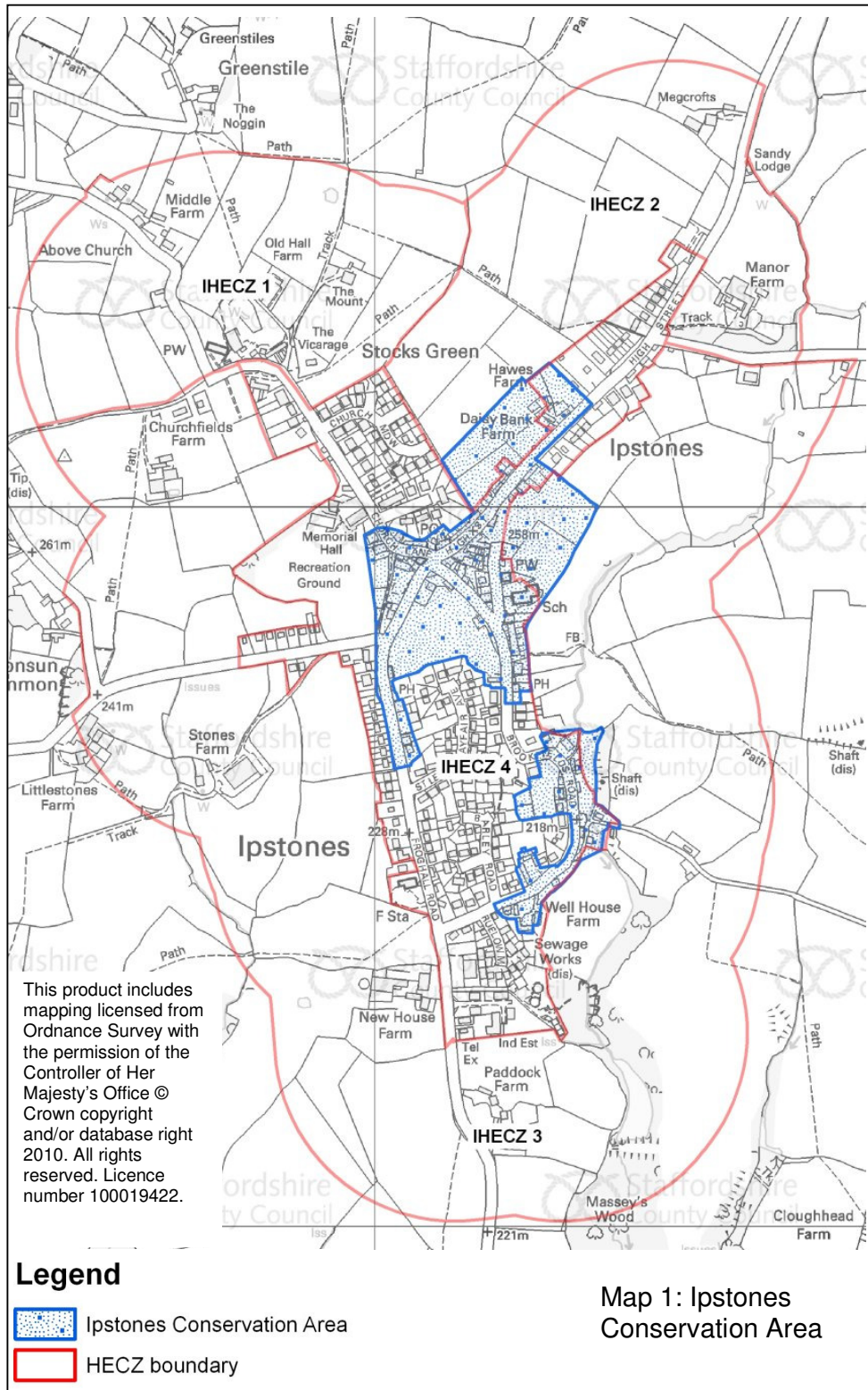


## APPENDIX 6 – Ipstones and Kingsley



## 1. Ipstones

### 1.1 IHECZ 1 – Stocks Green

#### 1.1.1 Statement of heritage significance

The zone covers 17ha and the land generally rises in a westerly to easterly direction from around 250m AOD to around 285m AOD.

The Grade II Listed St Leonard's church stands at around 260m AOD and dominates the built environment of the zone and the wider landscape<sup>1</sup>. Six Grade II Listed 19<sup>th</sup> century memorials also stand within the churchyard<sup>2</sup>. The extant church building dates to the late 18<sup>th</sup> century and no earlier fabric has so far been identified. However, documentary sources suggest that a chapel existed at Ipstones by the early 13<sup>th</sup> century, although there is currently little evidence to prove that this earlier structure stood on the same site. If this is the site of the medieval chapel then 'Old Hall Farm' may be the site of the medieval manor house, although further research would be required to clarify this theory (for alternate site cf. IHECZ 4)<sup>3</sup>. Yates' map of Staffordshire (1775) names the 'Hall' and indicates that it is an important property within the settlement. Ipstones has been identified as a possible poly-focal settlement during the medieval period and Stocks Green may be one of two or three medieval settlement sites<sup>4</sup>.

Two other Listed buildings are also located within the zone. A late 18<sup>th</sup> century property stands to the south of St Leonard's Church on Church Lane<sup>5</sup>. It is attached to a heavily altered property which may have similar origins. To the north of the zone lies Above Church Farm which includes a Grade II Listed 17<sup>th</sup> century house. The other buildings within the current farmstead have not been closely dated and an analysis of the development of the complex has not been undertaken.

The northern side of Church Lane (the southern side lies in IHECZ 4) has seen little development since the late 19<sup>th</sup> century; the only exception being the construction of the detached vicarage in the late 20<sup>th</sup> century. The historic settlement pattern is generally dispersed with the exception of the extant historic buildings at Stocks Green which are comprised of brick and stone cottages. The large detached property known as The Mount, which stands alone and surrounded by mature trees, was the original vicarage. It dates to the mid to late 19<sup>th</sup> century.

The historic field pattern is predominantly rectilinear in form and the origins of its creation are currently unclear (cf. map 2). However, the presence of the 17<sup>th</sup> century Above Church Farm may suggest that at least some of the fields originated during this period. Documentary sources suggest that the economy of the manor during the medieval and post medieval periods was heavily

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<sup>1</sup> Staffordshire HER: PRN 06252

<sup>2</sup> Staffordshire HER: PRNs 13413, 13413, 13415, 13416, 13417 and 13418

<sup>3</sup> Hunt 2008

<sup>4</sup> Ibid.

<sup>5</sup> Staffordshire HER: PRN 13412

reliant upon cattle<sup>6</sup>. The Conservation Area Appraisal suggests that over half of Ipstones parish had been enclosed by the mid 17<sup>th</sup> century, although these facts are not referenced in the report<sup>7</sup>. The field pattern survives well and is enclosed by stone walls which are characteristic of the upland areas of the District. The historic lanes are narrow and winding suggesting early origins. They are also stone lined.

### 1.1.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets to contribute to an understanding of the history of Ipstones. The historic buildings have the potential to retain information regarding their origins, function and their contribution to the historic social hierarchy of this part of Ipstones village. Earlier fabric may be retained within their existing structures which would further contribute to an understanding of the development of this part of Ipstones. There is also the potential for archaeological deposits to survive relating in particular to the development of settlement from at least the medieval period. This includes Above Church Farm and in particular at Old Hall Farm, which may prove to be the site of a medieval manor house. An analysis of the stone walls across the zone may also reveal information regarding the period of their origin.</p>	<p>High</p>
<p><b>Historical value:</b> The legible heritage assets clearly dominate the zone and comprise the historic buildings (Listed and unlisted); the extant historic field pattern and the historic settlement pattern (including the lanes). Nine historic buildings and structures have been identified as being of national importance (Grade II Listed). There are potential associations between the historic farmsteads and the origins of the historic field pattern. There is also the potential for associations between the site of the original settlement and the extant historic buildings.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic character of the zone makes a positive contribution to the aesthetic appreciation of the landscape, which comprises the historic settlement pattern, fields and lanes.</p>	<p>High</p>
<p><b>Communal value:</b> The heritage assets and their contribution to the sense of place can be appreciated from the numerous public rights of way which cross the zone. Further research into the associations between the heritage assets and the social and economic history of Ipstones would contribute to the community and visitors appreciation of its importance to the history of the Moorlands and Staffordshire as a whole.</p>	<p>High</p>

### 1.1.3 Recommendations & guidance

The high values reflect the importance of the heritage assets to the local distinctive character of the wider Ipstones area. This is complimented by the number of nationally important buildings and structures clustered here as well as other unlisted historic buildings. The integrity of the historic landscape and the associations between the heritage assets are vulnerable to fragmentation. Consequently there is little capacity for the historic environment of the zone to

<sup>6</sup> Hunt 2008

<sup>7</sup> Staffordshire Moorlands District Council 2009: 3

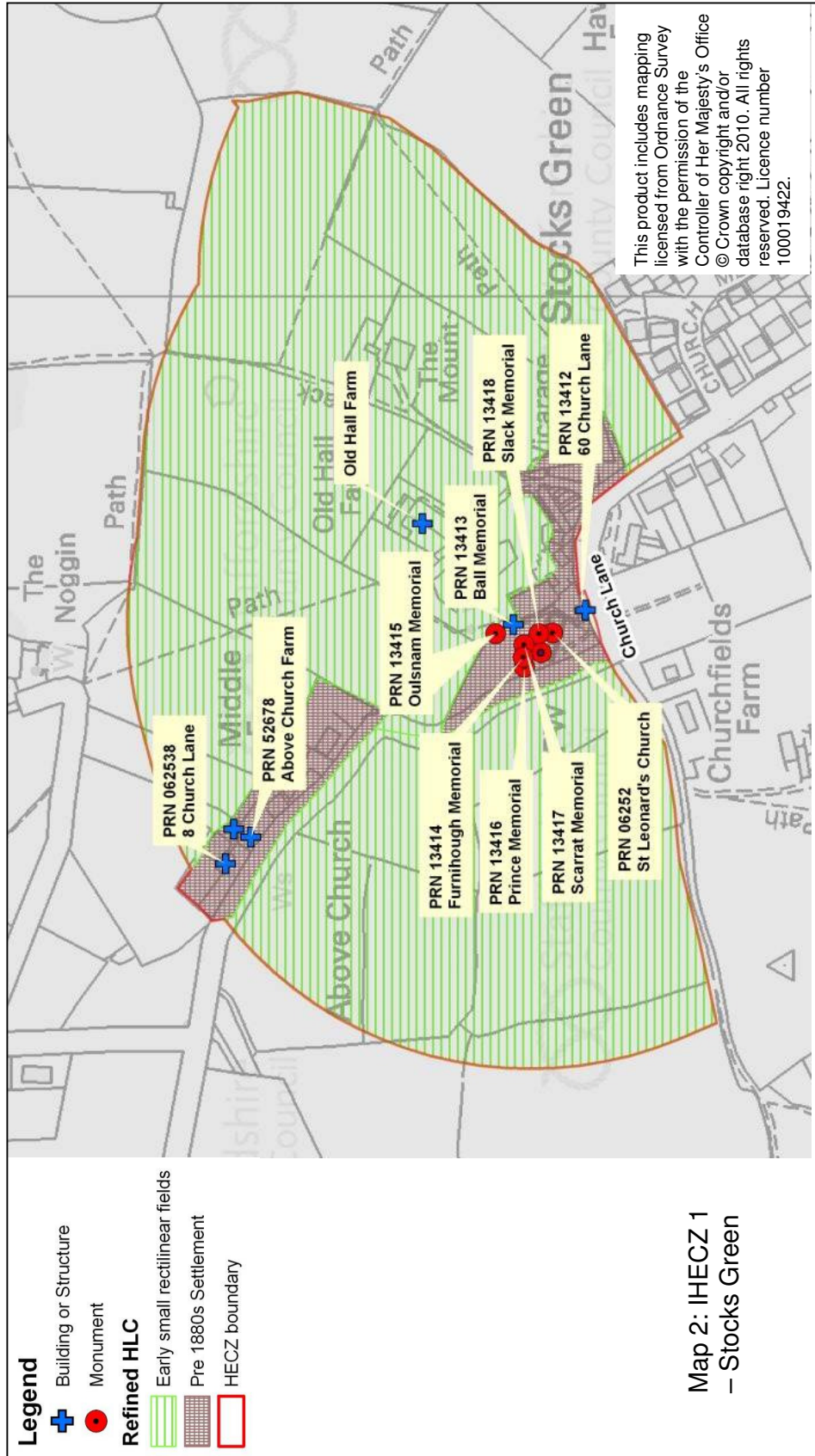
absorb change without fundamentally altering the historic landscape character of the zone.

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

- The inclusion of the settlement into the Ipstones Conservation Area.
- The incorporation of distinctive and well preserved historic buildings onto a local list to assist the long term conservation of the local distinctiveness of Ipstones 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.
- The protection and enhancement of the Listed buildings and structures and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon a Listed building or its setting a Heritage Statement would be required as part of the planning application.
- The maintenance and conservation of the historic landscape and the integrity of the field pattern with its characteristic stone walls.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be of a low density to reflect the general pattern of the zone. Such development should also be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>8</sup>.
- There is a high to moderate level of archaeological potential within the zone, as reflected in the high evidential value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be submitted as part of any planning applications in line with PPS 5 Policy HE 6. Mitigation works may be required to fulfil PPS 5 policy HE 12.

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<sup>8</sup> English Heritage 2010: 26 and 35



## **1.2. IHECZ 2 – North east of Ipstones**

### **1.2.1 Statement of heritage significance**

The zone covers 18ha and the land generally rises up from the south west and south east towards the north eastern corner from around 260m AOD to around 287m AOD at Megcrofts Farm.

The historic landscape character of the zone comprises a dispersed settlement pattern of isolated farmsteads and a planned historic field pattern (cf. map 3). Planned enclosure dates to the 18<sup>th</sup>/19<sup>th</sup> century and was created by surveyors comprising fields which display great regularity with straight boundaries often associated with similarly straight roads. The field boundaries are comprised of the stone walls characteristic of the upland areas across the Staffordshire Moorlands. Megcrofts Farm has been identified as one of two historic farmsteads within the zone, and incorporates a Grade II Listed early 19<sup>th</sup> century farmhouse<sup>9</sup>. The farmstead displays a dispersed cluster plan form suggesting incremental development over a period of time. The plan form is typically found within the Staffordshire Moorlands. Further research would be required to understand the associations between the farmstead and the development of enclosure within this zone. The enclosure pattern may also be associated with Hawes Farm (in IHECZ 4), which incorporates a Grade II Listed farmhouse of early to mid 18<sup>th</sup> century date<sup>10</sup>.

The second historic farmstead within the zone is Manor House Farm which displays a loose courtyard plan form. The farm buildings have not been closely dated but there are examples, nationally, of this farmstead type dating to the 13<sup>th</sup> century. It is possible therefore that this site has early origins. However, this is unlikely to have been the site of a medieval manor house. The name 'Manor House' is not associated with this site on either the 1st edition 1" OS map (circa 1830s) or on Yates' map of Staffordshire (1775).

To the north of the zone stands the isolated Sandy Lodge a Grade II Listed house dating to the late 18<sup>th</sup> century<sup>11</sup>. It is not currently clear why this property stands alone or whether it had once formed part of a small farmstead.

It is possible that Park Lane formed one of three possible medieval settlement sites which comprised the manor of Ipstones. This area has been known as Ipstones Green<sup>12</sup>.

A small portion of the Ipstones Conservation Area lies within the zone (cf. map 1) and advice on planning in this area should be sought from the Staffordshire Moorlands Conservation Officers.

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<sup>9</sup> Staffordshire HER: PRN 13399

<sup>10</sup> Staffordshire HER: PRN 13440

<sup>11</sup> Staffordshire HER: PRN 13398

<sup>12</sup> Hunt 2008

**1.2.2 Heritage values:**

<b>Evidential value:</b> There is the potential that surveys of the historic buildings and the stone walls would elucidate an understanding of the origins of the historic landscape and settlement pattern within the zone. There is a current lack of research into the archaeological potential of this area and it is therefore unknown whether sites may survive. There is the potential for the evidence of medieval settlement to survive as below ground archaeological deposits along Park Lane.	Medium
<b>Historical value:</b> The historic field pattern, with its upland character comprising stone walls, and the Grade II Listed buildings contribute the historic character of the zone. There are likely to be associations between the origins or re-development of the farmsteads and the creation of the planned enclosure pattern (including a farmstead lying within IHECZ 4). However, further research would be required to reveal these associations and the contribution the heritage assets of the zone make to the wider history of the development of Ipstones.	Medium
<b>Aesthetic value:</b> The integrity of the historic character of the zone is well preserved in the form of the planned enclosure and isolated farmsteads. These features, including the characteristic stone walls, make a positive contribution to the aesthetics of the zone. Part of the Ipstones Conservation Area lies within the zone.	High
<b>Communal value:</b> The origins of the landscape and its associations with the farmsteads is currently poorly understood and further research would be required to enable a considered interpretation of the zone contribution to the history of Ipstones and to allow engagement with the local community and visitors.	Medium

**1.2.3 Recommendations & guidance**

The historic field pattern is well preserved and its stone walls are particularly characteristic of the upland landscapes of the District. Further research into the history of the farmsteads and field pattern in this zone would enhance its contribution to the local character.

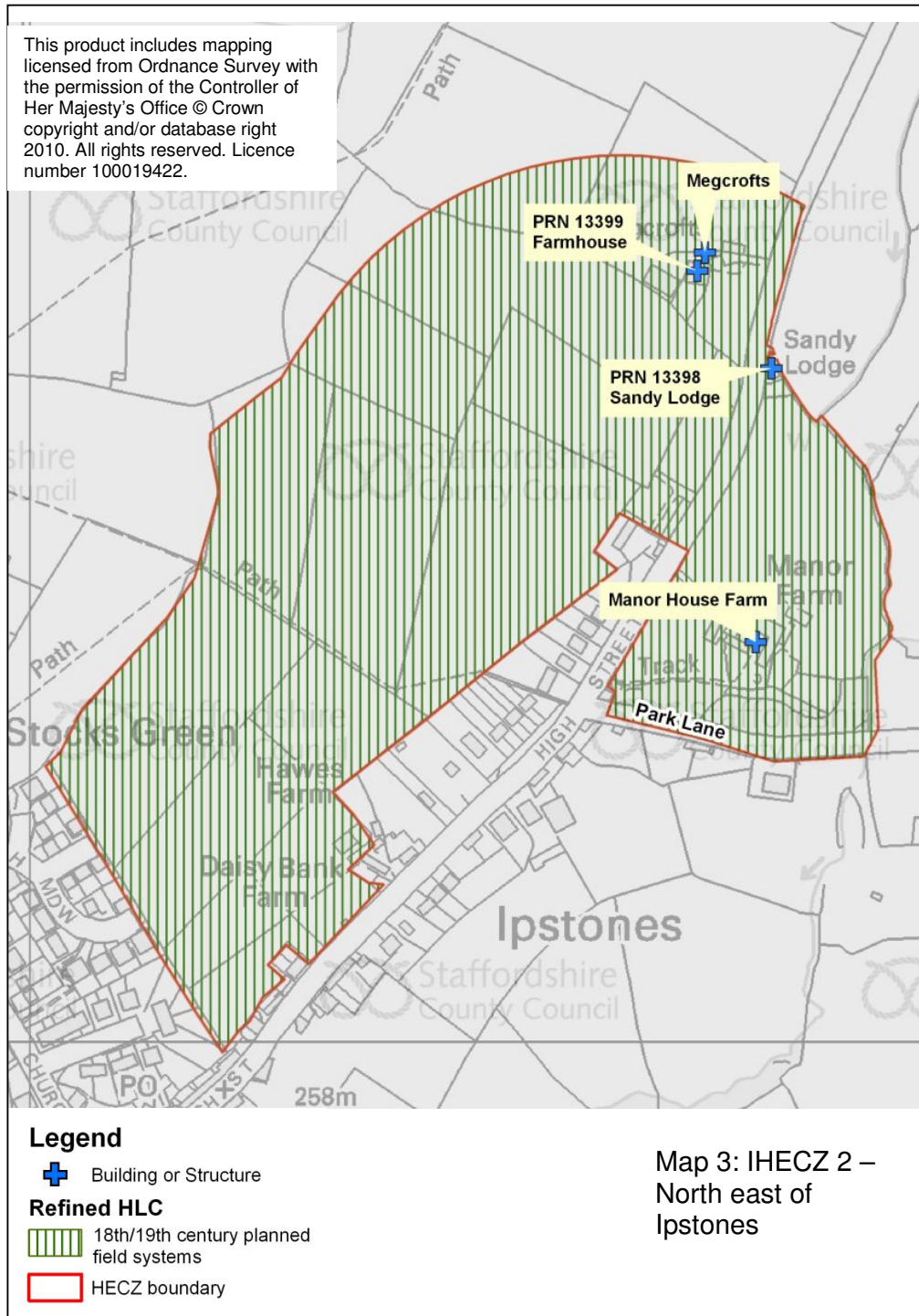
The heritage assets and local character of the zone could be conserved and enhanced through:

- The conservation of the integrity of the historic landscape, including the surviving historic field boundaries, is desirable.
- 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 to respect the historic fields and the overall dispersed settlement pattern. Such development should also be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>13</sup>.

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



- Policies HE 9 and 10 should be considered where development may impact upon the Ipstones Conservation Area and the Listed buildings as well as their settings.
- There is a moderate potential archaeological potential within certain areas of the zone. There may be a requirement to submit a Heritage Statement with planning applications dependent upon the location and nature of the proposals (PPS 5 policy HE 6). Mitigation works may be required to fulfil PSS 5 HE 12.





### **1.3. IHECZ 3 – Around Ipstones**

#### **1.3.1 Statement of heritage significance**

The zone covers 68ha and the land generally rises from south of Paddocks Farm at around 215m AOD to between 260m and 270m AOD in the north.

The historic landscape character is dominated by field patterns of irregular enclosure (cf. map 4). The irregularity may suggest that the landscape was enclosed incrementally perhaps as encroachment onto moorland or the assartment of woodland. The field boundaries are predominantly comprised of stone walls although in some areas there appear to be mature hedgerows. The ancient woodland of Massey's Wood lines a small unnamed tributary of the Blackbank Brook in the south east of the zone.

To the west and south of the zone the irregular field pattern is associated with four historic farmsteads all of which contain 17<sup>th</sup> and 18<sup>th</sup> century Listed buildings with their complexes. The 17<sup>th</sup> century farmhouse and barn at Stones Farm are Grade II Listed<sup>14</sup>. Another 17<sup>th</sup> century farmhouse, Grade II Listed, exists at Paddock Farm<sup>15</sup>. The Grade II Listed Littlestones Farmhouse has been identified as being of late 17<sup>th</sup>/early 18<sup>th</sup> century date<sup>16</sup>. Both the farmhouse and a barn at New House Farm date to the early 18<sup>th</sup> century and are Grade II Listed<sup>17</sup>. The historic plan forms of these farmsteads are all characteristic of the small holdings which dominate the Staffordshire Moorlands. These surviving historic buildings probably provide a good date for the origin of the irregular enclosure in this area of the zone.

The irregular enclosure to the east of the zone is not obviously associated with any known historic farmsteads and so its history is less easily discernible. There is some documentary evidence to suggest that Crowgutter, to the east and beyond the project area, was inhabited by at least the mid 17<sup>th</sup> century<sup>18</sup>. The enclosure could therefore be associated with 17<sup>th</sup> century or earlier encroachment or may prove to be associated with the economic history of Ipstones village. One Grade II Listed building, The Cottage lies in this area to the north east. It is stone built and dates to the early 19<sup>th</sup> century.

The enclosure of this landscape by or during the 17<sup>th</sup> century may in part have been associated with the extraction of mineral resources which are located within the zone. There is evidence for coal and ironstone mining which had been abandoned by the 1880s. The coal and ironstone mining features to the east of Paddock Farm have been dated to the mid 19<sup>th</sup> century and include the earthwork remains of a tramway and an inclined plane dated 1862<sup>19</sup>. Another mining site to the west of New House Farm also appears to have been associated with a tramway and perhaps suggests that it is of a similar

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<sup>14</sup> Staffordshire HER: PRN 06268 and PRN 13394

<sup>15</sup> Staffordshire HER: PRN 13422

<sup>16</sup> Staffordshire HER: PRN 13395

<sup>17</sup> Staffordshire HER: PRN 13423 and PRN 13424

<sup>18</sup> Horowitz 2005: 217; Birmingham City Archives MS 917/556 and MS 917/557

<sup>19</sup> Staffordshire HER: PRN 04789

date<sup>20</sup>. However, there remains the potential for evidence of earlier mining to survive as above and below ground archaeological sites.

The late 19<sup>th</sup> century first edition 6" OS map shows a further coal mine and small clay pits within the zone. The site of a brick kiln has also been noted to the west of New House Farm and may have been operating during the second half of the 19<sup>th</sup> century<sup>21</sup>.

The site of the medieval manor house has been proposed as lying along the unnamed tributary to the south of Park Lane. However, the location of this site is largely based upon tradition and no archaeological work has been carried out here to date. It has been suggested that if a manor house stood here that it may have formed one of possibly three settlement focal points during the medieval period in the area known as Ipstones Green<sup>22</sup>.

The current settlement pattern within the zone remains one of scattered historic farmsteads with little 20<sup>th</sup> century development. The exceptions are Churchfields Farm and two properties on the south side of Park Lane. This development has not impacted greatly upon the historic landscape character.

### **1.3.2 Heritage values:**

<p><b>Evidential value:</b> The heritage assets contribute to an understanding of the social and economic change in the way the landscape was managed in the past. An analysis of the historic buildings could contribute to the understanding of the social status of the 17<sup>th</sup> century owners which may help to elucidate the processes which resulted in the inherited landscape. An analysis of the stone walls may also provide insights into the periods of origin of this landscape. There is the potential for further industrial archaeology to survive within the zone which may also help to elucidate the economic history. The known sites may also provide information concerning their origins and processes. There is the potential for archaeological deposits to survive associated with the possible manor house site and along Park Road which may have formed one of possibly three settlement sites in the medieval period.</p>	<p>High</p>
<p><b>Historical value:</b> The historic landscape is well preserved and there are likely to be strong associations between the 17<sup>th</sup> and 18<sup>th</sup> century Listed farmsteads and the extant surviving field pattern, which may be clarified by further research. The fact of the survival of the historic farmsteads is immensely important to the history of the District and Staffordshire more generally.</p>	<p>High (medium to the east of the zone)</p>
<p><b>Aesthetic value:</b> The integrity of the historic landscape and the farmsteads contribute to the aesthetics of the zone. The stone walls are particularly characteristic of upland landscapes and also contribute to a particular sense of place. The farmsteads themselves have been identified as being of national importance (being Grade II Listed) and as such provide a particular aesthetic response which is complimented by the local vernacular.</p>	<p>High</p>

<sup>20</sup> Staffordshire HER: PRN 04788

<sup>21</sup> Staffordshire HER: PRN 04785

<sup>22</sup> Hunt 2008

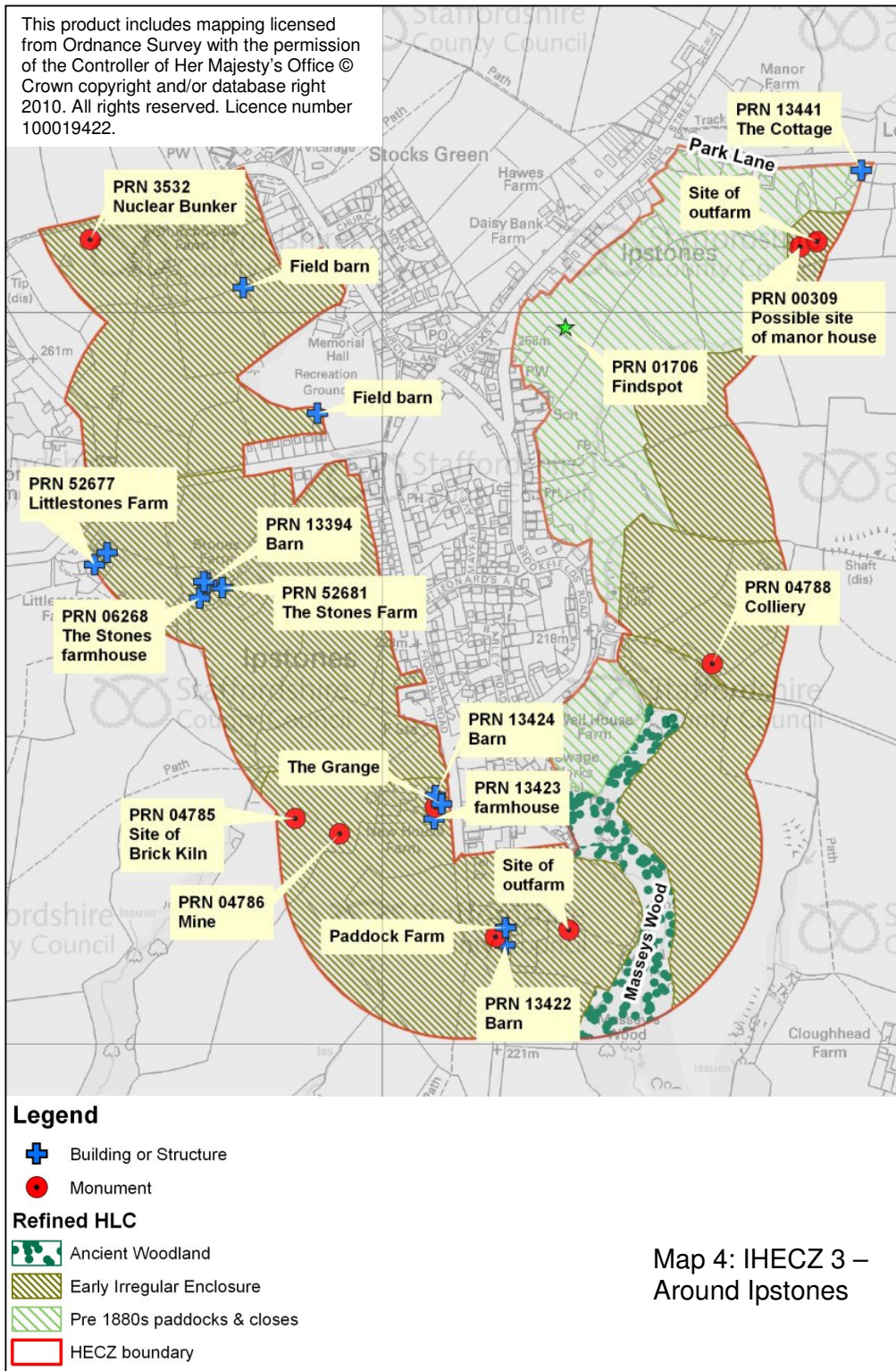
<p><b>Communal value:</b> The heritage assets and their contribution to the sense of place can be appreciated from the numerous public rights of way which cross the zone. Further research into the associations between the heritage assets and the social and economic history of Ipstones would contribute to the community and public's appreciation of its importance to the history of the Moorlands and Staffordshire as a whole.</p>	High
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### 1.3.3 Recommendations & guidance

The surviving early farm buildings have been recognised as being of national importance and the close clustering of these sites with an associated historic field pattern make it worthy of preservation for the benefit of the community, visitors and future generations. The historical associations are less clear in the eastern portion of the zone, although further research may elucidate their origins and their importance to the history of the Ipstones area. The overall settlement pattern across the whole zone remains one of dispersed farmsteads and this has not been altered by the more recent development. Consequently there is little capacity for the historic environment to absorb medium to large scale development without fundamental altering the historic landscape character of the eastern portion of the zone. However, some low density development may be appropriate to in the eastern landscape.

- The conservation of the integrity of the historic landscape and the association with the historically important farmsteads is desirable.
- 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 to respect the historic fields and the overall dispersed settlement pattern. Such development should also be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>23</sup>.
- Policies HE 9 and 10 should be considered where development may impact upon the adjacent Ipstones Conservation Area (cf. map 1) and the Listed buildings as well as their settings.
- There is a moderate archaeological potential within certain areas of the zone. There may be a requirement to submit a Heritage Statement with planning applications dependent upon the location and nature of the proposals (PPS 5 policy HE 6). Mitigation works may be required to fulfil PSS 5 HE 12.

<sup>23</sup> English Heritage 2010: 26 and 35



## 1.4 IHECZ 4 – Ipstones

### 1.4.1 Statement of heritage significance

The zone covers 26ha and comprises one of the historic cores of Ipstones and is also the area where 20<sup>th</sup> century development has concentrated. The land rises up from the south, at around 215m AOD, to between 265m and 270m at the northern edge.

There are 21 Grade II Listed buildings lying within the zone (cf. map 5). The earliest identified of these date to the 17<sup>th</sup> and 18<sup>th</sup> centuries and are mostly clustered at School House Green at the point where five lanes converge (Church Lane, High Street, Froghall Road and the two spurs of Brookfields Road). The historic and aesthetic importance of this portion of the zone has been identified in the designation of the Ipstones Conservation Area (061) – map 1. A detached portion of the Conservation Area lies further south along Brookfields Road where a further three Grade II 17<sup>th</sup> and 18<sup>th</sup> century buildings survive (maps 1 and 5). Both of these areas also contain further historic buildings, both Listed and unlisted which also contribute to the Conservation Area (cf. Ipstones Conservation Area Appraisal document)<sup>24</sup>. Along Brookfields Road two historic farmsteads survive; the Grade II Listed 17<sup>th</sup> century Meadow Place and Wall House Farm, both within the Conservation Area. The concentration of 18<sup>th</sup> and 19<sup>th</sup> century buildings within the core area is probably the result of a significant growth in population associated with increased industrial activity in the area (cf. IHECZ 3)<sup>25</sup>.

It has been suggested that the convergence of the roads at School House Green formed an important focal point during the medieval period which is likely to have attracted settlement. The historic character of the settlement in this area is one of randomly built properties, which could have been influenced by a medieval development pattern<sup>26</sup>. There is also the potential that the historic buildings across the zone may retain earlier fabric within their structures.

Brookfields Road has been identified as being the historic route into the village core; its narrow winding course confirming its antiquity. The historic lanes within the Conservation area of particular importance to the local distinctiveness of the settlement. The Froghall Road was probably constructed in the 18<sup>th</sup> century when the toll road was created under an Act of Parliament in 1762<sup>27</sup>. One Grade II Listed farmstead, exhibiting a linear plan form, stands adjacent to this road although not facing onto it<sup>28</sup>. Several unlisted historic buildings also lie along the road and an analysis of their origins may confirm the late creation of this road.

The majority of the housing has been developed since the early 1960s and is mostly comprised of red brick semi and detached properties. More recent

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<sup>24</sup> Staffordshire Moorlands District Council 2008

<sup>25</sup> Hunt 2008

<sup>26</sup> Ibid

<sup>27</sup> Higgins 2008: 62

<sup>28</sup> Staffordshire HER: PRN 13421

development has attempted to reflect the local vernacular by building in stone and using similar architectural form and roof height.

#### 1.4.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for the heritage assets to contribute to an understanding of the history of Ipstones. The historic buildings have the potential to retain information regarding their origins, function and their contribution to the historic social hierarchy of this part of Ipstones village. Earlier fabric may be retained within their existing structures which would further contribute to an understanding of the development of the settlement. There is also the potential for archaeological deposits to survive relating in particular to the origins of the settlement from at least the medieval period.</p>	<p>High</p>
<p><b>Historical value:</b> The historic cores of the settlement retain a strong sense of place which is defined by the numerous legible heritage assets. There are strong associations between the historic lanes and the random/dispersed settlement pattern as high lighted by the extant historic buildings. The historic importance of the legible heritage assets has been recognised in the designation of many of the historic buildings and of the Conservation Area.</p>	<p>High (medium away from the Conservation Area)</p>
<p><b>Aesthetic value:</b> The importance of the aesthetics of the zone has been highlighted through the designation of the Conservation Area and the numerous Grade II Listed buildings. More recently modern housing development has attempted to contribute to the local sense of place through by reflecting the local vernacular.</p>	<p>High (medium away from Brookfields Road and the Conservation Area).</p>
<p><b>Communal value:</b> The heritage assets and their contribution to the sense of place can be appreciated from street level. Further research into the associations between the heritage assets and the social and economic history of Ipstones would contribute to the community and publics appreciation of its importance to the history of the Moorlands and Staffordshire as a whole.</p>	<p>High</p>

#### 1.4.3 Recommendations & guidance

There is a high legibility of heritage assets within the zone, particularly within the historic core. Conservation within the historic areas of the zone is covered by the Conservation Area Appraisal and management plan<sup>29</sup>. The Conservation Officers at the District Council should be consulted on any proposals.

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

- The incorporation of distinctive and well preserved historic buildings onto a local list to assist the long term conservation of the local distinctiveness of Ipstones and to the sense of place.

<sup>29</sup> Staffordshire Moorlands District Council 2008



- 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.
- The protection and enhancement of the Listed buildings and structures and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon a Listed building or its setting a Heritage Statement would be required as part of the planning application.
- There is a high to moderate level of archaeological potential within the zone, as reflected in the high evidential value above. Dependent upon the location and nature of any proposals there may be a requirement for a Heritage Statement to be submitted as part of any planning applications in line with PPS 5 Policy HE 6. Mitigation works may be required to fulfil PPS 5 policy HE 12.



## 2. Kingsley

### 2.1 KHECZ 1 – Kingsley

#### 2.1.1 Statement of heritage significance

The zone covers 124ha and the village lies just to the north of a shallow valley containing an unnamed tributary of the Cecilly Brook. The village lies on a roughly north west to south east alignment at around 203m AOD. The land rises up from the village to a high point of 220m AOD. To the south of the valley the land rises to around 200m AOD at Silverdale Wood. The village lies approximately 650m south west of the steeply wooded sides of the Churnet Valley.

Kingsley is recorded in Domesday Book (1086) and appears to be the focus of two manors. Both of these manors appear to have been economically dependent upon arable agriculture from before the Norman Conquest (1066)<sup>30</sup>. The Grade II Listed St Werburg's Church at the south eastern end of the village retains built fabric dating to the 13<sup>th</sup> and 14<sup>th</sup> centuries<sup>31</sup>. Five further Grade II Listed structures are located within the churchyard<sup>32</sup>. At the opposite end of the historic core of the village, at Glebe Farm south of Hazlescros Road, is the site of a moat<sup>33</sup>. The moat is likely to have been the site of the medieval manor house, although little further is presently known of its history. The site has largely been redeveloped although there remains the potential for below ground archaeological deposits to survive. A Grade II Listed farmhouse, The Glebe, survives within the area of the moat the core of which may be 18<sup>th</sup> century in date<sup>34</sup>. The relationship between the moated site and Glebe Farm is currently unknown.

The historic core of the village is comprised largely of terraces, cottages and detached houses which date to at least the late 19<sup>th</sup> century. Two non-conformist chapels and a Temperance Hall also survive along High Street and Hazlescros Road<sup>35</sup>. These properties have mostly been rendered, although some exposed red brick and stone is to be seen. The properties have not been closely dated so there is the potential to increase the understanding of the historical development of Kingsley and its social hierarchy. There has been infilling between the older properties during the 20<sup>th</sup> century. The majority of the historic properties are likely to be of 18<sup>th</sup> or 19<sup>th</sup> century date, although there remains the potential for earlier fabric to be retained within the extant structures. It is likely that from the late 18<sup>th</sup> century onwards there was an increase in population within the village reflecting the increase in industrial activity in the parish and Churnet Valley as a whole.

The earliest known properties within the historic core date to the 17<sup>th</sup> century and are Grade II Listed; 44 High Street and Elm Tree farmhouse<sup>36</sup>. The date

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<sup>30</sup> Hawkins & Rumble 1976: 15, 2 and 16, 2

<sup>31</sup> Staffordshire HER: PRN 06293

<sup>32</sup> Staffordshire HER: PRN 13465, 13466, 13467, 13482 and 13483

<sup>33</sup> Staffordshire HER: PRN 002233

<sup>34</sup> Staffordshire HER: PRN 06299

<sup>35</sup> First edition 25" OS map viewed on [www.old-maps.co.uk](http://www.old-maps.co.uk) (26/07/2010).

<sup>36</sup> Staffordshire HER: PRN 06296 and PRN 13477

of these properties may reflect an increase in industrial activity within the wider Churnet Valley area during this century, although further research would be required to confirm this suggestion. The remaining Grade II Listed domestic buildings within Kingsley date to the 18<sup>th</sup> century<sup>37</sup>. The exception is The Old Rectory which was constructed in the 1870s<sup>38</sup>.

Of particular interest are the narrow lanes north of The Green (comprising Sunnyside, Cross Street, Chapel Street and Newhall Street). It is possible that some form of squatting may have occurred in this area, perhaps on an earlier piece of common land. If this proves to be the case then this has implications for the medieval settlement and the nature of its relationship with the medieval moated site. The road known as The Green is very straight, in contrast to the lanes, and it is likely that this road was constructed following the Act of Parliament (1762) granting the right to create a toll road<sup>39</sup>.

Housing has expanded within the last decades of the 20<sup>th</sup> century and comprises semi and detached properties.

The historic landscape character around the village is comprised of field systems with probable post medieval origins exhibiting both irregular and rectilinear forms (cf. map 6). It is likely that some of these field patterns had formed as part of an open field arable system during the medieval period as is suggested by the survival of ridge and furrow earthworks to the south east of the zone<sup>40</sup>. However, the extant irregular and rectilinear fields do not readily reveal their origins as medieval open fields (there is a lack of 'S' curve boundaries which generally typifies post medieval 'piecemeal enclosure'). Many of the historic field boundaries survive from at least the late 19<sup>th</sup> century and the majority of these are comprised of mature hedges. The field systems are associated with three historic farmsteads, all located to the south of Kingsley, as well as six which lay within the village core by the late 19<sup>th</sup> century. All of these farmsteads are typical of the small holdings to be found within the wider Staffordshire Moorlands and are likely to have been established for animal husbandry. With the exception of those which are Grade II Listed and lying in the village core (New Hall Farm, The Glebe and Elm Tree) these farmsteads have not been closely dated. Research into their origins could further an understanding of the social and economic history of Kingsley.

There is evidence within the project area for coal mining. To the north west of the village, near Hazlescros several old mining shafts were marked on the first edition 6" OS map (1880s). It is believed that mining was occurring in this area in the 1850s<sup>41</sup>. To the south of the A52 road to the south west of Kingsley there are the likely earthwork remains of further coal mining. The date that this was occurring is unknown, but documentary sources refer to coal mining in parish during the late 17<sup>th</sup> century<sup>42</sup>.

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<sup>37</sup> Staffordshire HER: PRNs 06298, 06299, 13477 and 06294

<sup>38</sup> Staffordshire HER: PRN 13478

<sup>39</sup> Higgins 2008: 62

<sup>40</sup> Staffordshire HER: PRN 20148

<sup>41</sup> Staffordshire HER: PRN 04802

<sup>42</sup> Staffordshire HER: PRN 04450

**2.1.2 Heritage values:**

<p><b>Evidential value:</b> There is a high potential for the heritage assets to contribute to an understanding of the history of Ipstones. The historic buildings have the potential to retain information regarding their origins, function and their contribution to the historic social hierarchy of Kingsley. Earlier fabric may be retained within their existing structures which would further contribute to an understanding of the development of the village and its hinterland within the project area. There is also the potential for archaeological deposits to survive relating in particular to the development of settlement from at least the medieval period particularly within the historic core of the village but also associated with the moated site.</p>	<p>High</p>
<p><b>Historical value:</b> The heritage assets significantly contribute to the historic character of the zone, although this has been impacted to a degree by 20<sup>th</sup> century development and alteration particularly within the built fabric of the settlement. There are potential associations between the heritage assets including between The Glebe and the moated site as well as the settlement pattern north of The Green and the lanes. Further research would clarify these relationships and elucidate their contribution to an understanding of the wider history of the Churnet Valley.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The legibility of the historic landscape particularly the field patterns and the nationally important Listed buildings all contribute to the aesthetics of the zone. There has been some impact from 20<sup>th</sup> century development and alteration.</p>	<p>Medium</p>
<p><b>Communal value:</b> The ability of the zone to contribute to a communal value is largely limited at the present time by the lack of understanding of the relationship between the heritage assets and their contribution to the wider history of the Churnet Valley. The numerous Rights of Way which cross the zone do enable the community and visitors to experience the historic landscape.</p>	<p>Medium</p>

**2.1.3 Recommendations**

The historic landscape character of the zone largely survives. The settlement of Kingsley itself has expanded during the late 20<sup>th</sup> century and there have been some significant alterations to many of the unlisted historic buildings within the settlement core. The greatest sensitivity relates to the specific heritage assets, including the Listed and unlisted buildings, as well as the below ground archaeological potential. The current settlement pattern, comprising both the historic core, with its 20<sup>th</sup> century infilling, and the later housing expansion suggests a nucleated village. There may consequently be the potential for further expansion although this may have an impact upon the fabric of the historic field pattern.

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

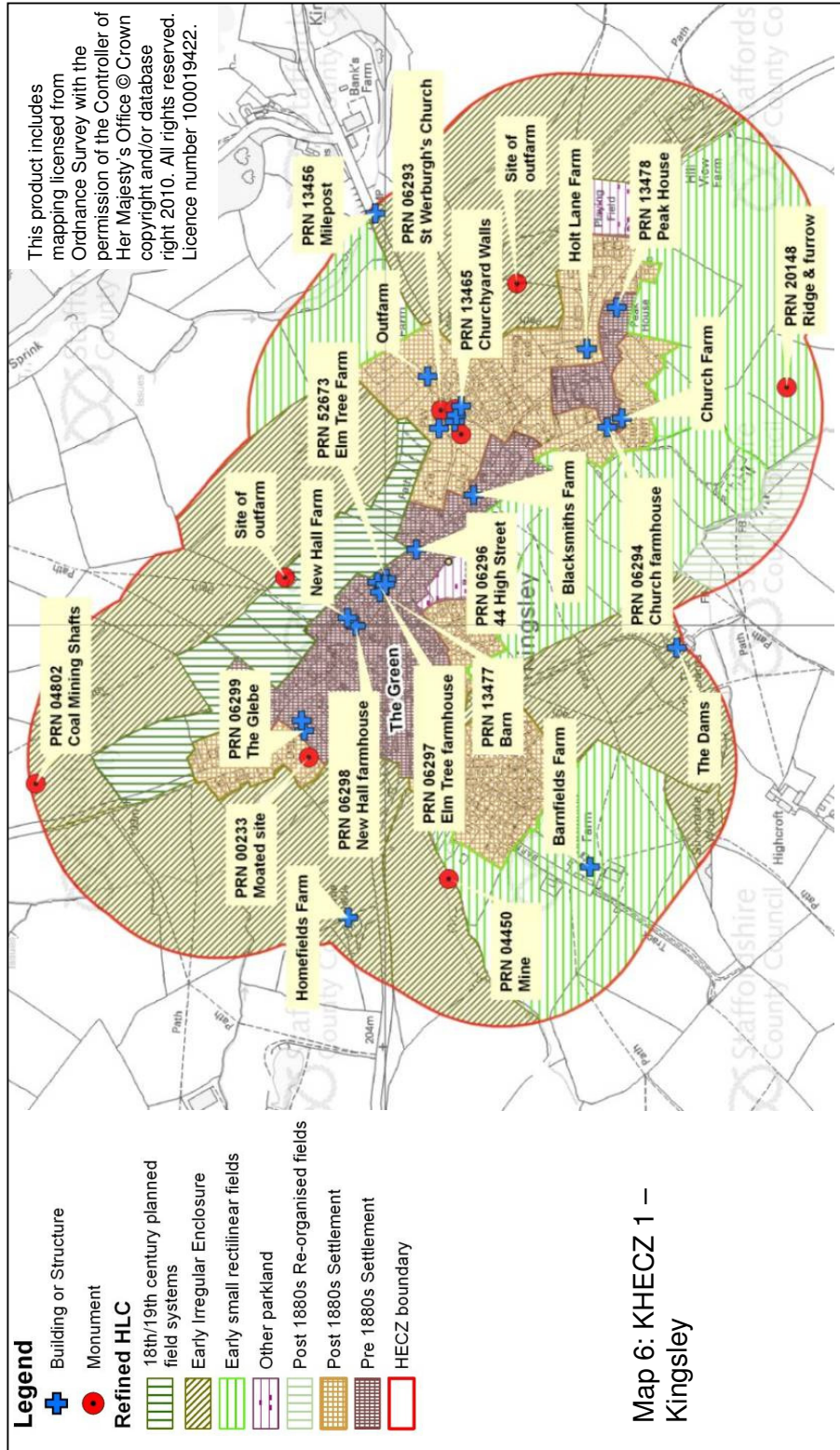
- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.

- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development respect the historic field boundaries. Such development should also be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)<sup>43</sup>.
- The protection and enhancement of the Listed buildings and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon a Listed building or its setting a Heritage Statement would be required as part of the planning application.
- There is a moderate to high potential for below ground archaeological deposits to survive within the zone particularly associated with the historic core and the moated site. There is also the potential for unknown sites of industrial archaeology, as well as those mining sites mentioned above, to survive. Consequently development within the historic core (Pre-1880s settlement on map 6) and the moated site would require a Heritage Statement as part of the planning application.

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<sup>43</sup> English Heritage 2010: 26 and 35





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Higgins, J. 2008. *Sylogge of milemarkers in Staffordshire*. Unpublished document.

Hunt, J. 2008. *Staffordshire Medieval rural settlement survey: Ipstones*. Unpublished document.

Staffordshire Moorlands District Council. 2009. *Ipstones Conservation Area Appraisal: Consultation Edition*. Unpublished document. Can be viewed at [http://www.staffsmoorlands.gov.uk/site/scripts/documents\\_info.php?categoryID=281&documentID=318](http://www.staffsmoorlands.gov.uk/site/scripts/documents_info.php?categoryID=281&documentID=318)

### **Web resource**

Birmingham City Archives. Online Catalogue: MS 917/556 viewed on the Access2Archives website on 22/07/2010:  
<http://www.nationalarchives.gov.uk/a2a/>

First edition 25" OS map viewed on [www.old-maps.co.uk](http://www.old-maps.co.uk) . Accessed 26/07/2010.