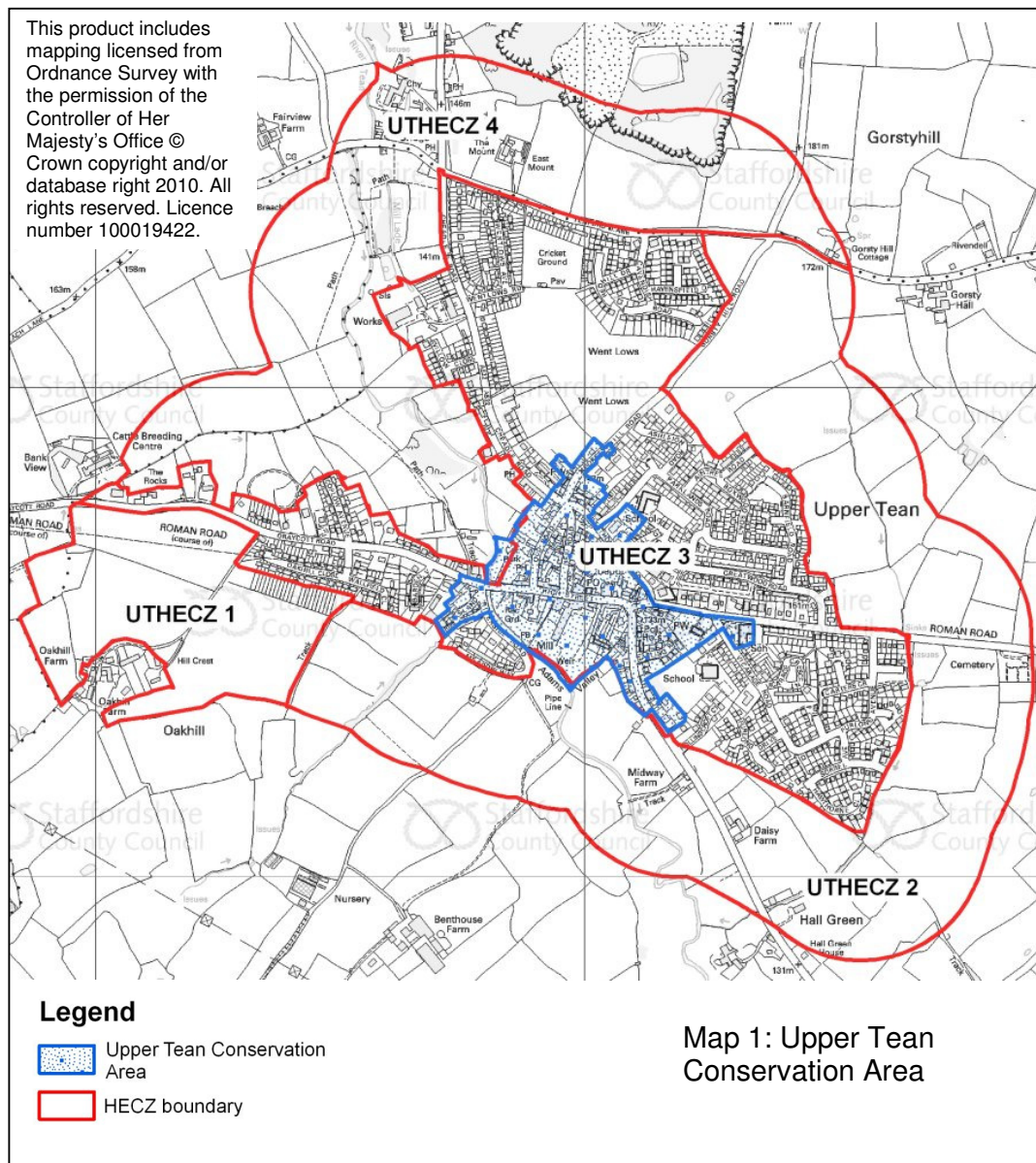


APPENDIX 8: Upper Tean and Waterhouses

1. Upper Tean



1.1 UTHECZ 1 – Oakhill

1.1.1 *Statement of heritage significance*

The zone covers 18ha and the landscape lies at approximately 145m AOD to the north east, near the village of Upper Tean, rising to 175m AOD in the south west.

The historic landscape of the zone is dominated by a relict parkland character which was probably associated with the property at Oakhill to the south west (and not included in this project) (cf. map 2). A number of parkland trees survive as does the avenue along the main drive to Oakhill which is depicted on the late 19th century 1st edition 6" OS map. The origins of Oakhill and its parkland are currently unknown, but the property was certainly extant by the mid 19th century.

Aerial photographs reveal that ridge and furrow earthworks survive within the area of the historic parkland¹. These features suggest that the zone had formed an arable landscape during the medieval period whereby large boundary-less fields ('open fields') were divided into strips which individual landholders held across the various fields. The open fields were probably farmed by the inhabitants of Upper Tean during the medieval period.

The line of the Roman road which connected Littlechester, Derbyshire and Chesterton, north of Newcastle under Lyme crosses the zone on a roughly east-west alignment². There is, therefore, the potential for below ground archaeological deposits survive within the zone relating to human activity during the Roman period.

1.1.2 *Heritage values:*

Evidential value: There is a high potential for the heritage assets to contribute to an understanding of the history of the zone from the Roman period through to the 19 th century development of the historic parkland. The associations between the park and Oakhill, as well as the history of Oakhill itself, may require further research for its full potential to be realised.	Medium
Historical value: The legible heritage assets include the ridge and furrow earthworks and the relict landscape park. The ridge and furrow is probably associated with the medieval village of Upper Tean and is an important element in the historical development of this settlement. The parkland features are associated with surviving historic buildings at Oakhill although little is currently understood about the development of this site.	Medium

¹ Staffordshire HER: PRN 54023

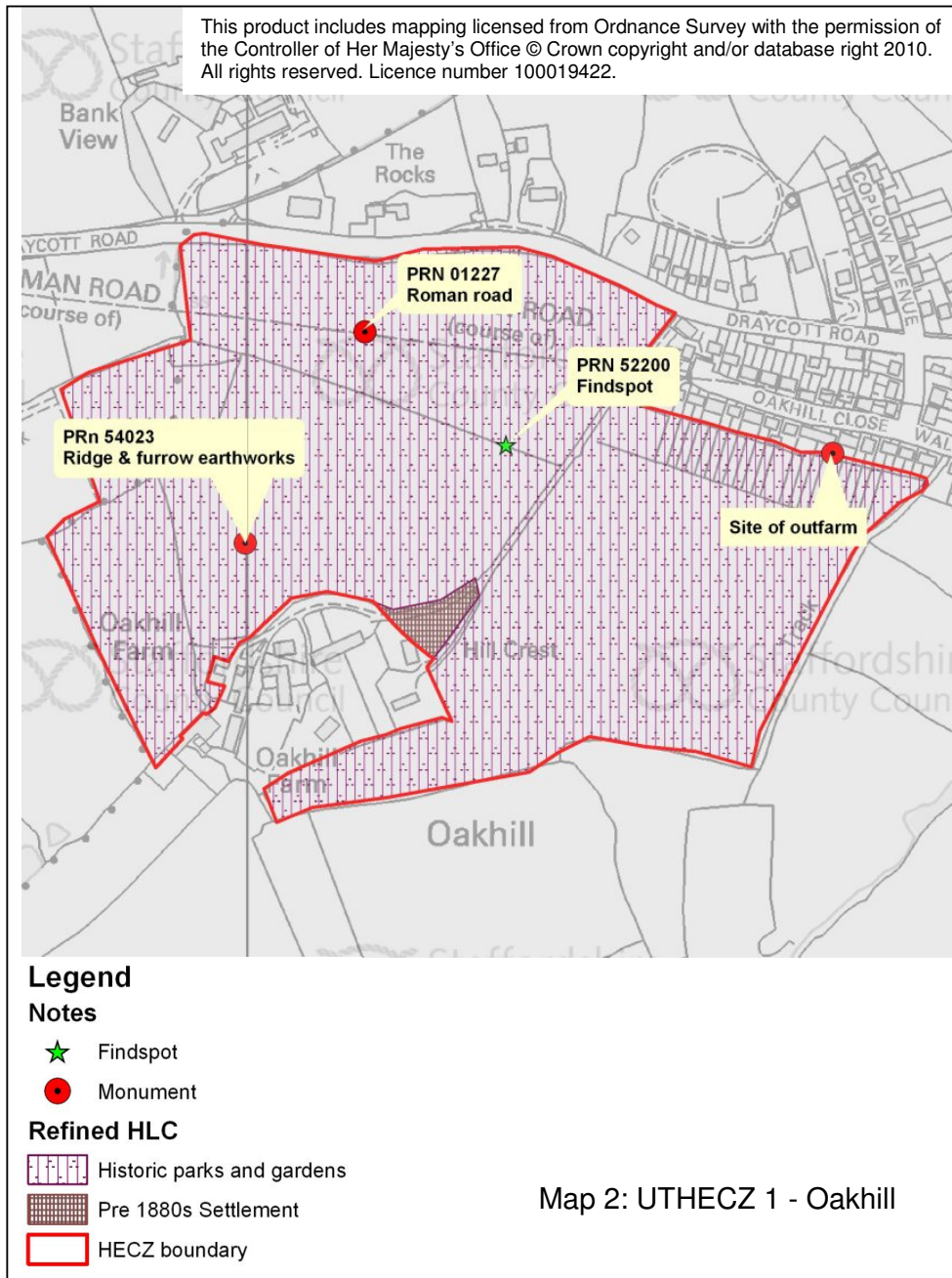
² Staffordshire HER: PRN 01227

Aesthetic value: The historic parkland is likely to have been planned and be associated with a particular garden landscaping ideology; although the current lack of historical information hinders the full potential of the aesthetic importance of this landscape.	Medium
Communal value: The legible heritage assets can be appreciated from the public rights of way. However, an interpretation of the contribution of these heritage assets to a wider history of the area is compromised by the current understanding of their role in that history.	Medium

1.1.3 Recommendations:

Many of the landscape park features survive as do the legible associations with Oakhill. The integrity of the landscape park could be enhanced through the conservation of those surviving features. The zone could form part of the Green Infrastructure Plan for the District.

- The conservation of the ridge and furrow earthworks.
- There is a moderate potential for below ground archaeological remains to survive associated with Roman activity. There is also the potential for further above and below ground remains to survive associated with the landscape park. 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.



1.2 UTHECZ 2 – East of Upper Tean

1.2.1 *Statement of heritage significance*

The zone covers 76ha and incorporates both the Tean Valley, on an roughly north west-south east alignment, and the narrower valley of an unnamed tributary flowing from the north. The land above the tributary rises to around 172m AOD at Gorsty Hill Road.

The historic landscape character of the zone is dominated by piecemeal enclosure of probable post medieval date which is typified by the distinctive dog-leg and reverse 'S' field boundaries comprising mature hedgerows and trees (cf. map 3). The integrity of the landscape has generally seen little impact from field boundary removal in the period since the late 19th century and the maturity of the vegetation across the zone affirms its antiquity. The agricultural origins of the landscape lie in at least the medieval period as part of an 'open field' arable system which was comprised of one or more large hedge-less fields that were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual farmers held across the various fields. The remnants of these strips survive as 'ridge and furrow' earthworks in at least one area with the potential for further similar earthworks to survive across the remainder of the zone³. These strips would have been held by the inhabitants of Upper Tean during the medieval period and represent an important aspect of the economic history of the village. The resulting piecemeal enclosure occurred when the individual farmers agreed to collate their dispersed holdings into discrete blocks through informal agreements with their neighbours. Piecemeal enclosure during the post medieval period is often associated with an economic shift from arable farming to a concentration on animal husbandry. However, further research into the economic history of Upper Tean and its hinterland would be required to fully understand the changes to this landscape during these periods.

Two historic farmsteads survive within the zone along Uttoxeter Road (cf. map 3). One is named Midway Farm to reflect its location midway between the two settlements of Upper and Lower Tean. Both farmsteads are constructed of red brick with tiled roofs and the plan forms are typical of the small unplanned farmsteads to be found across the Staffordshire Moorlands. The field pattern associated with these farmsteads also dates to the post medieval period, and may still prove to have formed part of the open field system. However, some of the fields lying within the floodplain of the River Tean may have originated as meadow during the medieval period. The relationship between the farmsteads and the historic field pattern is, however, currently unclear.

The line of Roman road which connected Littlechester, Derbyshire and Chesterton (to the north of Newcastle under Lyme) crosses the zone on a roughly east-west alignment⁴. There is also evidence for human activity in the wider area during the late prehistoric period. A probable Bronze Age burial mound, designated as a Scheduled Monument, lies approximately 130m to

³ Staffordshire HER: PRN 20109

⁴ Staffordshire HER: PRN 01227

the south of the zone⁵. This evidence suggests that there is the potential for below ground archaeological deposits to survive within the zone relating to human activity during the late prehistoric and Roman period.

1.2.2 Heritage values:

Evidential value: The heritage assets, particularly the survival of the ridge and furrow earthworks and the piecemeal enclosure, form a basis for understanding the economic development of the landscape which is closely associated with the history of Upper Tean. The extant historic farmsteads could also retain information which would contribute to the economic history, not only of the landscape of the zone, but of the wider Checkley parish area. There is also the potential for below ground archaeological remains to survive associated with human activity during the late prehistoric and Roman periods	High
Historical value: The well preserved post medieval field system with its mature hedgerows dominates the historic character of the zone. The origins of this landscape are closely associated with the development of Upper Tean as a market village from at least the medieval period. The historic farmsteads also provide a legible indicator of the social and economic history of the local landscape.	High
Aesthetic value: The maturity of the field boundaries are testimony to the antiquity of the enclosure pattern and positively contribute to the aesthetics of the zone and its local distinctiveness. The integrity of the zone is well preserved, with few field boundaries having been removed, and the survival of the earthworks indicating its earlier arable land use.	High
Communal value: The heritage assets and their contribution to the sense of place can be appreciated from the public rights of way which cross the zone. Further research into the associations between the heritage assets and the social and economic history of Upper Tean would contribute to the community and public appreciation of its importance to the history of the Moorlands and Staffordshire as a whole.	Medium

1.2.3 Recommendations:

The development of the economic history of the zone is evident in the surviving field system, both the form of the field boundaries and the surviving ridge and furrow earthworks. The field pattern survives particularly well within the zone and its maturity contributes to local distinctiveness. Settlement within the zone is restricted to the dispersed historic farmsteads, which lie to the south of the village, and to date no further development has been incorporated into this landscape. The dispersed settlement pattern and the well preserved field system suggest that there is little capacity to absorb large or medium scale development 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:

⁵ Staffordshire HER: PRN 00114; English Heritage SM no. 22419

- The conservation of the historic landscape character and the low density of settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should not impact upon the legibility of the historic landscape character through the retention of 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)⁶.
- There is a moderate archaeological potential within the zone particularly of prehistoric and Roman remains. 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.

⁶ English Heritage 2010: 26 and 35

1.3 UTHECZ 3 – Upper Tean

1.3.1 *Statement of heritage significance*

The zone covers 79ha and comprises the historic core of Upper Tean, largely contiguous with the Conservation Area and its 20th and early 21st century suburban expansion (cf. maps 1 and 4). The historic core was established in the valley of the River Tean. The zone also includes the fields at Went Lows to the north of the village core and represents the highest point of the zone at around 172m AOD. Went Lows retains its rural character with a number of surviving mature field boundaries. The top of the hill was once believed to have been the site of a late prehistoric burial mound, although there has so far been little supporting evidence for this interpretation⁷. However, there remains the potential for archaeological evidence to survive associated with prehistoric and Roman activity across the zone. The line of Roman road which connected Littlechester, Derbyshire and Chesterton (to the north of Newcastle under Lyme) crosses the zone on a roughly east-west alignment⁸. Hollington Road, High Street and Draycott Road roughly follow this alignment through the zone. Further evidence from the zone and the wider area includes a Scheduled barrow lying in the landscape between Upper Tean and Lower Tean (cf. UTHECZ 2) as well as the 18th century discovery of two undated urns, one containing bone, which are considered to have been of late prehistoric in date⁹.

Tean (possibly comprising both Upper and Lower Tean) is recorded in Domesday Book (1086) as a large manor, by the standards of the Staffordshire Moorlands, with twelve heads of household recorded along with three slaves¹⁰. It is clearly a manor which was dependent upon its arable land (cf. UTHECZ 2)¹¹. Upper Tean lies within Checkley parish, but despite this it appears to have been the primary location of the parish since at least the 14th century. This is evidenced by the fact that it was granted a market charter in 1355 by the lord of manor. There is currently no evidence for surviving medieval built fabric within the settlement, although there is a high potential for below ground archaeological deposits to survive particularly within the historic core of the town. The earliest phases of the Grade II* timber framed Tean Hall probably date to the late 15th/early 16th century¹². The phasing of the construction of the extant building has been suggested as representing the likely replacement of an earlier, probably medieval, hall. It is likely, therefore, that this represents the site of the medieval manor house.

Other than Tean Hall, the earliest known building is the Grade II Listed 2 Hollington Road which dates from the 17th century¹³. It retains a timber cruck frame in a gable wall. A timber cruck frame is also incorporated into 5 The

⁷ Staffordshire HER: PRN 04270

⁸ Staffordshire HER: PRN 01227

⁹ Staffordshire HER: PRN 00114; English Heritage SM no. 22419; Staffordshire HER: PRN 01954

¹⁰ Hawkins & Rumble 1976: 10:2

¹¹ Ibid (land for six ploughs in recorded).

¹² Staffordshire HER: PRN 06140; RHCME 1992a: 2

¹³ Staffordshire HER: PRN 12933

Island perhaps suggesting a similar period of origin¹⁴. The remaining properties within the village are mostly comprised of brick buildings which all appear to be of 18th or 19th century date. However, there is the potential for earlier architectural fabric, particularly timber framing, to survive within the historic buildings across the zone¹⁵.

The layout of the settlement appears to be little altered from the medieval period with the exception of the insertion of New Street in the early 19th century¹⁶.

The manufacture of linen tape was the principal industry upon which the settlement of Upper Tean was reliant for around 200 years from the mid 18th century until the mid 20th century¹⁷. It is particularly associated with the Philips family who had established the tape weaving industry in the settlement from around 1747¹⁸. J & N Philips & Co focused their industrial interests upon Tean Hall from an unknown date. Adjacent to the hall they constructed the Grade II* textile mill, New Mills, the four storeys of which were probably complete by 1823¹⁹.

The influence of the company on the surviving historic character of the town is made apparent in Staffordshire Moorlands Conservation Area Appraisal document²⁰. They were responsible for the construction of several rows of mill workers cottages, including those lying adjacent to New Mills²¹. The area known as 'The Island' is particularly distinctive within the village which includes brick built terraces set off the main road down a narrow lane²². Holborn Row, considered by some to be the best surviving example of workers cottages in the settlement, lie to the north of the zone to the east of Gorsty Hill Road²³. Further mill workers cottages, Kiln Croft, stand on the opposite side of the road which date to the late 19th century²⁴. Further buildings associated with the company include Great Wood Primary School (1855) and Christ Church, a chapel of ease to the main parish church in Checkley (1842)²⁵. Many other historic buildings survive which also contribute to the history of the settlement and to its continuing local distinctiveness.

Beyond the historic core another industrial site associated with J & N Philips & Co is the Croft Bleachworks, located to the north west of the zone. The origins of the site apparently lie in the 1750s when the company established a watermill for bleaching tape²⁶. The site continued to operate as a dyeworks until 1968 although historic buildings were still present on the site in 2006

¹⁴ Staffordshire Moorlands District Council 2009: 14 and 18

¹⁵ Ibid: 18

¹⁶ Staffordshire Moorlands District Council 2009: 6

¹⁷ RCHME 1992b: 1

¹⁸ Sherlock 1976: 59

¹⁹ Staffordshire HER: PRN 06141; RHCME 1992b: 1

²⁰ Staffordshire Moorlands District Council 2009

²¹ Staffordshire Moorlands District Council 2009: 12; Staffordshire HER: PRN 54029, 54030 and 54031

²² Ibid; Staffordshire HER: PRN 54025 and PRN 54026

²³ Sherlock 1976: 65; Staffordshire Moorlands 2009: 12; Staffordshire HER: PRN 54033

²⁴ Staffordshire Moorlands 2009: 12; Staffordshire HER: PRN 54033

²⁵ Staffordshire Moorlands 2009: 16; Staffordshire HER: PRN 54035 and PRN 51889

²⁶ Staffordshire HER: PRN 00247

including the chimney²⁷. Adjacent on the Cheadle Road stands a row of late 19th century terraced houses which may be associated with the works²⁸.

Further individual historic buildings also survive within the areas of 20th and 21st century housing development; including the large detached 'Old Vicarage' and its red brick coach house/stables. The suburban growth mostly dates to the post war period and is largely comprised of brick built one and two storey detached and semi detached properties.

1.3.2 Heritage values:

Evidential value: The heritage assets of the settlement, both tangible and intangible, make an immensely important contribution to our understanding of the social and economic history of the village. There is good potential for below ground archaeological deposits to survive associated with medieval settlement in particular within the historic core. The specific sites of industrial interest including the Croft Bleachworks also retain archaeological potential both above and below ground, including any surviving buildings. Research into the origins and functions of the historic buildings also has the potential to inform the history of the development.	High (in the historic core and around Croft Bleachworks).
Historical value: The Conservation Area Appraisal document identifies the importance of the legible heritage assets to the town and particularly identifies the important influence of the Philips family on the built heritage. There are strong historical associations between the domestic and social/spiritual buildings and the industrial interests of the company. There are also strong associations between the New Mills and the Croft Bleachworks in terms of both ownership and the historic industrial processes. Teanford Mill in THECZ 4 also forms part of these industrial associations. There are twelve Listed Buildings within the historic core of the zone, including two of which are Grade II* Listed.	High
Aesthetic value: The distinctive historic character of the historic core has been identified by the designation of the Listed Buildings and the Conservation Area. The aesthetics of the zone are also positively influenced by the unlisted historic buildings both with and beyond the historic core.	High
Communal value: The heritage assets are what define the distinctive local character of the settlement and as such provide opportunities for promoting the history to both the local community and visitors in terms of strengthening a sense of place and pride as well as to benefit the local economy in terms of sustainable regeneration and tourism.	High

1.3.3 Recommendations:

The character and history of the zone, particularly within the historic core, is closely associated with the tape industry and the Philips family in particular. The conservation of the historic character within the Conservation Area is covered by the Upper Tean Conservation Area Appraisal and Management

²⁷ Ibid

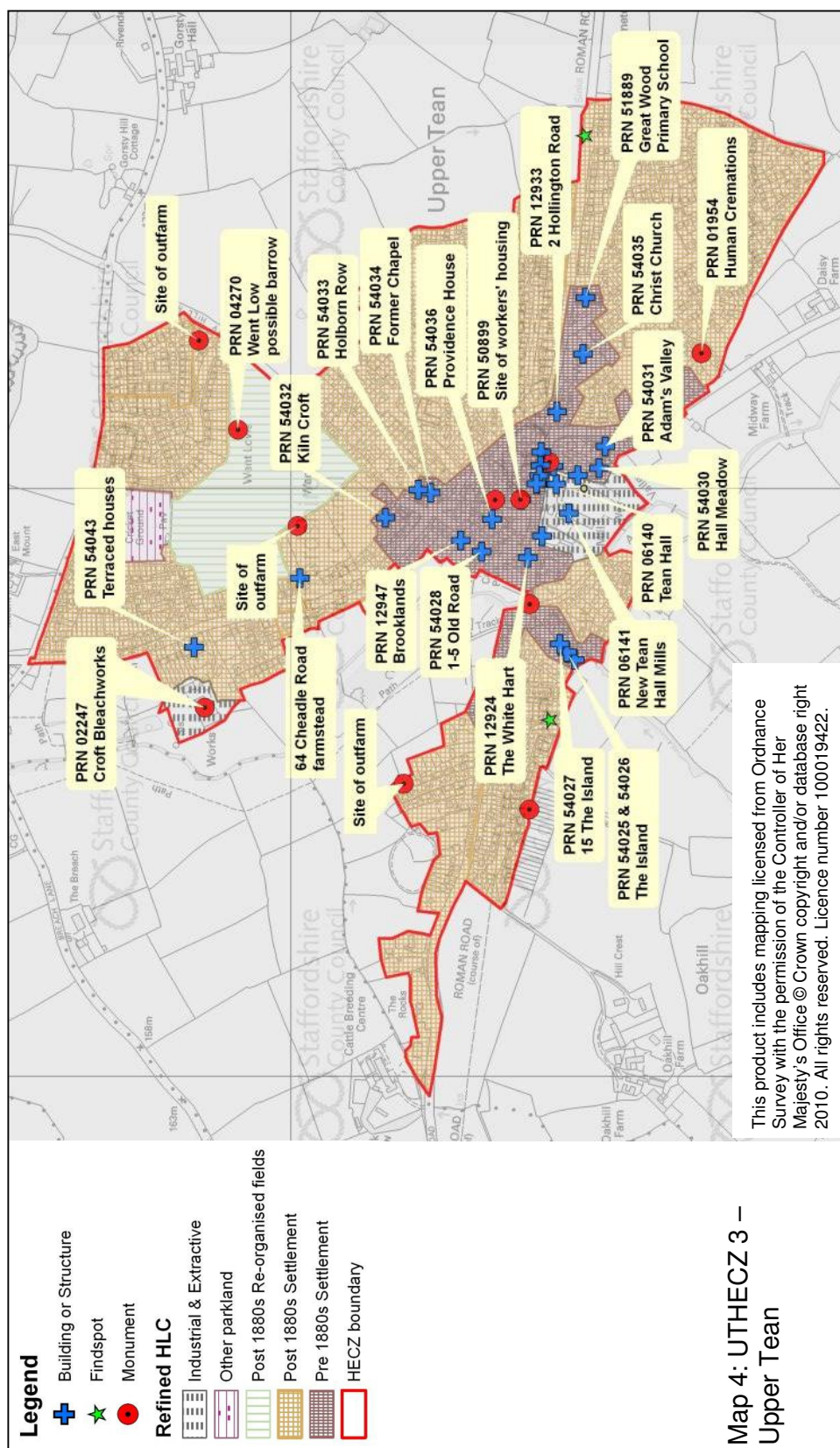
²⁸ Staffordshire HER: PRN 54043

Plan²⁹. 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.
- 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 Ipstones
- The protection and enhancement of the Conservation Area, Listed buildings and structures as well as their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon the designated heritage assets or their setting a Heritage Statement would be required as part of the planning application.
- There is a high level of archaeological potential within the zone particularly relating to the historic core and the area around Croft Bleachworks. 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.

²⁹ Staffordshire Moorlands District Council 2009



1.4 UTHECZ 4 – North of Upper Tean

1.4.1 *Statement of heritage significance*

The zone covers 55ha and the Tean Valley runs through the centre of the zone on a roughly north-south alignment at around 135m AOD. To either side of the valley the land rises up to around 165m to the south west of the zone and 180m in the north west, just to the south of the disused Mobberley Quarry.

The historic landscape character of the zone is dominated by field systems the majority of which probably have their origins in at least the 17th or 18th century (cf. map 5). The 'piecemeal enclosure' identified to the south of the zone is a field system which is typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries of mature hedgerows (cf. UTHECZ 2). The agricultural origins of this landscape lie in at least the medieval period as part of an open field arable system comprising two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The open fields form an important part of the social and economic history of Upper Tean.

The origins of the 'early rectilinear fields' in the north is less clear but the survival of mature hedgerows in this area leads to the likelihood of post medieval enclosure. Only one field boundary has been lost since the late 19th century and consequently the historic landscape character is strong in this area. It is possible that the field system was associated with the development of the small settlement of Teanford, which is strung out along the Cheadle Road. The settlement may have originated to serve an earlier industrial site centred on the present Teanford Mill. An iron furnace is mentioned as being located in Teanford in 1738, although the earliest known reference to the placename occurs slightly earlier in 1698³⁰. It is not known how long the furnace may have operated, but its presence in this landscape may suggest that considerable woodland, needed to fuel the industrial process, existed in the immediate area and which in turn may have accounted for the creation of the rectilinear enclosure. Teanford Mill certainly existed by the late 18th century and by the late 19th century was operating as a flint mill, supplying the pottery trade³¹. However, by circa 1900 it had been converted to a dye works and was probably associated with the processes being carried out at Croft Bleachworks to the south (cf. UTHECA 3). It is not entirely clear whether the dye works was owned by J & N Philips & Co, but an analysis of documents held at the Staffordshire Record Office may clarify these associations.

Two Grade II Listed buildings are associated with this scattered settlement; The Ship Inn, originally constructed as a house in the late 18th century and the Anchor Inn, probably purpose built which dates to 1757³². The property 'The Mount' was inserted into this landscape in the early 20th century. Other

³⁰ Horowitz 2005: 531; Staffordshire HER: PRN 54046

³¹ Staffordshire HER: PRN 02292, PRN 54044 and PRN 54045. An old limekiln also existed in circa 1880 (PRN 54047).

³² Staffordshire HER: PRN 12905 and 12908

historic buildings also survive, mostly constructed of brick one or two of which have been rendered. These properties are generally dispersed and include Ivy Cottage on the corner of Cheadle Road and Breach Lane. A terrace of six red brick houses, extant by the 1880s, survive to the south of Teanford Mill and may represent workers cottages constructed by the owners of the dye works.

The landscape to the west of the zone may be later in origin. The farmstead name 'The Breach', (meaning 'new enclosure') which lies just beyond the project area but associated with this field system, is first recorded in the late 18th century and perhaps indicates the period of origin³³. A number of field boundaries have been lost across this enclosure pattern, but the overall rectilinear character is still discernible.

1.4.2 Heritage values:

Evidential value: The zone contains numerous heritage assets, both tangible and intangible, which contribute to the history of the wider area. This particularly relates to the industrial history of Staffordshire, both the pottery industry and the linen tape industry; the latter being particularly associated with J & N Philips & Co of Upper Tean. There is the potential for below ground archaeological deposits to survive associated with the development of the site of the watermill which may provide important evidence relating to a post medieval metal working site. The surviving piecemeal enclosure indicates an earlier landscape history which relates to the reliance of Upper Tean on an arable agriculture during the post medieval period. Further research (both documentary and archaeological) could strengthen our understanding of the relationships between the industrial sites as well as clarify the origins of Teanford as a settlement.	High
Historical value: It is possible that the early rectilinear enclosure in particular is associated with the development of Teanford in the post medieval period and possibly with the site of the furnace which would have been reliant upon charcoal. The late 19 th century terraced houses are closely associated with the development of the mill as a dye works. The site becomes part of the linen tape industry based in Upper Tean and a key to understanding its role probably lies in its close relationship with the Croft Bleachworks (cf. THECZ 3). The two Grade II Listed buildings have been identified as nationally important heritage assets.	High
Aesthetic value: The integrity of the historic landscape largely survives across the zone and its character is enhanced by the presence of the surviving mature hedgerows in the areas of post medieval enclosure. The scattered settlement is also an important element of the landscape character and the importance of two of the buildings has been identified in their designation as Grade II Listed buildings. Other historic buildings also contribute to the aesthetics of the zone including the late 19 th century terraced houses associated with Teanford Mill.	High.

³³ Horowitz 2005: 145 – however Horowitz suggests this farmstead first appears on the 1836 OS map, but in fact is also recorded on Yates' map of Staffordshire (1775).

<p>Communal value: The heritage assets contribute significantly to the distinctive local character of the historic landscape. They also contribute significantly to an understanding of the development of Upper Tean from the medieval period onwards and particularly of the linen tape industry. The heritage assets therefore provide opportunities for promoting this history to both the local community and visitors and as a consequence could contribute to strengthening a sense of place as well benefiting the local economy in terms of sustainable regeneration and tourism. The landscape can in part be accessed through the Rights of Way network.</p>	High
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1.4.3 Recommendations:

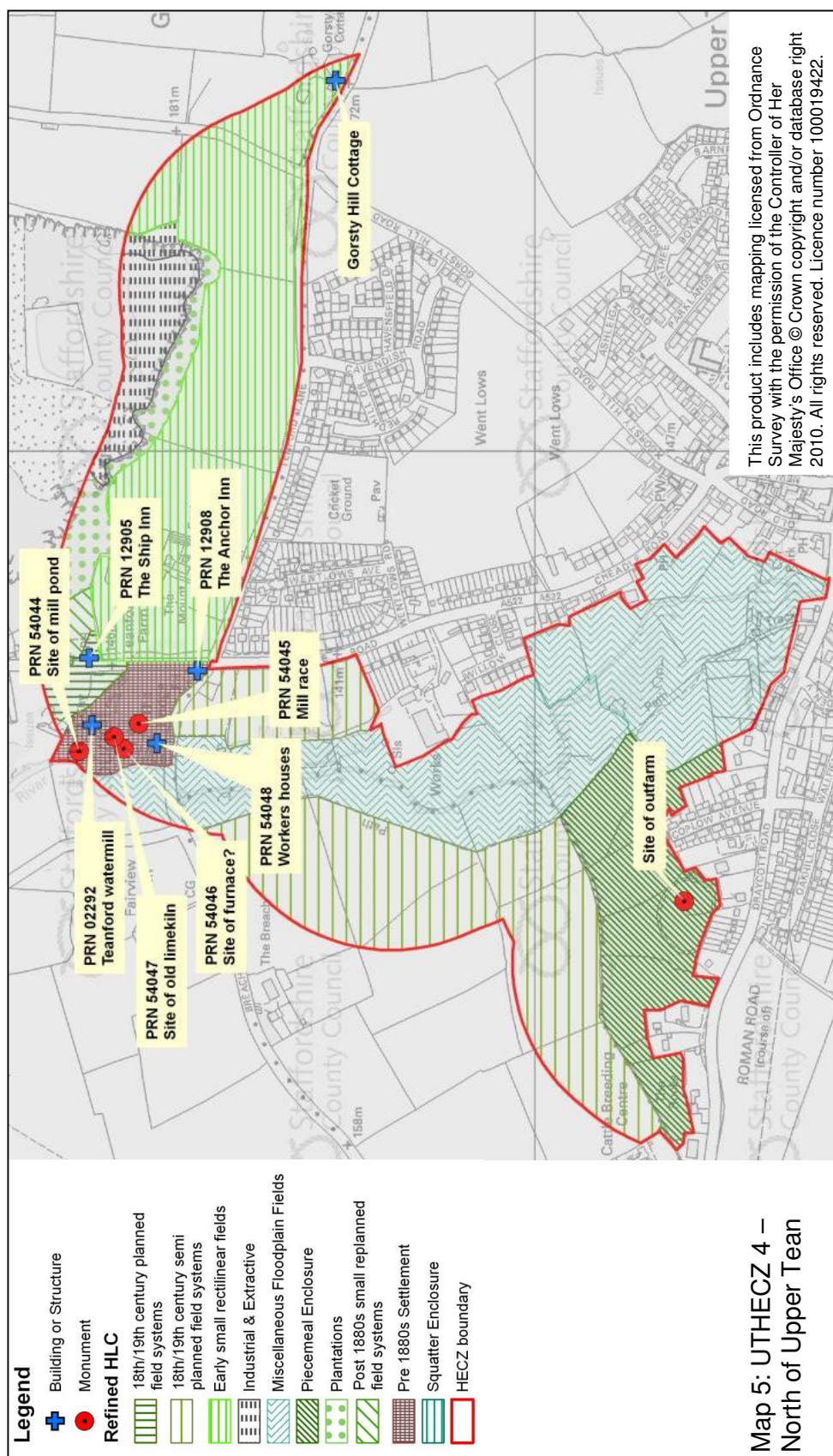
The various field patterns survives particularly well within the zone and their maturity contributes to the local distinctiveness. Settlement within the zone has concentrated upon the site of Teanford Mill and very little development has occurred within the zone since the early 20th century. There is generally little capacity 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 conservation of the historic landscape character and the low density of settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek to minimise the impact upon the legibility of the historic landscape character through the retention of 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)³⁴.
- 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 their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon the designated heritage assets or their setting a Heritage Statement would be required as part of the planning application.

³⁴ English Heritage 2010: 26 and 35

- There is a moderate level of archaeological potential within the zone particularly relating to the site of the watermill. 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. Waterhouses

2.1 WHECZ 1 – Waterhouses historic core

2.1.1 *Statement of heritage significance*

The zone covers 6ha although only that part of the settlement which lies to the south of the A523 lies within Staffordshire Moorlands; that to the north lies within the Peak District National Park. However, in order to understand the wider character of the settlement both sides of the boundary will be discussed within this document.

The settlement lies within the valley of the River Hamps and is strung out along a major east-west route (A523), which had been adopted as a turnpike road circa 1777³⁵. The 18th century ‘Ye Olde Crown Hotel’ is a Grade II Listed inn and may have been constructed as a result of the creation of the turnpike road³⁶. Prior to this date the settlement appears to have been more dispersed in nature rather than being located along the roadside³⁷. Waterhouses is first mentioned in documentary sources in the 16th century³⁸. Its origins may relate to an expansion in industrial activities in the wider area from this period onwards probably relating to the extraction and processing of limestone. However, it is possible that it originated at an earlier period as an agricultural community comprised of scattered farmsteads.

There are three Grade II Listed buildings within the zone and one Grade II* (Leehouse Farmhouse) all of which have been dated to the 18th century (cf. map 6). Leehouse Farmhouse and The Old Beams have been dated to the middle of this century, although neither is aligned onto it³⁹. Many of the remaining historic buildings tend to be aligned onto the road and they probably date to the 19th century. The expansion of the settlement in the 19th century may in part be related to the growth of the local extractive industries, which in turn may have been initially stimulated by improved road access. A number of properties lie away from the road and are not aligned onto it. These properties may have earlier origins than those situated along the road and may consequently have 16th century or earlier origins. The pattern of properties throughout the zone retains a strong dispersed character.

The overall built character of the zone is dominated by cottages constructed of the local limestone with tile roofs, although one or two have brick frontages including the Grade II Listed ‘The Old Beams’. The majority are of two storeys mostly terraced, although a number are detached. The notable exceptions are the Listed ‘The Old Beams’ and ‘Leehouse Farmhouse’ which are both of three storeys. The former school house is also constructed of limestone and has been converted to a domestic dwelling. The limestone walls lining the roadsides are particularly characteristic of the village.

³⁵ Higgins 2008: 54

³⁶ Staffordshire HER: PRN 13249

³⁷ Yates’ map of Staffordshire (1775)

³⁸ Horowitz 2005: 562

³⁹ Staffordshire HER: PRN 06332 and PRN 06331

The only historic farmstead within the village is Leehouse Farm which has been identified as having a loose courtyard plan form. The complex consists of a Grade II* Listed farmhouse and an adjacent Grade II Listed cow house, both constructed of limestone⁴⁰. There are examples, nationally, of this farmstead type dating to the 13th century and it is, therefore, possible that this site may also have origins which pre date the mid 18th century date of the extant buildings.

2.1.2 Heritage values:

Evidential value: There is the potential for the heritage assets of the zone to contribute to an understanding of the origins and development of the settlement. The extant historic buildings may retain fabric which could indicate earlier origins and evidence of function. There is also the potential for below ground archaeological deposits to survive relating to both domestic and industrial activities within the zone which would contribute significantly to an understanding of the settlement's origins and the social and economic history of its past inhabitants.	High
Historical value: The legible heritage assets dominate the historic character of the zone and include four nationally significant Listed buildings. The historic buildings are characteristic of the local landscape being largely constructed of local limestone and contribute significantly to the sense of place within the Moorlands. Overall the buildings have been little altered, but inappropriate development could detract from the sense of place.	High
Aesthetic value: The settlement is a mix of planned elements, which are aligned directly onto the turnpike road, and earlier unplanned elements, which include at least two of the Listed Buildings. The heritage assets would be amenable to enhancement to benefit the sense of place. However, inappropriate development could detract from the aesthetics of the historic character.	High
Communal value: There is the potential for sustainable tourism to benefit from the interpretation and promotion of the local heritage assets. This could focus in part upon the Manifold Valley Cycleway and identify opportunities to promote local business within the settlement.	High

2.1.3 Recommendations:

The historic core of Waterhouses is a distinctive Moorlands settlement with a strong local vernacular.

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

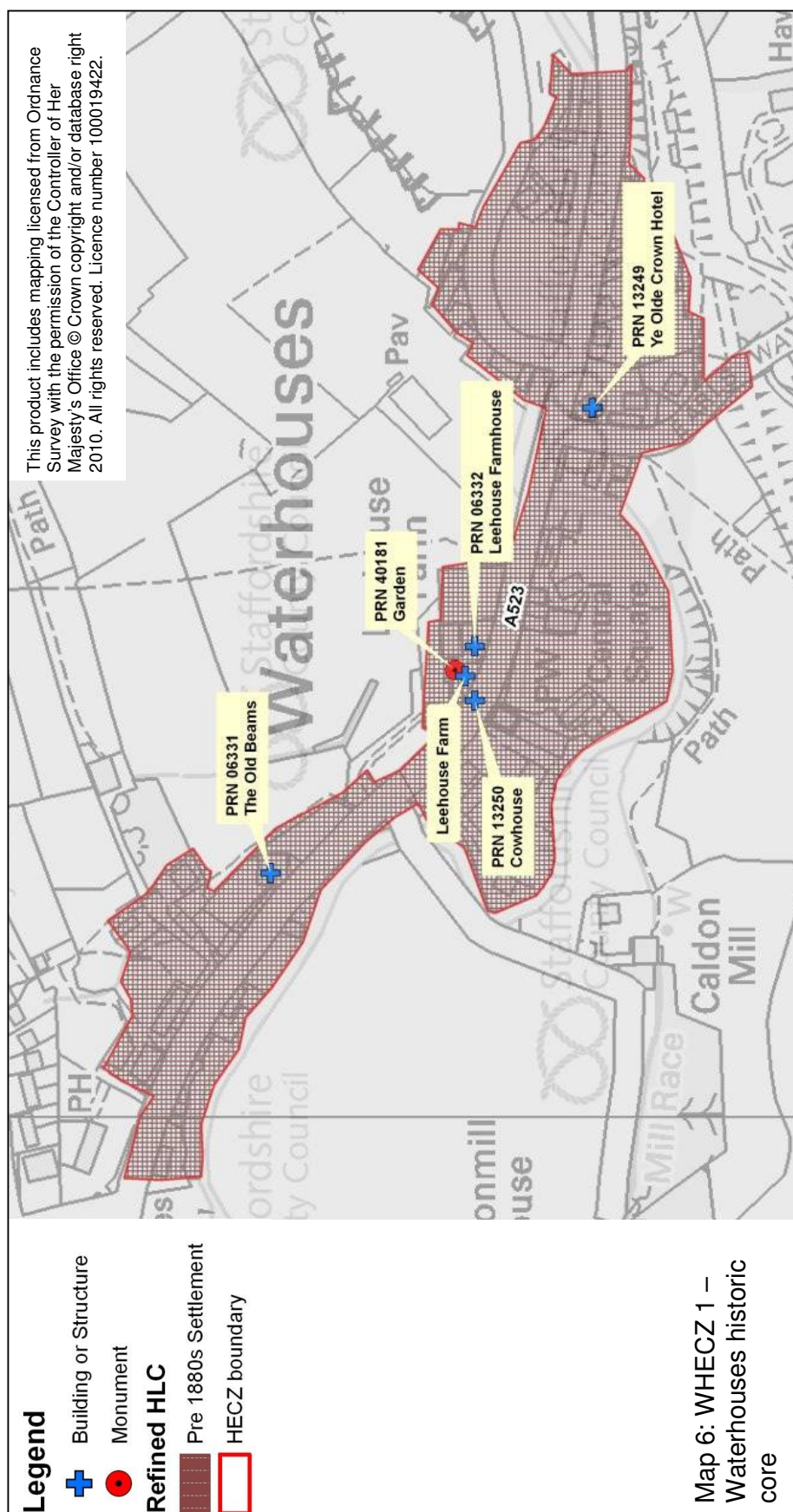
- The sense of place could be conserved, enhanced and managed through the designation of this zone as a Conservation Area.
- The conservation and enhancement of the Listed buildings and their settings are covered under PPS 5 policies HE 9 and HE 10. Where development may impact upon the designated heritage assets or their

⁴⁰ Staffordshire HER: PRN 06332 and PRN 13250

setting a Heritage Statement would be required as part of the planning application.

- The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the settlement.
- The promotion of the re-use of historic buildings to contribute to sustainable development and possibly sustainable tourism. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)⁴¹.
- There is a moderate archaeological potential within the zone particularly of prehistoric and Roman remains. 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.
- The promotion of the wider heritage assets and the re-use of buildings to encourage sustainable tourism; particularly given the links to the Manifold Valley cycleway.

⁴¹ English Heritage 2010: 26 and 35



2.2 WHECZ 2 – Waterfall Lane, Waterhouses

2.2.1 Statement of heritage significance

The HECZ covers 18ha of which only the western side of Waterfall Lane, lies within Staffordshire Moorlands District. The remainder of the zone lies within the Peak District National Park.

The zone largely represents a series of housing developments which have occurred since the inter war period (cf. map 7). However, the earliest properties include the 19th century Donnithorne Chase and the mid 18th century Cheshire House both Grade II Listed buildings. Their survival is testimony to the overall dispersed settlement of the local area. A further historic building survives, Paradise House, and this and the Listed Buildings are all constructed of local stone.

The majority of the 20th century housing comprises one and two storey properties many of which are constructed of stone. The earliest of these, which had been constructed by the early 1960s, is located on the eastern side of Waterfall Lane and the northern side of Cross Lane along with 'The George Inn' and the school. Some of these houses are constructed of red brick.

The late 20th and early 21st century housing have been constructed within the fields of the former landscape, which was dominated by 'planned enclosure' (cf. WHECZ 6) and consequently the historic rectilinear character of this landscape has been largely retained.

2.2.2 Heritage values:

Evidential value: There is the potential for heritage assets to contribute to an understanding of the history of the zone. The extant historic buildings may retain fabric which could indicate earlier origins and evidence of function. There is also the potential for below ground archaeological deposits to survive relating to both domestic and industrial activities within the zone which would contribute significantly to an understanding of the settlement's origins and the social and economic history of its past inhabitants.	High
Historical value: There are legible heritage assets with the zone, but these are not predominant, although their presence contributes to an understanding of the local character of the wider settlement.	Medium
Aesthetic value: The historic aesthetics of the zone have been impacted by 20 th and 21 st century development, although designated historic buildings do survive. The more recent housing estates do reflect the earlier rectilinear character of the former field system and compliments the surviving field pattern within WHECZ 6.	Medium
Communal value: The heritage assets can be appreciated from the public highway. The history of the zone could be promoted as part of a wider heritage interpretation exercise within Waterhouses.	Low

2.2.3 Recommendations

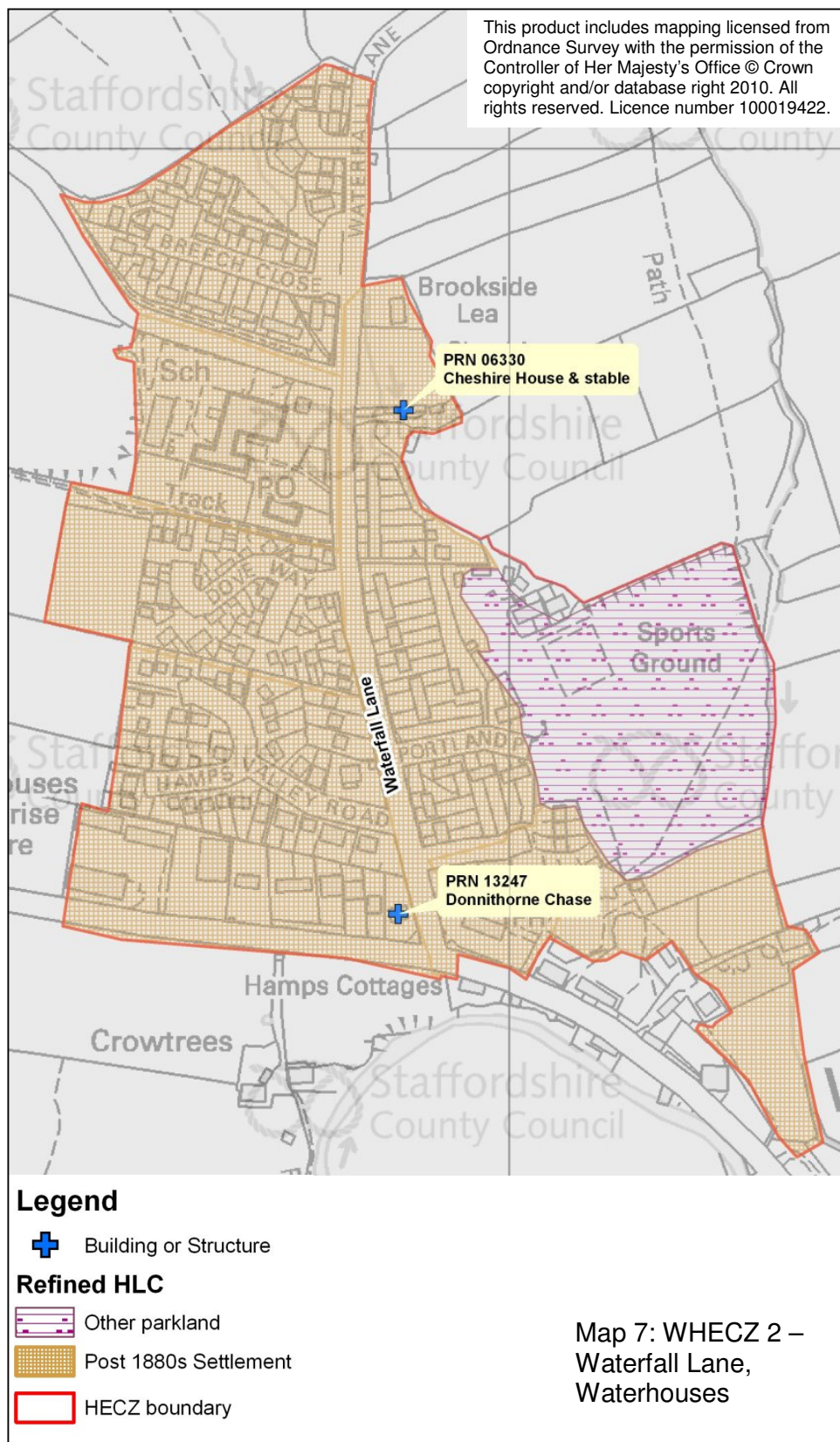
The zone is dominated by 20th and 21st century housing development, which has largely respected the character of the earlier planned landscape which

survives within WHECZ 6. Two Grade II Listed buildings are located within the zone.

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

- 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)⁴².
- The conservation 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 the designated heritage assets or their setting a Heritage Statement would be required as part of the planning application.
- There is a low to moderate archaeological potential within 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.

⁴² English Heritage 2010: 26 and 35



2.3 WHECZ 3 – East of Earlsway, Waterhouses

2.3.1 Statement of heritage significance

The zone covers 11ha and lies within the Hamps Valley. The historic landscape character is dominated by piecemeal enclosure of probable post medieval date, which are typified by a distinctive enclosure pattern comprising dog-leg or reverse 'S' field boundaries (cf. map 8). The majority of the field boundaries survive from the late 19th century, although there has been an alteration in the alignment of one field boundary just to the east of Earlsway. The field boundaries themselves are largely comprised of local limestone walls, which are characteristic of upland landscapes.

Just to the south of the A523 there is a car park and the start of the Manifold Valley cycleway. The cycleway follows the route of the Leek & Manifold Light Railway which opened in the early 20th century primarily to transport milk from the Moorlands farmers⁴³. This portion of the line, between Waterhouses and Hulme End, was closed in 1934⁴⁴. The railway ran on an east-west alignment along the Hamps Valley and was constructed across part of a series of old limestone quarries, which had ceased operating by the 1880s⁴⁵. During the second half of the 20th century two properties have been constructed within one of the former quarries.

The main east-west road (A523) was adopted as a turnpike road circa 1777 and an associated Grade II Listed milepost dating to 1834 survives to the south of the road⁴⁶.

2.3.2 Heritage values:

Evidential value: The heritage assets contribute to an understanding of the zone and the wider landscape. The well preserved field system exemplifies the evolution of agricultural practices whose origins date to at least the medieval period. There is the potential for a survey of the stone walls to reveal information regarding their origins. The origin of the A523 as a turnpike road is evidenced by the presence of the Grade II Listed milepost. The potential for the survival of both below and above ground archaeological features is currently unknown due to limited research within this parish.	High
Historical value: The heritage assets are legible within the landscape. The survival of the historic field pattern and its associated stone walls is particularly notable. The line of the former railway which is maintained as a cycleway and the Grade II Listed milepost are also legible.	High

⁴³ Clark 1976: 324

⁴⁴ Ibid.

⁴⁵ First edition 6" OS map held digitally by Staffordshire County Council. © Landmark.

⁴⁶ Higgins 2008: 54; Staffordshire HER: PRN 03119

Aesthetic value: The integrity of the historic landscape makes a positive contribution to the local character of Waterhouses and the wider landscape. The stone walls are particularly characteristic of the upland areas of the Staffordshire Moorlands. The line of the railway continues to contribute to an understanding of the history of communications of the wider Staffordshire Moorlands.	High
Communal value: Although there are few legible heritage assets and the potential for unknown assets to survive is low the Manifold Cycleway represents a good opportunity for community and visitor engagement with the local heritage.	High

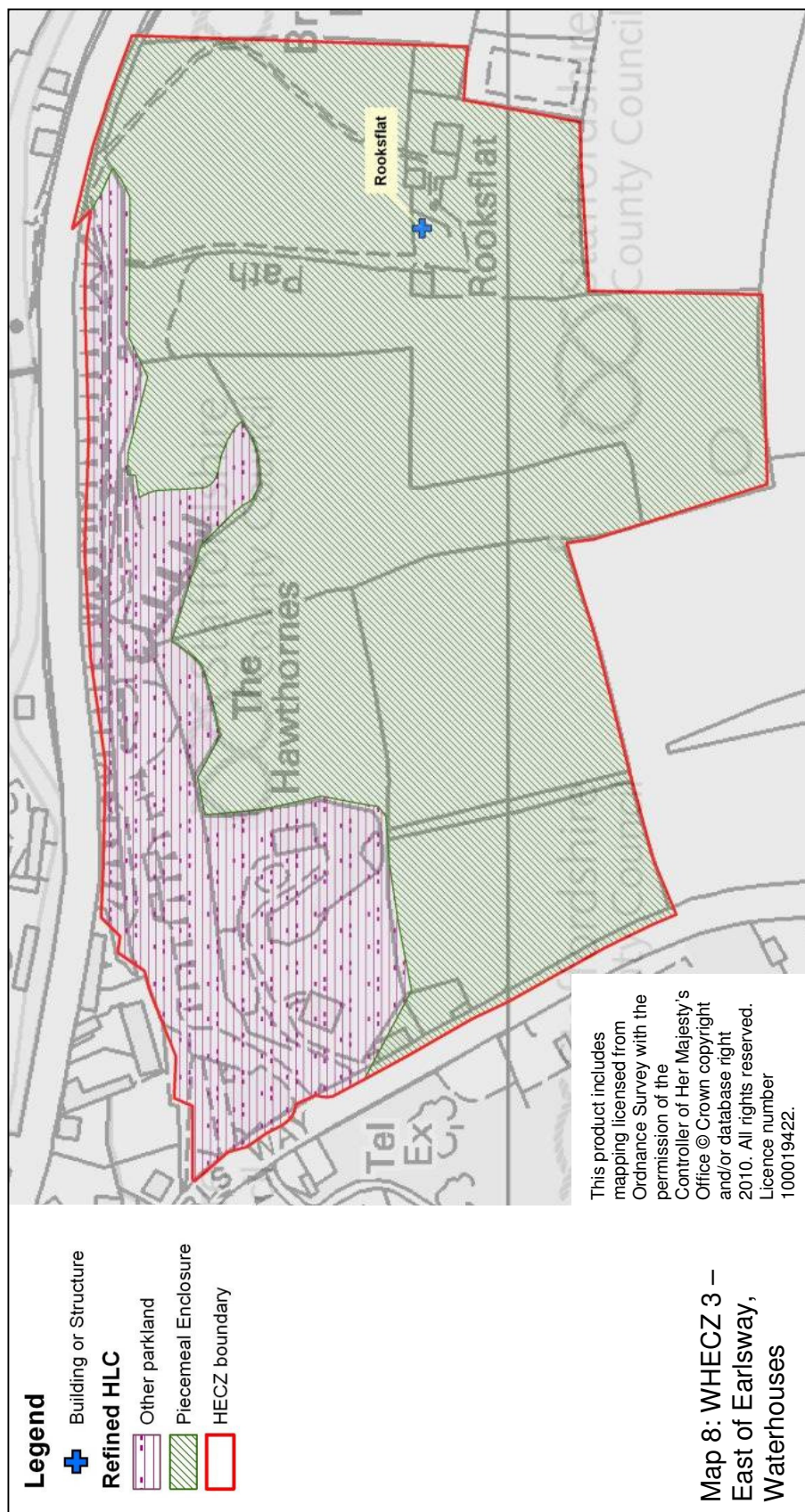
2.3.3 Recommendations

The development of the economic history of the zone is evident in the surviving field system in the form of the field boundaries. The field pattern survives particularly well within the zone and the stone walls contribute to the local distinctiveness. The settlement pattern remains one of a dispersed pattern. The integrity of this historic landscape suggests that there is little capacity 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 conservation of the historic landscape character and the low density of settlement. However, should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek to conserve the overall historic landscape character through the retention of 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)⁴⁷.
- There is currently a low archaeological potential within the zone due to a lack of research. The scale and location of any works may require mitigation to fulfil PSS 5 HE 12.

⁴⁷ English Heritage 2010: 26 and 35



2.4 WHECZ 4 – Caudon quarry, Waterhouses

2.4.1 Statement of heritage significance

The zone covers 9ha and has been used for the large-scale extraction of limestone during the second half of the 20th century (cf. map 9).

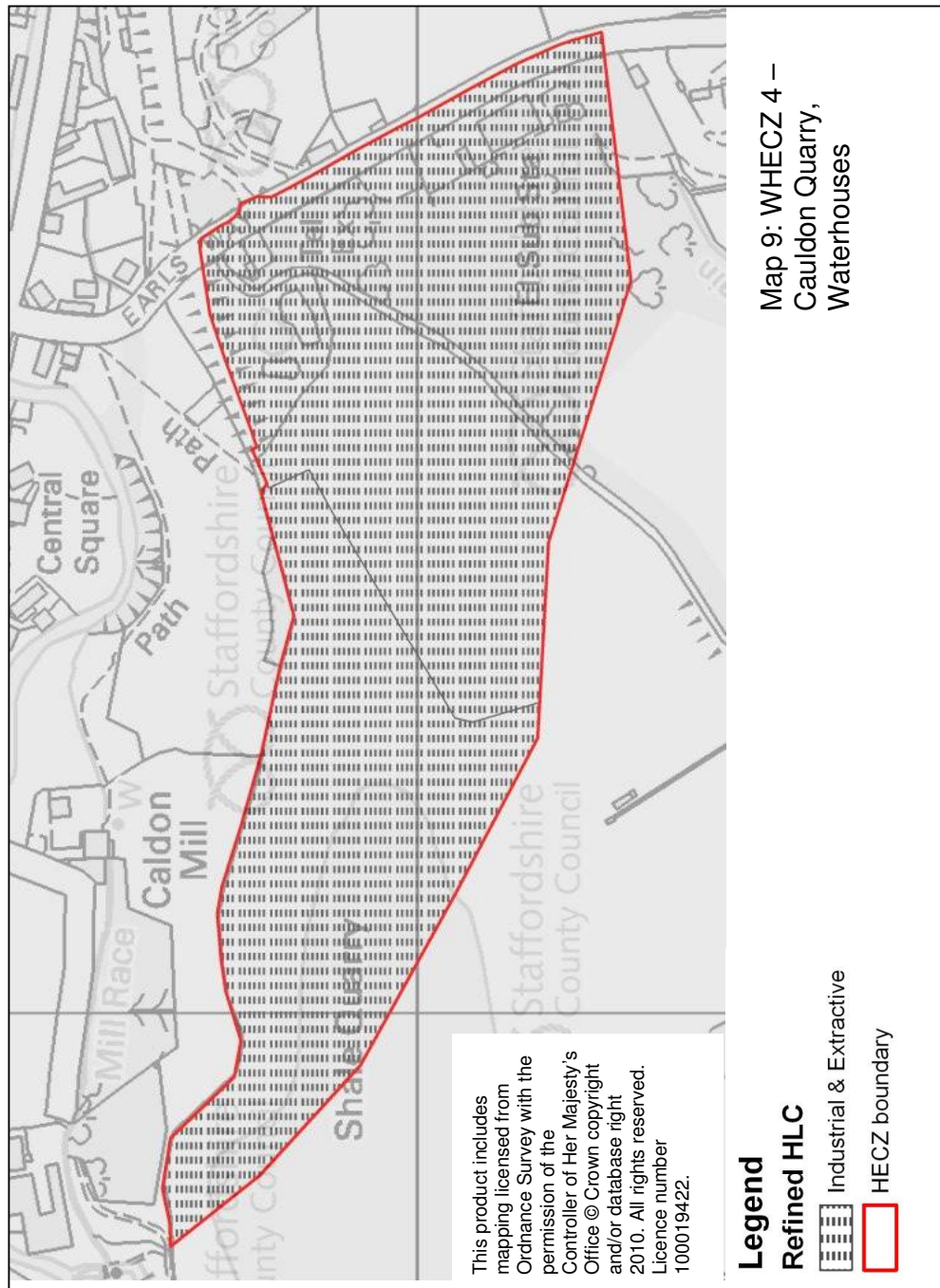
2.4.2 Heritage values:

Evidential value: There is little potential for below ground archaeological remains to survive and there are no known heritage assets, beyond the quarry itself.	Low
Historical value: The quarry is legible within the landscape and as such forms part of the history of the local area in terms of its social and economic contributions during the 20 th century. It also forms part of a narrative on the historic of limestone extraction more generally which has a long history within the local area.	Low
Aesthetic value: The aesthetic value of the zone in terms of the historic environment has been impact by the quarrying activity.	Low
Communal value: There are no known heritage assets, although the quarry has been an important part of the local economy and forms part of the modern character of the area.	Low

2.4.3 Recommendations

- 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)⁴⁸.

⁴⁸ English Heritage 2010: 26 and 35



2.5 WHECZ 5 – River Hamps & Caldon Mill

2.5.1 *Statement of heritage significance*

The zone lies within the Hamps Valley and covers 35ha within the Staffordshire Moorlands District. The historic landscape character is dominated by field systems which probably originated in the post medieval period as river side meadows ('miscellaneous floodplain fields' on map 10). An area of small irregular fields to the south of the A523 may also have post medieval origins. The extant field boundaries incorporate mature vegetation which is a legible indicator of its likely ancient origins.

The importance of arable agriculture within the area (cf. WHECZ 3 and the field system to the north east of the village lying within the Peak District National Park) from the medieval period onwards is confirmed by the presence of Caldon Mill. A field survey undertaken in the 1950s noted that the corn mill dated to the 18th century, although it had undergone alteration and extension during a later conversion to a dye works⁴⁹. Documentary evidence suggests that by the late 13th century a watermill, probably on this site, was held by the monks of Croxden Abbey⁵⁰.

Three historic farmsteads have been identified within the zone all of which were present within the landscape by at least the early 19th century. The farmsteads are typical of the small holdings found across the Staffordshire Moorlands. Crowtrees, a dispersed cluster plan, and Steps Cottage, a linear farmstead, are both common forms in the north east of Staffordshire. The linear farmstead in particular, where the house is in-line with an attached farm building, is typical of upland landscapes. Steps Cottage has seen little in the way of 20th century alterations to its form. These farmsteads are likely to have at least 18th century origins. An extant field barn, lying on the A528, also contributes to the local character and an understanding of historic farming practices.

In other river valleys within Staffordshire, notably of the rivers Trent and Dove, late prehistoric archaeological sites are known to survive beneath the alluvium in high concentrations. Consequently, there is the potential for archaeological deposits to survive along the Hamps Valley particularly given the known Bronze Age activity within the wider landscape beyond the project area and the likelihood of continuity of activity from earlier periods.

⁴⁹ Staffordshire HER: PRN 00302

⁵⁰ Ibid.

2.5.2 Heritage values:

Evidential value: There is the potential for both known and unknown heritage assets to contribute to an understanding of the exploitation of the landscape of the zone from the prehistoric period onwards. There is also the potential for research on the built heritage assets to contribute to an understanding of the evolution of agricultural practices within the zone. There is the potential for both below and above ground heritage assets to survive associated with the development of Caldon Mill. Information pertaining to this site could confirm its medieval origins as well as inform the nature and extent of the Cistercian monks' activities within the Staffordshire Moorlands from the 13 th century onwards.	High
Historical value: The legible heritage assets significantly contribute to the historic character of the zone particularly the historic farmsteads and the extant historic field boundaries. A small number of field boundaries have been removed, but the overall irregular character of the field patterns is still legible.	High
Aesthetic value: The farmsteads and extant historic field patterns contribute to the aesthetic qualities of the zone, although there have been some alterations during the 20 th and 21 st centuries.	Medium
Communal value: The heritage assets and the historic landscape of the zone can be appreciated from the public rights of way network. The history of the zone could be promoted as part of a wider heritage interpretation exercise within Waterhouses.	Low

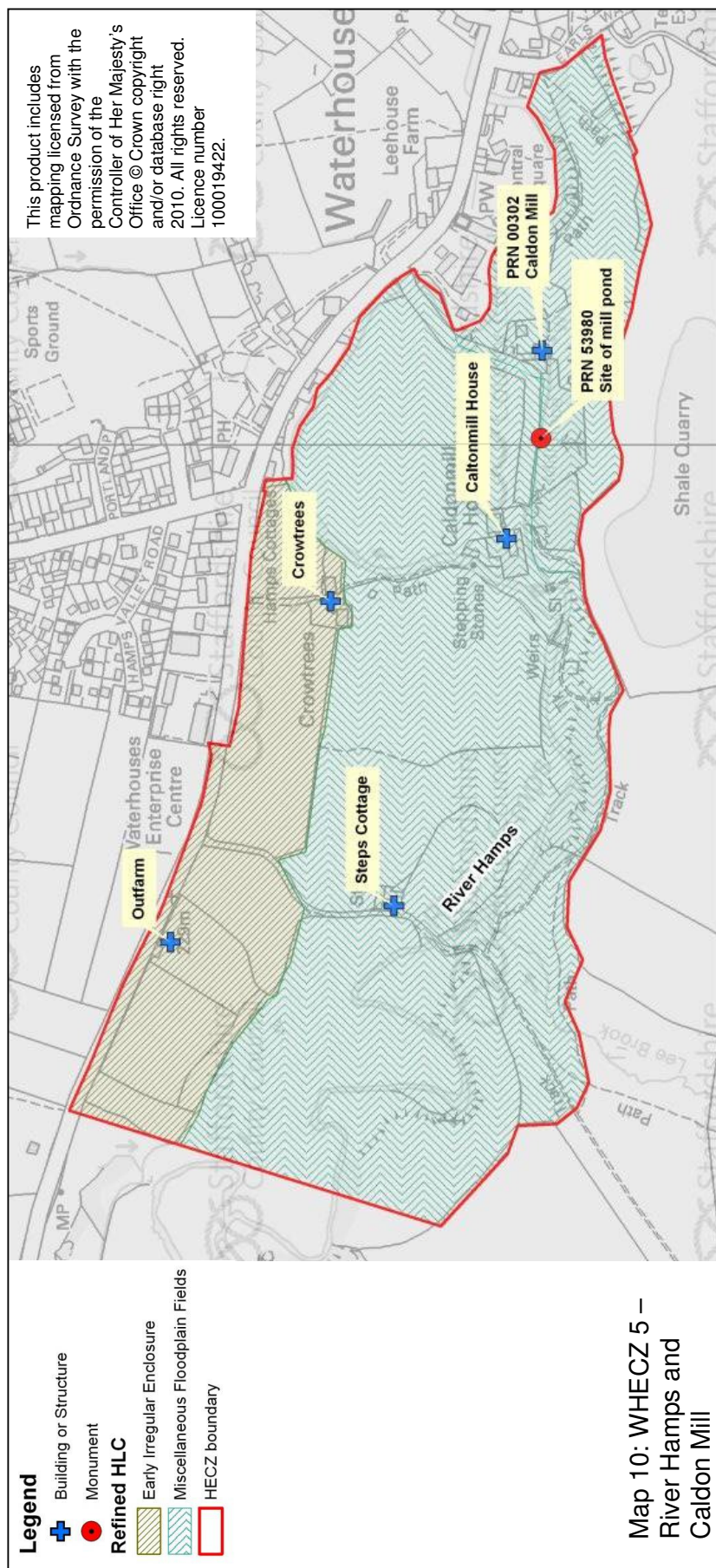
2.5.3 Recommendations

The historic landscape character of the zone is well preserved and the settlement pattern continues to be dispersed in nature; with little 20th or 21st century development. Consequently there is little capacity 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 conservation of the historic landscape character and the low density of settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should seek to conserve the overall historic landscape character through the retention of 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)⁵¹.
- There is a moderate to low archaeological potential within 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.

⁵¹ English Heritage 2010: 26 and 35



2.6 WHECZ 6 – West of Waterhouses

2.6.1 Statement of heritage significance

The zone covers 15ha and its highest point lies on the western boundary, just to the north east of Stonylow, standing at around 230m AOD. The land falls gently away to the south and east to around 230m AOD on the far boundaries of the zone.

The historic landscape character of the zone is comprised of a planned field system with a predominantly east-west alignment which was probably created in the 18th or possibly the 19th century (cf. map 11)⁵². The regularity of the fields and their straight boundaries is the result of the planning of the landscape by a surveyor. This form is highly typical of late enclosure and is often associated with the Enclosure Acts. In this case there is no corresponding Act of Parliament and the earlier history of this landscape has been obscured by the establishment of this field system. However, it is possible that this landscape was open moorland during the medieval and post medieval periods. The moorland would have been utilised by the area's inhabitants for grazing and fuel and thus it had an important role in the local economy.

The field boundaries are predominantly comprised of stone walls which is highly characteristic of the Staffordshire Moorlands. There are some areas where the legibility of the walls has become obscured by vegetation.

2.6.2 Heritage values:

Evidential value: There is the potential for a survey of the stone walls to contribute to an understanding of their origins. However, there has been little research within the zone to clarify any archaeological potential.	Medium
Historical value: The legibility of the historic field pattern contributes to the local character of the upland landscape which extends to the north and east of this zone. It is likely to be associated with late enclosure of an open moorland landscape.	Medium
Aesthetic value: The integrity of the historic landscape with its characteristic straight field boundaries contribute to the aesthetic of wider area, despite the removal of one or two of these boundaries. The stone walls are particularly characteristic of the upland areas of the Staffordshire Moorlands.	High
Communal value: The heritage assets and the historic landscape of the zone can be appreciated from the public rights of way network. The history of the zone could be promoted as part of a wider heritage interpretation exercise within Waterhouses.	Low

2.6.3 Recommendations

The planned character of the zone and its stone walls form part of the local distinctive historic landscape of the wider area. The current lack of

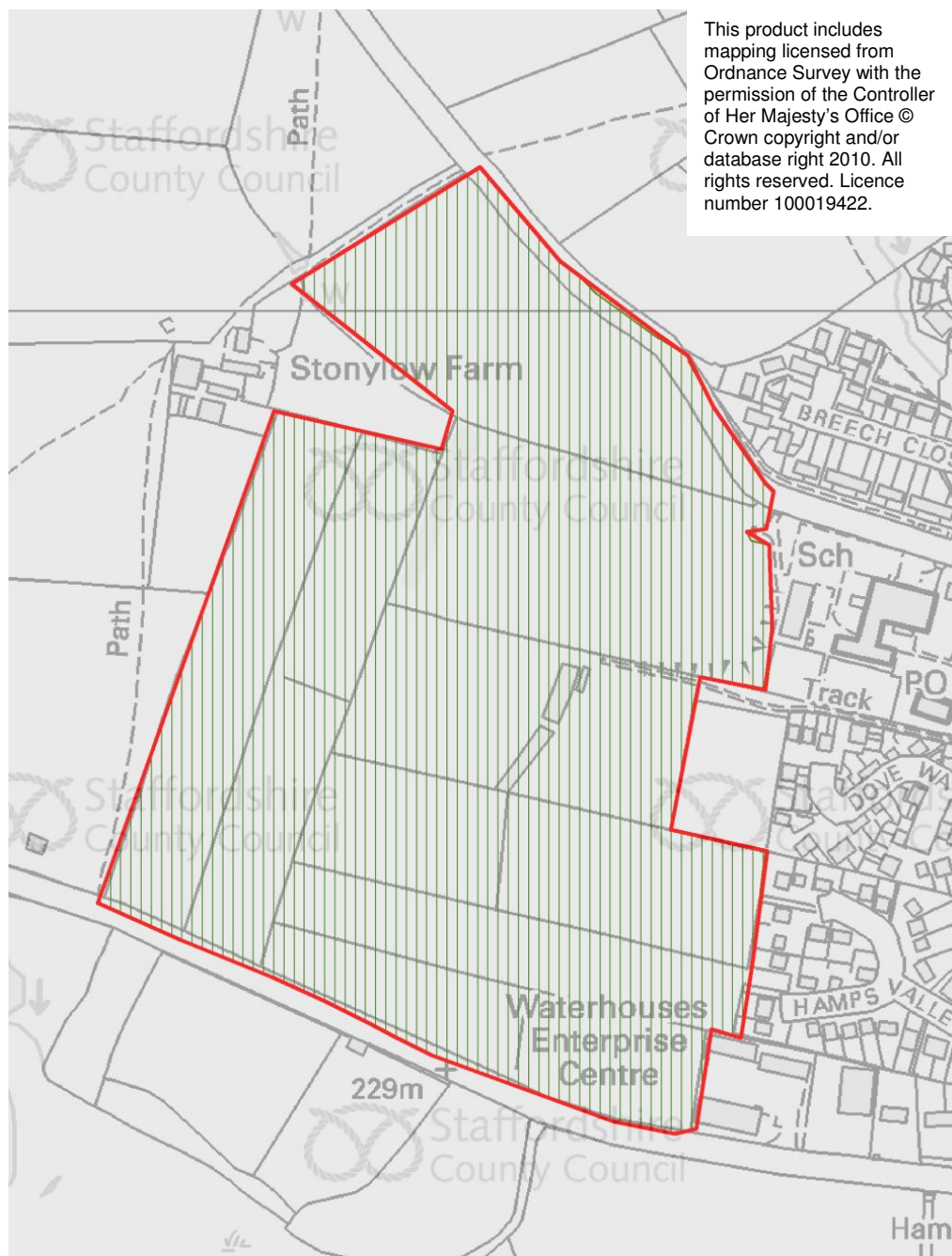
⁵² HLC type: 18th/19th century planned enclosure

development within the zone and the small fields suggest there is little capacity to absorb large or medium scale development 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 conservation of the historic landscape character and the low density of settlement.
- Should land within the zone be allocated in SMDC's Site Allocation Development Plan then any new development should be designed to reflect the local vernacular in terms of scale and architectural form (PPS 5 policy HE 7.5)⁵³.
- There is currently a low archaeological potential within the zone due to a lack of research. The scale and location of any works may require mitigation to fulfil PSS 5 HE 12.

⁵³ English Heritage 2010: 26 and 35



Legend

Refined HLC

-  18th/19th century planned field systems
-  HECZ boundary

Map 11: WHECZ 6 –
West of
Waterhouses

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