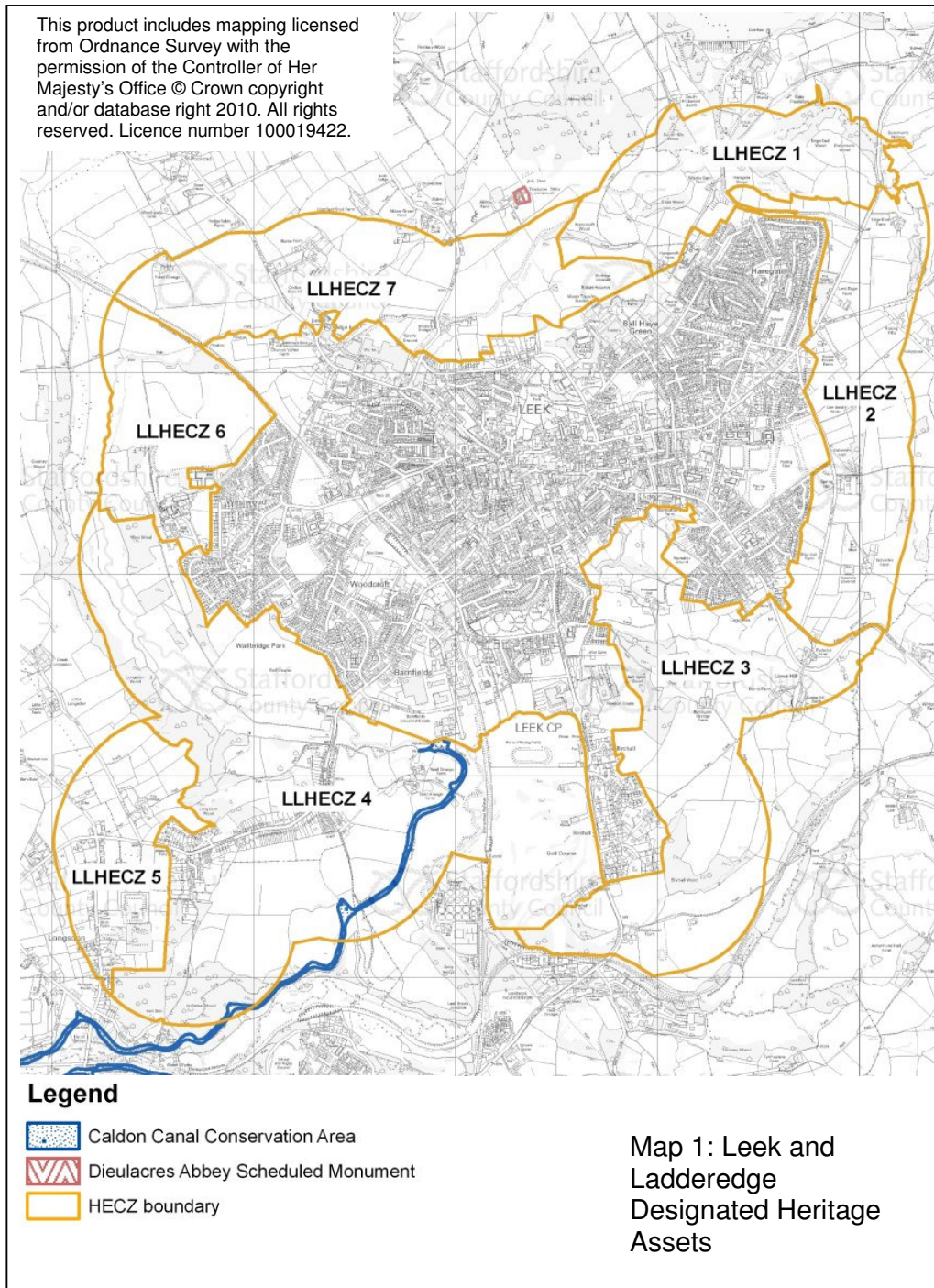


## APPENDIX 7 Leek and Ladderedge



## 1. Leek and Ladderedge

### 1.1 LLHECZ 1 – North of Leek

#### 1.1.1 *Statement of heritage significance*

LLHECZ 1 covers 79ha and incorporates the Churnet Valley which lies at around 160m AOD at the western edge of the zone. A small unnamed tributary enters the Churnet Valley from the east. The highest point of the zone lies at 220m AOD just to the south of Solomon’s Wood and the unnamed tributary. The land also rises up from the Churnet Valley at the western end of the zone to 200m AOD at Horsecroft Farm and 195m AOD at South Hills Farm.

The Churnet Valley and the sides of the unnamed tributary are heavily wooded (cf. map 2). The origins of this woodland may lie in at least the post medieval period if not earlier. An irregular enclosure pattern dominates the historic landscape, which may also have its origins in the post medieval period and may represent assarting. The field boundaries are mostly comprised of hedgerows. The historic field pattern largely survives intact although some subdivision, comprising straight field boundaries, has occurred around Horsecroft Farm during the 20<sup>th</sup> century.

Two historic farmsteads have been identified within the zone, Horsecroft Farm and Wardle Barn Farm (cf. map 2). Both exhibit a regular courtyard plan form which are generally a late development representing the industrialisation of agricultural practices during the late 18<sup>th</sup>/19<sup>th</sup> century and associated with wealthy landowners. It is not clear what relationship these farmsteads may have had with the origins of the historic field pattern. It is possible that Wardle Barn may have been established as a new holding during the 19<sup>th</sup> century, but Horsecroft is marked on Yates’ map of Staffordshire (1775). Only further research could establish the origins and the agricultural functions of these two sites.

The waterworks site dates to the later 20<sup>th</sup> century and is probably associated with the 19<sup>th</sup> century Tittesworth Reservoir. There has been little other development within the zone since the late 19<sup>th</sup> century and the settlement pattern remains one of dispersed farmsteads.

#### 1.1.2 *Heritage values:*

<p><b>Evidential value:</b> There is some potential within the historic farmsteads for the survival of built fabric or below ground archaeological deposits to indicate the origins and agricultural functions of the sites. There is currently little understanding of the archaeological potential of the remainder of the zone which has so far not been the subject of archaeological research.</p>	<p>Medium</p>
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<p><b>Historical value:</b> Associations between the historic farmsteads and the early irregular enclosure are not currently well understood. It is likely that the field pattern was created out of a once much larger and coherent woodland for which the Churnet Valley is generally known. Further research could clarify the origins of the historic landscape and the associations between the heritage assets.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The overall well preserved historic landscape character of the zone comprising the early irregular enclosure and historic woodland make a positive contribution to the aesthetics of the zone. Woodland is a particular feature of the Churnet Valley more generally.</p>	<p>High</p>
<p><b>Communal value:</b> There are a number of Rights of Way crossing the zone which enable the community and visitors to interact with the historic landscape. However, the ability of the heritage assets to contribute to a history of the wider area is currently limited by a lack of historical and archaeological research.</p>	<p>Medium</p>

### **1.1.3 Recommendations:**

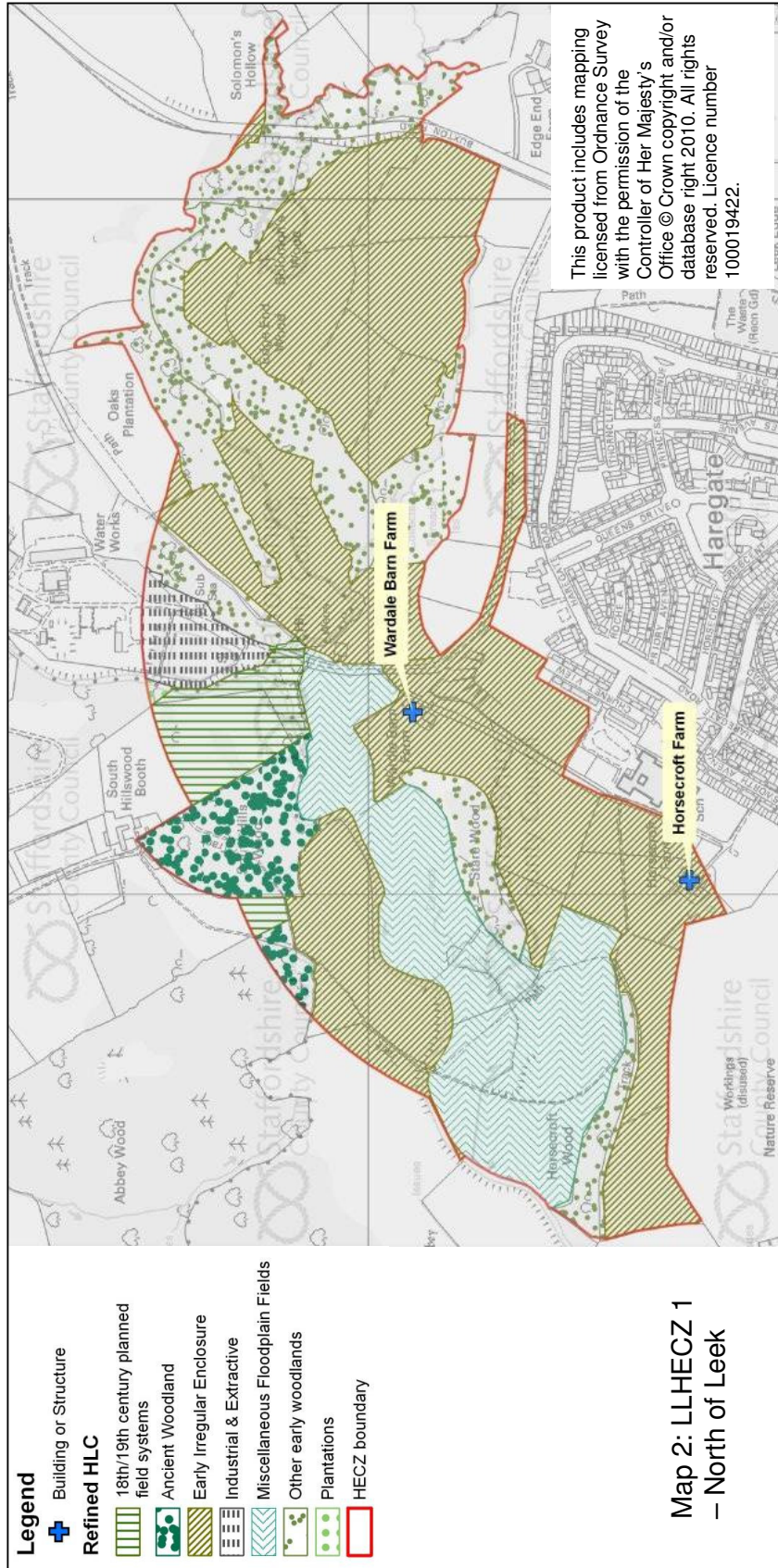
The integrity of the historic landscape has been largely unaltered since the late 19<sup>th</sup> century, with the exception the area around Horsecroft Farm. The settlement pattern is comprised of two historic farmsteads and the only 20<sup>th</sup> century development relates to the waterworks site to the north of the zone. Consequently there is little capacity for the historic environment of the zone to absorb change without fundamental altering the historic landscape character of the zone.

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

- The maintenance and conservation of the historic landscape and dispersed settlement pattern is desirable. However, 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 existing dispersed settlement pattern and should be located to 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>1</sup>.
- The potential for unknown archaeological sites to survive is currently unclear. Requirements for mitigation to fulfil PPS 5 policy HE 12 will largely be dependent upon the location and scale of development.

<sup>1</sup> English Heritage 2010: 26 and 35





## 1.2 LLHECZ 2 – East of Leek

### 1.2.1 *Statement of heritage significance*

The zone covers 111ha and the northern portion lies at around 225m AOD sloping down slightly towards the eastern boundary. The high point lies between Mount Road and Kniveden towards the south at around 265m AOD. The land then falls away gently towards the west to around 245m AOD and more steeply to the east, particularly beyond Kniveden where it reaches around 235m AOD on the eastern boundary.

The historic landscape character of the zone is dominated by planned enclosure and historic dispersed farmsteads (cf. map 3). The planned enclosure was largely created by surveyors following an Act of Enclosure (1811) to enclose Leek Moor, which lay to the south of Thorncliffe Road, and a further moor known as Ballhaye, which lay to the north. The area of Leek Moor appears to have been mostly enclosed with stone walls whereas Ballhaye, which lay within the lowland of the zone, was mostly enclosed with hedgerows. The straight roads within the zone also suggest that they were laid out or re-planned as part of the new landscape including Mount Road and Thorncliff Road. The Buxton Road appears to have been created as a toll road following an Act of Parliament in 1765 to 1766, but may have been straightened in the early 19<sup>th</sup> century<sup>2</sup>. A Grade II Listed milepost of early 19<sup>th</sup> century date survives along this road<sup>3</sup>. There has been little change to the overall planned enclosure since the late 19<sup>th</sup> century.

Two historic farmsteads appear to be directly associated with the field pattern; Dee Bank Farm and Leek Edge Farm. Both of these farmsteads have a regular courtyard plan form which are generally a late development representing the industrialisation of agricultural practices during the late 18<sup>th</sup>/19<sup>th</sup> century. Leek Edge Farm was probably created as a new holding and may prove to be roughly contemporary with the fields. Dee Bank Farm is not shown on the 1" OS map of the 1830s; although there is evidence to suggest that it existed by the 1840s<sup>4</sup>.

Two further farmsteads lie within the area defined as planned enclosure, but these do not exhibit the highly regular plan form. Pike Hall Farm to the east of Mount Road and Edge End Farm to the north of the zone both exhibit a loose courtyard plan form. Both of these farmsteads may lie outside the area of moorland as depicted on Yates' map (1775). Edge End Farm in particular was not covered by the Enclosure Act and may be more closely associated with the probable post medieval rectilinear enclosure which survives to the west and north east (the latter beyond the project area). The farmstead certainly existed by at least the 16<sup>th</sup> century, or possibly earlier, as suggested by the architectural fabric of the Grade II Listed farmhouse<sup>5</sup>. An analysis of Pike Hall Farm may elucidate its precise origins.

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<sup>2</sup> Greenslade 1996: 98

<sup>3</sup> Staffordshire HER: PRN 06712

<sup>4</sup> Greenslade 1996: 85

<sup>5</sup> Staffordshire HER: PRN 14245 and PRN 52507

The final surviving historic farmstead within the zone is Kniveden, which lies within an area of enclosure defined within the historic landscape character project as '18<sup>th</sup>/19<sup>th</sup> century semi planned fields' (cf. map 3). These fields lay beyond the area covered by the 1811 Enclosure Act, but still display a degree of planning. However, there are field boundaries which are not regular perhaps suggesting earlier origins. The current understanding of this landscape is not fully understood, particularly given the steep topography of its location. Kniveden itself was certainly occupied by 1535 and had apparently formed part of the Dieulacres Abbey holdings prior to that date; the earliest references may date to the 13<sup>th</sup> century<sup>6</sup>. Consequently the legible landscape around the present day farm may have medieval origins.

It is not clear whether Roche House, off Thorncliff Road, and Easing Villa on Stile House Lane originated as farmsteads but both properties existed by the late 19<sup>th</sup> century. There has been little development within the zone during the 20<sup>th</sup> century with the exception of Kniveden Hall which had been established by circa 1920.

### 1.2.2 Heritage values:

<p><b>Evidential value:</b> The heritage assets contribute to an understanding of the change in agricultural attitudes and processes during the early 19<sup>th</sup> century through the associations between the legible historic field patterns and several of the historic farmsteads. There is the potential for further information concerning the earlier origins of those areas not covered by the Enclosure Act to be retained within the built fabric of the historic farmsteads. Both Edge End Farm and Kniveden may have medieval origins and, as well as the built fabric, there may be the potential for below ground archaeological deposits to survive associated with settlement at this period. Across the wider zone the archaeological potential is unclear as little research has been currently undertaken.</p>	High
<p><b>Historical value:</b> The legible heritage assets comprise the historic field pattern and the historic farmsteads. There are strong associations between the planned enclosure and the regular courtyard farmsteads in particular which contribute to the history of agriculture in this area. The importance of Edge End farmhouse and the milepost have been identified in their Listed designation.</p>	High
<p><b>Aesthetic value:</b> The integrity of the historic landscape character survives well across the zone. The stone walls are particularly characteristic of the upland areas of the Staffordshire Moorlands District and consequently make a positive contribution to local distinctiveness.</p>	High
<p><b>Communal value:</b> There are a couple of Rights of Way through the zone which would enable the community and visitors to experience part of the historic landscape. These do cross the better understood areas where Leek Moor was enclosed following the Parliamentary Act and therefore interpretation could be provided to help to engage these audiences.</p>	Medium

<sup>6</sup> Greenslade 1996: 85; Horowitz 2005: 349

### **1.2.3 Recommendations:**

The integrity of the planned enclosure and regular courtyard farmsteads is particularly strong. The origins of other areas of the zone are less clear although further research could improve an understanding of the role of these landscapes to the hinterland of Leek. Settlement within the zone retains its historic dispersed pattern of farmsteads. Kniveden Hall is the only 20<sup>th</sup> century development. Consequently there is little capacity for the historic environment of the zone to absorb change without fundamentally altering the historic landscape character of the zone.

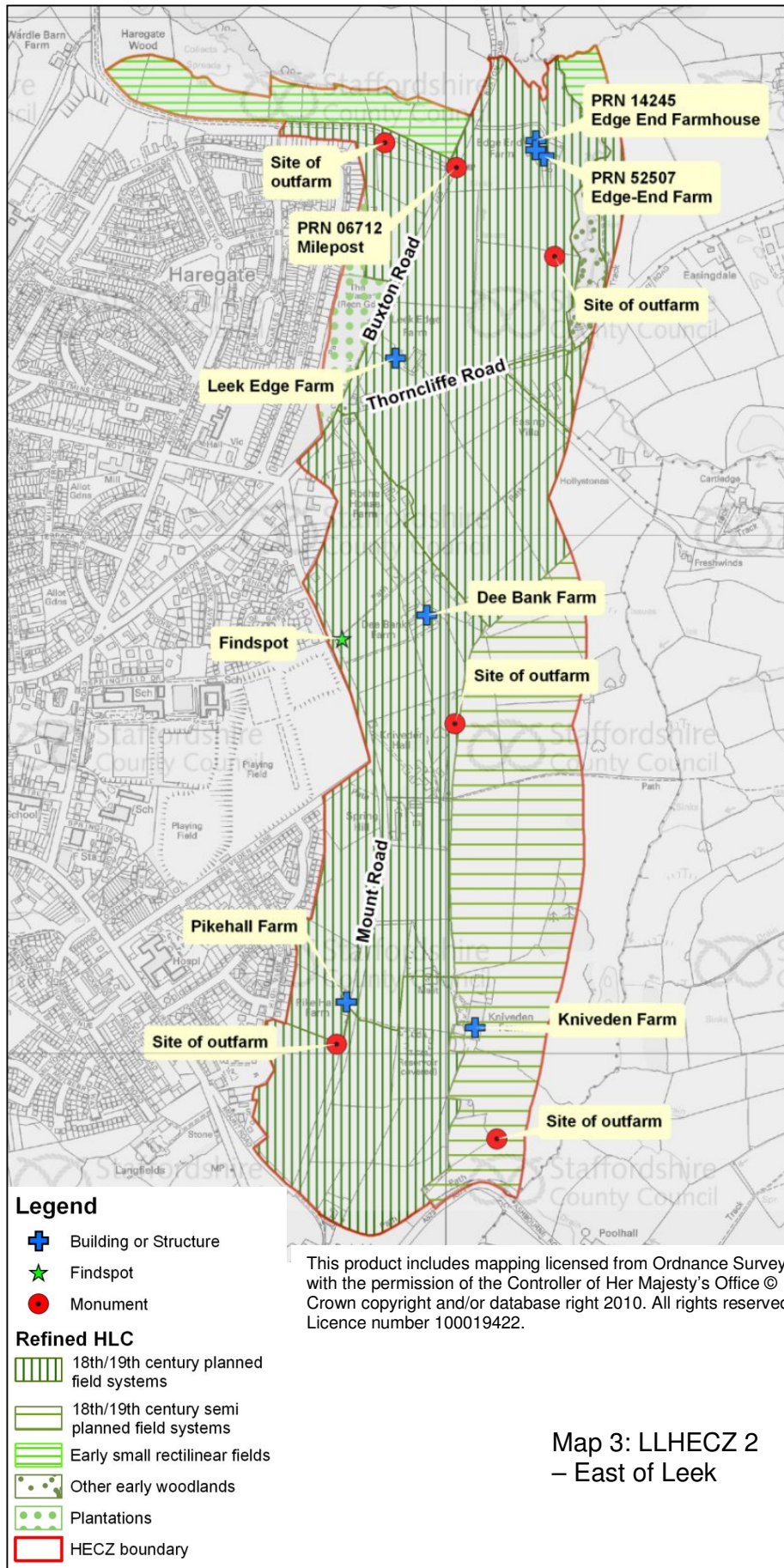
The heritage assets and local character of the zone could be conserved and enhanced through:

- The maintenance and conservation of the historic landscape and its dispersed settlement pattern is desirable. However, 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>7</sup>.
- There is a moderate to low potential for below ground archaeological remains to survive within the zone. There may be a requirement for a Heritage Statement to be submitted as part of any planning application dependent upon the location and nature of the proposals 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>7</sup> English Heritage 2010: 26 and 35







### 1.3 LLHECZ 3 – Birchall Wood and Lowe Hill

#### 1.3.1 *Statement of heritage significance*

The zone covers 160ha and the southern portion lies just to the north of the Churnet Valley. Sheephouse Farm lies within the valley of an unnamed tributary and the land rises northwards to around 185m AOD at Birchall Wood and up to around 210m AOD at Ballington Wood. In the north of the zone the high point lies at Lowe Hill, around 247m AOD. The hill overlooks a valley to the north west where Pickwood Hall and landscape park are located.

The historic landscape character is dominated by early irregular fields and a dispersed settlement pattern comprising six historic farmsteads (cf. map 4). There are also two large ancient woodlands; Ballington Wood and Birchall Wood. Other smaller areas of woodland also exist within the zone, particularly to the north. It is possible that the irregular enclosure was created from episodes of assarting in a once larger area of woodland possibly from the medieval period onwards. In the area to the north of Ballington Wood in particular the historic field boundaries retain many mature trees contributing to the overall impression of a woodland landscape. The historic parkland associated with Pickford Hall also retains many of its parkland trees and woodland, as well as an ornamental pond, weir and cascade. The landscape to the south of Ballington Wood and Ballington Grange Farm has seen greater change to the historic field pattern with many field boundaries having been removed or their alignment altered. A similar situation exists in the landscape further south around Sheephouse Farm. A few historic field boundaries survive to the north east of Birchall Wood.

Four of the six historic farmsteads are clustered together at Lowe Hill. Documentary records suggest that settlement may have occurred in this area from the early 14<sup>th</sup> century. The earliest known building in this hamlet is the Grade II Listed Home Farm farmhouse which is dated to 1628<sup>8</sup>. Home Farm and Lowe Hill Farm both exhibit loose courtyard plan forms, which are typical of the small farmsteads to be found within the Staffordshire Moorlands. Other than Home Farm farmhouse none of the buildings have been closely dated and it is possible that these farmsteads may have medieval origins; examples have been archaeologically excavated in other parts of the country which have been dated to the 13<sup>th</sup> century<sup>9</sup>. A farmstead to the west of Padwick Farm also shows evidence of incremental development and may consequently have medieval origins. Padwick Farm itself exhibits a regular courtyard plan form suggesting a late development (late 18<sup>th</sup> or 19<sup>th</sup> century); this may represent re-development although only further research could elucidate its history.

A hollow way has been identified running east-west, partly following the farm track to Ballington Grange Farm, linking Lowe Hill to the site of Big Birchill Farm. The latter lies beyond the project area and has since been redeveloped<sup>10</sup>. However, this appears to have been the site of Birchall

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<sup>8</sup> Staffordshire HER: PRN 14267

<sup>9</sup> Edwards 2009: 37; Lake 2009: 19

<sup>10</sup> Staffordshire HER: PRN 02335

Grange which belonged to Dieulacres Abbey by 1246. Consequently the hollow way is also likely to have at least medieval origins. Ballington Grange Farm, lies to the north of the hollow way, and exhibits a dispersed plan form suggestive of incremental growth over a period of time. The farm was known as Cowhay in the late 19<sup>th</sup> century, perhaps suggestive of the pastoral agriculture of the area, but its precise origins are not currently clear.

Sheephouse Farm lies to the south of the zone and retains a regular courtyard plan form; its relationship with the surrounding landscape is not currently clear.

An estate known as Pickford was recorded in documentary sources in the 16<sup>th</sup> century<sup>11</sup>. The Grade II Listed Pickford Hall dates to the mid 18<sup>th</sup> century, but incorporates elements of an earlier house. It is possible therefore that in this area the irregular enclosure may be related to the creation of the Pickford estate. The historic landscape park, as mentioned above, existed by at least the mid 19<sup>th</sup> century<sup>12</sup>. Extant elements of the parkland include gate piers, a footpath and a driveway; the latter is disused and survives as an earthwork<sup>13</sup>.

The Listed structures of the zone include two Grade II Listed mileposts; one on the Ashbourne Road and one on the Cheddleton Road which date to the early 19<sup>th</sup> century<sup>14</sup>.

An enclosure is visible on aerial photographs to the south east of Birchall Wood<sup>15</sup>. The feature has not been the subject of archaeological investigation and its origin and function is unknown. It may represent evidence of a degree of prehistoric or Roman activity in the area.

**1.3.2 Heritage values:**

<p><b>Evidential value:</b> There is the potential for the heritage assets to further an understanding of the history of Leek and its hinterland. The historic farmsteads could retain information concerning their origins and their role in the social hierarchy of the area within their fabric. There is also the potential for below ground archaeological remains to survive associated with settlement particularly around Lowe Hill. An analysis of the parkland features of Pickford Hall and its relationship with the hall could also contribute to an understanding of garden development within the Staffordshire Moorlands; the role of the hall and the social ambitions of its occupiers could also be revealed within the fabric of the buildings and parkland. Further parkland features could also survive. Archaeological deposits may survive associated with the cropmark enclosure which would elucidate its origins and function. There is also the potential for unknown archaeological sites to survive relating to prehistoric and Roman activity in the area.</p>	<p>High</p>
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<sup>11</sup> Staffordshire HER: PRN 14272

<sup>12</sup> Staffordshire HER: PRN 40058

<sup>13</sup> Staffordshire HER: PRNs 50822, 50823 and 50825

<sup>14</sup> Staffordshire HER: PRNs 06711 and 06714

<sup>15</sup> Staffordshire HER: PRN 40001

<p><b>Historical value:</b> The legible heritage assets generally dominate the historic character of the zone. The historic importance of the Home Farm farmhouse and the mileposts has been recognised in the Listed designations. Home Farm forms part of a cluster of farmsteads which have potential medieval origins; this settlement is likely to have been associated with the extant irregular enclosure which was probably created through assarting. Pickford Hall and its landscape park are also important survivals within the zone, with much of the parkland character being intact.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic landscape character of well preserved early irregular enclosure, associated farmsteads and historic parkland survives to the greatest degree in the north of the zone. The legibility of the historic landscape has been impacted to a greater degree in the southern portion of the zone although the hollow way between Birchall and Lowe Hill survives as a feature in the landscape. A strong woodland character within the zone contributes significantly to local distinctiveness in this area and is probably testimony to the origins of the field pattern as assartment.</p>	<p>High (to north and Medium to south).</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 Leek and its hinterland would contribute to the community and public appreciation of its importance to the history of the Moorlands and Staffordshire as a whole.</p>	<p>Medium</p>

### **1.3.3 Recommendations:**

The integrity of the historic landscape survives greatest in the north of the zone where there is a strong woodland character comprised of Ballington Wood, the hedgerow trees and the historic parkland. The historic parkland may provide opportunities to fulfil the objectives of the Green Infrastructure plan. The overall settlement pattern is one of low density comprised of dispersed properties and the farmstead cluster at Lowe Hill. Consequently medium to large scale development may not be appropriate particularly in the north of the zone. There is perhaps greater capacity in the southern portion where the historic landscape character is less tangible.

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

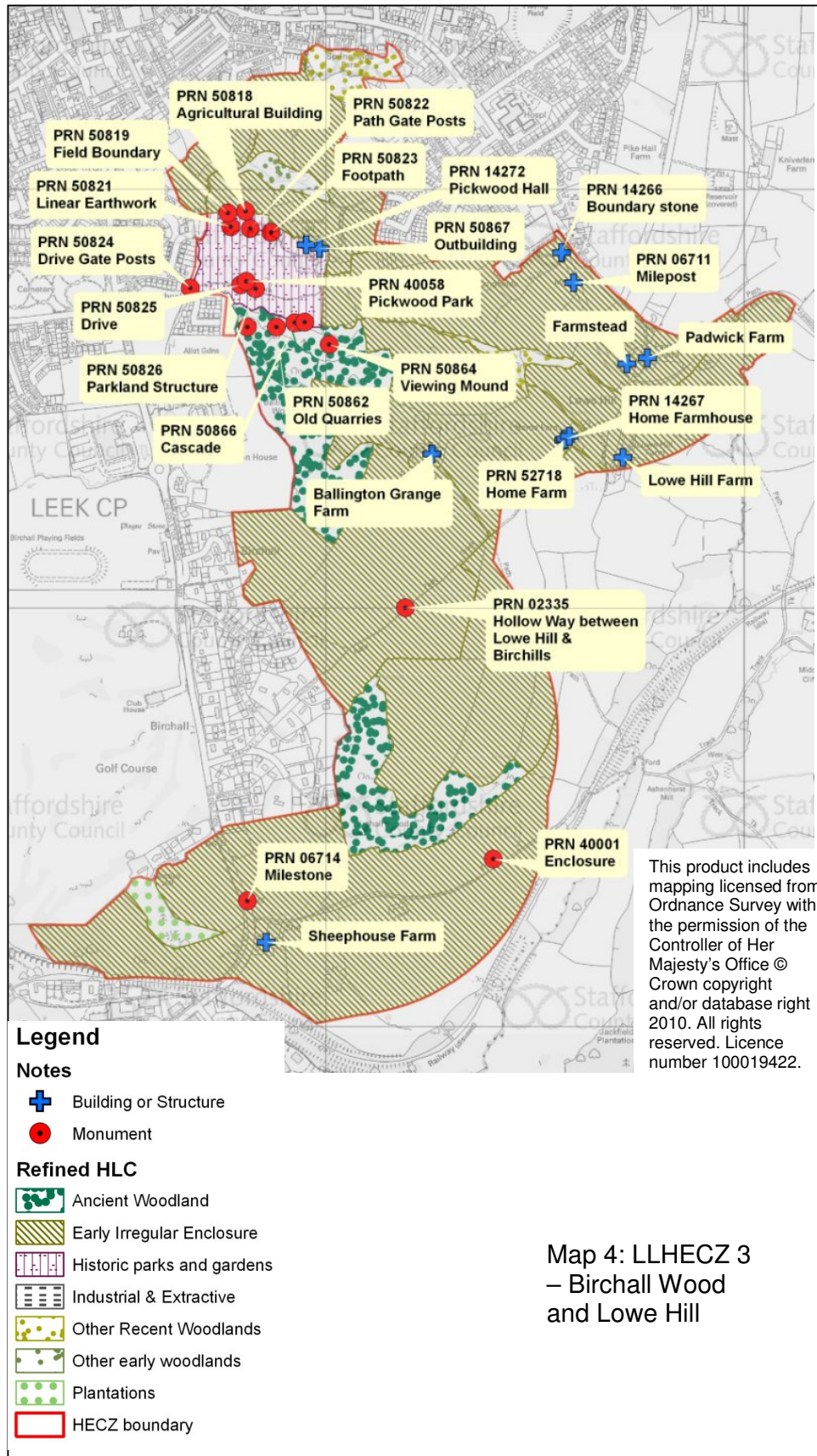
- The conservation of the historic landscape character to the north of the zone is particularly desirable. The woodland character and the historic parkland contribute significantly to the local distinctiveness of this landscape. However, should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be of a low density and be located to respect the historic landscape character 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>16</sup>.

<sup>16</sup> English Heritage 2010: 26 and 35

## Appendix 7: Leek and Ladderedge: Staffordshire Moorlands HEA

- The conservation of individual heritage assets notably the farmstead cluster and the associated hollow way.
- There is a high to moderate potential for below ground archaeological remains to survive within the zone. There may be a requirement for a Heritage Statement to be submitted as part of any planning application dependent upon the location and nature of the proposals in line with Policy PPS 5 HE 6. Mitigation works may be required to fulfil PPS 5 Policy HE 12.





## 1.4 LLHECZ 4 – South of Leek

### 1.4.1 *Statement of heritage significance*

The zone covers 306ha and is dominated by the Churnet Valley and the ancient woodlands of Longsdon and Hollinhay Wood. Part of Longsdon Wood forms a portion of the Ladderedge Country Park. The land generally rises steeply out of the valley bottom up to between 170m and 190m AOD on both sides. The highest point of the zone lies at around 220m AOD on the western boundary in the area of Mollatts Wood Road.

The historic landscape character of the zone comprises several landscape types (cf. map 5). The most prominent of these is the field system in the central portion which has a predominantly rectilinear form, but retains a few more sinuous boundaries. This may represent the re-planning of an earlier field system possibly in the 18<sup>th</sup> or 19<sup>th</sup> century. The enclosure pattern has seen little alteration since the late 19<sup>th</sup> century and the boundaries appear to comprise both hedgerows and stone walls.

Geographically the field system is associated with Wall Grange Farm. The extant farmhouse is Grade II Listed and dates to the late 17<sup>th</sup> century<sup>17</sup>. However, there are documentary sources which suggest that the site formed an estate, later a manor and grange, belonging to Trentham Priory by the early 13<sup>th</sup> century<sup>18</sup>. The nature and extent of settlement associated with this site in the medieval period is currently unknown although it has been suggested as the site of a possible deserted settlement<sup>19</sup>. Given the high density of surviving ancient woodland within the zone it is possible that the medieval estate may have been created through the assartment of a once large woodland area. However, the apparent re-planning of this landscape may relate to a later phase of the farmstead's history, which is not currently well understood.

The 20<sup>th</sup> century contributions to the landscape of the zone include two golf courses; Leek Golf Club to the east and Westwood Golf Course to the north. The former had been established by circa 1900 and the Westwood Golf Course was created upon part of the landscape park associated with Westwood Hall (cf. LLHECZ 6)<sup>20</sup>. Settlement along Ladderedge began in the mid 20<sup>th</sup> century and forms a ribbon development. This road is the only one to cross the zone and was established as toll road in the mid 18<sup>th</sup> century<sup>21</sup>. A Grade II Listed milepost, dated 1835, is associated with the road<sup>22</sup>. The Cheddleton Road forms part of the eastern boundary of the zone where two Grade II Listed structures are located. One is a mid 19<sup>th</sup> century boundary post and the other, known as the Plague Stone, is probably part of a stone cross shaft of possible 14<sup>th</sup> century date<sup>23</sup>. It is believed to have been moved to this site from another, unknown, location.

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<sup>17</sup> Staffordshire HER: PRN 14268

<sup>18</sup> Staffordshire HER: PRN 02632

<sup>19</sup> Ibid.

<sup>20</sup> Staffordshire HER: PRN 40057

<sup>21</sup> Higgins 2008: 94

<sup>22</sup> Staffordshire HER: PRN 06750

<sup>23</sup> Staffordshire HER: PRN 14251 and PRN 02006

Two historic lines of communication cross the zone. The earliest is the Leek Branch of the Caldon Canal, which has been designated as a Conservation Area (cf. map 1)<sup>24</sup>. The branch canal was opened in 1802 and was mainly used to transport coal. The canal was abandoned following an Act of Parliament in 1944, but it was restored in the early 1970s providing an important focus for tourist and leisure activity<sup>25</sup>. The Conservation Area contains four Grade II Listed structures within the zone that are associated with the canal including the two tunnel entrances and the Barnfields aqueduct over the River Churnet to the north<sup>26</sup>. The Churnet Valley Railway line was constructed in the mid 19<sup>th</sup> century, but this section was dismantled in the later 20<sup>th</sup> century<sup>27</sup>. The line is still legible within the zone and includes a railway tunnel, opened in 1849<sup>28</sup>.

#### 1.4.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for Wall Grange Farm to retain fabric within its historic buildings which could contribute to an understanding of the development of the site and its function and status in the social hierarchy as part of the history of Leek and the wider Staffordshire Moorlands. There is also the potential for below ground archaeological deposits to survive relating to the medieval occupation of the site which would elucidate its social and economic role in the wider area and the potential to provide important information regarding its relationship with Trentham Priory. For the remainder of the zone there is currently little understanding of the archaeological potential which has so far not been the subject of archaeological research.</p>	<p>Medium (High for Wall Grange Farm).</p>
<p><b>Historical value:</b> The legible heritage assets include the two important communications routes, the canal and railway. Both of these heritage assets make an important contribution to the understanding of the development of industry and transportation within northern Staffordshire. The importance of the character of the canal within the Staffordshire Moorlands has been acknowledged in the designation of the Conservation Area and the four Grade II Listed structures. The historic importance of the built environment at Wall Grange Farm has similarly been identified in the designation of the Grade II Listed farmhouse. The relationship between the farmstead and the surrounding field system is not currently well understood.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The ancient woodland positively contributes to the aesthetics of the historic landscape within the zone and the stone walls within the field system are characteristic of the Staffordshire Moorlands. Several heritage assets have also been identified as making a positive contribution to the aesthetics and local distinctiveness of the zone, particularly the Listed buildings/structures and the Conservation Area.</p>	<p>High</p>

<sup>24</sup> Staffordshire HER: PRN 02215; Conservation Area no. 130

<sup>25</sup> Staffordshire Moorlands District Council nd.: 3

<sup>26</sup> Staffordshire HER: PRNs 14246, 14247, 03110 and 03109

<sup>27</sup> Staffordshire HER: PRN 50752

<sup>28</sup> Staffordshire HER: PRN 03274

<p><b>Communal value:</b> The canal already forms an important community and visitor attraction within the zone. The heritage assets of the zone and their contribution to the wider history of the area could be associated with the canal. Several Rights of Way also provide opportunities for improving community and visitor engagement with the historic landscape.</p>	<p>High</p>
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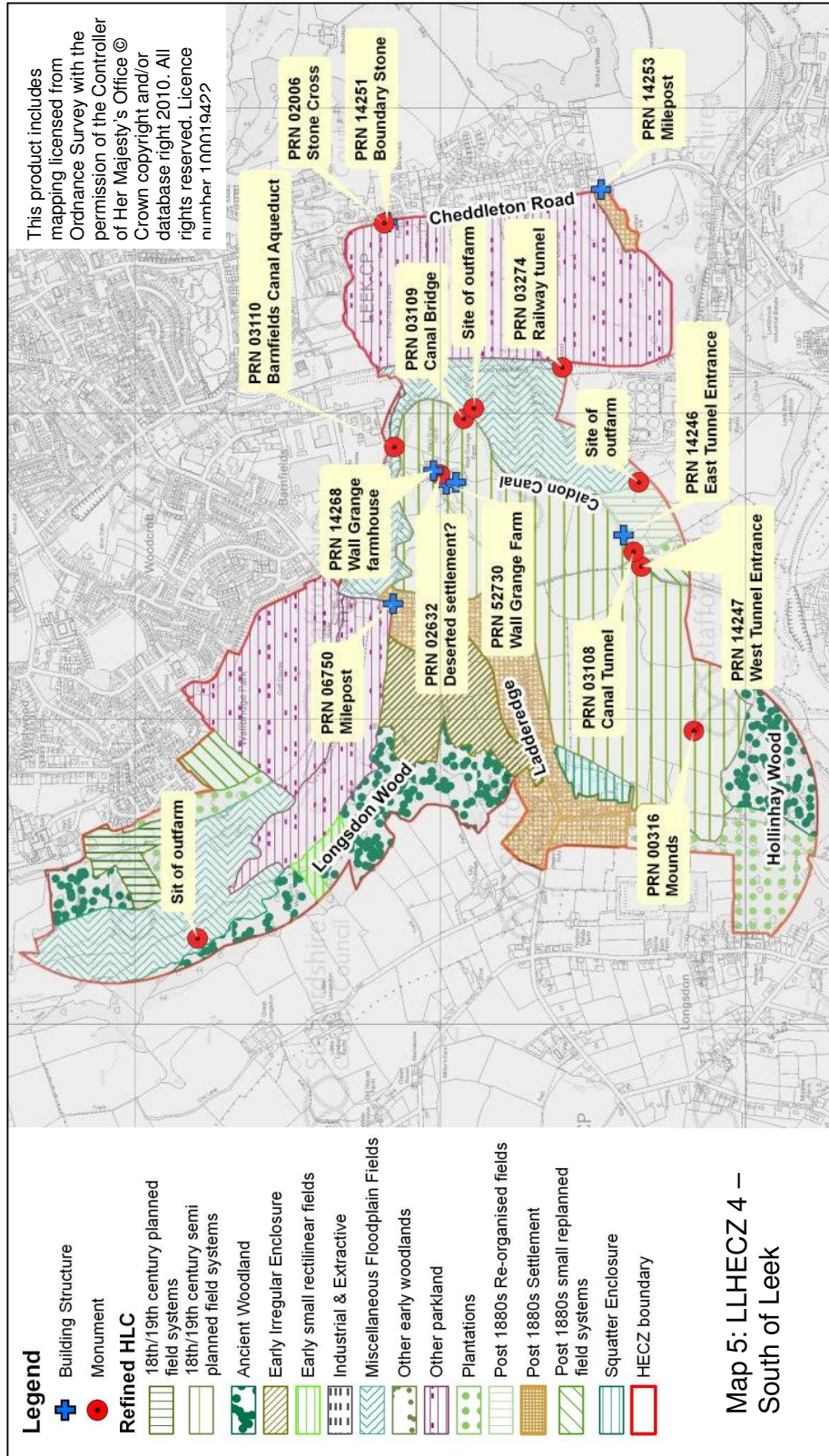
### **1.4.3 Recommendations:**

The integrity of the historic landscape in the areas of woodland and the field patterns is well preserved. There are a number of designated heritage assets within the zone whose setting should be a material consideration in any planning applications. Housing has concentrated upon the only road which crosses the zone; elsewhere settlement is of a particularly low density. Overall the heritage assets and local character of the zone should be conserved and enhanced:

- The protection and enhancement of the Listed buildings and the Conservation Area as well as their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon these designated heritage assets or their setting a Heritage Statement would be required as part of the planning application.
- 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>29</sup>.
- There is a high to moderate potential for below ground archaeological remains to survive around Wall Grange in particular; elsewhere the potential is probably lower. There may be a requirement for a Heritage Statement to be submitted as part of any planning application dependent upon the location and nature of the proposals in line with Policy PPS 5 HE 6. Mitigation works may be required to fulfil PPS 5 Policy HE 12.

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





## 1.5 LLHECZ 5 – Ladderedge and Longsdon

### 1.5.1 Statement of heritage significance

The zone covers 62ha and its high point is at the reservoir which stands at around 226m AOD. The land drops away to the north east and south west.

The zone is dominated by planned enclosure comprising small regular fields enclosed mostly by stone walls (cf. map 6). The planned enclosure was largely created by surveyors following an Act of Enclosure (1815) which covered the area of Ladderedge Common which is shown on Yates' of Staffordshire map (1775). Three historic farmsteads are associated with this enclosure; Hilwyn Farm, Fenton Fields Farm and Stone Barn Farm. The farmsteads reflect the small scale of fields and probably represent an economy based upon animal husbandry.

A reservoir was established within the zone in 1849 for the Staffordshire Potteries Waterworks Company<sup>30</sup>. This was replaced in 1963 by the extant reservoir; the old reservoir is currently covered by plantation.

To the north of the zone, beyond the area covered by the Act of Enclosure, there lies a field pattern which was probably created in the post medieval period. A small area of squatter settlement survives to the east of City Lane associated with a number of extant cottages which were present by at least the late 19<sup>th</sup> century. The squatter enclosure probably pre-dates the Enclosure Act of 1815 and the historic buildings may retain information concerning the date of origin and their role in the local social and economic hierarchy of the wider area.

The earliest properties lying at the junction of Ladderedge and Sutherland Road, and along the latter road, date to at least the late 19<sup>th</sup> century. The majority of properties however are present by circa 1920 and the settlement is not intensive. Despite these 20<sup>th</sup> century additions to the landscape the overall character of regular field patterns is still legible.

### 1.5.2 Heritage values:

<p><b>Evidential value:</b> There is some potential within the historic farmsteads for the built fabric or below ground archaeological deposits to indicate the origins and agricultural functions of the sites. There is currently little understanding of the archaeological potential of the remainder of the zone which has so far not been the subject of archaeological research.</p>	<p>Medium</p>
<p><b>Historical value:</b> Legible heritage assets are present within the zone and include the well preserved field pattern and historic farmsteads. Further research could establish the origins of the squatter enclosure and the post medieval fields to the north of the zone. The surviving landscape character across the zone enables the changes to be read within the landscape.</p>	<p>Medium</p>

<sup>30</sup> Staffordshire HER: PRN 50134

<p><b>Aesthetic value:</b> The components of the historic landscape are still clearly legible despite some development along Sutherland Road and Ladderedge. The squatter enclosure is still associated with small scattered cottages, although some of these sites have been expanded.</p>	<p>Medium</p>
<p><b>Communal value:</b> The Rights of Way which cross the zone enable the community and visitors to experience the historic landscape character. Further research into the individual heritage assets could enhance the experience.</p>	<p>Medium</p>

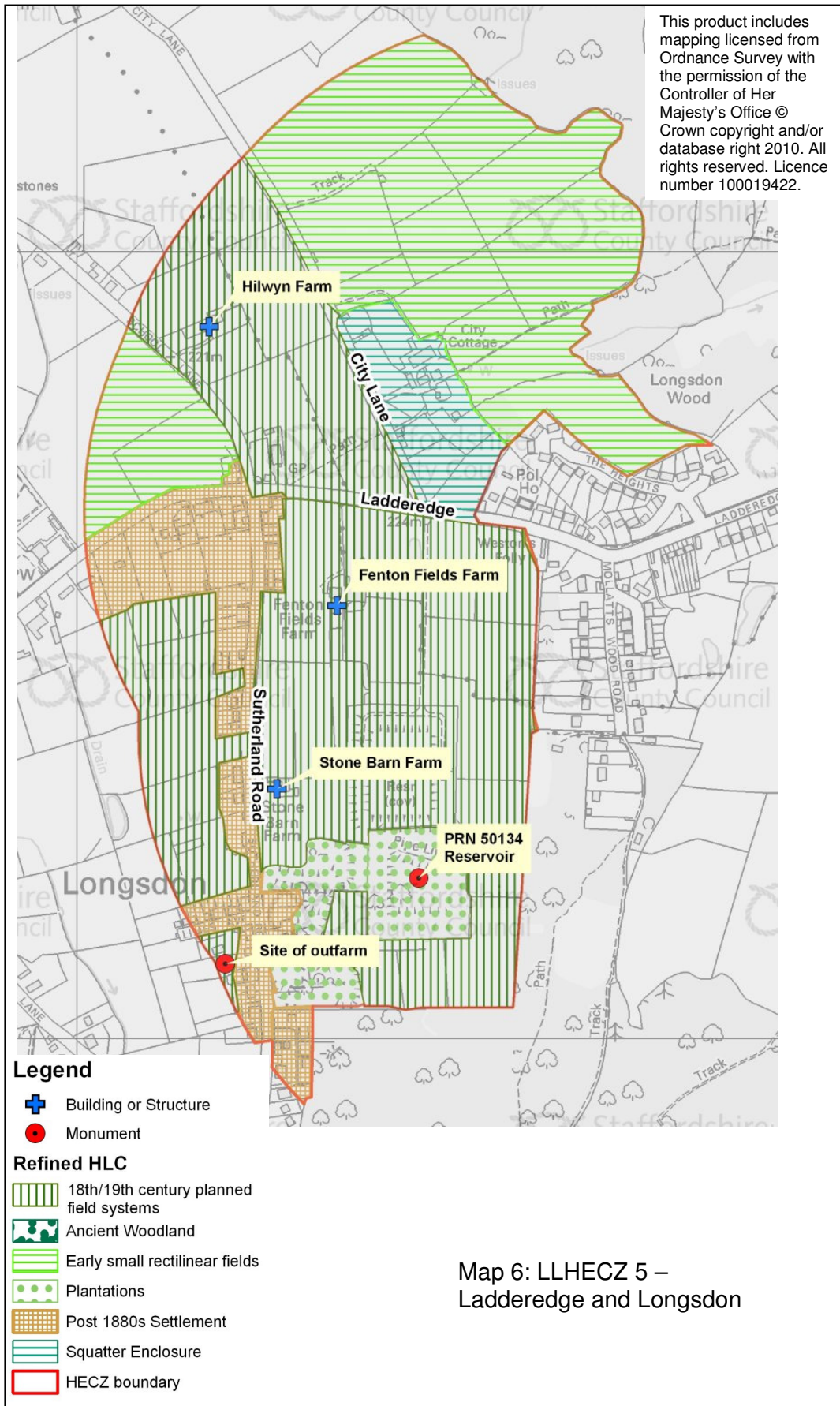
### **1.5.3 Recommendations:**

The squatter enclosure to the north is particularly characteristic of settlement within the Staffordshire Moorlands and is important to understanding the social and economic history of the District. These landscapes are vulnerable to piecemeal development, which would weaken the integrity of the small fields and scattered cottages. As with LLHECZ 4 20<sup>th</sup> century settlement has formed ribbon settlement along the road system.

Overall the heritage assets and local character of the zone should be conserved and enhanced:

- The conservation of the area of squatter enclosure is particularly desirable. Should land elsewhere within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be of a low density and should be located to respect the historic field pattern and the existing 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>31</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>31</sup> English Heritage 2010: 26 and 35





## 1.6 LLHECZ 6 – Westwood Hall

### 1.6.1 *Statement of heritage significance*

The zone covers 65ha and the western portion lies within the Churnet Valley. The high point lies to the east of the zone at around 195m AOD, in the area of Westwood Hall.

The historic landscape character comprises the relict landscape park around Westwood Hall, an irregular field pattern to the north and a former wooded landscape to the west on the slopes down into the Churnet Valley (cf. map 7).

Westwood Hall is a Grade II Listed country house which was apparently built between 1850 and 1853 for the Stoke potter and glassmaker, John Davenport<sup>32</sup>. The estate includes two further Grade II Listed buildings; a contemporary summerhouse and a stable block which dates to circa 1780, but incorporating earlier buildings<sup>33</sup>. These references to earlier buildings associated with the stable block provide the legible evidence that Westwood Hall represents a site of some antiquity. Documentary evidence suggests that this may have been the site of a grange belonging to Dieulacres Abbey from at least the 13<sup>th</sup> century<sup>34</sup>. The site became a private estate from the mid 16<sup>th</sup> century only becoming known as Westwood Hall in 1834. The Davenport family had bought the farmhouse in 1813 and made improvements from 1818<sup>35</sup>. It is not currently clear to what extent earlier fabric may survive within the extant country house. The country house has been used as a school since the 1920s. The woodland planting immediately adjacent to the hall are the remnants of the landscape park which was probably established by the Davenport between the early and mid 19<sup>th</sup> century<sup>36</sup>. The playing field to the north of the hall was established in the 20<sup>th</sup> century for the use of the school.

The wider landscape of the zone, in particular the former wooded slopes and the irregular fields, are likely to also have formed part of the Westwood Hall estate. The first edition 6" OS map shows areas of woodland to the north, within the area of the irregular fields, which suggests deliberate landscaping as part of the setting of the hall. Although much of the woodland on the valley slopes has gone some mature trees do survive.

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<sup>32</sup> Staffordshire HER: PRN 06769

<sup>33</sup> Staffordshire HER: PRN 14279 and 06770

<sup>34</sup> Staffordshire HER: PRN 54066; Greenslade 1995: 101

<sup>35</sup> Greenslade 1995: 102

<sup>36</sup> Staffordshire HER: PRN 40057

**1.6.2 Heritage values:**

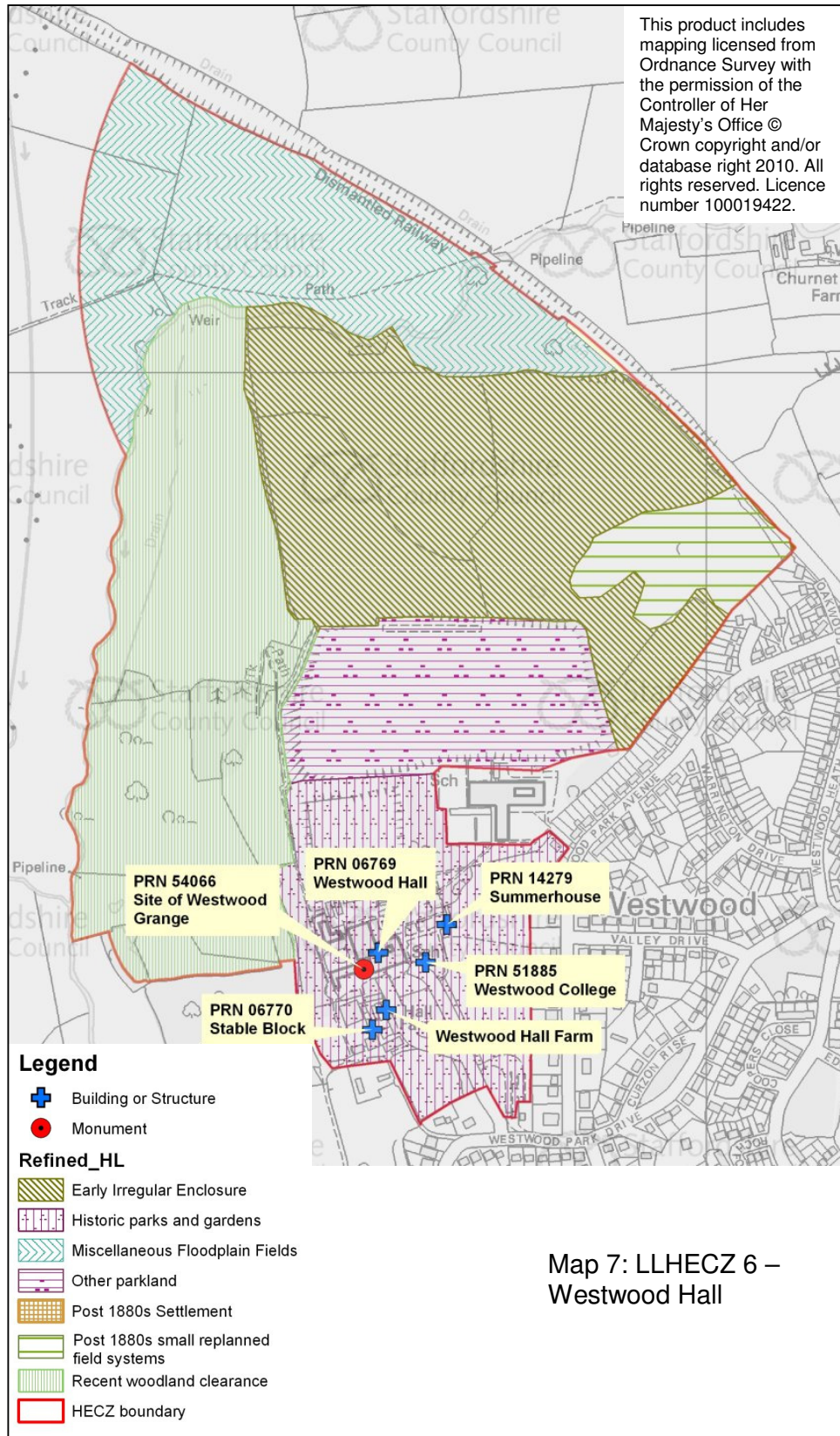
<b>Evidential value:</b> There is the potential for earlier fabric to survive within Westwood Hall, which would provide information on the earlier origins, function and possibly the social standing of this structure prior to the 19 <sup>th</sup> century re-modelling. There is also the potential for below ground archaeological deposits to survive associated with the long history of settlement on this site. There is also the potential for unknown above or below ground archaeological sites to survive associated with the ornamental landscaping of Westwood Hall park across the zone.	High
<b>Historical value:</b> The legible heritage assets include the Grade II Listed Westwood Hall and its associated Grade II Listed stables, summerhouse and other unlisted historic estate buildings. There are elements of the associated landscape park also surviving within the zone which contribute to the integrity of the heritage assets and an understanding of their development.	High (around the Hall)/Medium elsewhere
<b>Aesthetic value:</b> Despite some loss of woodland along the slopes of the Churnet Valley and within the area of the irregular fields much of the integrity of the country house and its immediate parkland character survives. The aesthetics of the zone could be enhanced through the reinstatement of the woodland features to the north and east.	Medium
<b>Communal value:</b> There are historic links within the zone with the pottery industry which could be used as a focus for encouraging the engagement of the public and visitors. Further research would be required to fully appreciate the development of the site. The enhancement of the historic landscape features of the zone could contribute to the Green Infrastructure plan for the District.	Medium

**1.6.3 Recommendations:**

The integrity of the landscape park and its associations with Westwood Hall survive. There have been some changes to the landscaping to the north and west with the removal or natural decay of the woodland. However, the integrity of the landscape park could be enhanced through the re-establishment of woodland in these areas to recreate or reflect the historic plan. The zone could form part of the Green Infrastructure Plan for the District. Development, except in association with the school, has not featured within the zone during the 20<sup>th</sup> century and any future development has the potential to impact upon the integrity of the historic landscape and the setting of the Grade II Listed buildings including Westwood Hall.

- The protection and enhancement of the Listed buildings and the Conservation Area as well as their settings are covered under PPS 5 policies HE 9 and HE 10. Where change within the zone may impact upon these designated heritage assets or their setting a Heritage Statement would be required as part of the planning application.
- There is a moderate potential for below ground archaeological remains to survive associated with settlement around Westwood Hall. There is also the potential for above and below ground archaeological sites to survive which could inform on the historic development of the landscape park; this could in turn inform any potential restoration plans.

A Heritage Statement would be required to be submitted as part of any planning application dependent upon the location and nature of the proposals in line with Policy PPS 5 HE 6. Mitigation works may be required to fulfil PPS 5 Policy HE 12.



## 1.7 LLHECZ 7 – North west of Leek

### 1.7.1 *Statement of heritage significance*

The zone covers 120ha and the eastern portion lies within the Churnet Valley. The western portion lies at around 180m AOD above the northern slopes of the valley. Just beyond the northern boundary of the zone lies the small hamlet of Abbey Green and the Scheduled remains of the medieval Cistercian Dieulacres Abbey<sup>37</sup>.

Towards the centre of the zone is a relict landscape park associated with Highfield Hall which includes many surviving mature trees (cf. map 8)<sup>38</sup>. Highfield Hall, and presumably its landscape park, was constructed in the 1810s, but the property was demolished circa 1941<sup>39</sup>. Further parkland features may survive as archaeological deposits or earthworks. The cricket ground, which forms part of the complex, had been established by the 1880s.

The surrounding landscape is dominated by a field system which exhibits some elements of having been planned, but is not the typical planned enclosure to be found to the north (beyond the project area) which was created by surveyors following an Act of Parliament (1811) (cf. map 8). It is possible that an earlier field system was subject to some re-planning and in the area around Highfield may be contemporary with the establishment of the Hall and landscape park in the early 19<sup>th</sup> century. Ridge and furrow earthworks, identified during an archaeological survey, to the north of the Hall, may confirm this interpretation<sup>40</sup>. Further research may determine the relationship between the field pattern and the Hall more clearly.

To the east of Abbey Green Road the field patterns form part of the floodplain of the River Churnet. The period of origin for these fields is not known, but they may have been utilised as meadow from at least the medieval period. To the north of these fields, beyond the project area lies the site of Dieulacres Abbey, protected as a Scheduled Monument (cf. map 1). It is not known to what degree the influence of the Abbey extended into the project area during the medieval period. The Cistercian order to which this Abbey belonged was renowned in other parts of the country for their water management and active role in agriculture and industry. Dieulacres appears to have been no different; it held three estates or granges within the project area alone (cf. LLHECZ 2, 3 and 6) as well as the town of Leek. Research into the original grant to establish the abbey has suggested that it was given much of the land in which in the project area has concentrated<sup>41</sup>. By the 13<sup>th</sup> and 14<sup>th</sup> centuries its economy, like many Cistercian houses in Britain, was based largely upon wool production<sup>42</sup>. There is also earthwork evidence immediately to the south of the abbey (beyond the project area) to suggest that the monks had diverted water from the River Churnet into the site<sup>43</sup>. Consequently, as the zone lies

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<sup>37</sup> Staffordshire HER: PRN 00100; English Heritage SM no. 83

<sup>38</sup> Staffordshire HER: PRN 40060

<sup>39</sup> Staffordshire HER: PRN 54067

<sup>40</sup> Staffordshire HER: PRN 05523

<sup>41</sup> Wagstaff 1970: 83 and figure 1

<sup>42</sup> Bayliss 1962: 80

<sup>43</sup> Klemperer 1995: 70

between the abbey and the river there is the potential for above or below ground remains which relate to further water management and possibly the site of a watermill during the medieval period.

An historic farmstead, Foker Grange, survives to the north west of the zone. It exhibits a dispersed cluster plan form suggesting incremental development over a period of time. A farmhouse apparently existed here by 1770, but the extant farmhouse is currently undated and the historic farm buildings have been replaced<sup>44</sup>. It has been suggested as the site of Foker Grange held by Dieulacres Abbey in the medieval period, although Upper Foker Farm to the north of the abbey site has also been proposed for this site<sup>45</sup>.

The earthwork of the Churnet Valley Railway runs adjacent to the south west boundary. The line was constructed in the mid 19<sup>th</sup> century, but this section was dismantled in the later 20<sup>th</sup> century<sup>46</sup>.

Two Grade II Listed structures also lie within the zone. A boundary stone dated 1855 lies on the Macclesfield Road and an 18<sup>th</sup> century bridge which carries the Abbey Green Road over the River Churnet<sup>47</sup>.

### 1.7.2 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 Leek and the wider Staffordshire Moorlands. There is the potential for further ridge and furrow earthworks to survive around Highfields Hall which could contribute significantly to an understanding of the medieval and later economy of this area. Associated with this is the potential for the extant Foker Grange to be the site of one of the Abbey granges. There is also the potential for above and below ground archaeology to survive associated with Highfield Hall and its landscape park. To the east of the zone there is the potential for archaeological sites to survive associated with activity at the Scheduled Dieulacres Abbey. Any information which may arise relating to this site could be of national significance in relating to the history of the Cistercian order in Britain.</p>	<p>High (particularly adjacent to Dieulacres Abbey)</p>
<p><b>Historical value:</b> The overall character of the semi planned field systems around Highfield Hall is still legible, although a number of field boundaries have been removed. A parkland character survives to a degree, although the hall with which it was associated has been demolished.</p>	<p>Medium</p>
<p><b>Aesthetic value:</b> The overall historic character of the zone is still legible within the zone, with only some minimal alteration. The landscape to the south of Dieulacres Abbey forms part of its setting.</p>	<p>Medium</p>
<p><b>Communal value:</b> The Rights of Way which cross the zone enable the community and visitors to experience the historic landscape character. Further research into the individual heritage assets could enhance the experience perhaps drawing on the history of the Abbey.</p>	<p>Medium</p>

<sup>44</sup> Greenslade 1995: 194

<sup>45</sup> Wagstaff 1970: figure 1; Greenslade 1995: 194

<sup>46</sup> Staffordshire HER: PRN 50752

<sup>47</sup> Staffordshire HER: PRN 14262 and PRN 06708



### **1.7.3 Recommendations:**

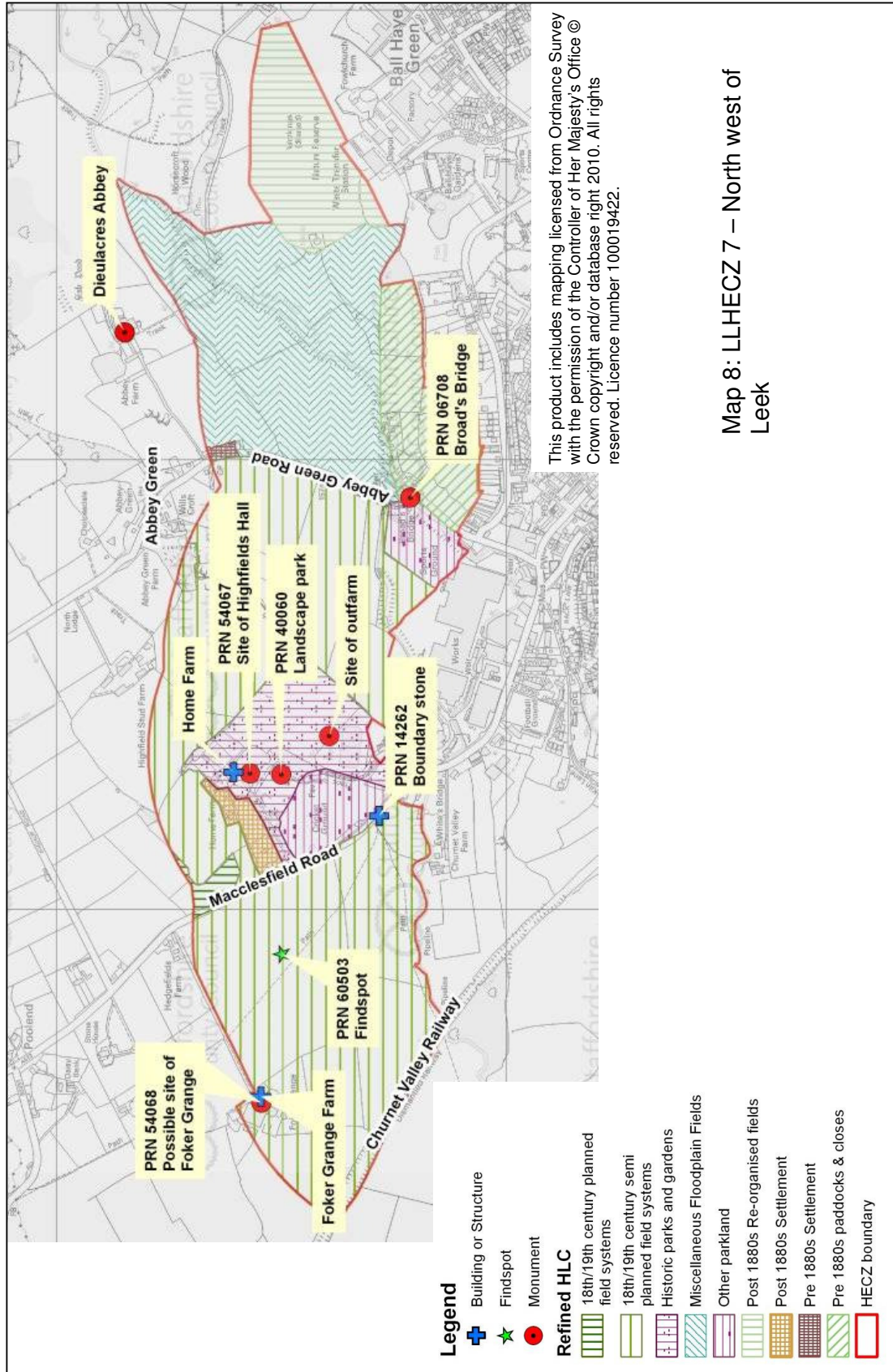
The integrity of the historic landscape around Highfields Hall has been weakened by the demolition of the hall itself. The overall settlement pattern of the zone is one of dispersed farmsteads and consequently there is little capacity for the historic environment of the zone to absorb change without fundamental altering the historic landscape character of the zone.

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

- The maintenance and conservation of the historic landscape and dispersed settlement pattern.
- The protection and enhancement of the adjacent Scheduled monument and Listed buildings and their settings are covered under PPS 5 policies HE 9 and HE 10. Where change may impact upon these designated assets or their settings a Heritage Statement would be required as part of the planning application.
- 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 landscape character 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>48</sup>.
- There is a high to moderate potential for below ground archaeological remains to survive particularly associated with Dieulacres Abbey and Highfield Hall landscape park. There may be a requirement for a Heritage Statement to be submitted as part of any planning application dependent upon the location and nature of the proposals in line with Policy PPS 5 HE 6. Mitigation works may be required to fulfil PPS 5 Policy HE 12.

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<sup>48</sup> English Heritage 2010: 26 and 35



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Map 8: LLHECZ 7 – North west of Leek

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