

# Tamworth

## Historic Character Assessment



# Staffordshire Extensive Urban Survey

## Tamworth

### Controlled Document

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## The Project

The main aim of the Staffordshire Extensive Urban Survey (EUS) is to understand the development and the current historic character of the medieval towns within the county. The Tamworth report also includes a Historic Environment Assessment (HEA) for the rural parts of the Borough.

The project report for Tamworth is divided into three sections. Section one covers the location and historical development of each town. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day. Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA is assessed and recommendations are put forward. Section three comprises the assessment of the historic character and heritage assets of the rural parts of the Borough. The rural fringe has been subdivided into Historic Environment Character Zones (HECZs) and the assessment follows the methodology of Section two.

Thirty-seven Historic Urban Character Areas (HUCAs) have been identified for the built environment and eleven Historic Environment Character Zones (HECZs) have been identified for the rural fringe of the Borough.

## The Historical Development of Tamworth

The earliest identified evidence for occupation within Tamworth Borough relates to a probable Roman farmstead to the north west of Tamworth town centre. However, human activity is attested to during the late Bronze Age/early Iron Age by environmental samples taken from the Tame Valley which suggested pastoral farming by this period.

Tamworth is probably first recorded in documentary sources by the late 7th century and by the late 8th century was one of the principal seats of the Mercian kingdom. By this time there was a Saxon palace and doubtless one or more churches, possibly all in the area of the present parish church of St Editha. Archaeological excavations have uncovered evidence of Saxon period buildings which may belong to this phase. The most important building to be excavated was the Saxon mill to the south east of the modern town centre.

Tamworth's defences have been examined in a number of locations and at least three broad phases have been identified. The earliest phase is likely to be associated with the Mercian settlement, whilst the second phase is believed to relate to the establishment of the burh by Aethelflaed, Lady of the Mercians in 913AD as part of an offensive against the Danes. The final phase, with a large ditch, is the medieval town ditch which had largely silted up by the 13th century.

The street plan of the medieval town is also likely to belong to a number of periods. The alignment of Aldergate/Holloway/Silver Street and Upper Gungate/Lower Gungate/Colehill/Bolebridge Street may date to the Mercian period settlement, while Lichfield Street and Church Street may have been laid out as part of the Aethelflaedan burh. The alignment of Market Street/George Street is believed to date to the Norman period (following the Conquest of 1066) and forms part of the replanning of the town which included the construction of Tamworth Castle and establishment of the market place.

Tamworth Castle is a Scheduled monument and was opened as a museum and public park in the late 19th century. The large motte probably represents the earliest structure on the site; the stone castle exhibits several

phases' of development dating to between the 11th and 17th centuries. Several national and local designated heritage assets lie within the associated public park including two Grade II Listed early 19th century lodges and a locally listed late 19th century bandstand.

The medieval street pattern is well preserved within the historic core of the town and whilst large parts of the town centre were redeveloped in the 1960s/1970s many historic buildings survive. These include the Grade I Listed St Editha's Church and the Grade II\* early 18th century Town Hall. Many historic buildings were demolished during this period although in some cases the opportunity was taken to record in advance of demolition. These interventions revealed evidence for their development from the medieval period onwards.

There is also evidence for medieval suburban activity outside the three principal town gates along Lichfield Street, Upper Gungate and Bolebridge Street. It is possible that suburban expansion along Upper Gungate may have reached as far as the extant Grade II Listed Spital Chapel which is probably of 12th century date.

During the post medieval period the town continued to be an important local economic centre. Many of the extant historic buildings within the town centre date to, or have their origins in, this period. One of the most important of these is the Grade II\* Moat House hotel.

Tamworth is associated with the Peel family of Drayton Manor. The first Robert Peel established several cotton mills in the town in the late 18th and early 19th century. These included one in the Castle Mill, which had stood to the south of the castle until it was demolished circa 1920. His son, Sir Robert Peel (Prime Minister between 1834-5 and 1841-6), established two schools in Lichfield Street in

the 1830s and the 1850s both of which survive. In the late 17th century the town's MP Thomas Guy endowed an almshouse, Guy's Almshouses, which were replaced by the extant building in 1913. At the end of the 19th century and into the early 20th century the Rev. William MacGregor worked to improve the lives of the local people. His name is associated with a public park and a school whilst his house Bolehall Manor survives on Amington Road.

In the wider Tamworth Borough several small settlements, most of known medieval origin, exist at Amington, Amington Green, Bolehall, Dosthill, Glascote and Wilnecote. These settlements all expanded, or satellite settlements were established, from the late 18th century onwards in response to the growth of industry (principally coal mining and clay extraction). This growth may have been stimulated in part by the construction of the Coventry Canal and the Birmingham & Fazeley Canal in the late 18th century.

The earliest extant suburbs date to the 19th century to the north, west and east of the town centre, but it was from the mid 20th century onwards that the greatest expansion occurred. In the late 20th century Tamworth was declared a Growth Town to take overspill from Birmingham.

## Characterisation and Assessment

### EUS area

- ◆ The areas exhibiting the greatest heritage significance, in terms of both the legible and archaeological heritage assets, are largely associated with the town centre, the castle and medieval suburban growth (**HUCA 1, HUCA 2, HUCA 3 and HUCA 14**). Whilst much of the medieval and post medieval historic character may have been lost in **HUCA 4, HUCA 5, HUCA 13, HUCA 15, HUCA 16, HUCA 17 and HUCA 18** there remains a high potential for archaeological remains of these periods to survive.
- ◆ Other areas exhibiting high heritage significance, both legible and archaeological heritage assets, include **HUCA 10** which incorporates several important heritage assets associated with the landscape park of Wigginton Park. The other areas are based upon the settlement cores of the villages of Amington, Wilnecote and Dosthill; all of which also form Conservation Areas (**HUCA 25, HUCA 32 and HUCA 37**). There is also extant evidence for historic settlement, both legible within the townscape and as potential below ground archaeology associated with Bolehall and Glascote (**HUCA 23**) and Coton Farm (**HUCA 12**).
- ◆ Suburban growth dating to the 19th century and comprising large detached and semi-detached houses survive to the north (**HUCA 5 and HUCA 9**) and east (**HUCA 18**) of the town centre. The Victoria Road and Albert Road Conservation Area largely coincides with HUCA 18.
- ◆ Further extant evidence for 19th century settlement survives in **HUCA 6, HUCA 22 and HUCA 24** in the form of red brick terraces. HUCA 6 incorporates part of the
- ◆ Hospital Street Conservation Area. Terraced housing also survives within **HUCA 26 and HUCA 36**, although the overall character of both of these areas is dominated by 20th century suburban housing.
- ◆ The majority of the suburban development around Tamworth dates to the mid to late 20th century. However, legible heritage assets contribute to the local character within **HUCA 8, HUCA 12, HUCA 13, HUCA 20, HUCA 23 and HUCA 33**.
- ◆ The late 18th century Coventry Canal, along with its associated structures and buildings, contributes to the local character of **HUCA 19, HUCA 20, HUCA 21, HUCA 23, HUCA 26, HUCA 28 and HUCA 36**.
- ◆ Public open space is a prominent feature of the townscape lying to the south and south east of the town centre. These are largely associated with the river valleys (**HUCA 21, HUCA 28 and HUCA 31**). **HUCA 21** is the largest and incorporates the early to mid 20th century Castle Pleasure Grounds, with its two locally listed structures, and the MacGregor Recreation Ground.
- ◆ There is the potential for below ground archaeological remains to survive within the areas of later change in **HUCA 11, HUCA 30, HUCA 33, HUCA 34 and HUCA 35**.
- ◆ **HUCA 15** represents the late 20th century redevelopment of part of the medieval suburbs along the southern side of Lichfield Street. It forms part of the setting of the Tamworth Town Centre Conservation Area and the Tamworth Castle Scheduled Monument.
- ◆ **HUCA 7, HUCA 27 and HUCA 29** represent late 20th century development, both suburban and industrial, where there are currently no known heritage assets.

## Rural Fringe

- ◆ The areas of greatest heritage significance are associated with two landscape parks, Amington Hall Park (**TMHECZ 1**) and Dosthill Park (**TMHECZ 7**). The small hamlet of Coton (**TMHECZ 10**), associated with three historic farmsteads and an extant planned field system, is also of particular historic importance.
- ◆ Well preserved field systems are also a feature of **TMHECZ 3**, along with the Grade II Hockley Hall, and in a small area of **TMHECZ 5** along with an area of extant ridge and furrow earthworks. The majority of **TMHECZ 5**, however, has been impacted by gravel extraction and field boundary loss.
- ◆ There is a high potential for below ground archaeological remains to survive within **TMHECZ 6, TMHECZ 8** and **TMHECZ 9**. Legible heritage assets are also present within **TMHECZ 9** including several Second World War pillboxes and the potential for 18th/19th century water meadow features such as sluices and drains.
- ◆ The Coventry Canal and the Birmingham & Fazeley Canal contribute to the local character of **TMHECZ 2, TMHECZ 8** and **TMHECZ 9**.
- ◆ There are no known heritage assets within **TMHECZ 4** or **TMHECZ 11**, both of which have been impacted by 20th century change.



<sup>1</sup> Hunt nd.  
<sup>2</sup> Ibid.

<sup>3</sup> Burgage plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)  
<sup>4</sup> Hunt (nd.)

## Introduction

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

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns<sup>1</sup>. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with few local services. Of the nine criteria established for identifying the county's medieval towns Tamworth qualified on all but two counts<sup>2</sup>.

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and

the phases of development and their current character were not considered beyond that broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and apply value to the historic character of these townscapes.

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the individual Planning Authorities local plans.

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents.

## Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots<sup>3</sup> and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focused the more likely to represent an urban settlement<sup>4</sup>.

## **Aim**

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

## **Outputs**

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

The principal outputs are the Historic Character Assessment reports for each town. These are be available as hard copies located at the William Salt Library<sup>5</sup>, but are also accessible through the Staffordshire County Council website<sup>6</sup>. The national programme is currently held on the ADS website<sup>7</sup>.

# Part One: Background and Setting

## Section Summary

- ◆ There is currently little evidence for human occupation within Tamworth Borough during the prehistoric period. However, archaeological investigations within the Tame Valley (from just within Lichfield District) were able to establish that pastoral farming was occurring in the area by the late Bronze Age/early Iron Age. A late Iron Age or Roman settlement may exist just to the north of the Borough (again in Lichfield District) although it has not yet been investigated. Further evidence for the presence of humans within the Borough during the prehistoric period comes from stray finds which include the Glascote Torc, an Iron Age silver, gold and copper alloy necklace, which was found in the 1940s. The only evidence to date of Roman activity was a probable farmstead identified during archaeological work to the north west of the town centre. Within the town, building material described as being 'of Roman-type' was found within the fill of what is believed to have been the burh ditch (circa 913AD). A plank of wood also from this context provided a date of the late Roman to early post-Roman period. What this evidence means has yet to be adequately explained.
- ◆ Tamworth is probably first mentioned in documentary sources in the late 7th century, and by the late 8th century it was one of the principal seats of the Mercian kingdom. Documentary evidence demonstrates that a palace had been established by this time probably in the vicinity of the present St Editha's church. The settlement is believed to have also included one or more churches and at least two of the surviving street alignments (Aldergate/Holloway/Silver Street and Upper Gungate/Lower Gungate/Bolebridge Street) probably date from this period. Archaeological excavations on the defensive boundary ditch encircling the settlement have suggested that the earliest of three phases may date to this period. Also of particular importance was the Saxon mill which was excavated in the 1970s, whose earliest phase is believed to have pre-dated the mid 9th century, but it is likely to have continued in use into the late 9th century.
- ◆ Little is known about the history of Tamworth from the mid 9th century through to the Norman Conquest (1066). It lay on the edge of the Danelaw but whether it ever came under Danish control is uncertain. However, in 913AD Aethelflaed, 'Lady of the Mercians' is recorded at Tamworth where she constructed a burh following a successful campaign against the Danes. Evidence for the burh has been seen within archaeological excavations around the town in the second phase of defences. Archaeological excavations within the town have also identified a series of buildings, which whilst not closely dated, probably pre-date the mid 11th century and may be much earlier (8th/9th century). It is considered therefore that Tamworth was re-defended by Aethelflaed at which time its status as a 'town' was established probably with a market function. It is also probable that a minster church was developed at Tamworth, founded on an 8th/9th century Christian site. Fabric from this period may survive within the crypt of the extant Grade I Listed St Editha's church.
- ◆ The most prominent monument to the medieval period within the town is Tamworth Castle, which stands upon one of the largest mottes in country and which is likely to have been constructed in the years immediately following the Norman Conquest (1066). The stone buildings

which top the motte are from a number of periods, but the earliest phases including herringbone stone work are likely also to be of Norman date. The most recent phase of construction at the castle dates to the 17th century, although later structures stand within the former castle bailey (now forming part of Castle Pleasure Gardens) including two 19th century lodges. These structures probably date to the period when the castle was still occupied as a residence and the grounds were landscaped as private pleasure gardens. The castle was bought by the borough council in 1897 when it was opened as a museum and municipal garden. Excavations within the area of the former bailey found the stone foundations of the 13th century gatehouse or lodging range, which have been left on public view.

- ◆ Whilst much of the town centre was redeveloped during the 1960s/70s the medieval street pattern survives. Market Street, with the wide market place at the castle gate, and its continuation George Street, may have been laid out for the first time in the Norman period and probably represent of a remodelling of the town plan in this area at the same time as the construction of the castle. In several areas the medieval plan comprising burgage plots is also still legible within the townscape. Archaeological work has found evidence for further medieval planning including one burgage plot boundary as well as medieval buildings on Church Street. The majority of the extant historic buildings within the town centre appear from their exterior facades to date to the 18th/19th century. However, many conceal earlier buildings, particularly of the 16th and 17th centuries within their existing structures. Only one or two buildings with visible external timber framing are present within the modern townscape.
- ◆ The medieval town boundary, which comprises a large ditch, has been identified as phase three of the defences seen in various archaeological interventions. The re-cutting of the defences may be contemporary with the construction of the castle and re-planning within the town. probably existed off the Holloway to the south west and Spinning School Lane to the east. However, the ditch had largely silted up by the 13th century.
- ◆ There is also evidence for medieval suburban expansion along Lichfield Street, Upper Gungate and Bolebridge Street beyond the town gates. A market place appears to have been deliberately laid out within Lichfield Street, probably the swine market located outside the town gate mentioned in the 15th century. This market place is fossilised within the modern street. A possible green or market place appears to have been located within Bolebridge Street, but late 20th century re-planning of the road system has removed much of the historic character in this area. The suburban expansion to the north may have extended almost as far north as the extant Grade II\* Listed Spital Chapel, which has often been viewed as having stood in isolation during the medieval period. The chapel is a single celled building of probable 11th century date.
- ◆ During the post medieval period the town continued to be an important market place for the surrounding area. One of the most important extant buildings of this period is the Grade II\* Listed Moat House. The name of the property suggests that it may have medieval origins, but it is possible that the moat may have been contemporary with the extant house. The town appears to have survived the Civil wars relatively unscathed and there is little contemporary documentation to suggest damage through conflict during this period.



- ◆ The evidence for industrial activity within the town includes the Castle Mill, which stood just to the south of the castle and which may have had medieval origins. In the late 18th/early 19th century it was adapted to form a cotton mill, by Robert Peel senior. A second mill existed to the west by at least the 17th century and in 1834 the complex comprised a corn mill and paper mill. It continued to operate until the later 20th century. Cotton manufacture appears to have declined by the late 19th century, but two large tape factories operating in the south eastern portion of the town by this date.
- ◆ The Peel family continued to be influential within the town during the early to mid 19th century. Sir Robert Peel endowed a school on the south side of Lichfield Street, which he replaced in 1850 with a new building to the north. Both school buildings survive. At an earlier period the town MP Thomas Guy endowed an almshouse (1678) along Upper Gungate Street. This was demolished during the early 20th century and replaced by the extant almshouses (1913). At the end of the 19th century and into the early 20th century the St Editha's rector, Rev. William MacGregor worked to improve the lives of the local people. A public park and a 19th century school were named in his honour and his house, Bolehall Manor survives on Amington Road.
- ◆ Beyond the historic town, but within Tamworth Borough there are the remains of several small settlements, three of which (Amington, Dosthill and Wilnecote) were mentioned in Domesday Book (1086). A deserted medieval settlement has been identified within the parkland of Amington Hall and an 11th century chapel and a medieval moat survive at Dosthill. A further two (Glascote and Bolehall) are recorded as manors during the medieval period, whilst Amington Green may have formed a separate settlement from Amington by the 15th century. These settlements all expanded from the late 18th century onwards, when coal mining and clay extraction (for the brick and tile industry) increased. This growth may have been in part stimulated by the construction of two canals in the late 18th century, the Coventry Canal and the Birmingham and Fazeley Canal. The canals are extant and, whilst the evidence for much of this early industry has largely been lost, there are several areas within the Borough where 19th century industrial settlements survive. These include new settlements such as that lying approximately 250m to the west of the historic core of Glascote and another lying approximately 500m to the north east of Dosthill.
- ◆ Some suburban expansion occurred to the north of Tamworth in the late 19th century along Comberford Road, Wigginton Road and Ashby Road in particular. But it was from the mid to late 20th century that the greatest settlement expansion in Tamworth occurred. The earliest new settlement was mostly built by Tamworth Council and during the mid 20th century this expansion concentrated along the long-distance routes. This growth occurred to the north along Comberford Road, Wigginton Road and Ashby Road continuing the earlier 19th century. Expansion to the south of the town centre it concentrated along Dosthill Road and Amington Road. This expansion accelerated in the late 20th century when Tamworth was declared an 'Expanding Town', to take overspill from Birmingham. Suburban growth continued into the early 21st century, although by this date many of the houses were being constructed on 'brownfield' sites – areas

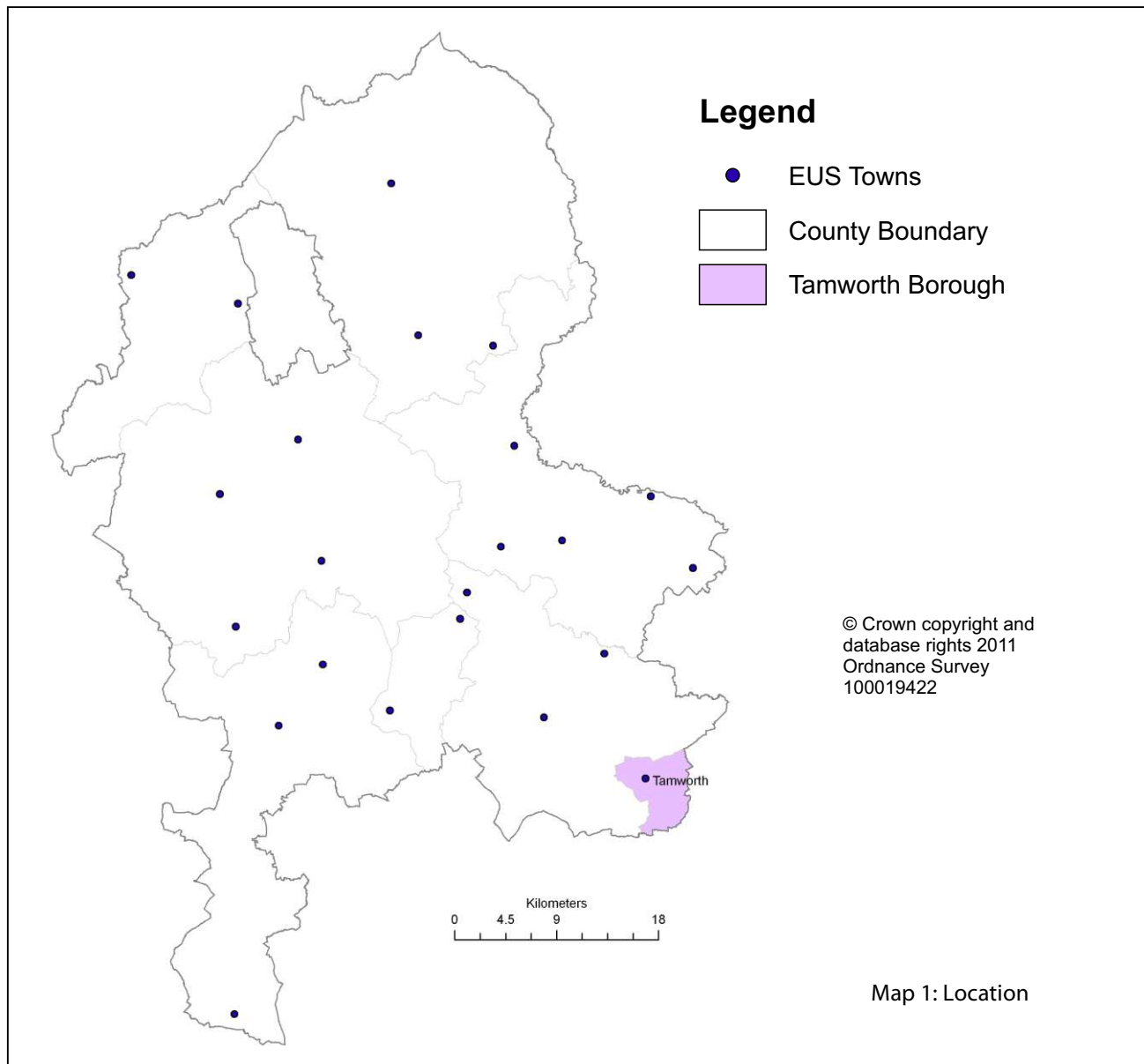
often having previously been industrial in nature.

- ◆ Five areas of the Borough are dominated by large-scale industrial or retail development much of it of late 20th century date. Leisure sites have also been an important aspect of Tamworth's growth. The earliest was Castle Pleasure Gardens in the 19th century, but this was expanded to the south of the river with an outdoor pool, tennis courts and a bowling green during the early and mid 20th century. Leisure activities continue to be concentrated in this area immediately to the south of the town centre with the development of the 'Snow Dome' in the 1990s. The early 21st century has witnessed a growing concern for nature conservation with large areas of the river valleys (the Tame and Kettlebrook in particular) being designated as Local Nature Reserves, which are principally managed by the local communities.

# 1. Setting

## 1.1 Location

Tamworth lies in the south-east corner of Staffordshire close to its border with Warwickshire. Indeed until late 19th century boundary changes the Staffordshire/Warwickshire border ran through the centre of the town. The present district covers an area of 3084ha (7622 acres). This area was not defined until 1974, however. The original medieval borough covered an area of just 75ha (185 acres).

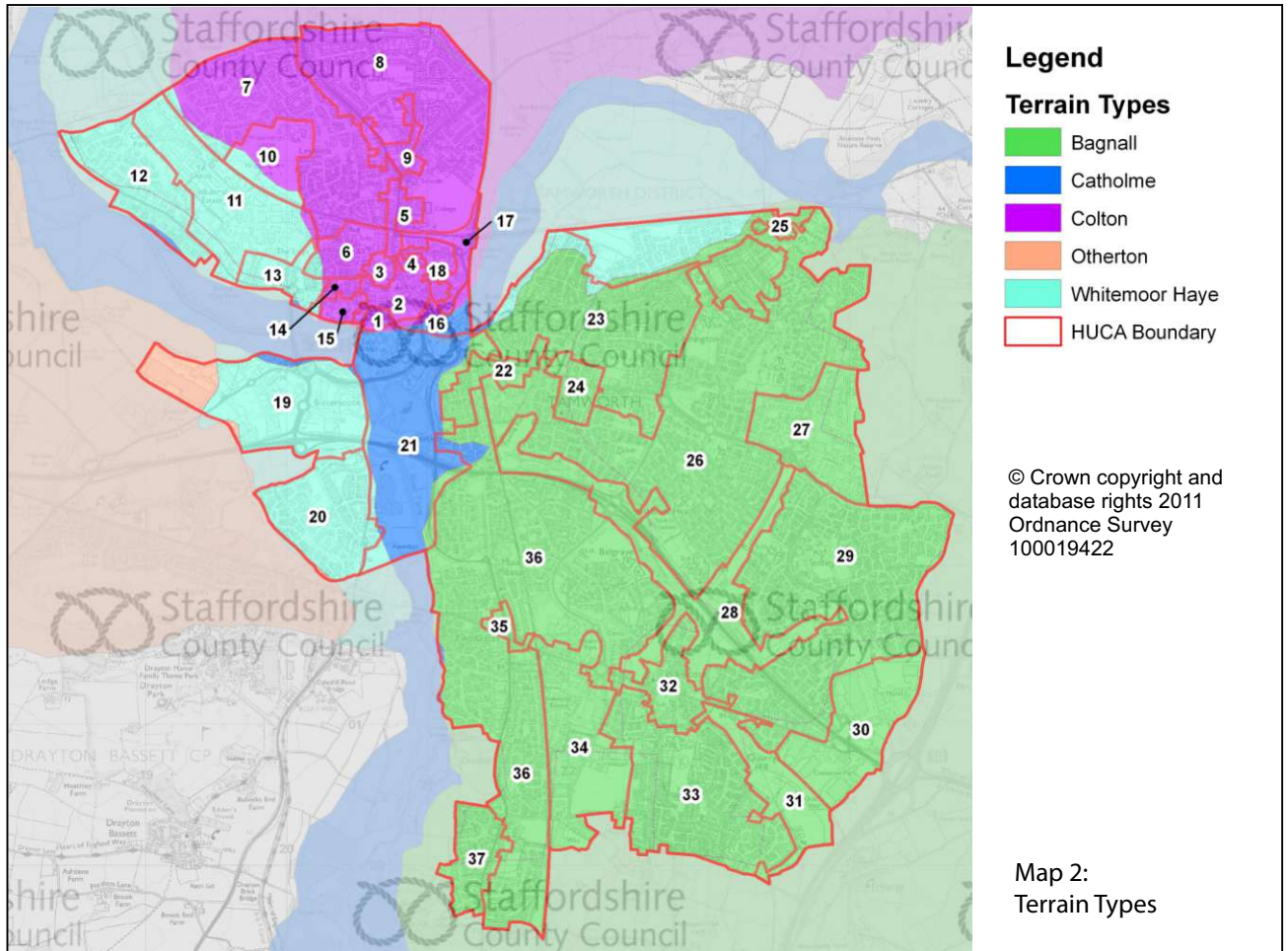


<sup>8</sup> Formerly known as Keuper Marl

<sup>9</sup> The full geological sequence comprises: sandstone of the Bromsgrove Sandstone Formation; mudstone and sandstone of the Alveley Member; mudstone, siltstone and sandstone of the Halesowen Formation; mudstone, siltstone and sandstone of the Pennine Middle Coal Measures Formation and of the Pennine Lower Coal Measures Formation; mudstone of the Merevale Shale Formation; sandstone of the Millstone Grit Group; mudstone and sandstone of the Etruria Formation; together with small areas of igneous intrusions

<sup>10</sup> Formerly known as Boulder Clay

## 1.2 Geology and topography



The historic town lies at the tip of a south-facing promontory overlooking the confluence of the rivers Tame and Anker. The highest point within the historic centre lies at around 68m AOD at its northern end, falling to just under 60m AOD by the river confluence. The highest point of the promontory is 89m AOD at Perry Crofts, 1km north of the historic centre.

The historic town lies entirely upon geological deposits of the Mercia Mudstone Group<sup>8</sup>. To the east, within the present borough boundary, the geology is complex and heavily faulted but largely comprises deposits of mudstone, sandstone and siltstone<sup>9</sup>. The important factor is that they include the coal bearing rocks of the Lower and Middle Coal Measures and hence the area formed the northern edge of the Warwickshire coalfield.

The superficial geology comprises alluvium along the valleys of the Tame and Anker and sand and gravel river terrace deposits within most of the historic centre except at its northern end where there are deposits of glacial Till<sup>10</sup>.



<sup>11</sup> Defined from examination of Yates' map of Staffordshire (1775).

<sup>12</sup> Later the A453

<sup>13</sup> Later the A4091

<sup>14</sup> Later the A51

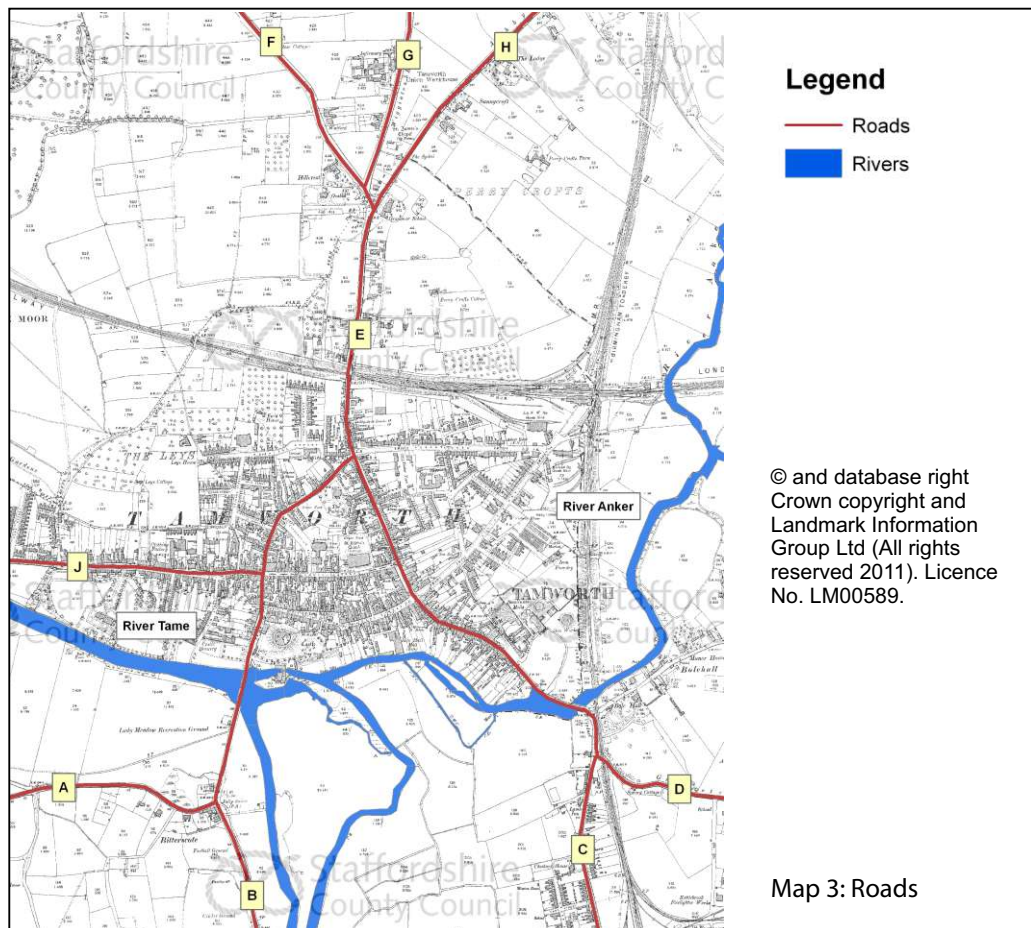
<sup>15</sup> Later the B5000

<sup>16</sup> The spelling of street names tends to vary over time or be renamed. Cf. Wood 1958: 63-4, Palmer 1845: 175-194 and Meeson 1979: 60-66, Fig 23 for variations and alternative names for the most common street names in the medieval town

<sup>17</sup> Later the A513

<sup>18</sup> Later the B5493

### 1.3 Road pattern



Watling Street, the Roman road from London to Wroxeter passes 2km (1.5 miles) south of the town, running approximately east-west. This road continued as a major route north from London throughout the medieval and post-medieval periods and today is largely followed by the A5 road, although through boroughs of Tamworth and Lichfield it follows the B5404.

Map 3 shows the town's historic road pattern<sup>11</sup> which survived largely unaltered until the late 20th century. Four major roads approached the town from the south. The roads from Birmingham and Sutton Coldfield (A)<sup>12</sup> and from Coventry and Coleshill, Warwickshire<sup>13</sup> (B) joined immediately to the south east of the town to pass over the Lady Bridge and ran through the town along Holloway, Silver Street and Aldergate. The roads from Kingsbury (C)<sup>14</sup> and from Polesworth and Market Bosworth (D)<sup>15</sup> joined to the south east of the town to pass over Bolebridge and ran through the town along Bolebridge Street, Colehill and Lower Gungate<sup>16</sup>. As its name suggests Holloway is deeply cut into the surrounding land and Bolebridge Street also used to run in a slight hollow before recent road improvements, demonstrating that river crossings and the roads leading from them are of some antiquity. The two roads running north-south through the town joined at the former site of its northern gate to form Upper Gungate (E). Around 600m north of the historic town Upper Gungate divides into three. One road<sup>17</sup> leads north west to King's Bromley, Rugeley and eventually Chester (F); a minor road leads north to Wigginton (G) and the Ashby Road<sup>18</sup> leads north east towards Ashby de la Zouche, Leicestershire and eventually

<sup>19</sup> Later the A51  
<sup>20</sup> Shaw 1798: 415-434  
<sup>21</sup> Palmer 1845  
<sup>22</sup> Wood 1958  
<sup>23</sup> Stone 2003  
<sup>24</sup> White 1834: 379-396. Accessed online via <http://www.historicaldirectories.org> 19.11.2010  
<sup>25</sup> Meeson 1979

<sup>29</sup> Copy registered to the National Grid supplied by Staffordshire County Council  
<sup>30</sup> Surveyor's Plans of Great Barr (1816) for Tamworth South and Brownhills (1820) for Tamworth North  
<sup>31</sup> Anon 1678  
<sup>32</sup> Wyatt 1741  
<sup>33</sup> Eagle 1810  
<sup>34</sup> Binns 1845

Nottingham (H). From the north west the town is approached by the road from Lichfield<sup>19</sup> (J), 12km (8 miles) distant. It crosses the river Tame at Hopwas Bridge, 2km (1½ miles) to the west of Tamworth and passes through the town along Lichfield Street and Church Street, crossing over the Silver Street/Aldergate route and meeting the Colehill/Lower Gungate road at a T junction. It is worth noting here that even without any other evidence Tamworth's location at a nodal point in the road network would mark it out as a place of early importance.

## 1.4 Sources

### 1.4.1 Historical

Sources for the history of Tamworth are relatively abundant. As mentioned above, however, one of the problems in dealing with an early historic town such as Tamworth is separating fact from fiction or speculation. Inevitably a large number of myths and legends grow up and these can be extremely difficult to dislodge. Bearing this in mind the chief sources for the history of Tamworth are the entry in Stebbing Shaw's County History<sup>20</sup>; Palmer's 19th century history<sup>21</sup>; Wood's mid 20th century history<sup>22</sup>, especially strong for the later periods; and Stone's recent town history<sup>23</sup>. In addition White's Directory of 1834 provides a useful snapshot of the town at this period<sup>24</sup>. For the medieval period the most valuable source is Meeson's thesis on the Origins and Development of Tamworth<sup>25</sup>, and there is a useful article by Gould<sup>26</sup>. For the castle there are recent discussions by Meeson<sup>27</sup> and Blockley<sup>28</sup>.

Other early sources are Roby (1826) and Mitchell (1936), and for the church Palmer (1871) and Mitchell (1935). Hamel (1829/1967) published a useful series of drawings of the town in the early 19th century with a short commentary.

<sup>26</sup> Gould 1971-2  
<sup>27</sup> Meeson 2006  
<sup>28</sup> Blockley 2011

The Staffordshire Views Collection held by the William Salt Library, Stafford, has 67 views of the town. They are mainly of the 18th to 19th century, though there is an excellent 17th century panorama of the town from the south east. Many of the views are of the castle, the church or the Moat House but there are a number of street scenes or views of other important buildings. These include many by Hamel which were published in his book of 1829 (reprinted 1967).

### 1.4.2 Cartographic

The most useful sources are the series of Ordnance Survey maps from the 1880s onwards. Of particular use for the central area of Tamworth are the 1:500 plans of the 1880s and the 1:2500 (25 inch) plans of the 1880s (1st edition), 1900s (1st revision), 1920s (2nd revision) and 1930s (3rd revision). For the surrounding area the 1:10560 (6 inch) mapping of the 1880s (1st edition) and of 1955 have been used. For the earlier period Yates' County Map of Staffordshire of 1775<sup>29</sup>, the Ordnance Survey Surveyor's Plans of 1816-1820<sup>30</sup> and early maps of the borough; the latter comprise a sketch map of 1678<sup>31</sup>, a detailed map of the castle and its surrounds of 1741<sup>32</sup>, and maps of the borough of 1810<sup>33</sup> and the mid-19th century<sup>34</sup> have been used.

### 1.4.3 Archaeological

A series of archaeological interventions were carried out during the late 1960s/early 1970s as part of a period of redevelopment. These works identified several portions of the burh and town ditches as well as the Saxon watermill. Further archaeological work has taken place within the town as a result of developer funded projects following the introduction of PPG 16 in 1990<sup>35</sup>.

<sup>35</sup> PPG 16 - Planning Policy Guidance Note 16: Archaeology and Planning published November 1990.

## 2. Context and Historical Development

### 2.1 Prehistoric

There is little to indicate a particular importance for the Tamworth area in the prehistoric period<sup>36</sup>. The one find of major importance is the Iron Age silver, gold and copper alloy Glascote torc found in the 1940s<sup>37</sup>. However, we have no indication of whether this indicates a site of importance in the area. Otherwise there are a number of finds of implements such as flint axes, stone axe hammers, bronze axes and spearheads but these are not concentrated in any particular area.

Environmental sampling during archaeological work at a site within the Tame Valley approximately 3km to the south of the town centre (in Lichfield District) has provided evidence for the evolution of this lowland valley landscape during the prehistoric period. It exhibited a pattern seen elsewhere in the west midlands and is likely to have occurred along the whole Tame/Anker Valley system<sup>38</sup>. During the Mesolithic as the environment deteriorated and became wetter the existing mixed woodland gave way to alder carr and peat began to form. As the environment improved during the early Neolithic period hazel was identified as beginning to re-colonise areas. By the late Bronze Age/early Iron Age grassland dominated which suggests woodland clearance by farmers for grazing<sup>39</sup>. This evidence indicates nearby human occupation although whether permanent or seasonal is unknown.

### 2.2 Roman

Again there is little to indicate a particular importance for the Tamworth area in the Roman period. The only possible evidence of Romano-British settlement in Tamworth at this date is the discovery of 'Roman type' building material in archaeological excavations by Charles Young in the south-east corner of the

town in 1968<sup>40</sup>. An oak plank from the defensive ditch was radiocarbon dated to between the late 4th and late 5th century (409AD +/- 80) suggesting it had either Roman or early post Roman origins. The fact that it was found within the defensive ditch, believed to be of Aethelflaedan (i.e. 10th century) date, however, led to the conclusion that a late 5th century date was more likely for the construction of the ditch<sup>41</sup>.

A double-ditched enclosure around 1.5km north west of the town was partially excavated in the 1980s and proved to be of Romano-British date<sup>42</sup>. Cropmarks have been identified lying approximately 1.4km to the north west of Tamworth (in Lichfield District). The double ditched nature of this enclosure has led archaeologist to tentatively date this feature to the Iron Age or Romano-British period or and interpret it as a small settlement or farmstead. However, this feature has yet to be investigated<sup>43</sup>. As we have seen Watling Street, one of the most important roads in Roman Britain, does pass around 2km to the south of Tamworth, running east-west. It is crossed by a major north-south route, Ryknild Street, at Wall<sup>44</sup>, 10km to the west of Tamworth. Unsurprisingly Wall was the main focus for settlement in the area during the Roman period with a Roman fort, civilian settlement (vicus), bath house and staging post, all located here<sup>45</sup>. Nevertheless this juxtaposition of roads does mean that there would have been a great deal of passing traffic close to Tamworth both in the Romano-British and later periods.

<sup>36</sup> A search for Prehistoric sites within 5km of Tamworth was made on Heritage Gateway on 29.08.10.

<sup>37</sup> Staffordshire HER: PRN 01202. Torc: A necklace or armband made of metal. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>38</sup> Staffordshire HER: PRN 51525; Northamptonshire Archaeology 2008

<sup>39</sup> Ibid.

<sup>40</sup> Wilson and Hurst 1969: 239

<sup>41</sup> Cf. 2.3.2; Shotton, Blundell & Williams 1970: 394 (BIRM-109) viewed 21/06/2011; Wilson & Hurst 1969

<sup>42</sup> Staffordshire HER: PRN 03626

<sup>43</sup> Staffordshire HER: PRN 01546

<sup>44</sup> Roman Letocetum

<sup>45</sup> Staffordshire HER: PRN 00033

<sup>46</sup> Gelling 1992: 146, has suggested, however, that as Tamworth is one of only two settlements in the area to have been named by its association with the River Tame, a pre-English word, that the settlement itself may date to a time before the arrival of English speakers

<sup>47</sup> Hooke 2006: 42; Gelling 1992: 80

<sup>48</sup> Gelling 1992: 146-7; VII: Small discreet rural settlements which do not provide the commercial, legal or ecclesiastical services typically found within medieval

urban areas. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>49</sup> Rahtz and Meeson 1992: 1-2

<sup>50</sup> Hart 1977: 58

<sup>51</sup> Gelling 1992: 147-8

## 2.3 Early Medieval I (5th to late 9th centuries)

For the purpose of this discussion this period can be usefully sub-divided into two: the 5th to late 9th centuries, comprising the Mercian palace and the, admittedly rather hazy, events leading up to its inception; and the late 9th to mid-11th centuries when Tamworth was established as an English fortified settlement (burh) and market centre.

### 2.3.1 Mercian Palace and Placename

It is at this time that Tamworth can first be identified as a place of major importance. By the 8th century it lay at the heart of the kingdom of Mercia; the three adjacent sites of Tamworth, Lichfield and Repton forming the main residential, ecclesiastical and burial places respectively of the Mercian rulers. How this came about we do not know. There is little evidence for settlement in the Tamworth area between the 5th and 7th centuries<sup>46</sup>. By the 7th century, however, when Anglo-Saxon kingdoms and their sub-divisions can first be recognised in the area, Tamworth lay within the territory of the Tomsaetan, and was probably the main settlement within their territory. The Tomsaetan and their neighbours to the west, the Pencersaetan, based around Penkridge, formed the South Mercians who are mentioned by Bede<sup>47</sup>.

The earliest evidence for a settlement at Tamworth itself is likely to be a reference to Tomtun in a document of 675-92. If this is a reference to Tamworth, as is suggested by most commentators, the settlement was already an important centre for the *tun* element at this period was generally used to denote a royal vill or estate centre<sup>48</sup>. If we accept the existence of a settlement at Tamworth at this time this opens the possibility of a connection between Tamworth and the 'Staffordshire Hoard' discovered just

off Watling Street 15km west of Tamworth. The date of the hoard is still in doubt though the latest thinking puts it as most likely around the mid 7th to early 8th centuries. The later the date the more likely it is that there was a Mercian settlement at Tamworth at the time of the burial of the hoard and that Tamworth played a part in the drama of its deposition.

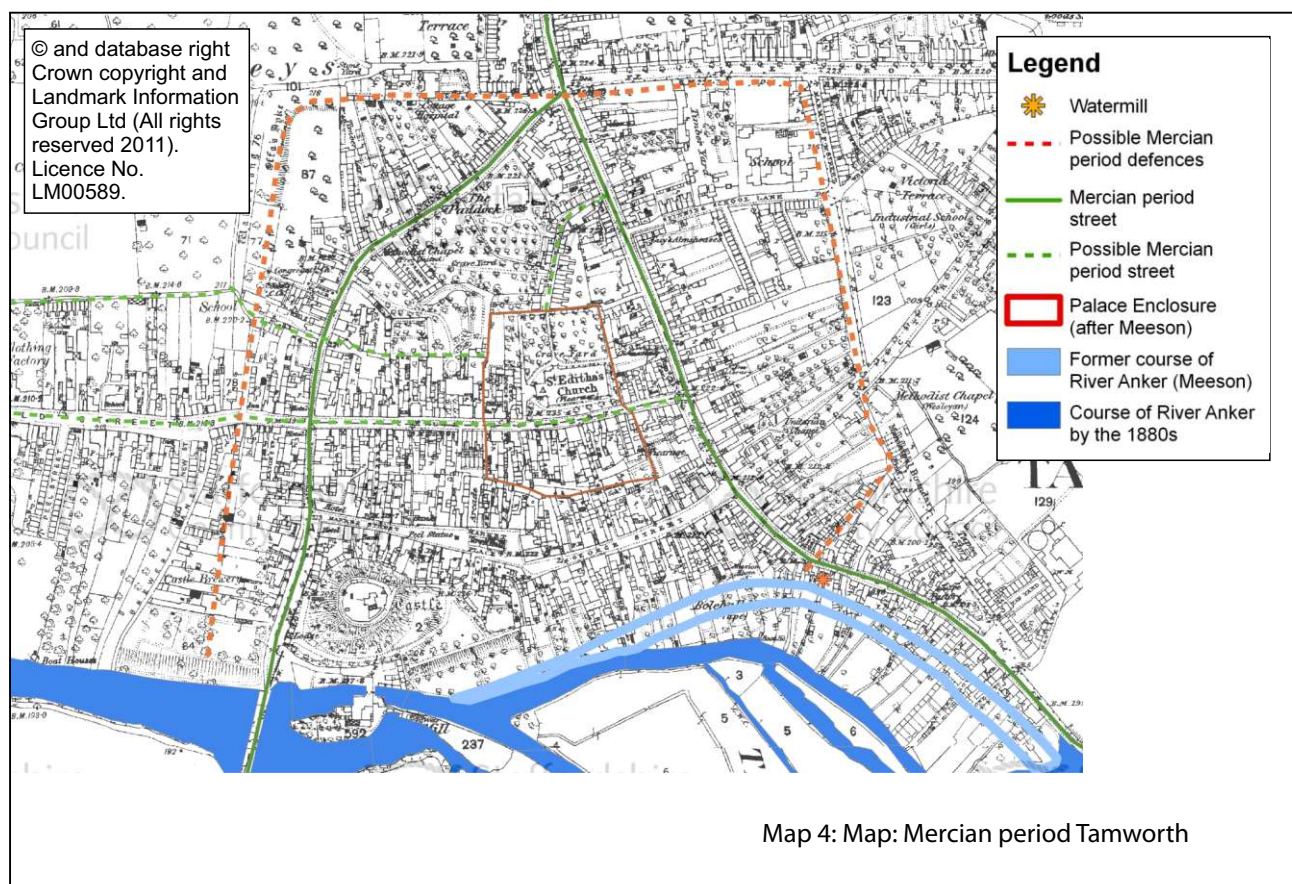
The name of Tamworth, as opposed to Tomtun, occurs in charters from 781 onwards. A large number of Mercian charters were witnessed at the settlement between 781 and 857<sup>49</sup>. The importance of the settlement by this time cannot be doubted and is shown by the terms used to refer to it in the charters, such as 'in sede regali' (at the royal seat), in regali palatio (at the royal palace), in loco celeberrimo (at the most celebrated/splendid place).

Furthermore all surviving Mercian charters dated to Christmas or Easter are ratified at Tamworth indicating that the Mercian kings regularly came there for the main Christian festivals, together with many of the most important people in the kingdom, archbishops, bishops, abbots and ealdormen, who acted as witnesses to the charters. Although the Mercian kings, like their contemporaries in the other kingdoms, were peripatetic, staying often at royal villas or monastic sites, Hart has suggested that there was an annual royal progress by the Mercian kings between their major residences at London and Tamworth, and that a permanent royal treasury, and possibly a depository for royal archives, was maintained at Tamworth<sup>50</sup>.

Again the place name indicates the importance of the site, for the worthy element at this period was applied only to centres of particular importance. Gelling has suggested that it had a meaning akin to a burh or fortified settlement<sup>51</sup>. Hence the change of name from Tomtun to Tamworth may denote a change from an undefended or only lightly



fortified settlement to a fully defended one. Additionally Hart has pointed out the significance of the earlier name of Derby, Northworthy (the northern fortified settlement), which he suggests was named thus due to its location in relation to Tamworth (the fortified settlement by the Tame) which lies to its south<sup>52</sup>. Hence we can be sure that Tamworth was one of the most important settlements in Mercia from at least the reign of King Offa in the late 8th century at a time when the Mercians were the dominant power in England; indeed it has been called the 'capital' of Mercia although the concept is one that the Mercians themselves would not recognise.



### 2.3.2 Settlement

It can be inferred that Mercian Tamworth would have comprised a major royal residence or palace, one or more churches, residences for the king's retinue and servants, and industrial and commercial structures to meet their needs, including perhaps a regular market. It was probably also surrounded by defences though how large an area these encompassed is still a matter for debate<sup>53</sup>. The settlement perhaps should not be called a town at this stage but certainly the number of ancillary tasks which would have been necessary to meet the needs of the king and his retinue and the permanent ecclesiastical presence may have been sufficient for us to term the settlement at least a proto-town.

The skeleton of the settlement is provided by the two crossing points of the rivers Tame and Anker at or close to the sites of the later Lady Bridge and Bole Bridge<sup>54</sup> and the consequent lines of the two main north-south streets, Holloway/Silver Street/Aldersgate and Bolebridge

<sup>55</sup> Cf. 2.3.5 below

<sup>56</sup> Meeson 1979: 38, Fig 23; Palmer 1845: 181-2

<sup>57</sup> Staffordshire HER: PRN 01154

<sup>58</sup> Wilson and Hurst 1969: 239. Young's excavations have never been published. Material from the excavations is preserved in Tamworth Castle Museum and should at least be examined to see whether it sheds any light on the Mercian palace phase.

<sup>59</sup> Staffordshire HER: PRN 01314 Cf. 2.3.3.1 below

<sup>60</sup> Meeson 1979: 22-30 and Fig 12; Rahtz and Meeson 1992: 4-5; Staffordshire HER: PRN 01154

<sup>61</sup> Cf. 2.3.5 below

<sup>62</sup> Staffordshire HER: PRN 02677 and PRN 20713; cf. 2.4.1.4 below

<sup>63</sup> Stenton 1971: 120

<sup>64</sup> Blair has suggested that early towns often arose at ecclesiastical rather than royal sites (Blair 2000: 245-50). In the case of Tamworth, however, its clear association with the early Mercian kings argues for a royal rather than ecclesiastical origin

Street/Colehill/Lower Gungate, which meet to the north to form Upper Gungate. The two roads bisect a spur of land overlooking the confluence of the two rivers which would have made an ideal location for an early settlement (cf. map 3 and map 4).

The other possible early street is Lichfield Road/Lichfield Street/Church Street which approaches Tamworth from the west having crossed the River Tame at Hopwas, 2.5km to the west. However, archaeological excavations on the town's western defences suggest that this east-west route may not have come into existence until later<sup>55</sup>. If this is the case another route must be sought to enter the Mercian settlement from the west. Meeson has pointed out a possible east-west route running around 80m north of Lichfield Street whose line is continued into the town by Cat Lane, a medieval street which was blocked up in 1662<sup>56</sup> (cf. map 4). This may therefore have been the line of the original route into Tamworth from the west,

The location of the royal palace remains open to conjecture and the main arguments will be detailed in the following discussion<sup>57</sup>. Traditionally it was thought to have been in the area occupied by the medieval castle. Another possibility is in the south-east corner of the later town where in an archaeological excavation on the town defences in 1968 Charles Young discovered a ditch fill, probably the Aethelflaedan period ditch, containing 'destruction material, consisting of large preserved timbers, wattling, and Roman type building material, i.e. roofing slates, tiles and painted wall plaster'<sup>58</sup>. Given the lack of Romano-British material elsewhere in Tamworth and the position of the site adjacent to a 9th century watermill<sup>59</sup> a connection to a palace site or a major structure associated with the palace is a possibility.

However, Meeson has pointed out an area around the present St Editha's Church which forms a central enclosure of around 1.5ha at the heart of the settlement and suggested that this may have formed the site of the palace<sup>60</sup>. The argument for this area forming the centre of the Mercian settlement is a persuasive one. It lies in an elevated position compared to its surrounds and, if the first phase of defences is assumed to belong to the Mercian period, it lies at the centre of the defended area<sup>61</sup>. In addition two small archaeological trenches excavated by Church Street in this central area uncovered features which may belong to this period<sup>62</sup>.

Once Mercia became a Christian kingdom from around the mid 7th century<sup>63</sup> a royal palace would have been accompanied by one or more churches<sup>64</sup>. At Tamworth at the very least a chapel for the king and his entourage would have been necessary, especially as the court was here at Christmas and Easter. In addition it is likely that there would have been a minster church, from where priests would have been sent out to preach in the surrounding countryside, at a time before the adoption of the parish system. A single church could have served both functions, or there may have been two adjacent churches<sup>65</sup>. The most likely site for such a church or churches is in the same area as the palace, around the site of the later St Editha's church, which as we have seen is both at the centre of the settlement and on the highest ground. There is no surviving evidence of such a structure or structures, although Meeson<sup>66</sup> has suggested that the present crypt is a survival from a formerly detached chapel. Certainly the status of the later church of St Editha suggests an early foundation for it possessed a large parish and was served by a college of priests<sup>67</sup>, both of which are indicative of an early status as a minster church.

<sup>65</sup> Adjacent churches are common in the early medieval period. Recent excavations at Lichfield may have uncovered the remains of two 'axially aligned' early medieval buildings, suggested as being the churches of St Mary and St Peter, mentioned by Bede (Rodwell et al, 54)

<sup>66</sup> Meeson 1979: 49-51

<sup>67</sup> Cf. 2.4.3.1 below



This need not, however, preclude elements of the Mercian settlement lying outside the central area. It seems to have been accompanied by a watermill 150m to the south-east, fed by a leat running off the river Anker<sup>68</sup>. Other ancillary structures may have lain in the surrounding area. If the earliest phase of defences is contemporary then the Mercian settlement covered a massive area<sup>69</sup>, around 21ha. Possibly some areas were given over to residences of the nobility but large areas were probably unsettled, and perhaps intended for the mustering of troops.

Given the importance of Tamworth at this period and its national, and indeed international, status it is worth looking for parallels in an attempt to understand it and how it may have looked and functioned. The only definite palace sites excavated so far are those at Yeavinger (Northumberland) and Cheddar (Somerset). The late 7th century palace at Yeavinger covered a core area of around 3ha but with an adjacent defensive enclosure of around 1.5ha<sup>70</sup>. At Cheddar an area of only around 0.3ha was excavated but the features uncovered appear to represent the core of a complex of 10th -11th century date<sup>71</sup>. Both sites included large timber halls. At Yeavinger there was also a segmental structure interpreted as an assembly place, while Cheddar included a stone chapel and a tripartite building with a circular central area interpreted as a fowl house. A further possible palace site at Northampton comprised a large timber hall of 8th century date which was replaced by an even larger stone hall in the 9th century<sup>72</sup>. Immediately adjacent was the church of St Peter's, with a second church, St Gregory's, only 50m to the east. Also uncovered were circular mortar mixers of a form found on continental sites. The core of the site covered 2ha.

## 2.3.3 Economy

### 2.3.3.1 Watermills

The discovery and subsequent excavation of two phases of horizontal-wheeled watermills at Tamworth in the 1970s was an important contribution not only to the history of the town but to the study of the technology of early mills as a whole<sup>73</sup>. The site lies at the south east of the historic centre immediately outside the area of the defences and adjacent to the trench where Young discovered his 'destruction material'. The mills were originally assigned to the 8th century through radiocarbon dating; this dating has been modified, however, by subsequent dendrochronological dating. This dating indicates that timbers belonging to the first phase were felled between 855 and 859. Features associated with this phase were sealed by a second phase of rebuilding which although not firmly dated is suggested to be of late 9th century date. The second phase of building was better preserved and included the foundations of the mill pool, the wheelhouse and outflow revetment wall. The period of use for the second phase mill is uncertain but is thought to have been some years or even decades. Environmental evidence suggests that oats, and possibly barley, were being milled. There was also evidence of a wooden bridge built to carry the predecessor of Bolebridge Street across the mill leat, demonstrating that this route, and a crossing of the river Anker at this point, was in use at this time.

## 2.3.4 Religion

### 2.3.4.1 St Ruffin's well

St Ruffin's well lies on the east side of the Castle Grounds<sup>74</sup>. It is known to have been in existence by 1276 but Ruffin himself is supposed to have been a 7th century figure. Ruffin is said to have been one of the sons of

Wulfhere, a pagan king of Mercia (658-674). He, together with his twin brother Wulfade, was converted to Christianity by St Chad. As a consequence Wulfhere slew his two sons but later repented and tradition holds that he founded a monastery at Stone in Staffordshire as well as dedicating a holy well here at Tamworth as an act of atonement<sup>75</sup>. If true this would have been good evidence that Tamworth was in existence and had a connection with the Mercian nobility in the mid 7th century. Rumble has, however, shown that the legend is a piece of hagiography and has no basis in fact<sup>76</sup>.

### 2.3.5 Defences

At least thirteen sections have been cut across Tamworth's defences. All have been small-scale, however, which is a major contributing factor to the uncertainty surrounding their sequence and dating.

The earliest phase of defences is generally assigned to the Mercian period. Before the archaeological excavation at Marmion Street the most informative work for this defensive phase, and indeed for the subsequent ones, were the two sections excavated by Jim Gould on the western defences south of Lichfield Street (1967 and 1968)<sup>77</sup>. In his 1967 trench Gould uncovered what he described as a small ditch or palisade trench, around 2m wide and 1.3m deep, with a wide slot and posthole on its inner (town) side. In Gould's second trench, excavated in 1968 around 20m to the north of the first and immediately to the south of Lichfield Street, he once again uncovered the small ditch/palisade of the phase one defences. These continued through the trench whereas the later defences terminated in the trench suggesting a gateway with access into the town on the line of Lichfield Street. This would indicate that Lichfield Street was only laid out when the second phase of defences were created. In subsequent publications

Gould's uncertainty as to whether he had uncovered a small boundary ditch or a palisade has been glossed over and the feature has been generally accepted as a boundary ditch.

In his re-examination of Gould's work Meeson suggested a more complex sequence at this phase with possibly two phases pre-dating the later defences. His first 'sub-phase' (Meeson Phase 1) was broadly the same as Gould's earliest phase except that he recognised a 'marking out trench' just outside its outer edge. He postulated a second early defence the evidence for which comprised a ditch around 5m west of the earlier ditch/palisade (Meeson Phase 2). This ditch had been almost entirely cut away by the ditch of the Norman<sup>78</sup> defences.

Bassett has offered a more radical interpretation in his detailed re-examination of the evidence<sup>79</sup>. He agrees with Meeson in suggesting that the Meeson Phase 2 ditch belongs to the early defences but suggests that the Gould's ditch/palisade, slot and posthole together with Meeson's 'marking out trench' all formed part of a timber framed rampart. Hence Bassett agrees with Gould that there would have been only one phase of early defences but suggests that these would have been more substantial than previously proposed.

More recently two further trenches were excavated across the eastern side of the defences off Marmion Street as part of an evaluation of the former Gungate Shopping Precinct site. The Marmion Street evaluation trenches uncovered evidence for a ditch or 'palisade trench' similar to that discovered on earlier excavations. However there was also evidence for a bank 5m wide outside and possibly earlier than the 'palisade ditch'<sup>80</sup>.

One thing which does need emphasising is the lack of dating evidence for this phase of the

<sup>81</sup> Offa's dyke in the Welsh Marches should not of course be confused with the ditch around Tamworth which is also referred to as 'Offa's dyke' or the 'King's ditch' from at least the 19th century

<sup>82</sup> The fourth, south, side of the town is protected by the River Anker. Whether this was considered to be an adequate protection or whether there was a defensive rampart on this side of the town also is unknown.

<sup>83</sup> Biddle 1976: 120-1; Thomas and Boucher: 2002, 9

<sup>84</sup> Haslam 1987; Bassett 2007

<sup>85</sup> Ibid.

<sup>86</sup> Garmonsway 1972: 103; Stenton 1971: 528

<sup>87</sup> Chapman 1998-9

<sup>88</sup> Cf. 2.4.1.1 below

<sup>89</sup> This is more likely if we accept Gould and Meeson's interpretation of the first phase of defences as relatively slight rather than Bassett's re-interpretation of them as a more sturdy defence

defences. They are generally dated to the 8th/9th centuries, and perhaps particularly to the reign of Offa (757-796) as the succeeding defences are thought to be those built by Aethelflaed (913). It has also been noted that the shape of the defences mirror the shape of the palace enclosure in being slightly broader at the bottom (southern) end than the top (northern) end. In addition the palace enclosure lies at the dead centre of the early defences. This date also fits well with the first known imposition of the 'common burdens' of service in the army; the building of fortresses and the construction of bridges in Mercia in the mid-8th century which would have provided the resources for such work. The building of Offa's dyke along the border between Mercia and Wales about the same time demonstrates the ability of the Mercian kings to mobilise large numbers of people to undertake civil engineering projects<sup>81</sup>.

We should not, however, simply accept the dating of the first phase of defences as Mercian without assessing its ramifications. One of the chief problems is the size of the area covered by the defences. Evidence for the first phase of defences has been found on the west, north and east sides of the town<sup>82</sup> indicating that they ran on the same line as the later, Aethelflaedan, defences. The defences would thus have enclosed an area of around 21ha (52 acres). Parallels for such a large defended area at this early date are difficult to find. The closest example, and one most commonly quoted, is Hereford where a similar defensive sequence to that at Tamworth has been postulated. However, the earliest defences at Hereford, although originally described as being of 8th century date, have recently been suggested as being of mid-9th century date. The area which they cover is also uncertain. They have been found on the north and west sides of the town only, although the most plausible line for their eastern side would see them enclosing an area

of around 13ha (32 acres)<sup>83</sup>. One thing which does seem clear is that this first stage of the Hereford defences does not follow the line of the later, Stage 2 defences, on its eastern side. This is important because the Stage 2 defences at Hereford also cover an area of around 21ha (52 acres), identical to the area enclosed by Tamworth's defences. Elsewhere evidence for large defended areas at this period has proved elusive. Bassett has suggested Winchcombe as another parallel, although its curving defensive line looks rather different in nature<sup>84</sup>. Both Haslam and Bassett have argued for an extensive system of fortified settlements in 8th/9th century Mercia<sup>85</sup>. Caution needs to be exercised, however, until such a time as further cases of large-scale 8th/9th century fortifications are discovered, or Tamworth's own defences are more securely dated.

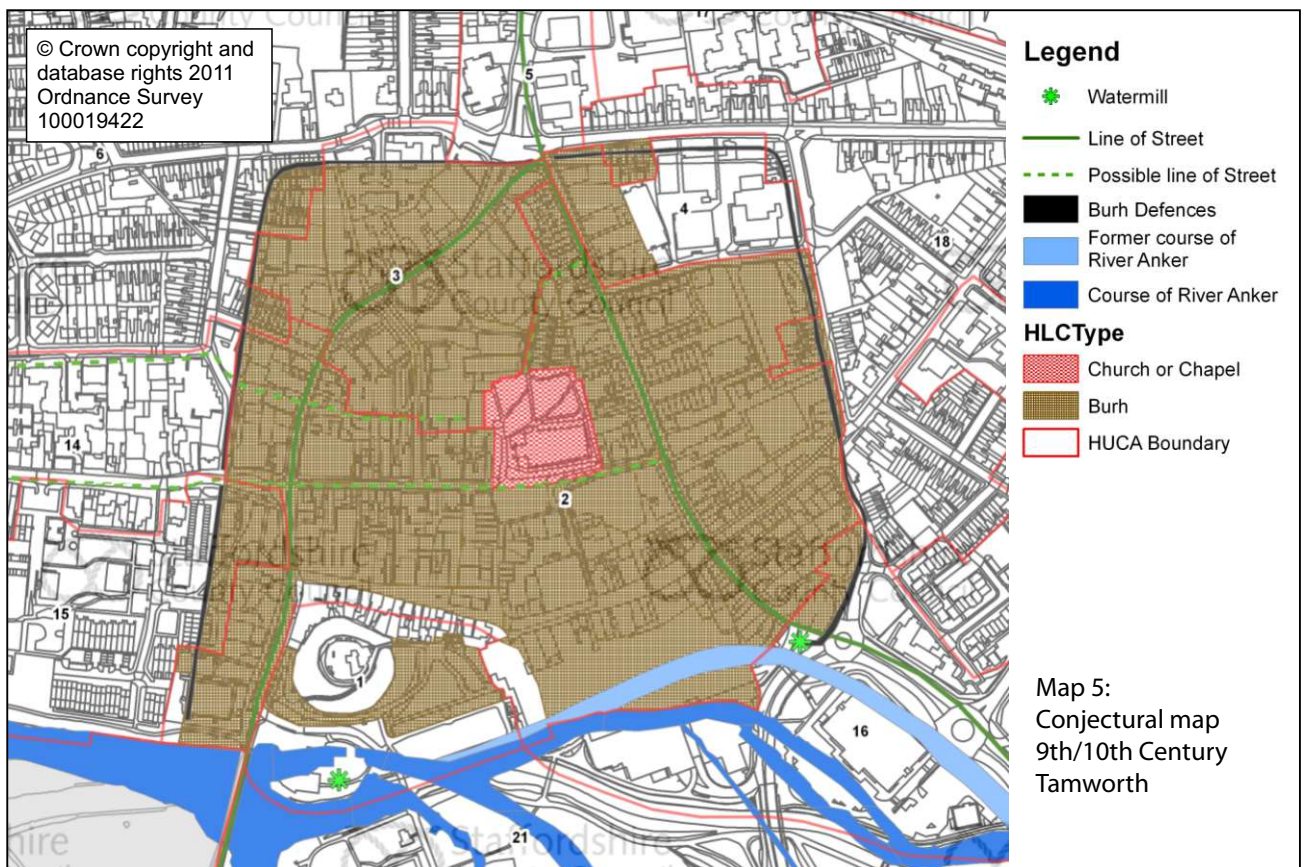
If Tamworth's earliest defences did not belong to the Mercian palace phase, what period did they belong to? In size they are similar to many of the late 9th to early 10th century defensive circuits built by the Mercian and Wessex rulers. However, Tamworth's Phase 2 defences are generally assigned to this period. An intriguing possibility is raised by the similarity of the area covered to those of the defences at Northampton which may have been built by the Danes. The Anglo Saxon Chronicle tells us that the Danes at Northampton surrendered to Edward of Wessex in 917<sup>86</sup> but unlike so many other strategic centres there is no mention of Edward having fortified the town. Defences of this period undoubtedly existed at Northampton so the possibility exists that the Danes built the defences at Northampton<sup>87</sup>. Could this be the case at Tamworth also? For this to be true we would have to suppose that the Danes took over Tamworth in the 870s<sup>88</sup> and that any defences they built at this period were considered inadequate or were in such a state of decay by 913 that Aethelflaed needed to completely rebuild them<sup>89</sup>. The idea of a Danish phase of defences is perhaps unlikely



<sup>90</sup>The Anglo-Saxon Chronicle claims that it was the Danes who deposed Burgred and gave the kingdom to Ceolwulf, 'a foolish king's thegn' (Garmonsday 1972, 72). The chronicle has a strong Wessex bias, however, and more recent commentators, especially Walker 2000, 58-61, suggest that Burgred had lost the confidence of the Mercian nobility because of his inability to counter the Viking threat and that as a consequence he was deposed in favour of a rival dynasty

but the fact that such a possibility can be raised points out the need for detailed and extensive excavations on Tamworth's defences. All we can say for the present is that if Tamworth's first defensive line dates to the late 9th to early 10th centuries it fits well in terms of size with contemporary fortifications elsewhere. If, however, as is perhaps more likely its fortified area dates back to the 8th/9th centuries this raises the intriguing possibility that Tamworth, along perhaps with Hereford, constitutes a template or model for later fortified settlements.

## 2.4 Early Medieval II (857AD to 913AD)



### 2.4.1 Settlement

#### 2.4.1.1 Mercian Palace and settlement

We do not know what happened to the Mercian palace or to Tamworth itself between 857 when the last known charter was witnessed at Tamworth and 913 when Aethelflaed is recorded as building a fortification here. This period was obviously a time of significant insecurity as Tamworth lay on the edge of the border between the English and the Danes. The original Viking raiders of the late 8th century onwards were content with plunder. However, with the coming of The Great Army in 865 that was to change as they began to stay for longer periods and eventually to settle. In 873-4 the Danes over-wintered at Repton, only 25km (15 miles) north of Tamworth and the traditional burial place of the Mercian kings, and in 874 had de-stabilised Mercia to such an extent that their king, Burgred, was deposed, and replaced by another member of the royal household, Ceolwulf<sup>90</sup>.

<sup>91</sup> The earliest reference I have been able to find is by Leland writing in the 1540s (Smith (ed), 1964, 104)

<sup>92</sup> Hill 1981, 46-7

<sup>93</sup> Gelling 1992, 135

<sup>94</sup> Burh: An Anglo-Saxon fortified town or other defended site, not necessarily urban. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>95</sup> Garmonsway 1972, 97

<sup>96</sup> Meeson 1979; Gould 1967-8, 1968-9b; Bassett 2008

<sup>97</sup> It is uncertain when this refurbishment took place. Meeson (1979, 115) suggests that it was 'not long after it had been raised' but Bassett postulates that it belongs to a phase of major refurbishment some time later in the reign of Aethelred II (978-1016) (Bassett 2008, 213).

<sup>98</sup> Berm = space

<sup>99</sup> Gould 1968-9b

In 877 Mercia was divided; the northern and eastern portions of the kingdom were handed over to the Danes, while Ceolwulf retained the southern and western portions. Tamworth lay on the boundary; its fate is uncertain. Another widely-repeated myth is that it was sacked by the Danes in 874-5. No contemporary sources mention this, however, and it is extremely unlikely that such an important event would have gone unreported at the time<sup>91</sup>.

The boundary between the English and the Danes established by agreement between Alfred and Guthrum in the 880s is generally thought to have run up Watling Street as far as the later boundary between Staffordshire and Derbyshire but then to have run along this boundary leaving Staffordshire, including Tamworth, in Mercian hands<sup>92</sup>. The border may not have been so well-defined, however, and it may be that Tamworth was for a time in Danish hands – or at least under considerable Danish influence. This would explain why two of its early street names, Aldersgate and Gungate, contain the Old Norse name for street - *gate*<sup>93</sup>.

Hence it would be unwise to assume that Tamworth suffered too disastrous a fate during this period. Evidence from the excavation of the mills suggests that the first mill may date to the mid-9th century and the mill complex as a whole may have been in operation throughout the later 9th and into the 10th century; a sign of apparent prosperity and possible economic expansion at the precise time when Tamworth was a border settlement. As such it may be that Aethelflaed came to garrison and re-fortify a fully functioning settlement rather than an abandoned wasteland.

#### 2.4.1.2 Burh<sup>94</sup>

In the early 10th century the West Saxons and the Mercians commenced a major campaign to win back the land held by the Danes. The

West Saxons were led by their king, Edward, and the Mercians by Aethelred, ealdorman of Mercia, and his wife, and Edward's sister, Aethelflaed, 'Lady of the Mercians'. Following Aethelred's death in 911 Aethelflaed took sole charge of the Mercian forces. She continued the policy of fortifying settlements in order to protect and command the countryside. Such centres also acted as military strongholds for the ongoing offensive in much the same way as Edward I's castles in Wales over 300 years later. The Anglo-Saxon Chronicle records that in 913 she fortified Tamworth in the early summer before moving on to fortify Stafford 'before Lammas' (August 1)<sup>95</sup>. If the 'traditional' sequence of defences at Tamworth is correct, however, Aethelflaed was re-fortifying the settlement with defences running on much the same line as the earlier ones.

There is general agreement as to the nature of the Aethelflaedan defences<sup>96</sup>. Again the clearest sequence is that excavated by Gould in 1967-8. He discovered evidence for a timber-framed turf rampart around 5m wide. There was evidence for a line of posts at the front, back and centre of the rampart. In front of the rampart was a layer of red clay or marl, interpreted as protecting the footings from rain etc. Other trenches suggested that the timber revetment may have been replaced by a stone one; a common phenomenon for defences of this period<sup>97</sup>, and that there may have been an 'intervallum' road running around the inside of the rampart. Outside the rampart, and separated from it by a berm<sup>98</sup> around 6m wide was an external ditch with a surviving width of around 4m and depth of 2m. Gould's second trench also uncovered evidence for a timber gateway flanking the western entrance into the settlement down Lichfield Street<sup>99</sup>.

As discussed in 2.3.5 above the 'Aethelflaedan' defences enclosed the same area as the first

<sup>100</sup> Bassett 2008, 205-7

<sup>101</sup> Hereford: Thomas and Boucher 2002, 9-10, Figs 1.9, 1.10; Oxford: Hassell 1987, 15-17; Blair 1994, 146-150; Northampton: Shaw et al 1997, 413; Chapman 1998-9. It is worth noting that Northampton's defences have been discovered on its southern side by the river Nene, so Northampton at least did not rely on the river to form a defence. Was this the case at Tamworth also?

<sup>102</sup> Garmonsway 1972, 101-2

<sup>103</sup> Bassett 2008, 239, note 262

<sup>104</sup> Cf. 2.3.1 above; Staffordshire HER: PRN 04296

<sup>105</sup> Biddle 1976, 129-131

<sup>106</sup> Radford 1970, 92

phase of defences, around 21ha (52 acres) (cf. map 5). Again evidence for them has been uncovered on the west, north and east sides of the town. Less certain is what happened on the south side by the rivers Tame and Anker. Were these considered to be a sufficient barrier or were there originally defences on this side also?

The paucity of dating evidence for these defences needs to be re-emphasised. The only dating evidence is a silver cut halfpenny of Edward the Martyr (975-8) which was recovered from the surface of the possible 'intervallum road'<sup>100</sup>.

The area enclosed by the defences at Tamworth fits well with the area covered by late Anglo-Saxon defences elsewhere in the Midlands. Indeed the similarity in the size of area enclosed by many of the newly-founded late Anglo-Saxon burhs is remarkable. Hence Hereford's, Oxford's and Northampton's defences all covered an area of between 20-22ha<sup>101</sup>.

Hereford, Oxford and Northampton also provide good parallels for the refurbishment of 10th century defences in stone. Like Tamworth the time lapse between the construction of the original defences and their refurbishment is unknown. The only place for which we do have evidence is Towcester in Northamptonshire which the Anglo-Saxon Chronicle tells us was fortified by Edward the Elder in 917 and reinforced with a stone wall in 918<sup>102</sup> which suggests a very short time lapse indeed. Bassett, however, suggests that the reason that this addition of a stone wall to newly constructed defences is mentioned in the Anglo-Saxon Chronicle is precisely because it was an unusual event<sup>103</sup>.

#### **2.4.1.3 Settlement Plan**

As we have seen the builders of the late Anglo-Saxon burh would have inherited a number of

pre-existing features. These comprised the two north-south routes along Aldergate and Gungate and their associated river crossings on the site of Lady Bridge and Bolebridge, and a possible east-west route along Lichfield Street or 80m to the north along the continuation of Cat Lane (cf. map 5 and map 6). What we do not know is whether they also inherited the defensive line and whether the palace site was still functioning or whether it had ceased to exist, possibly as a result of Danish activity. If Church Street had not been laid out prior to this period it must belong to this phase as there was a gateway in the defences to allow Lichfield Street to enter into the town at this time and it is perhaps at this period that the forerunner of St Editha's church was built on the site of the palace<sup>104</sup>.

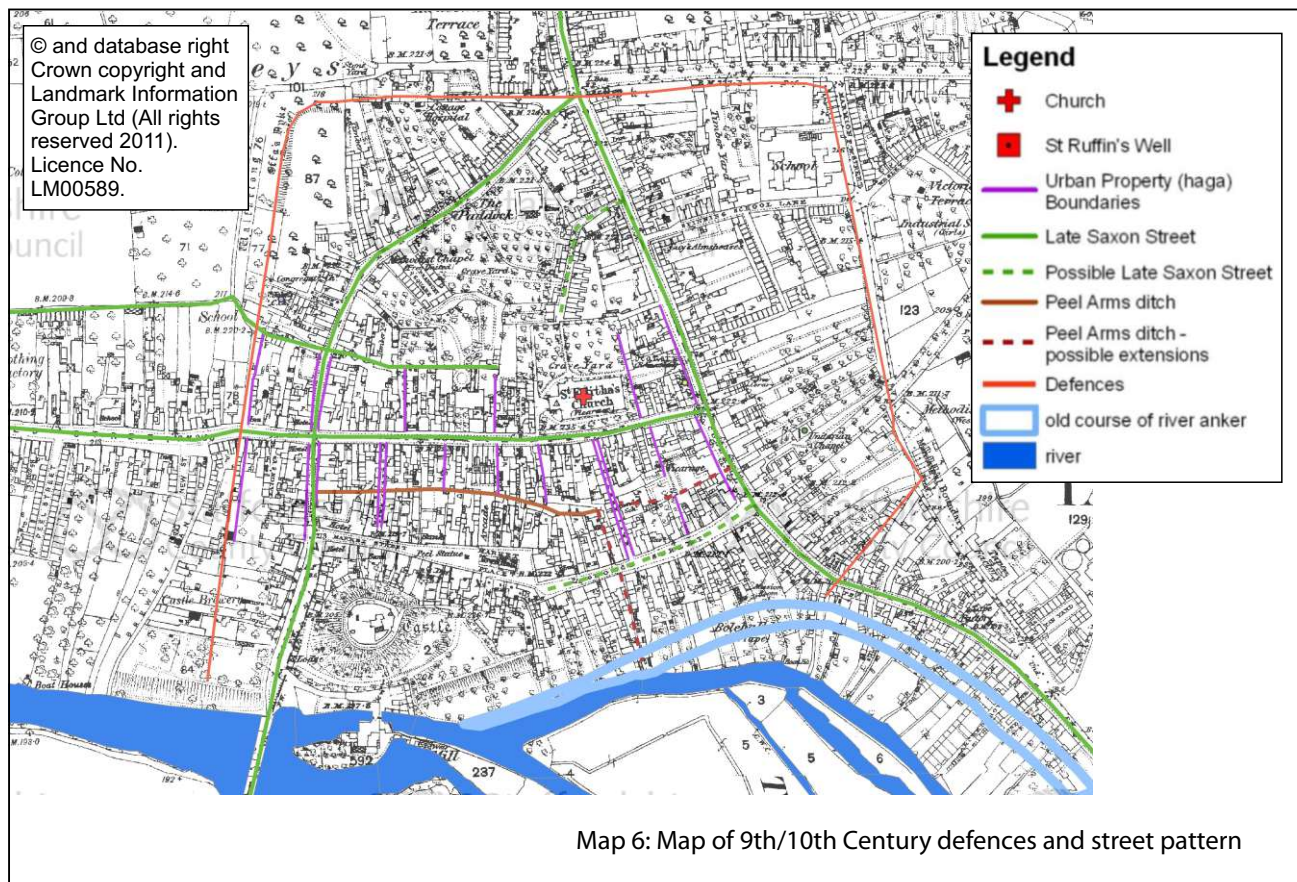
Contemporary burhs in Wessex were provided with a regularly laid out street system<sup>105</sup>. Radford suggested that a similar gridded street system was laid out within the Aethelflaedan burh at Tamworth. This, however, was in the context of a time when grid layouts were thought to be a defining characteristic of burhs. There is in reality little evidence for an overall grid layout at Tamworth, though there is some evidence of town planning.



<sup>107</sup> See 'Peel Arms ditch' below  
<sup>108</sup> King Street and College Lane

<sup>109</sup> It is common for late Anglo-Saxon towns to be divided into such large urban properties or hage which act as town houses or urban manors for major landowners in the surrounding area. Later these properties are sub-divided as it becomes profitable to rent portions of them out to traders and craftsmen. See Fleming 2010, 247-9

<sup>110</sup> A similar scenario has been suggested along High Street, Worcester, where a series of urban properties of around 46m width have been suggested as having been laid out within the Aethelflaedan burh (Baker and Slater 1992, 58-9)  
<sup>111</sup> Cf. 2.5.4.2



Map 6: Map of 9th/10th Century defences and street pattern

A number of planned elements can be suggested for verification by fieldwork in the future. The strongest candidate is the layout of Church Street. To the north Cat Lane can be suggested as acting as a back boundary lane, having possibly been demoted from being the primary east-west street. The back boundary on the south side may have been a large ditch which later formed the boundary between properties on Church Street and Market Street<sup>107</sup>. Within this area evidence for a sub-division into large urban properties can be put forward (map 6). On the south side of Church Street a number of strong boundary lines, including two lanes<sup>108</sup>, suggest that the area may have been divided up into a number of large urban properties fronting on to Church Street<sup>109</sup>. The width of these suggested properties varies between 35m – 49.5m, though most commonly between 43m-47.5m. The north side of Church Street to the west of St Editha's Church may be divided into two large properties though their widths are wider than those to the south, 65m-70m. To the east of the church, however, there is another possible large property, encompassing the later Deanery, of around 45.5m width. Properties at the west end of Church Street can be suggested as of a similar width, this time around 47.5m, with Silver Street/Aldergate forming their east boundary and the rampart their west boundary<sup>110</sup>. The predecessor of George Street may also have been laid out at this time for there are possible urban properties of 42m-45m width on its north side. Alternatively it may represent late 11th to early 14th century town planning<sup>111</sup>.

The northern portion of the settlement shows little evidence of a rectilinear layout apart from the properties fronting on to Church Street, while the eastern portion off Colehill and Lower Gungate appear to be narrower properties more similar to later (late 11th to early 14th century) medieval

<sup>112</sup> Meeson 1979, 65, Fig 23

<sup>113</sup> This was the case at Northampton where the stone hall of the 'palace' complex went out of use around the late 9th-early 10th centuries and was replaced by lower-status occupation (Williams et al 1985, 43)

<sup>114</sup> Meeson 1970-1; Meeson 1979, 40. A large post pit building excavated at Northampton is also assigned a pre-Conquest date (Williams and Shaw 1981); cf. 2.3.2 above

<sup>115</sup> Staffordshire HER: PRN 02677

<sup>117</sup> Carver 2010, 138-40

<sup>118</sup> See below

<sup>119</sup> Although Carver 2010, 139-141, argues that the minting of coins at this period is not an indication of a true monetary economy

<sup>120</sup> Gelling 1992, 141

<sup>121</sup> Walker 2000, 112-4

property sizes. Possibly there were still large areas of open space in the town during the 10th century. As during the earlier period this open space may have been used for the mustering of troops or possibly reflects a slower than anticipated growth of the settlement. Alternatively it may have been used as secure night pasture or for agricultural purposes.

There is no evidence of a planned market area within the settlement at this date. The area around St Editha's church may have been used as the original market area with related activities spilling out into Church Street as it did in the medieval period. Lichfield Street outside the west gate is a wide street and may also have been used as a market area, particularly for livestock, as was common in towns of this period. Certainly this area is referred to as Swinemarket by the 14th century<sup>112</sup>.

#### 2.4.1.4 Buildings

Our evidence for the form of the settlement at this period is limited. The royal palace perhaps did not survive the disruption caused by the Vikings/Danes in the late 10th/early 11th centuries<sup>113</sup>. However, excavations by Meeson in 1968-9 to the south of Church Street uncovered post pits and beam slots which appear to represent a major building. It has not been securely dated but was thought to be of pre-conquest date<sup>114</sup>. Indeed it is possible that it pre-dates the laying out of Church Street which may mean that it belongs to the Mercian palace phase<sup>115</sup>. Further excavations by Meeson at Mould's Yard to the north of Church Street, in 1970-3, uncovered evidence of at least three phases of postholes for an earthfast building, with a further possible cellared building<sup>116</sup>. Again these structures are likely to pre-date the Norman Conquest, with the earliest phases possibly even dating to the 'Mercian palace' period.

<sup>116</sup> Meeson 1979, 40-41, Fig 15; the earliest feature is described as 'a rectangular depression with postholes' and resembles cellared structures found in other late Anglo-Saxon towns; Staffordshire HER: PRN 20713

Although on a small scale these excavations do indicate that there may be survival of early medieval period deposits elsewhere in the town.

#### 2.4.1.5 Status of the settlement

It is generally assumed that burhs were intended to act as towns from the outset with a marketing and trading function in order to encourage settlement and so provide revenue for their construction and defence. Recently, however, Carver has argued that the settlement at Stafford, fortified in the same year as Tamworth, was originally largely a military fort and depot<sup>117</sup> and a similar question must be asked of Tamworth.

Only large-scale excavation could tell us if there was a diversified economic base. There are, however, a number of clues. Unlike Stafford, Tamworth had clearly already been a major centre. Aethelflaed not only fortified the settlement but she died here possibly indicating the continued presence of a royal residence in the settlement. There was also a mint<sup>118</sup> here, although there was admittedly one at Stafford also, and from the time of Athelstan (924-939) the minting of coinage anywhere except in a market town was forbidden<sup>119</sup>. On the other hand Tamworth undoubtedly did not thrive to the extent that its 8th century status would suggest was its destiny. Nor did it become a county town. Indeed the boundary between the counties of Staffordshire and Warwickshire ran through the town, the northern half lying within Staffordshire and the southern half in Warwickshire. In attempting to explain this we are hampered because we do not know when the West Midlands counties were laid out. However the most likely candidate is Edward the Elder in the early 10th century<sup>120</sup>. It was also Edward who took over control of Mercia in 918 after the death of Aethelflaed putting aside the claims of Aethelflaed's daughter, Aelfwynn<sup>121</sup> and it was perhaps a deliberate

attempt by Edward to downgrade the importance of Tamworth which saw Stafford and Warwick established as the county towns and Tamworth divided between the two counties.

Nevertheless Tamworth continued as a place of importance. Edward the Elder's son and successor, Athelstan, may have been brought up in Mercia<sup>122</sup>, and chose Tamworth as the venue for the marriage of one of his sisters to Sihtric, king of York, in 926. On balance it is likely that Tamworth was acting as a town at this period but its lack of county town status and the loss of associated administrative functions limited its growth. In 940 the town was sacked by Olaf Guthfrithson, king of Dublin. The Anglo-Saxon Chronicle tells us that 'there was great slaughter on both sides', that 'the Danes had the victory and carried great booty away with them' and that 'on this raid Wulfrun was taken prisoner'<sup>123</sup>. Wulfrun was a prominent Mercian noblewoman who later went on to endow or re-endow the church at Wolverhampton. Possibly her family owned one of the large urban properties or hage which it is suggested were present in the late Anglo-Saxon settlement and that she was staying there, or had fled there, when captured.

## 2.4.2 Economy

### 2.4.2.1 Mint

Danson<sup>124</sup> traced the history of the Tamworth mint in the 1960s and provided a catalogue of all known coins from the mint at that time. As we have seen the earliest coin belongs to the reign of Athelstan (924-939). He also suggests that one coin was minted during the period when the town fell into the hands of Olaf Guthfrithson (940). Thereafter coins are known from the reigns of Edgar (959-975) and Aethelred II (978-1016). Few are known to have been minted between the reigns of Cnut (1016-1035), Harold I (1035), Harthacnut

(1035-1042) and the early years of Edward the Confessor (1042-1056) suggesting that there was only a single moneyer working in the town at this time. More are known from later in the reign of Edward the Confessor (1056-1066) and there are known to have been at least two moneyers working in the town at this time.

## 2.4.3 Religion

### 2.4.3.1 St Editha's Church

As discussed above it is likely that there was a minster church served by a group of priests at Tamworth in the Mercian phase settlement. Whether this survived the period of Danish dominance at the end of the 9th century is uncertain. It is clear however that by the early 10th century a minster church of sufficient status had been re-founded as Tamworth was chosen as the site of the marriage of Sihtric, king of York, to a sister of Athelstan in 926. A religious community at Tamworth is mentioned in the will of Wulfric Spott of 1002-4<sup>125</sup>; possibly they were housed in a building on the site of the later Deanery, where there is certainly evidence of Norman building fabric surviving<sup>126</sup>.

Another popular myth is that the church of St Editha is dedicated to Editha, the sister of King Athelstan and that it was she who married Sihtric. As Meeson and Gould have pointed out, however, the sister of Athelstan who married Sihtric is not named in contemporary sources but cannot be Editha as she married Otto, Duke of Saxony and later Holy Roman Emperor, in 929<sup>127</sup>. What are thought to be her remains have recently been discovered in Magdeburg cathedral where she was buried<sup>128</sup>. Gould suggests that the Tamworth St Edith is most likely to have been the sister of the West Saxon king Aethelwulf (839-858) who is said to have been the abbess of Polesworth abbey, just 5kms east of Tamworth. The dedication of the church at Tamworth to St Edith may have been due to the influence of the Marmion



<sup>129</sup> Meeson 1977; Meeson 1979, 50; Staffordshire HER: PRN 04296

<sup>130</sup> Meeson 1979, 49

<sup>131</sup> Presumably during the laying of the town sewers, see below

<sup>132</sup> Meeson (pers comm) says that evidence of a deep feature running north-south was discovered in boreholes for the Middle Entry shopping centre which are likely to be the same feature

<sup>133</sup> Wood 1958, 29; marked as 'Castle Entrenchment' on plan accompanying the book

<sup>134</sup> Moloney 1992-3

<sup>135</sup> I am grateful to Marion Blockley for discussion of this feature; see also Blockley 2011, 46

<sup>136</sup> Cuttler et al 2009

family who restored the church at Tamworth in the early 12th century and had a special devotion to St Edith. As we have seen, Meeson has suggested that the crypt in the present church may formerly have been a detached chapel which may be the site of the (or one of the) pre-Conquest church(es). There is no definite evidence of pre-Norman conquest stonework in the present church although there is good evidence to suggest that some of the stonework in the north face of the south chancel wall may be early medieval<sup>129</sup>. Additionally he discovered a burial of probable early medieval date during excavations below the south aisle in 1977<sup>130</sup>. Hence there can be little doubt that there was a predecessor – or predecessors - to St Editha's church on the site but its or their form is unknown.

## 2.4.4 Defences

### 2.4.4.1 Peel Arms Ditch

Wood says that in 1908<sup>131</sup> traces of a ditch were found running east-west between Church Street and Market Street and then turning to the south to run along the line of College Lane (cf. map 6)<sup>132</sup>. He surmised that this was part of the castle's outer defences and marks it on a map of Tamworth accompanying his book as 'Castle Entrenchment'<sup>133</sup>. A section across the ditch was excavated in 1994 behind the Peel Arms Hotel immediately west of King Street<sup>134</sup>. The ditch proved to be around 8m wide. Unfortunately only the top 1.2m of the ditch fill could be removed, due to safety considerations, so that all that can be said is that it had partially silted up by the late 12th to early 13th centuries. There was evidence of a later re-cut in the 13th century as well as another, narrower ditch running on the same alignment 2m to the north. In the late 14th century the larger ditch was backfilled but a wall was built on the same line, demonstrating a need for continued demarcation along this boundary line (cf. HUCA 2 in Part Two).

Most commentators have been inclined to accept Wood's interpretation of the feature as related to the castle. There are, however, problems with this interpretation<sup>135</sup>. If it had marked out an early outer precinct of the castle it is difficult to understand why its line was not followed by the boundary of the Castle Liberty which in fact runs some distance to the south unless we postulate that the castle liberty was defined some time after the building of the castle. If it was not related to the castle what was its function? Pits containing late 11th to late 12th century pottery were discovered either side of the ditch during a subsequent watching brief. As this area was not examined in the main excavation their relationship to the ditch is uncertain but it is possible that the ditch formed a boundary between properties on High Street and Market Street within whose backyards these pits were excavated. An 8m wide ditch does seem rather large for such a boundary, however, and it is difficult to explain its turn to the south down the line of College Lane in this scenario. Large boundary ditches are more common within pre-Conquest towns and often appear to demarcate large urban properties (*hagae*) which, as we have seen, are often found within such towns. In fact a similar situation has recently been suggested at Stafford. Here, a large ditch was excavated in an area which may later have formed the site of a castle on the edge of the historic centre; this has been tentatively interpreted as demarcating a pre-Conquest enclosure or *hagae*<sup>136</sup>. In addition the line of the ditch is continued to the east by property boundaries and by the southern boundary of Meeson's suggested palace enclosure. Is the Peel Arms ditch part of a division of the late Saxon town into a series of large urban properties?

Given the uncertainty as to its date and its projected course, four hypotheses can be put forward for the Peel Arms ditch:

If we assume that it runs east-west only as far as College Lane/Middle Entry:

- (1) That, as Wood suggests, it forms part of an Outer Bailey ditch for the castle, in which case we would need to suppose that the boundary of the castle liberty was defined at a period when this area had ceased to be part of the castle
- (2) That it demarcates a large enclosure in a similar area to, but pre-dating, the castle, as is suggested at Stafford

If we assume that its line continues to the east as far as Colehill:

- (3) That the east-west line forms part of the southern defences of the Mercian settlement at a date preceding the laying out of the 'early defences'
- (4) That, as suggested above, it forms the boundary of a series of pre-Conquest enclosures (hagae)

More work is needed to establish the line and date of excavation of this ditch which, given its size and longevity, clearly had a major influence on the subsequent layout of the southern portion of the town.

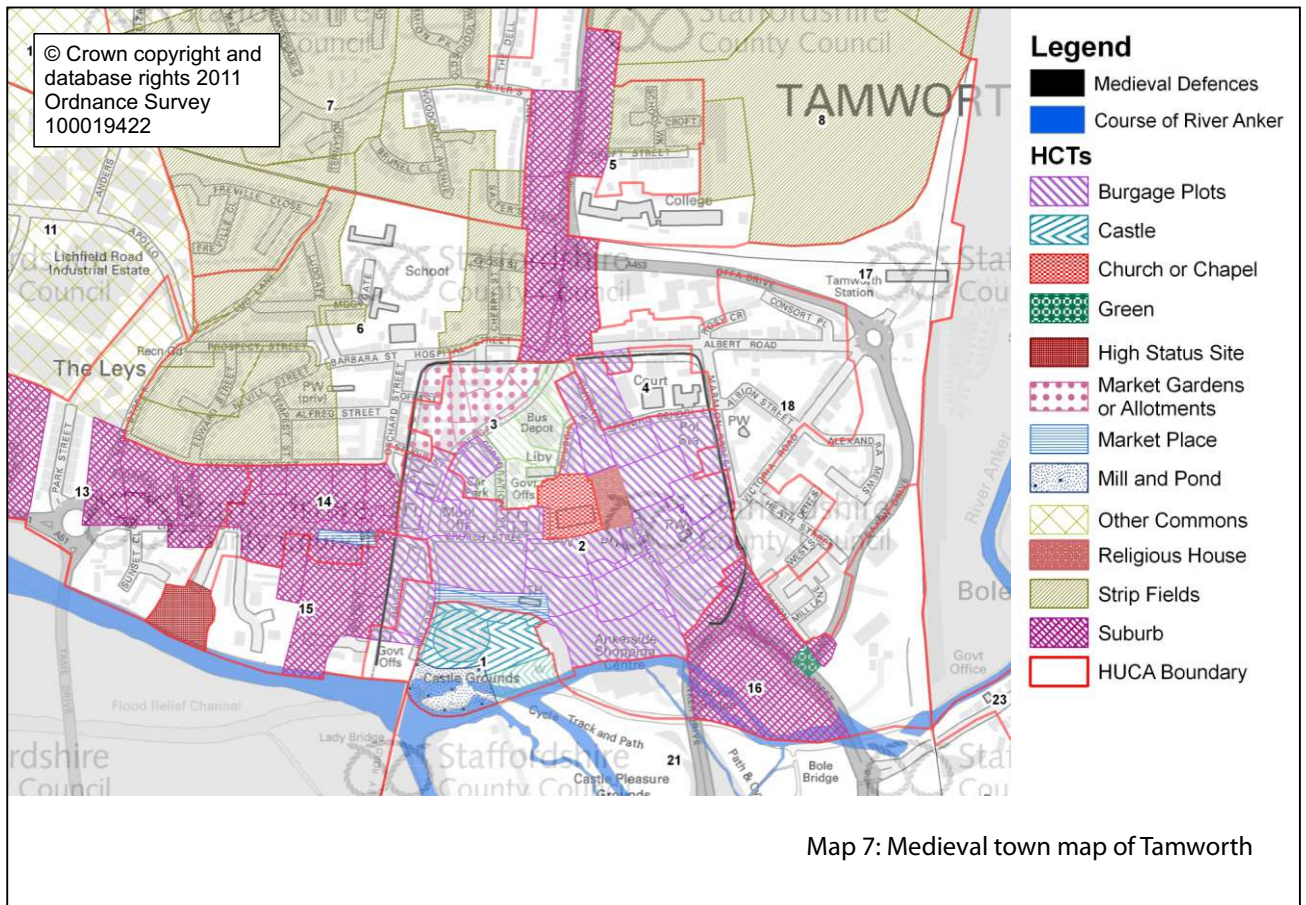
## 2.5 Medieval (1066-1499)

It is at this period that we can first recognise Tamworth functioning as a true town. Due to the relatively good survival of documentary evidence, especially the Court Rolls, we can witness the operation of its markets and trades and disputes over matters such as the ownership of property or encroachment onto the public realm. The town was not granted either a borough charter or the right to hold a market. This did not mean that it was not operating as a borough or that it did not possess a market, however. Rather it was a borough and market, by 'prescription'<sup>137</sup>.





<sup>138</sup> The royal portion of Wolverhampton was similarly left out and there is no entry for Walsall which was also held by the Crown  
<sup>139</sup> Williams and Martin (eds) 2003: 651, 673-4  
<sup>140</sup> Tait 1936, 83-4  
<sup>141</sup> Cf. HUCA 1 in Part Two



Map 7: Medieval town map of Tamworth

### 2.5.1 Domesday Survey

Normally we would expect the Domesday Survey (1086) to tell us a great deal about a settlement not only at the time of its compilation but also about its wealth and status at the end of the early medieval period. However, there is no entry for Tamworth in the Domesday Survey. We can only speculate as to the reason for this. Possibly the fact that Tamworth was in royal hands meant that it was less important to include it as its revenues were already enjoyed by the crown, or the fact that it straddled two counties may have led to it being mistakenly left out<sup>138</sup>.

There are, however, references to Tamworth in entries for three of the surrounding townships. Coleshill, Warwickshire is said to have ten burgesses in Tamworth which belong to the manor, and Wigginton and Drayton Bassett in Staffordshire are said to have four and eight burgesses respectively<sup>139</sup>. This is not uncommon in important pre-conquest towns where having a foothold in the local town was seen as important. The burgesses at Drayton Bassett, however, are said to 'work there [Drayton Bassett] like the other villeins'. This is unusual and its meaning is obscure. Tait suggested that this may mark a transition period in the conversion of a villein into a free burgess<sup>140</sup>, or is this an indication that the town has failed to take off as successfully as hoped?

### 2.5.2 Castle<sup>141</sup>

Tamworth Castle is a large and imposing structure (cf. map 7). The motte is one of the largest Norman castle mounds in England which in itself it suggests that Tamworth was regarded as an



<sup>142</sup> Meeson (2006) has recently reviewed the documentary evidence and building fabric of the castle. My account of the castle relies heavily on this work but concentrates on those aspects which affect the town

<sup>143</sup> The ownership of the castle is discussed in detail in Meeson 2006, 2-6

<sup>144</sup> Meeson 2006, 12-16

important strategic centre in the period after the Norman Conquest (cf. plate 5). The Castle was probably built for Robert le Despencer, who was steward to William the Conqueror, soon after the Conquest<sup>142</sup>. Robert le Despencer died childless and the castle passed into the hands of the Marmion Family. The Marmions were also prominent in royal service at various times. The final Marmion, Philip, was sheriff of Warwickshire and Leicestershire between 1249 and 1251 and Sheriff of Norfolk and Suffolk in 1263. On the death of Henry III in 1272, however, Philip seems to have lost much of his influence nationally. He died in 1291 and the castle came into the hands of the Freville family until 1423. At this point it passed to the Ferrers family through Elizabeth Freville who had married Thomas Ferrers. Thomas Ferrers made Tamworth his principal seat and the castle remained in the hands of the Ferrers family until the late 17th century<sup>143</sup>.

The earliest buildings on the motte are likely to have been of timber. However, these were replaced, probably around 1170-90, by a stone shell keep with massive walls up to 2.7m wide and an integral stone tower<sup>144</sup>. Developments later in the medieval period included the rebuilding of the shell keep and the construction of a north range in the 13th century, and the construction of the open hall in the 15th century.



**Plate 1:** Remains of 13th century gatehouse. Courtesy of Michael Shaw

To the east of the motte is a small bailey. Excavations at the north-east corner of the bailey in 1977 demonstrated that it had originally been surrounded by a sophisticated timber-framed rampart. It was suggested that a small outer ditch had been replaced by a much larger one at a later date<sup>145</sup>. The north curtain wall of the Norman bailey is of herringbone masonry. Herringbone masonry was once thought to be typical of the early medieval period. Hence earlier writers tended to ascribe this wall to the early medieval period and connect it to either the Mercian palace or Aethelflaed's burh. This explanation is no longer tenable and it is assumed that the masonry was laid in herringbone fashion in order to resist any tendency for it to subside where it crossed the motte ditch. No defences survive on the south side of the bailey. Either these have been demolished or there never were stone defences on the river side. It is noticeable that the stone defences are sited overlooking the town and they may have been constructed as much for display and prestige as for defence. Excavations by McNeill in 1974<sup>146</sup> uncovered the twin towers of a 13th century gatehouse or lodging range at the main entrance to the castle. These remains have been consolidated and remain open for public viewing at the entrance to the castle (Plate 1). The positioning of the gatehouse on the northern side of the bailey facing the town was again for visual impact as much as a defensive feature.

The castle and its surrounds formed a separate liberty and included a small hunting park, (a common attachment to medieval castles) running along the course of the river Tame to the south.

### 2.5.3 Town defences

Excavations suggest that the town defences were refurbished in the late 11th to 12th centuries, perhaps when the castle was being built. The pre-Conquest ditch was backfilled

and replaced by a new, larger, ditch around 6.7m wide and 2.7m deep, immediately in front of the pre-Conquest rampart which was presumably refurbished at the same time<sup>147</sup>. The new defences ran along the same line as the earlier ones except at the south east corner where they diverged to take a line up to around 40m outside the earlier one. It is likely that there were five exits through the defences<sup>148</sup>. The three principal ones would have been where the main roads enter the town: at Lichfield Street on the east; Upper Gungate on the north; and Bolebridge Street on the south-east. There were also more minor gates off the Holloway at the south west and at the bottom of Spinning School Lane on the east<sup>149</sup>.

Excavations suggest that the ditch was largely silted up by the 13th century<sup>150</sup>. This is perhaps not surprising. Many medieval towns never received defences<sup>151</sup> and where they did they often went out of use at an early date. References in the Court Rolls from the 14th century onwards refer to encroachments over the ditch. The authorities, however, were more concerned with ensuring that they were receiving the appropriate rent or fine, than in maintaining the defensive line. Hence in 1404 it was ordered that 'if any tenant is occupying the king's dyke without paying rent, he shall appear at the next court to show his charter and make fine'<sup>152</sup>.

## 2.5.4 Settlement

### 2.5.4.1 Ranking and Population

Assessing the ranking and population of a medieval town is fraught with difficulties. This is compounded for Tamworth by the division of the town between two counties. Nevertheless we can attempt some comparisons. When Henry I taxed his boroughs in 1130-1 Staffordshire Tamworth paid £1 5s and Warwickshire Tamworth £1 10s compared with £3 6s 8d paid by Stafford,

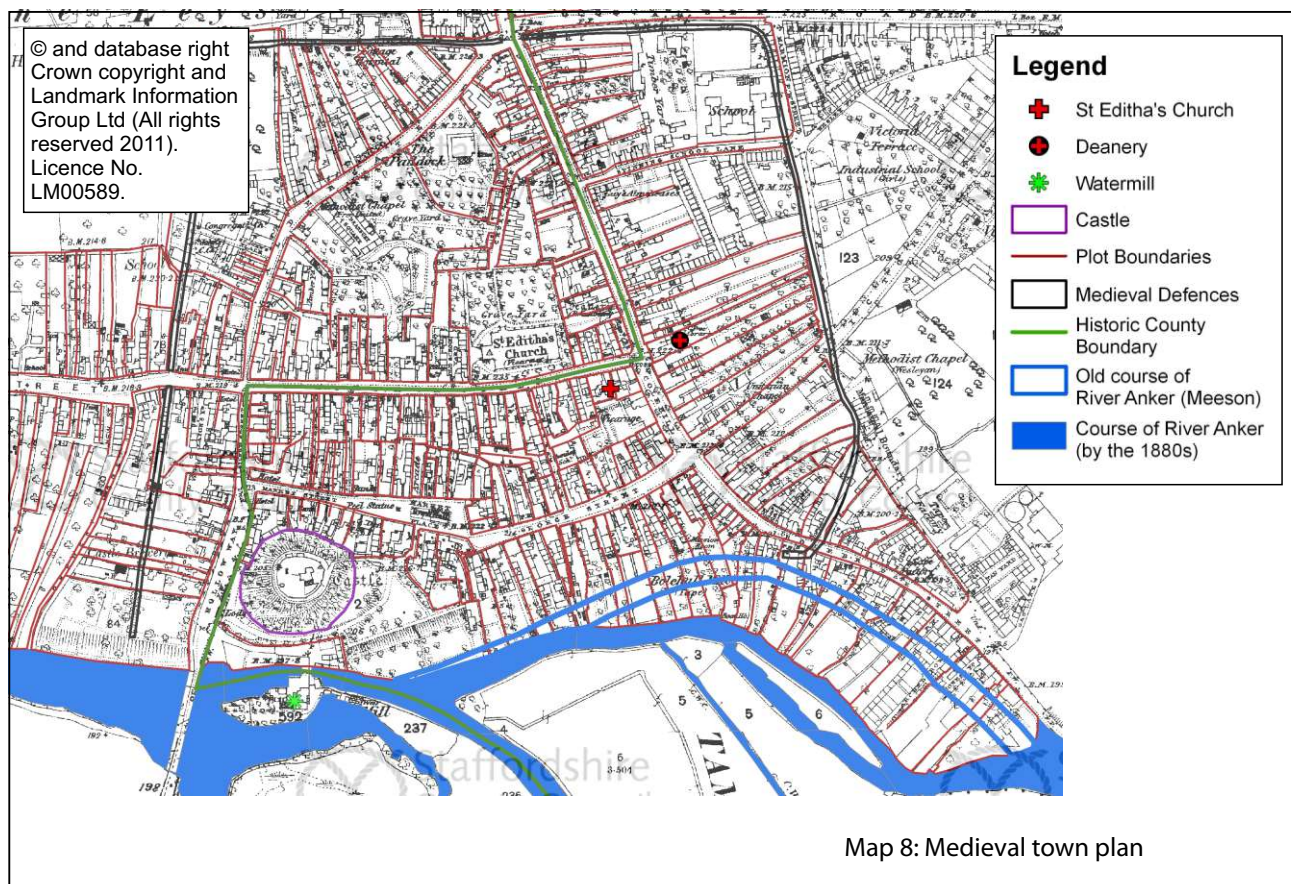


suggesting that Tamworth was not far behind Stafford in terms of wealth at this period<sup>153</sup>. At the end of the 12th century Staffordshire Tamworth paid £2 and Warwickshire Tamworth £1 compared with £6 13s 4d paid by Stafford, suggesting Tamworth had fallen further behind. When Philip Marmion took over the town in 1266 the town was valued as follows:

|                  | Staffordshire | Warwickshire |
|------------------|---------------|--------------|
| Burgage Rents    | £2 10s        | £2 8s 4d     |
| Pannage          | 6s 8d         |              |
| Market and Court | £2 10s        | £2 15s       |
| Total            | £5 6s 8d £    | 5 3s 4d      |

In the 1334 lay subsidy the Staffordshire portion of the borough was taxed at £3 13s 6d, while the Warwickshire portion was taxed at £6 15s 8d, giving a combined total of £10 9s 2d<sup>154</sup>. The highest ranking towns in the county at this date were Stafford and Lichfield. Tamworth lay behind Newcastle, and possibly Wolverhampton, in the hierarchy of towns in the later medieval period.

As regards population Gould suggested that the medieval population of Tamworth was unlikely to have exceeded 350<sup>155</sup>. Meeson, using the 1377 poll tax, has suggested a minimum population of around 500 at this date. The most recent attempt at assessing population size and ranking is that of Dyer<sup>156</sup>. He tentatively suggested a population of 500-1,000 for the borough at the end of the medieval period (circa 1500). Ranking wise this placed Tamworth behind Lichfield, Stafford, Newcastle, Wolverhampton and Walsall, and on a par with Stone, Rugeley and Burton-on-Trent. All of these estimates are likely to underestimate Tamworth's population and ranking earlier in



Map 8: Medieval town plan

<sup>157</sup> Dyer 2002b, 233

<sup>158</sup> See discussion of Peel Arms ditch above

<sup>159</sup> This assumes that George Street was created at an earlier period; Meeson (1979, 64) suggests that the laying out of George Street belongs to this period also

<sup>160</sup> Wood 1958, 105

<sup>161</sup> Stone 2003, 29-30

<sup>162</sup> For the central area I have used the Ordnance Survey 1:500 plans. The extremities of the western and northern suburbs were not mapped at this scale, however, so I have used the 1:2500 plans

<sup>164</sup> This process of sub-division is best demonstrated at Stratford-on-Avon (Slater 1997)

<sup>165</sup> See above

<sup>166</sup> Baker 2010a, 102-4

the medieval period. In population terms it has been suggested that around half the population of England was killed by the Black Death of 1348-9<sup>157</sup>. Hence a population of at least 1,000 for Tamworth at its height before the Black Death can be suggested. Ranking wise, as we have seen in the 1334 lay subsidy Tamworth ranked around 4th or 5th in Staffordshire, and paid considerably more tax than Walsall, Stone, Rugeley and Burton-on-Trent.

#### 2.5.4.2 Town Plan

Norman Conquest saw the insertion of the castle in the south western corner of the walled area. This may have led to the clearance of earlier houses in the area unless it was already the site of a major enclosure<sup>158</sup>. Possibly soon after the creation of the castle a triangular market place was created at the castle gates and a dogleg was created at the western end of George Street to bring it into Market Place before continuing to the west as Market Street<sup>159</sup>. George Street was called Bullstock or Bullstake Street in the medieval period. There was a bull ring at the junction of George Street with Bolebridge Street and Colehill. In the medieval period bulls were baited by dogs, both for entertainment but also because the process was thought to improve the quality of the meat from the slaughtered beast<sup>161</sup>.

Map 8 shows the town's major property boundaries plotted from the 1880s Ordnance Survey Mapping<sup>162</sup>. Boundaries which are obviously later than the medieval period, such as newly-inserted streets or those associated with nonconformist chapels have not been included. Experience elsewhere has shown that major plot boundaries tend to be resistant to change so that the Victorian plot pattern can be used to interpret the medieval town plan<sup>163</sup>.

As discussed above it is likely that the core of the later early medieval town was divided up into large urban properties (cf. 2.4.1.3 and map 6). These were gradually sub-divided to create the picture seen on map 8 of a large number of smaller properties. Again this is typical of medieval towns, especially the central areas where street frontages were of high value<sup>164</sup>. As we would expect, analysis of the historic plot boundaries demonstrates smaller plots towards the core of the settlement, either side of Market Street/Market Place and Church Street and to the north of George Street. This is undoubtedly the commercial core of the settlement. As we have seen, the documentary records make it clear that marketing was not restricted to the Market Place but took place in the surrounding streets, especially Church Street which was perhaps the earliest market area, and possibly Colehill, George Street and the eastern end of Lichfield Street, all of which are of a width suggesting that they may have been deliberately laid out to take market stalls<sup>165</sup>.

Outside the central area to the east of Lower Gungate/Colehill/Bolebridge Street and to the west of Aldergate/Silver Street/Holloway the plots are larger, suggesting less pressure for space. The situation is similar to the south of George Street where long, slightly curving, plots lead down to the river; these may be medieval in date. Baker has pointed out similar plots at Shrewsbury, and suggested that they are designed to allow access to the river frontage for either grazing or for industrial/craft activities which make use of water, such as fulling, dyeing, boatbuilding etc<sup>166</sup>. He suggests, however, that they may be late pre-Conquest, rather than post-Conquest, in date.

The central triangle between Church Street, Aldergate and Lower Gungate is developed along the Church Street frontage but few definite early property boundaries can be seen

<sup>163</sup> The original exposition was set out by Conzen (1969). Subsequently Baker and Slater (1992) and Lilley (2000) have provided more detailed explanations for the medieval period

<sup>167</sup> Cf. HUCA 3 in Part Two

<sup>168</sup> Stone 2003, 40

<sup>169</sup> This last seems the least likely explanation for this would imply that there should be a southern line of the town defences in the castle area running through the castle area which we might expect to have been recognised during previous works in this area

<sup>170</sup> Gould 1971-2, 39

<sup>171</sup> See below, page 00

<sup>172</sup> Gould 1971-2, 39

<sup>173</sup> Cf. HUCA 13 and HUCA 14 in Part Two

<sup>174</sup> Cf. HUCA 16 in Part Two

<sup>175</sup> Cf. HUCA 5 in Part Two

<sup>176</sup> There is a documentary reference to back up this idea of a medieval suburb outside the north gate, as well as confirming the sub-division of properties for a grant of c 1220 refers to 'one half burgage in Tamworth outside Gumpiyate' [Gungate] (Tamworth Borough Council undated, 3)

to the north. As with many medieval towns Tamworth probably contained large areas of orchards and gardens<sup>167</sup>. Certainly a tithe barn is known to have stood on land beside castle orchard to the west of Aldergate<sup>168</sup>.

The situation at the south west end of the town, to the west of Holloway is uncertain for a number of large plots here appear to be bisected by the town defences. Does this mean that the boundaries were in existence, possibly as field boundaries, before the establishment of the town defences; or do the plots post-date the disuse of the town ditch from around the 14th century; or did the town ditch turn to the east around half way down Holloway<sup>169</sup> before these boundaries run through the area.

As in other medieval towns the streets were in a universally poor condition and rubbish disposal was a problem. In 1409 people were fined for blocking Cat Lane with dung to such an extent that carts could not pass. Periodically, between 1317 and 1340 grants to charge pavage on all goods entering Tamworth were made suggesting some sort of attempt to improve the streets<sup>170</sup>. Fires were another hazard in medieval towns with their close-set timber framed buildings. There was a major fire in 1345 which destroyed much of the church<sup>171</sup>. Another fire is attested in 1460<sup>172</sup>.

### 2.5.4.3 Suburbs

Even when the central area was not densely settled the main roads into medieval towns tended to attract settlement due to the convenience of being on a main street frontage, especially for traders and craftsmen anxious to sell their wares. Hence it is not surprising to find evidence for suburbs at Tamworth. Outside the west gate of the town at the bottom end of Lichfield Street was the Swinemarket. Livestock markets were often located outside town gates to save bringing stock through the crowded town centre.

Medieval-style plot boundaries run an enormous distance from the west gate along the north side of Lichfield Street, suggesting a large and important suburb<sup>173</sup>. For a distance of 400m the plot boundaries are relatively small suggesting intensive occupation. For a further distance of 600m the plot boundaries are larger and it is possible that they were laid out for settlement but never taken up or that they were taken up but there was never such a demand for space for them to be sub-divided. The plan of the plot boundaries also suggests a small suburb to the south east of the town along Bolebridge Street between the defences and the river Anker<sup>174</sup>.

It can also be suggested that a suburb developed to the north along Upper Gungate<sup>175</sup>. The 1678 sketch plan of the town shows development along this road. It is difficult to judge exactly how far this suburb ran. Fairly widely spaced plot boundaries running for a distance of 600m from the North Gate suggest that this area was laid out for settlement even if all of the plots were not taken up<sup>176</sup>. This would also mean that the Spital Chapel was not in such an isolated position as has been originally thought.

The position of the medieval borough boundary supports the idea of early suburbs for although it is drawn tightly around the town defences on its eastern side, it extends to the west and south east to encompass the suburbs along Lichfield Street and Bolebridge Street. To the north it extends to encompass the western side of Upper Gungate, perhaps suggesting that this was the first side to be occupied; the eastern side developing at a later date.

Normally we would expect such suburban development to belong to the time of nationwide economic expansion in the 12th-13th centuries; before the Black Death (1348-9) effectively removed the pressure for



expansion. However, given Tamworth's early importance we might expect that suburban expansion began in the late Anglo-Saxon period, particularly on its western side.

The plots to the west of Holloway at its southern end run through the line of the medieval defences suggesting that they post-date the use of the defences, though this could have happened as early as the 13th century<sup>177</sup>.

#### 2.5.4.4 Buildings

We have little evidence of the nature of the buildings within the medieval town before the 14th century. Analogy with elsewhere would suggest before this date typical domestic and commercial buildings would have been timber-framed with their posts set directly down into the ground, but that this type of construction was replaced from around the late 13th century onwards by buildings set on dwarf stone walls to stop the timbers rotting. Excavations by Meeson in 1968 on Church Street and by Meeson and Sheridan in Market Street in 1971 appear to confirm this<sup>178</sup>. For the later medieval period we are fortunate that Meeson recorded so many of the late medieval buildings due for alteration or demolition from the late 1960s onwards<sup>179</sup>. As we have seen, plots within the central area were generally narrow, with buildings often set with their gable end on to the street to allow maximum access to the commercial core. Doubtless, as elsewhere, initially large plots had been gradually sub-divided. Property boundaries were generally demarcated by ditches and hedges. Archaeological evidence could tell us more if sites with surviving deposits can be identified.

As we have seen Meeson was able to identify posthole buildings on Church Street, while the watching brief on the Peel Arms site identified a series of small pits of late 11th to late 12th century date, emphasising the potential for

the recovery of archaeological information. The most convincing evidence, however, comes from an initial archaeological evaluation to the east of Lower Gungate which found evidence for one of the burgage plot property boundaries, which had been repeatedly recut<sup>180</sup>. Other features, tentatively dated to the 11th to 14th century, included probable internal boundaries sub-dividing the plot and probable rubbish pits<sup>181</sup>.

### 2.5.5 Administration, Guilds and Education

#### 2.5.5.1 Administration

As we have seen the town was divided between the counties of Staffordshire and Warwickshire, probably from the early 10th century<sup>182</sup>. The northern portion of the town, including the church, lay in Staffordshire (Offlow Hundred), and was administered through the adjacent royal manor of Wigginton. The southern portion, including the site of the castle, lay in Warwickshire (Hemingford Hundred). Separate courts were held for the two sides of town and they were taxed separately. There is little sign of friction between the two halves, indeed there is good evidence for them acting in concert<sup>183</sup>. Gould suggests that in the 15th century there was a common hall in the Cat Lane area, close to the churchyard<sup>184</sup>.

Both the Staffordshire and the Warwickshire portions of the town were held by the Crown for much of the medieval period, a fact which perhaps suited the burgesses as the crown, as a landlord, was less likely to interfere in the daily organisation. In the 12th century the Warwickshire portion was granted to an unknown recipient for a short time but this had no lasting effect<sup>185</sup>. Between 1238 and the 1260s the Hastings family held the Staffordshire portion of Tamworth and the manor of Wigginton, but they also appear to have been disinclined to interfere in the affairs of Tamworth. More serious was the threat



<sup>186</sup> Gould 1971-2, 22-23

<sup>187</sup> Gould 1971-2, 24-5

<sup>188</sup> Gould 1971-2, 26

<sup>189</sup> Wood 1958, 88

<sup>190</sup> Palmer (1845, 448) says that it was on the site of the later Grammar School, but Wood (1958, 81) says that it was on the site of the later almshouses

<sup>191</sup> Dale 1959, 132

<sup>192</sup> Wood 1958, 82; Palmer 1845, 179-180

<sup>193</sup> Gould 1971-2, 31-2; cf. HUCA 3 in Part Two

<sup>194</sup> Wood 1958, 12

<sup>195</sup> Open Field - An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

from Philip Marmion who held the castle from the 1240s. The civil war of 1264-65, led by Simon de Montfort, saw Marmion siding with the king and the Hastings' with de Montfort. Following de Montfort's defeat at the Battle of Evesham Marmion was granted the Warwickshire portion and received Hastings' Staffordshire portion for life. Philip was an irascible and grasping landlord who was accused of seizing land off the burgesses, acting with violence towards them and infringing their rights and customs. In 1275 a commission upheld the complaints of the burgesses against him but it was not until his death in 1291 that they were able to resume their rights when the Hastings' family regained their lands and the Warwickshire portion reverted to the crown<sup>186</sup>.

The town was governed through its courts, the Great Court or View of Frankpledge which met twice a year, and the Curia Parva ('Little Court') or Portmanmoot which met every three weeks. As we have seen there were separate courts for each side of the town. Each side of the town elected two bailiffs annually who were responsible for the conduct of the courts and the administration of the town<sup>187</sup>. Gould says that a 'common hall' for the two sides of the town is referred to in 1432<sup>188</sup>, although Wood states that until 1560 there were two town halls; Staffordshire's standing on Lichfield Street, and Warwickshire's on the north side of Market Street<sup>189</sup>.

### 2.5.5.2 Guilds

There was a Guild of St George in the town. As with guilds elsewhere its purpose was both religious and social. Its members met for religious purposes in the chapel dedicated to St George on the north side of the parish church but the Guild also possessed a Guildhall on Lower Gungate<sup>190</sup>.

### 2.5.5.3 Education

There is evidence of a school in the town by the 14th century, no doubt attached to the church. In 1380 Henry Basset is said to have drawn a knife against John Scholemaister<sup>191</sup>, while in 1384 there is a reference to Schoolmaster's Lane, leading from Lower Gungate to the churchyard<sup>192</sup>.

### 2.5.6 Economy

#### 2.5.6.1 Agriculture

Unusually for a small medieval town no medieval fields were attached to the borough. Nevertheless the residents of the town were involved in agriculture both by holding land in adjoining townships and by exploiting closes, land, meadows and pasture within the borough. In addition there are references to barns within the town; to the keeping of sheep, cattle and horses and to dwelling houses to which were attached rights of pasture<sup>194</sup>.

Map 9 reveals that much of the landscape surrounding the town in the medieval period was given over to open field agriculture<sup>195</sup>. The open fields belonged to the individual manors: Wigginton and Perry Crofts to the north of Tamworth; Dosthill to the south; Amington and Bolehall to the north east and east; Glascote and Wilnecote in the area to the south east (cf. map 9 for location of each settlement).

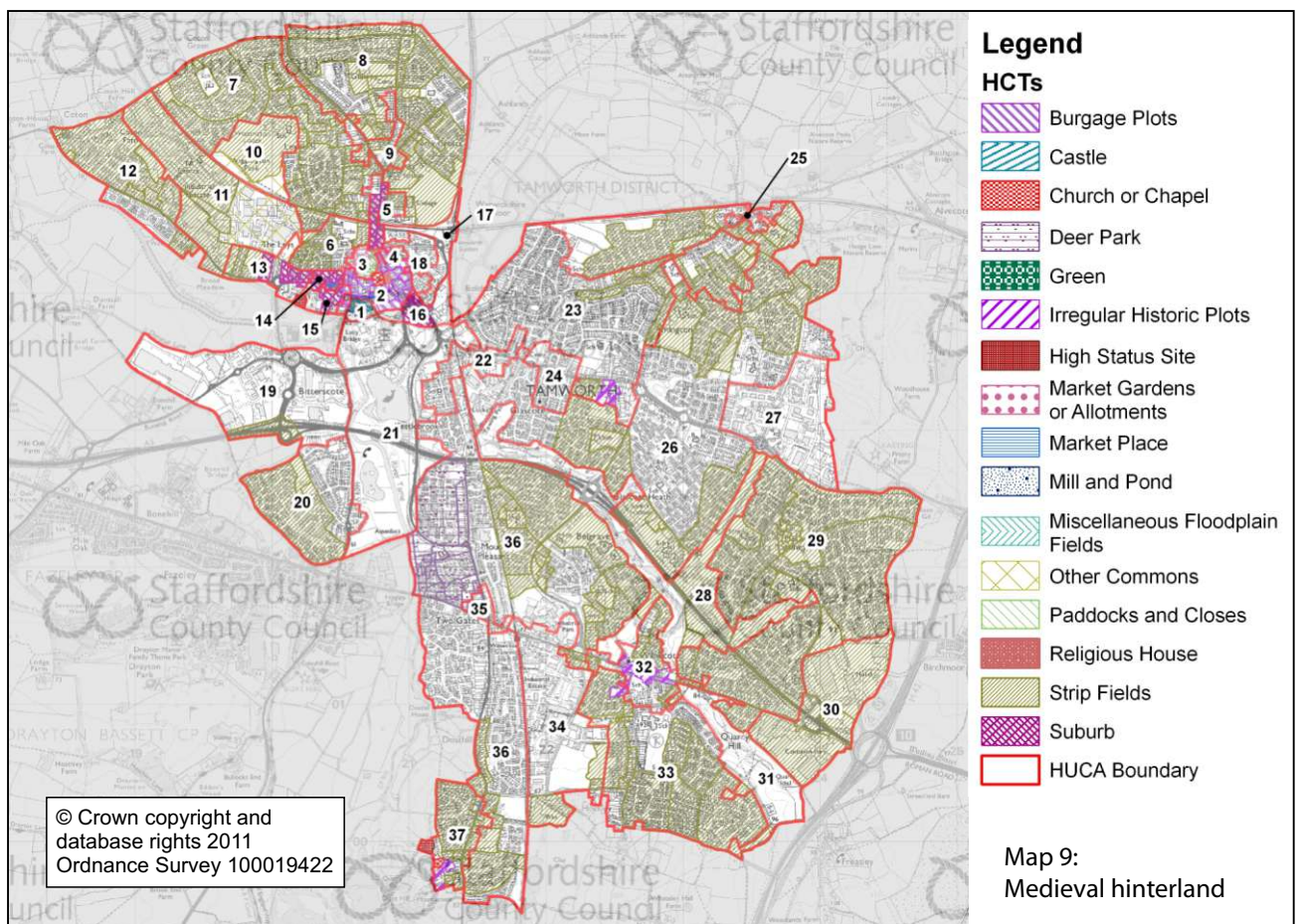
Each manor would have held two or more open fields which were farmed on a rotational basis between crops and fallow. The physical evidence for the medieval ploughing survives within Wigginton Park (HUCA 10 in Part Two) and Amington Park (HECZ 1 in Part Three) as ridge and furrow earthworks<sup>196</sup>.

<sup>196</sup> Ridge and furrow: A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>197</sup> Wood 1958, 8-9  
<sup>198</sup> See Introduction to Gazetteer of Markets and Fairs to 1540 website - <http://www.history.ac.uk/cmhf/gaz/intro.html>: accessed 6th November 2010  
<sup>199</sup> Palmer 1845, 187  
<sup>200</sup> Palmer 1845, 176-7  
<sup>201</sup> Palmer 1845, 176; Wood (1958) shows it as a separate building on the map of Tamworth which accompanies his book

### 2.5.6.2 Markets & fairs

The town held a weekly Saturday market first recorded in 1204<sup>197</sup> but is likely to be of a far earlier date. Whilst a royal charter was needed to set up a new market in the medieval period many of the oldest and most successful markets were prescriptive, i.e. were set up before the time when market charters were required<sup>198</sup>. Consequently as noted in 2.4.1.3 above Tamworth's market may have originated in the early medieval period. Furthermore Saturday markets tend to mark out the older and more important market centres as Saturday was the most important market day, at least once Sunday trading began to be frowned upon by the church from the 13th century onwards.



'Market Cross' described as a building under which people assembled<sup>199</sup>. Presumably it replaced an earlier simple cross. Marketing was not restricted to the Market Street area, however. A second market area lay at the junction of Church Street, Colehill and Lower Gungate and was marked by another market cross, the Stone Cross which is recorded as early as 1293<sup>200</sup>. This market area spread out along Church Street and possibly along Colehill and George Street which are both, by the time of the earliest historic maps at least, wider than we would anticipate for a 'normal' medieval street. The eastern end of Church Street was also called Butcher Street indicating that this was where the butcher's stalls were situated. The Butchery recorded in 1442 at the corner of Church Street/Butcher Street and Lower Gungate may be a purpose built range of butcher's shops or shambles<sup>201</sup>. A prohibition against putting up temporary stalls by the

<sup>202</sup> Gould 1971-2, 32-3; Meeson 1979, 64-5; Wood 1972, 47-8

<sup>203</sup> Meeson 1979, 65

<sup>204</sup> Gould 1971-2, 33; cf. HUCA 14 in Part Two

<sup>205</sup> Gould 1971-2, 37-8; Cal Chart Rolls 1327-41, 380. The Gazetteer of Markets and Fairs to 1540 website (<http://www.history.ac.uk/cmh/gaz/intro.html>), accessed 6th November 2010 mentions only the St George Fair; they have been informed of the omissions

<sup>206</sup> Dyer 2002a, 18-19

<sup>207</sup> Meeson 1979, 125-130

<sup>208</sup> Referred to as barkers as they used oak bark in the tanning process

<sup>209</sup> Skinner = dealer in animal skins

<sup>210</sup> Shaw 1996, 117-8; Shaw 2011, 126

<sup>211</sup> Dale 1959, 32-3

<sup>212</sup> Tamworth Castle Museum undated 11-12, 21

<sup>213</sup> Rahtz and Sheridan 1972: 16; Rahtz and Meeson 1992: 69

<sup>214</sup> Danson 1969-70

entrance to the churchyard demonstrates that this practice was taking place<sup>202</sup>. In 1435 the sale of grain in the churchyard was forbidden<sup>203</sup>. It is interesting to note that the churchyard was being used for marketing even at this late date. The custom may have survived from an earlier period when marketing was carried out outside the church on a Sunday. In 1466 there is a reference to a swine market 'by Lichfield Street'<sup>204</sup>, presumably in the area immediately outside the town gate. This would have been preferable to bringing stock into the crowded town streets. Markets outside town gates were common in the early medieval period so this market may be a survival from an earlier period. Again the eastern end of Lichfield Street is wider than was usual for a medieval street.

St Editha's Fair, also known as the Cherry Fair, is mentioned in 1266, at which date the profits from it went to the dean and canons of the church. Like the market it was not chartered and may date back to the early medieval period. A charter was granted in 1337 for two further, three day, fairs; St George's and St Edward the Confessor's<sup>205</sup>.

### 2.5.6.3 Industry

Dyer<sup>206</sup> looked at occupations in Staffordshire's towns contained in the plea rolls of the royal courts between 1414 and 1485. Tamworth ranked 9th out of nine Staffordshire towns, including Rugeley and Stone, in the diversity of occupations represented. Occupations attested in Tamworth were in the main what we would expect in a small town with representatives of the food trades (butcher, baker), clothing (tailor), leather (shoemaker, saddler) and building trades (carpenter). More unusual and perhaps testimony to a wider trade is the mention of a goldsmith.

The manor court rolls tell a similar story<sup>207</sup>. Baking, brewing and butchery are all attested.

There is also evidence of cloth production with mentions of fullers, weavers, dyers and tailors. The manufacture and trade of leather and animal skins is represented by tanners<sup>208</sup> and skinners<sup>209</sup>. Clerks and chaplains are mentioned. Other trades mentioned include familiar occupations such as smiths, carpenters and cartwrights. Less common are horn workers who used the horn from cattle etc to produce lanterns, drinking vessels etc. They rarely figure in medieval records, possibly because hornworking is more usually a secondary occupation<sup>210</sup>. There are a number of references to horn workers at Tamworth, however. Hugh le Horner is mentioned in the Court Rolls for 1292-3<sup>211</sup>, John Matthew, horner, living on Lichfield Street, and Roger le Hornere are mentioned in a deed of 1360, and John Horner is mentioned in a deed of 1407<sup>212</sup>.

Between the 13th/14th century and the 16th/17th century the area to the south east of Bolebridge Street, on the site of the 9th century watermill (cf. 2.3.3.1), was being utilised for iron working<sup>213</sup>.

### 2.5.6.4 Mint

The Tamworth Mint continued to strike coins in the Norman period. Two moneys were working concurrently in the town during the reigns of William I (1066-87) and William II (1087-1100), possibly one for the Staffordshire portion and one for the Warwickshire portion of the town. Few coins are known from the reigns of Henry I (1100-1135) and Stephen (1135-1154), however, and the mint had been closed down by the time of Henry II (1154-1189)<sup>214</sup>.

### 2.5.6.5 Watermills

There was a mill at Tamworth by 1163, in the Warwickshire portion of the borough<sup>215</sup>. The Anglo-Saxon mill on Bolebridge Street had gone out of use by this date; presumably the medieval mill was on the site of the later Castle



mills on the river Tame below the castle<sup>216</sup>. One of the townsmen's complaints against Philip Marmion, lord of Tamworth castle, in 1275 was that he was forcing them to grind their corn at his mill whereas they claimed the right to do so wherever they wished<sup>217</sup>.

## 2.5.7 Religion

### 2.5.7.1 St Editha's Church

The church of St Editha sits at the heart of the town (plate 2)<sup>218</sup>. As we have seen its origins lie in the pre-Conquest period although building fabric from this period has not to date been positively identified. Pevsner described the church as '...one of the largest parish churches of Staffordshire...and one of the most interesting'<sup>219</sup> The church served a large parish comprising the Borough, Castle Liberty, Amington, Wigginton, Hopwas, Comberford, Syerscote, Fazeley, Wilnecote, and Bolehall and Glascote.

The church's dedication to St Editha may have been at the behest of the Marmion family. They are credited with the restoration of the church in the early 12th century and they had a particular devotion to St Editha. They may in fact have been responsible for the removal of her remains from Polesworth to Tamworth at around the same time<sup>220</sup>.



**Plate 2:** St Editha's Church and back of properties fronting onto Market Street from the Castle Keep.



<sup>221</sup> i.e. it was served by a number of priests; another sign of an early, minster, church  
<sup>222</sup> Greenslade and Pugh (eds) 1970, 309-315  
<sup>223</sup> Stone 2003, 43  
<sup>224</sup> Meeson 1979, 46-51

<sup>225</sup> Clerestory = an upper storey pierced by windows to allow light into the church  
<sup>226</sup> Sherlock 1964  
<sup>227</sup> Wood 1958, 80; Meeson 1979, 66  
<sup>228</sup> Staffordshire HER: PRN 04291; Cf. HUCA 9 in Part Two  
<sup>229</sup> Cf. 2.5.4.3 above

The church was Collegiate<sup>221</sup> and as such was served by canons who divided the tithes of the parish between them. By the late 13th century a prebendary system had been instituted whereby the church was served by a dean, who held the prebend of Amington, and five canons, who held the prebends of Bonehill, Coton, Syerscote, Wigginton (or Wigginton and Comberford), and Wilnecote. Gradually the Crown was able to assert their rights to the church so that by the late 14th century it had become firmly established as a royal free chapel<sup>222</sup>.

The canons were largely absentees and their duties were delegated to vicars and deacons who were paid out of the prebendal income. Originally the vicars were housed in lodgings within the town but in 1470 they were given their own house in the then Cocket's Lane, which as a result became known as College Lane<sup>223</sup>.

The earliest dateable fabric in the present church is Norman although as discussed above there may be late Anglo-Saxon work in the north face of the south chancel. Meeson has pointed out that the Norman church was of a considerable size for there is Norman work at the west end of the Nave as well as at the east end of the chancel. He suggests that the church was cruciform in plan with a central tower and without side aisles. As we have seen the rebuilding of the church is traditionally attributed to the Marmion family and dated to the early 12th century. A north aisle was added in the 13th century.

Meeson also suggests that there was a free-standing chapel immediately to the south, possibly of pre-Norman date, the crypt of which was incorporated into the main church when the side aisles were added after the fire of 1345 which destroyed much of the church<sup>224</sup>. Much of the nave and the north and south transepts were also rebuilt after this fire.

Further work was carried out in the later 14th and 15th centuries, most notably the addition of a clerestory<sup>225</sup> which finally extended the full length of the chancel and nave, and the building of the west tower to replace the central tower of the earlier church. A highly unusual feature of the tower is the double spiral staircase with one internal and one external entrance<sup>226</sup>.

### 2.5.7.2 The Deanery

The Dean's residence or Deanery lay between the church and Lower Gungate. Its boundary was demarcated by a bank supporting a stone precinct wall<sup>227</sup>. The Deanery was burnt down in a town-wide fire (1559). Fragments of stone wall, said to be of 14th century date, survive, however, and are scheduled. Early prints show Norman arches in the west boundary wall of The Deanery.

### 2.5.7.3 Spital Chapel

The Grade II\* Listed Spital Chapel lies 700m to the north of Tamworth's North Gate on the Ashby Road, just outside the medieval borough boundary<sup>228</sup>. The extent to which it was separated from the town depends on the size of the northern suburb in the medieval period, which is at present uncertain<sup>229</sup>. The chapel is a simple two cell structure comprising a nave and chancel. It was founded and endowed by Philip Marmion around 1274 and was dedicated to St James. The documentary evidence, however, suggests that it may have been a re-foundation and this is supported by the architectural details for it has been suggested that there are 12th century elements. Philip intended to found a Premonstratensian house here but failed to do so. Instead he instituted a single chaplain who was to say mass daily on behalf of Philip and his ancestors, effectively creating a chantry chapel. The chapel was dissolved in 1548 and the building was subsequently used a barn.

<sup>230</sup> Gould 1968-9a; Johnson 1970

<sup>231</sup> Rahtz and Meeson 1979, 57

<sup>232</sup> Wood 1958, 108-9; Gould 1971-2, 38; the medieval Bole Bridge was replaced in 1878-9; the Lady Bridge was rebuilt in 1796 after its medieval predecessor was destroyed by flooding

<sup>233</sup> For ease of understanding I have used a version of the text translated into modern English by Chandler (1993, 441-2). The original, less accessible, text in its original English can be found Smith ed (1964), Vol 2, 104-5

<sup>234</sup> Leland may be mistaken here as other sources say five

<sup>235</sup> i.e. Lady Bridge

The building was restored in 1914 and is now used for occasional services<sup>230</sup>.

## 2.5.8 Communications

### 2.5.8.1 Bridges

Stone bridges were built by the 13th/14th century to carry the major routes into the town from the south over the rivers Tame and Anker. The Lady Bridge carried the road from Coventry and Birmingham over the Tame and into Holloway. First mentioned in 1294 it was built of twelve arches and barely sufficient width for a single vehicle to cross. The Bolebridge carried the road from Polesworth and Nuneaton over the Anker and into the town via Bolebridge Street. It too was narrow with recesses to allow foot passengers to take shelter when carts passed. The Bolebridge is first recorded in the 14th century although excavation of the Anglo-Saxon mills suggests that a causeway possibly dating to the 13th century carried Bolebridge Street across the soft soils of the infilled mill leat. This may be associated with the building of Bolebridge<sup>231</sup>. Bridges were an expensive item both to build and maintain but were vital to a town's prosperity. In 1442 the town was granted pavage and pontage for repair of Bolebridge<sup>232</sup>. Prior to the construction of the stone bridges entry into the town from the south was presumably via fords or causeways or perhaps via timber bridges.

## 2.6 Post Medieval (1500 to 1699)

The major event affecting the town at this period was the Reformation of Henry VIII's and Edward VI's reigns. Henry was responsible for the Dissolution of the monasteries (1536-40) while Edward suppressed chantry chapels, collegiate churches and religious guilds (1547-8). In both events church revenues were seized by the crown. Although Tamworth was less affected than those towns within which large religious houses were situated the suppression

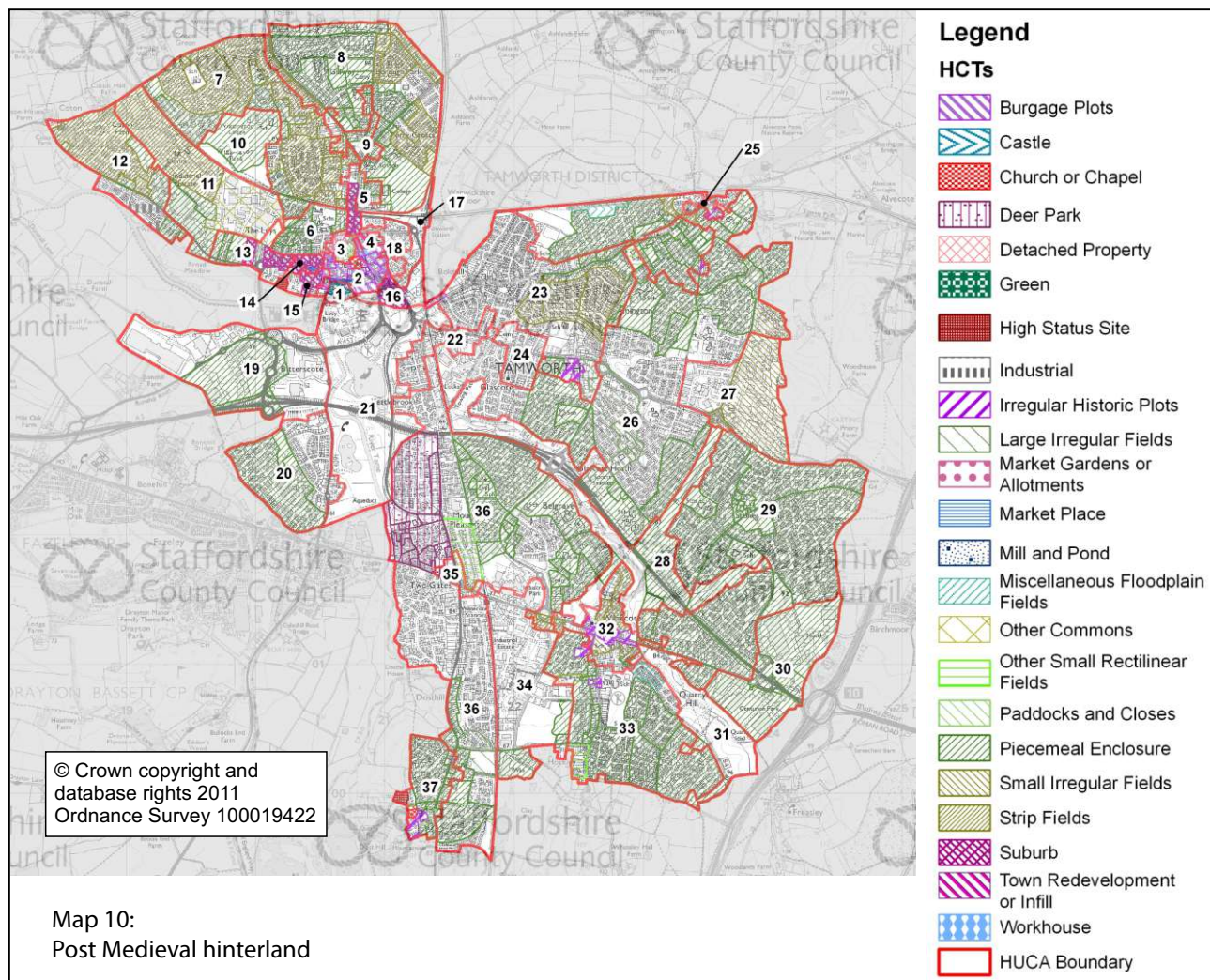
of the collegiate church and of guilds and chantries, and the redistribution of wealth to local families had a marked effect.

### 2.6.1 Leland's Description

Leland, writing in the 1540s, gives us a valuable portrait of Tamworth at the beginning of this period immediately prior to the Dissolution of the collegiate church<sup>233</sup>:

We hear that the town has an 'important [celebrate] market'; that the church is '...collegiate, with a dean and six<sup>234</sup> prebendaries, although each of them employs a substitute to undertake his duties there'. We hear also of the existence of a school: 'Tamworth has a guild of St George, which had property with an annual value of £5, but recently a certain John Bailey added another £5 worth of land to its endowment, and with this a grammar school has now been built'. The castle is described: 'The outer courtyard and great ward of the castle have been completely ruined, and the walls fallen down. Only some insignificant domestic buildings remain. However, the motte is still there, and a large round tower surmounting it. Mr Ferrers keeps this in good repair and lives there.' We hear also of the two town bridges: 'Bowbridge is the finer, even though it spans the Anker, which is a lesser river than the Tame...The other bridge is called St Mary's<sup>235</sup>: it has twelve large arches and carries the road to Coventry'.

The fairs are also mentioned: 'Tamworth has three annual fairs. Two are town fairs, but the third...belongs to the college.' Finally the town is described as 'entirely built of timber.'



## 2.6.2 Castle <sup>236</sup>

As we have seen Leland describes the castle bailey as largely derelict but the motte and the buildings upon it as being in good repair. The description of the bailey fits well with the findings of McNeill's excavations (1989) where by the 17th century much of the castle bailey had been levelled down and the debris pushed into the ditch <sup>237</sup>. A sketch map of 1678 shows that by this time houses had been built on the southern side of Market Street over the line of the north side of the bailey ditch.

The castle continued to be occupied throughout the post-medieval period. It was the primary residence of the Ferrers family from the late medieval period to the early 17th century and the years from 1550-1620 saw a lavish building programme within the shell keep on top of the motte. The principal elements were the refurbishment of the north range, the construction of a south range and the building of the storeyed porch adjoining the earlier tower.



<sup>238</sup> Meeson 2006, 27-8, 30-9  
<sup>239</sup> <http://www.staffordshire.co.uk/Tamworth.htm>; viewed 21.11.10  
<sup>240</sup> To produce this population estimate I have multiplied the Hearth Tax figures by 4.3, as suggested by Arkell (1982)

<sup>241</sup> Apart from the Moat House, see below  
<sup>242</sup> Again for the buildings section the chief source is the work carried out by Meeson in recording and interpreting buildings ahead of their demolition or alteration, summarised in Meeson 1979, 74-95  
<sup>243</sup> Meeson 1979, 76  
<sup>244</sup> Morris (ed) 1995, 146  
<sup>245</sup> Meeson 1979, 82-3  
<sup>246</sup> Wood 1958, plate opposite page 128; Palmer 1845,  
<sup>247</sup> Palmer 1845, 446-9

At the outbreak of the Civil War in 1642 the head of the Ferrers family, John Ferrers V, was still a minor. Nevertheless the Ferrers family supported the king and the castle was garrisoned by royalist forces in the autumn of that year. It was besieged by parliamentary forces in June 1643 and forced to surrender. An attempt by the royalists to regain the castle in 1644 failed but the parliamentary garrison was ordered to leave the castle in October 1644.

The probate inventory of Sir John Ferrers V of 1680 allows a detailed insight into the castle at this time. It is described by Meeson as 'the single most important document regarding the castle, offering insights into room functions and their contents, and the overall planning and organisation of the buildings'<sup>238</sup>.

## 2.6.3 Settlement

### 2.6.3.1 Population

The combined hearth tax returns of 1670 for both the Staffordshire and Warwickshire portions of the town provide a total of 320 households<sup>239</sup>. This would suggest a total population of around 1376<sup>240</sup>.

### 2.6.3.2 Town Plan and Suburbs

We are fortunate to have the sketch plan of 1678 to show the layout of the town at this period. Although we cannot expect the accuracy of an Ordnance Survey map it does appear to be a good representation of the town at the time with all of the streets which we would anticipate shown. As remarked in 2.5.4.3 above the chief surprise is the extent of settlement shown in the northern suburb outside Gungate. It is likely, however, that this is a medieval development for, as in many towns, we have little indication of growth in the area of settlement – or indeed of population growth - at this period. Any minor population growth was presumably enabled

by intensification of settlement along the major streets.

### 2.6.3.3 Buildings

Early in the period buildings continued to be timber-framed as Leland noted<sup>241</sup>. As we have seen for the medieval period the majority of the buildings in the central core were set at right angles to the street on narrow plots of land<sup>242</sup>. Once established this pattern would have been difficult to alter. When additional accommodation was needed this was accomplished by building extensions at the rear normally down one side of the plot only, giving an L-shaped plan<sup>243</sup>.

At the end of the 17th century Celia Fiennes described Tamworth as 'a neate town built of brick and mostly new'<sup>244</sup>. All was not as it seemed, however. In many cases the facades of existing timber framed buildings had been encased in the newly-fashionable brick<sup>245</sup>.

A number of notable brick buildings were built in the 17th century such as the new building for the Free Grammar School erected on Lower Gungate in 1678<sup>246</sup> and Guy's almshouses also erected in 1678 and extended in 1692, (also on Lower Gungate)<sup>247</sup>. Sadly neither building remains, the Grammar School was demolished in 1867 when the school moved to a new site; the Almshouses were rebuilt in 1913-14.

Kingman has pointed out the role of the town corporation in encouraging the use of brick in the town from the late 17th century until the mid 18th century as part of a wider scheme to encourage urban regeneration and thereby bring commercial and financial benefits to the town<sup>248</sup>. Thus in 1682 it was recorded that William Ashley 'is about to pull down his dwelling house in Church Street... and intends to rebuild with brick which will be an Ornam[ent] to the town'<sup>249</sup>.

<sup>248</sup> Kingman 2008  
<sup>249</sup> Kingman 2008, 70-1



<sup>250</sup> Cf. HUCA 14 in Part Two  
<sup>251</sup> Le Patourel and Roberts 1978, 51  
<sup>252</sup> Hewitson et al 2010, 89-90  
<sup>253</sup> Kingman 2008, 70  
<sup>254</sup> Shaw 2010, 6  
<sup>255</sup> Staffordshire Historical Collections for 1923, 230

<sup>256</sup> The evidence is confusing here; Gould states that there was a common hall in the 15th century but that by the 17th century there were two town halls (Gould 1971-2, 26); other writers such as Wood (1958, 88) say that there were separate town halls in the 16th century  
<sup>257</sup> See above page 00  
<sup>258</sup> Wood 1958, 127-130  
<sup>259</sup> See Buildings section below  
<sup>260</sup> Ward 1834, 385

### 2.6.3.4 Moat House

The Moat House is an Elizabethan mansion house which lies off the southern side of Lichfield Street at the western extremity of the town (map 10)<sup>250</sup>. Its name suggests that there may have been an earlier moated site here. Moated sites are most commonly of 13th or early 14th century date<sup>251</sup>. Excavations at The Great Hall, a moated site in a similar position on the edge of the medieval town of Wolverhampton, however, failed to confirm an early date for the moat and it is possible that there was a tradition of building 16th century moated mansion houses in South Staffordshire at this time, perhaps intended to give the families of the owners an air of status and antiquity<sup>252</sup>. The house belonged to the Comberford family. It is mentioned in 1554 but was rebuilt in the newly-fashionable brick in 1572. It was probably the earliest, and is certainly the earliest surviving, brick building in Tamworth<sup>253</sup>. Interestingly The Great Hall at Wolverhampton, another early brick building, is also thought to date from the 1570s<sup>254</sup>. In the Hearth Tax of 1666 the owner Sir William Boothby paid for 15 hearths, more than twice the number of hearths than any other building in the Staffordshire portion of the town<sup>255</sup>, and more than the Great Hall at Wolverhampton which paid for eleven hearths.

## 2.6.4 Administration, Education & Welfare

### 2.6.4.1 Administration

The town was granted a charter of incorporation by Queen Elizabeth I in 1560. Tamworth was stated to be a legal borough by prescription based on ancient rights. The town's existing privileges were confirmed, including the right to hold the Saturday market and to hold the two annual fairs around St Georges Day and St Edward's Day. A second charter was granted in 1588 confirming further privileges including the right to hold the third fair, St Edith's or the

Cherry Fair. The charters of incorporation meant that the town could now be governed as a single entity. Earlier there had been two town halls, one for Staffordshire on Lichfield Street and one for Warwickshire on the north side of Market Street<sup>256</sup>. At some point a new town hall was built. It is shown on the sketch map of 1678, marked as 'Town Hall and Market House' on the site of the later town hall at the east end of Market Street.

### 2.6.4.2 Education

Leland's description tells us that there was a school in the town in the 1540s but suggests that it was a recent foundation rather than a continuation of the one attested in the 14th century<sup>257</sup>. The school of the 1540s may itself have gone out of existence soon afterwards for it was supported by the Guild of St George which was dissolved in 1547-8. The town's second charter of incorporation of 1588, however, set up a new school, the 'Free Grammar School of Elizabeth, Queen of England in Tamworth'<sup>258</sup>. The school was situated on the west side of Lower Gungate opposite Spinning School Lane. A new building was provided on the site in 1678<sup>259</sup>.

A school for poor children, Rawlett's Free School, in Church Street, was founded in 1686 in Church Street for the education of twelve poor boys and ten poor girls<sup>260</sup>.

### 2.6.4.3 Welfare

There were repeated outbreaks of plague in the town between 1556 and 1626. The 1626 outbreak was so severe that Warwickshire County Assizes ordered a county-wide levy to help the town<sup>261</sup>.

Thomas Guy, a native of Tamworth and notable benefactor of the town, built almshouses in Lower Gungate in 1678. Originally there was room for seven poor women only, but in 1692 he erected a further seven rooms for men<sup>262</sup>.

<sup>261</sup> Stone 2003, 56-7  
<sup>262</sup> Cockin 2000, 506

<sup>263</sup> Wood 1958, 135-6; Stone 2003, 66  
<sup>264</sup> Meeson 1979, 137-143  
<sup>265</sup> Meeson 1979, 73  
<sup>266</sup> Rahtz and Meeson 1992: 69  
<sup>267</sup> Ibid.

<sup>268</sup> The dean and prebends were given pensions in compensation.  
<sup>269</sup> Stone 2003, 44  
<sup>270</sup> See below  
<sup>271</sup> Stone 2003, 67-9  
<sup>272</sup> Defoe 1724-6 (1986, 403)  
<sup>273</sup> White 1834, 380

An institution for the poor children of the parish, the 'Spinning School' was set up in 1687, on land in Schoolhouse Lane. Children from the age of five upwards were set to work spinning and knitting in return for board and keep<sup>263</sup>. In the early 18th century the building fell into disuse and it was converted into houses for the poor. Nevertheless the name of the street changed from Schoolhouse Lane to Spinning School Lane.

### 2.6.5 Economy

The first two volumes of the Tamworth parish register which date from 1556-1690 give an idea of the trades and professions in the town at this time. Once again the familiar categories are present. The most prominent occupations are those in the leather and allied trades, food and drink, textile, clothing, building and metalworking categories<sup>264</sup>. Also of interest are a small number of people involved in coal mining and allied activities. This was to be of increasing importance.

Meeson summarised Tamworth in the 16th and 17th centuries as a market centre for livestock and general agricultural produce, also supported by diversity of crafts, particularly the leather, clothing, textile, building and metal trades<sup>265</sup>. As elsewhere the inhabitants of the town were also engaged in agriculture.

To the south east of Bolebridge Street metal working continued to be prominent. An archaeological excavation identified three furnaces which were provisionally dated to the 16th/17th centuries<sup>266</sup>. This industry appeared to continue until the later 17th/early 18th century<sup>267</sup>.

### 2.6.6 Religion

#### 2.6.6.1 St Editha's Church

As a collegiate church St Editha's was greatly affected by the Reformation. The college was

dissolved 1547-8 and its revenues and the lands of the dean and prebends were seized by the crown<sup>268</sup>. Henceforth the church became a parish church with a vicar and two curates appointed by the crown<sup>269</sup>.

## 2.7 18th & 19th century (1700 to 1899)

At this period we see the growth of industry in the town and its surrounding area, great improvements in its transport links and the provision of facilities for leisure, commerce and health.

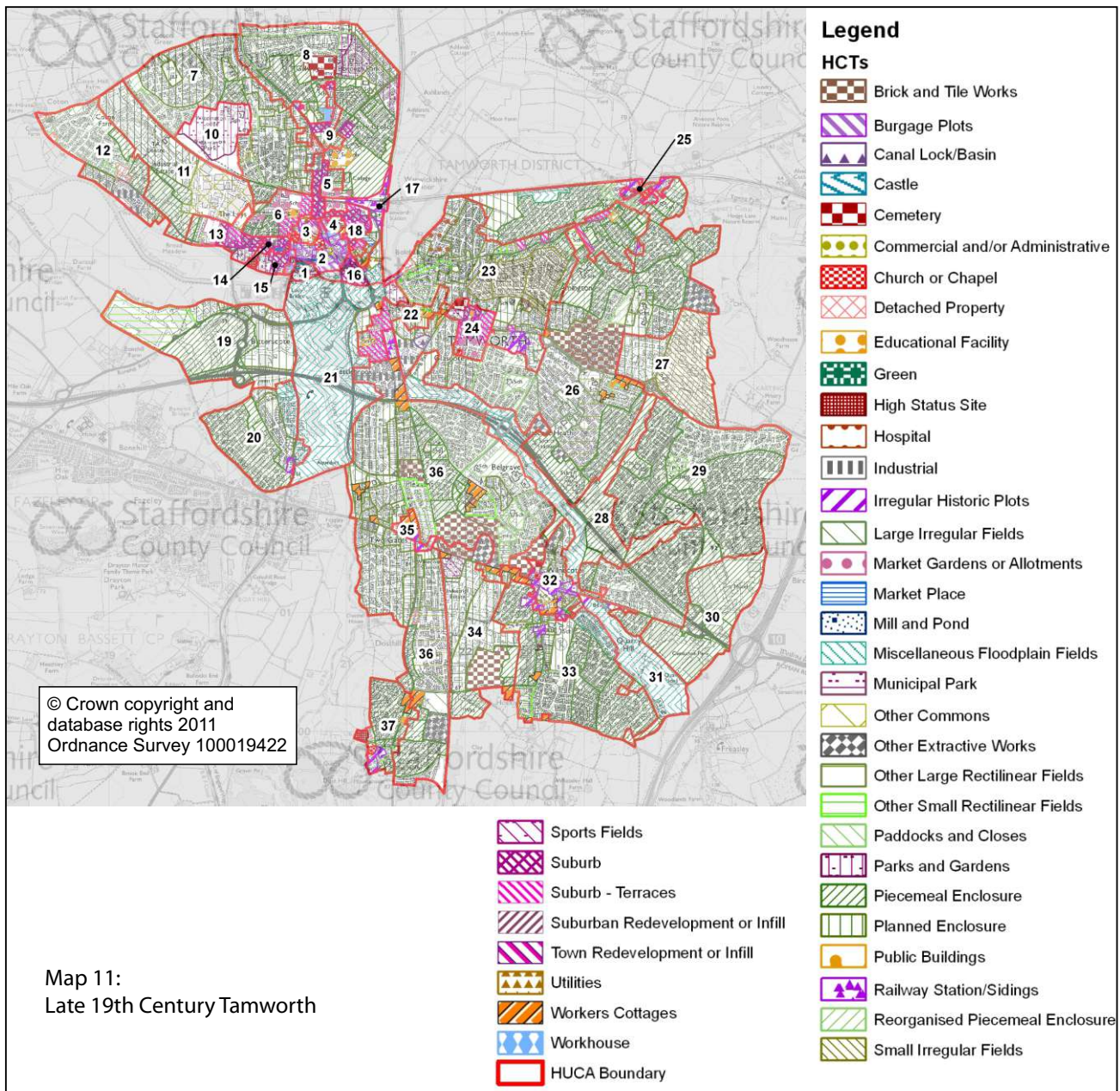
Many of the improvements to the town came about due to the benefaction of the local gentry and industrialists. This was not entirely disinterested as this same group were often acting as the town's Members of Parliament. Thomas Guy served as one of the town's two MPs from 1695-1707. We have already seen evidence of his benefactions in the later 17th century and in 1701 he provided the town with a purpose-built town hall (plate 4)<sup>270</sup>. In 1707, however, when his candidature as an MP was rejected, he threatened to demolish the town hall and banned residents of the borough from his almshouses<sup>271</sup>. From the later 18th to mid-19th centuries the Peel family played an increasingly important part in the life of the town. The first Sir Robert Peel, a wealthy industrialist, bought the Drayton estates in 1796 and built the grand house at Drayton Manor. The second Sir Robert Peel was to become Prime Minister and it was through his influence that Queen Victoria and Prince Albert visited Tamworth in 1843.

### 2.7.1 Contemporary Descriptions

Descriptions of the borough were generally complimentary. Daniel Defoe, writing around 1724, described it as 'a fine pleasant trading town, eminent for good ale and good company'<sup>272</sup>, while in 1834 it was described as being of 'very clean and respectable appearance'<sup>273</sup>.

## 2.7.2 Castle

The castle passed from the Ferrers family to the Shirley family in 1688 when Anne Ferrers married Robert Shirley. There followed a period of neglect for the senior branches of the Shirley family, and their successors the Compton family, had extensive properties elsewhere, so that their main interest in the castle was as a source of income rather than as a residence. Finally when the estate came into the hands of George Ferrers Townsend II on the death of his mother in 1770 it passed back into the hands of an owner who cared passionately about it. Townsend carried out extensive improvements and repairs to the buildings within the shell keep and enclosed and landscaped the grounds to create a private pleasure garden. On his death in 1811, however, he left large debts and the work came to a halt. The castle was then leased out until in 1897 the castle and grounds were acquired by the Borough Council.





## 2.7.3 Settlement

### 2.7.3.1 Population<sup>274</sup>

The population of the borough in 1801 was 2,786. In general there was a slow increase throughout the century, except between 1821 and 1831 when there was a decrease from 3,574 to 3,537. By 1881 the population was 4,891. In 1891 it was 6,614 but this more rapid increase is perhaps accounted for the increase in the size of the borough after 1889.

### 2.7.3.2 Town Plan

There was little growth in the extent of the town, until the very end of this period. Hence the area of the town as is shown on Yates' map of 1775 and the Ordnance Survey Surveyor's Plans of around 1820 shows very little difference to that shown on the 1678 sketch plan and to the presumed area of the medieval town.

Even the extent of settlement shown on the Ordnance Survey plans of the 1880s look little different to what we would expect for the medieval town with the notable exception of the north east sector where there has been considerable expansion (map 11)<sup>275</sup>. The reason for this is not difficult to find. The coming of the railway in 1839 and the decision to site the railway station outside the town on the north east side led to the construction of Victoria Road and Albert Road, and a number of short lengths of street between them. The area was colonised by a mixture of house types. There were short lengths of terraced housing, such as Victoria Terrace to the north west of Victoria Street, and a number of detached houses, the largest of which was Victoria Villa on the south east side of Victoria Road. A number of features can be directly related to the railway. Hence the Albert Hotel at the east end of Albert Road and the Tweedale Arms Hotel at the corner of Albert Road and Victoria Road were both sited close

by the railway stations to attract custom from rail passengers, while 'Smithfield Cattle Market' behind Victoria Villa was conveniently located for cattle being brought in by train and for carcasses being transported out to major centres such as Birmingham.

Within the town Corporation Street was constructed at the same time as the Assembly Rooms at the end of the 19th century to give a communication route from Aldergate to Church Street<sup>276</sup>.



**Plate 3:** Assembly Rooms, Corporation Street. Courtesy of Michael Shaw

### 2.7.3.3 Buildings

The town corporation continued its policy of encouraging improvements to the fabric of the town. The major local families were great benefactors, particularly those who served as Members of Parliament as represented by Thomas Guy, MP Between 1695 and 1707<sup>277</sup>. He was responsible for the extant Grade II\* Listed classical town hall built in 1701, which is one of the town's most important buildings (plate 4)<sup>278</sup>.

At the end of the 18th century Stebbing Shaw stated that the town had 'of late years... been



<sup>279</sup> Shaw 1798, 415

<sup>280</sup> Meeson 1979, 87

<sup>281</sup> Staffordshire HER: PRN 09793 in HUCA 3

<sup>282</sup> Staffordshire HER: PRN 09720 in HUCA 2

<sup>283</sup> Cf. HUCA 23, HUCA 25, HUCA 33, HUCA 35 and HUCA 37 in Part Two

<sup>284</sup> Numbers of each type in brackets

<sup>285</sup> The patterns of landholding and location of large country houses and estates may be a factor. A shapefile of country houses is included in the archive.

<sup>286</sup> Palmer 1845, 210

<sup>287</sup> Palmer 1845, 212

<sup>288</sup> In Staffordshire Record Office

<sup>289</sup> Palmer 1845, 184

<sup>290</sup> Cf. HUCA 17 in Part Two

much improved<sup>279</sup>. Once again, however, much of this improvement comprised the cladding of existing timber framed structures with brick rather than the construction of a completely new building, although the town corporation continued to encourage the construction of brick and tile buildings<sup>280</sup>.

In the 19th century civic pride saw the provision of a new generation of Municipal Buildings, such as the Grade II Listed Assembly Rooms (plate 3)<sup>281</sup>, and of a wider range of styles and building materials, such as the Grade II Listed Holloway Lodge, an early 19th century building of ashlar masonry in Gothic Revival Style<sup>282</sup>.

### 2.7.3.4 Tamworth and its hinterland in the 1880s

The Ordnance Survey mapping of the 1880s is the earliest mapping to provide us with a detailed picture of Tamworth and its hinterland. By this time small industrial settlements had grown up to the south and east of the historic town at Amington, Dosthill, Two Gates, Kettlebrook, Wilnecote and Glascote, although the majority of these had medieval origins<sup>283</sup>. Within the hinterland eleven types of industry have been identified<sup>284</sup>: brewery (1); brick and clay works (17, including Glascote Works); cattle market (1); clothing manufactories (3 tape; 1 clothing); collieries (7); corn mills (2); engineering works (1); paper mills (2); timber yard (1); two utilities (a gas works and a water works). The collieries and brick and clay sites are situated within the area of coal-bearing rocks corresponding to the Bagnall terrain type (cf. map 2). The corn mills and paper mills are situated by the rivers Tame and Anker and their tributaries. The clothing factory and two of the three tape factories are situated within the historic town centre, the third tape factory lies immediately to the east at Bolehall.

The plot of farmsteads is interesting in showing that they are located principally on the east side of the area, both within and outside the coalfield area. More detailed analysis would be needed to determine the precise reason for this<sup>285</sup>. Two factors, however, are likely to be the location of farms close to the growing population in the small industrial centres and their location close to communication routes, especially the railways, enabling their produce to be easily transported to larger centres such as Birmingham.

## 2.7.4 Economy

### 2.7.4.1 Markets & fairs

The Saturday market continued and was described in the mid-19th century as 'an excellent market for corn, hay, meat, eggs, butter, earthenware, and other articles of general utility'<sup>286</sup> indicating that it was still acting primarily as a market for the sale of agricultural produce.

Again by the mid-19th century five further fairs had been added to the existing three<sup>287</sup>. A probable mid-19th century plan of the town<sup>288</sup> shows the site of a Horse Fair at the west end of Lichfield Street around 500m away from the town centre and around the same time Palmer talks of 'a plot of ground where the horsefair is now usually held...' at the 'lower end of Lichfield Street...' <sup>289</sup>. Whether this was a new site or one surviving from an earlier period is uncertain. It is not shown on other maps but does lie adjacent to Broad Ford, which may be an early fording point of the river Tame. Also around this time a Cattle Market was provided on the north east side of the town adjacent to the newly-built railway stations<sup>290</sup>. The coming of the railways had a great effect on cattle markets. A greater volume of trade was concentrated at a smaller number of large markets. Many towns built Cattle Markets close to the railways to ensure that they

<sup>291</sup> Brown 1986, 32-5

<sup>292</sup> The 1810 parish map shows two 'Cotton Works', one immediately south of Lady Bridge, the other around 400m upstream

<sup>293</sup> Stone 2003, 79

<sup>294</sup> White 1834, 389-393

<sup>295</sup> Staffordshire HER: PRN 54356 (HUCA 23 in Part Two) and PRN 54424 (HUCA 17 in Part Two)

<sup>296</sup> Staffordshire HER: PRN 54423 (HUCA 2 in Part Two)

<sup>297</sup> Staffordshire HER: PRN 02310; HUCA 12 in Part Two

<sup>298</sup> Palmer 1845, 207-9; Stone 2003, 85-7

<sup>299</sup> Stone 2003, 87-8; Staffordshire HER: PRN 54384 (HUCA 26 in Part Two)

<sup>300</sup> Wood 1958, 88-91; Staffordshire HER: PRN 00036

<sup>301</sup> Staffordshire HER: PRN 09793 (HUCA 3 in Part Two)

<sup>302</sup> Wood 1958, 91-2

<sup>303</sup> Wood 1958, 23

<sup>304</sup> Plotted from boundary shown on 1880s Ordnance Survey 25 inch mapping

<sup>305</sup> Plotted from boundary shown on 1900s Ordnance Survey 25 inch mapping

<sup>306</sup> Wood 1958, 24

shared in this increased trade<sup>291</sup>.

### 2.7.4.2 Industry

From the late 18th century the town and its surrounding area were increasingly involved in cotton manufacture. The first cotton mills were established by the first Sir Robert Peel to the south of the town at Lady Bridge in 1788<sup>292</sup>. Later he adapted the Castle mills for cotton manufacture and built mills outside the town at Fazeley and Bonehill (both lying within Lichfield District), before retiring in 1813<sup>293</sup>.

A trade directory of 1834 gives a picture of Tamworth as a middling market town supplying a wide range of services<sup>294</sup>. There were ten academies and, as befits a coaching and market centre, thirty two hotels, inns and taverns. The food and drink industries are represented by thirteen butchers, eleven grocers and tea dealers, nine bakers, three fishmongers and fruiterers, five maltsters, and five wine and spirit merchants. Other trades and crafts include seven blacksmiths, thirty one boot and shoe makers, six lace manufacturers, thirteen tailors and four watch and clock makers. Two farmers and thirteen gardeners are presumably working the adjacent fields but living in the town.

By 1845 Palmer tells us that the principal industry is the manufacture of tape, with tape mills at Bolehall and on Bolebridge Street<sup>295</sup>. By the late 19th century the tape mill at Bolehall was disused but may have been replaced by a new factory, also called Bolehall Mill, lying to the south of George Street<sup>296</sup>. Also important was the production of paper which led to the manufacture of wallpaper at Alders Mill which lay on the river Tame to the west of the town<sup>297</sup>. In the wider area Palmer highlights the use of local clay for brick and tile manufacture and the presence of the coalfield to the south and east of the town. He also emphasises the continuing importance of agriculture to the area, particularly for fruit and

vegetable growing to supply Birmingham as well as more local markets<sup>298</sup>.

One particularly famous manufacturer in the surrounding area was Gibbs and Canning's Works at Glascote. Founded in 1847 they manufactured bricks, tiles and stoneware and became particularly well known for their terracotta architectural pieces<sup>299</sup>.

## 2.7.5 Administration, Education, Welfare & Amenities

### 2.7.5.1 Town Hall

In 1701 Thomas Guy endowed the town with a magnificent new town hall at the east end of Market Street, whose importance to the town's history and character has been acknowledged in its Grade II\* Listed status (plate 4)<sup>300</sup>.

### 2.7.5.2 Assembly Rooms and Municipal Offices

By the late 19th century, however, the Town Hall was inadequate for larger functions and in 1889 the extant Grade II Listed Assembly Rooms were built, which are still used for public events (plate 3)<sup>301</sup>. The adjacent 21 Church Street was used for Municipal Offices<sup>302</sup>.

### 2.7.5.3 Administrative Boundaries

The division of Tamworth between two counties was finally ended in 1889 when the whole of the town was declared to lie within Staffordshire<sup>303</sup>. At the same time the borough was increased in size from 75ha (185 acres)<sup>304</sup> to 115ha (285 acres)<sup>305</sup>, mainly by taking in the area of the castle, which had previously formed a separate liberty, and the area to the north east of the town out towards the railway stations<sup>306</sup>.



**Plate 4:** Town Hall. Courtesy of Michael Shaw

#### 2.7.5.4 Education

Tamworth Grammar School was transferred from its original site on Lower Gungate to a new site on the edge of/just outside the then built up area on Upper Gungate in 1867<sup>307</sup>.

Schools for the lower classes were gradually added. The first Sir Robert Peel founded a school for poor children, the Sir Robert Peel School, in 1820, by St Editha's church. In 1837 the second Sir Robert provided it with a new building in Lichfield Street<sup>308</sup>. When this proved inadequate he built another school opposite it in 1850<sup>309</sup>. The buildings, both Grade II Listed, still survive although they have been adapted for different uses<sup>310</sup>. The National, Infants and Sunday Schools were opened in 1828 in a purpose-built building on College Lane, financed by public subscription<sup>311</sup>. It is now a church hall and is locally listed. The 1880s 25 inch plans show a further three schools, one on Spinning School Lane, a 'Girls Industrial School' on Marmion Street and a school adjoining the Roman Catholic church by Aldergate.

A subscription library, known as the Permanent Library, was established in premises on George Street in 1804. It was an immediate success. In 1893, however, it was merged with the Public Library, then housed in the Municipal Offices<sup>312</sup>.



<sup>313</sup> Staffordshire HER: PRN 09824 (HUCA 2 in Part Two)

<sup>314</sup> Palmer 1845, 443-4

<sup>315</sup> It is shown on the 1880s Ordnance Survey 25 inch mapping.

<sup>316</sup> Stone 2003, 94; Staffordshire HER: PRN 05571 (HUCA 3 in Part Two)

<sup>317</sup> Ordnance Survey 25 inch mapping, 1902 (HUCA 6 in Part Two)

<sup>318</sup> Wood 1958, 120; at SK21860431

<sup>319</sup> HUCA 17 in Part Two

<sup>320</sup> Wood 1958, 114-8

<sup>321</sup> Palmer 1845, 150

<sup>322</sup> Cf. 2.7.6.2; Staffordshire HER: PRN 13936

<sup>323</sup> Pevsner 1974, 273-4

<sup>324</sup> Stone 2003, 50; Staffordshire HER: PRN 09910 (HUCA 2 in Part Two)

### 2.7.5.5 Workhouse

The need for a workhouse was identified in 1739 when the Corporation complained that 'the poor of this borough are become very numerous and exceeding burthensome to the inhabitants of the said Borough'. The original workhouse was built in Colehill in 1741. It was soon realised that the building was inadequate and a new workhouse was built at Lady Bank in 1750<sup>313</sup>. After the passing of the Poor Law Act of 1834 this became the workhouse for the Tamworth Union, which comprised the Borough and its surrounding parishes<sup>314</sup>. This eventually proved to be inadequate and a new workhouse was built to the north of the town off Wigginton Road<sup>315</sup>. The old workhouse, now Grade II Listed, later became the Castle Brewery and also a hotel.

### 2.7.5.6 Hospitals

A cottage hospital was opened to the north of Aldergate in 1880; a new wing was added in 1889<sup>316</sup>. By the early 20th century the street to its north had been laid out and named Hospital Street<sup>317</sup>.

The Borough combined with Tamworth Rural District to build an Isolation Hospital for the treatment of infectious diseases at Bolehall to the east of the town in 1892<sup>318</sup>.

### 2.7.5.7 Gas

The Tamworth Gaslight and Coal Company was set up in 1835 to provide a gas supply for the town and its surrounding area. Gasworks were built on land to the rear of Bolebridge Street and soon after gas street lighting was provided<sup>319</sup>.

### 2.7.5.8 Water

The 19th century saw increasing concern over public health, especially due to the prevalence of cholera. The Public Health Act (1848) set up a national General Board of Health with power

to set up local boards. Tamworth Council, however, opposed the setting up of a local board for the borough as it would have been a charge upon the town. By 1879 most of the wells in Tamworth were said to be polluted owing to the proximity of drains, privies and cesspools and an analysis showed impregnation with sewage matter. Finally in 1881 the town was provided with mains water from a well sunk at Hopwas, just outside the borough boundary, whence water was pumped across to a newly constructed reservoir at Glascoate<sup>320</sup>.

### 2.7.5.9 Theatre

The town was provided with a theatre around 1770 and the actress Sarah Siddons is reported to have appeared there<sup>321</sup>. The theatre was later converted into a Baptist Chapel<sup>322</sup> and is now Grade II Listed and used as the Registry Office.

## 2.7.6 Religion

### 2.7.6.1 St Editha's church

St Editha's church was extensively restored in the Victorian period by Benjamin Ferrey, Sir George Gilbert Scott and William Butterfield<sup>323</sup>. Of particular interest from this period are the stained glass windows designed by Ford Madox Brown depicting scenes from the life of St Editha, installed in 1873, and by Edward Burne-Jones, installed in 1874.

### 2.7.6.2 Nonconformism

The 18th and 19th centuries were a great period of church and chapel building. The rise of Nonconformism saw the construction of a large number of chapels, some quite short lived. The earliest was the Grade II Unitarian chapel, accessed off Victoria Road, built in 1724 which still survives along with its burial ground<sup>324</sup>. Its secluded position away from the street frontage is typical of early chapels at a period when Nonconformity might still



<sup>325</sup> Staffordshire HER: PRN 01302 (HUCA 2 in Part Two)

<sup>326</sup> Stuart, D.G. 1970-1, 45-6

<sup>327</sup> Originally a theatre (cf. 2.7.5.9 above)

<sup>328</sup> Staffordshire HER: PRN 13936 (HUCA 2), PRN 52065 (HUCA 3) and PRN 52043 (HUCA 18)

<sup>329</sup> White 1834, 384; Staffordshire HER: PRN 52239 (HUCA 3 in Part Two)

<sup>330</sup> Greenslade and Stuart 1998, 69-70

<sup>331</sup> Wood 1958, 98-99

<sup>332</sup> Wood 1958, 101-2

<sup>333</sup> Shaw 1798, 420; Staffordshire HER: PRN 09836

<sup>334</sup> Wood 1958, 108-9; Staffordshire HER: PRN 01203

<sup>335</sup> Wood 1958, 111

provoke resentment. Another early nonconformist place of worship was a Quaker meeting house erected in 1753 behind 101 Lichfield Street which had a graveyard attached<sup>325</sup>. Its use as a meeting house ceased in 1852. The building was demolished in the 1950s-60s, at which time the graveyard was maintained as a lawn. Twenty burials in the graveyard are recorded<sup>326</sup>. By the 1880s three further chapels existed all of which survive; the Grade II Listed Baptist chapel at Lower Gungate<sup>327</sup>; the locally listed Congregational chapel at Aldergate and the locally listed Methodist chapel at Victoria Road<sup>328</sup>.

### 2.7.6.3 Catholicism

Greater tolerance of Catholicism in the later 19th century saw the provision of Catholic churches in towns. At Tamworth, a Roman Catholic Church was built off Aldergate, again away from the street frontage, in 1829<sup>329</sup>. It still survives and is locally listed though with major mid-20th century additions.

### 2.7.6.4 Comparative data

The 1851 census provides a snapshot of church-going in Staffordshire at this time. Of those who attended church on the day of the census 46% went to Church of England services, 48% to Protestant nonconformist places of worship and 5.55% to Roman Catholic churches and chapels<sup>330</sup>.

### 2.7.6.5 Cemeteries

The churchyard around St Editha's was almost full by the mid-19th century. Accordingly land was donated for a new cemetery off Aldergate immediately to the north west. This too was full by 1876 and a new cemetery was provided to the north of the town off Wigginton Road. This still exists and has been extended on a number of occasions<sup>331</sup>.

## 2.7.7 Communications

### 2.7.7.1 Road

A source of prosperity to the town was its location on two major coaching routes, that from London to Liverpool and that from Birmingham to Nottingham. At the beginning of this period the roads were in poor condition, however; the road to Nottingham, the Ashby Road, was said to be impassable for coaches in winter. Accordingly in 1759-60 turnpike trusts were set up to improve the Ashby Road and also the road to Market Bosworth via Polesworth. Subsequently in 1770 a trust was set up to control and improve the remaining main roads through Tamworth. Thus in 1796 William Marshall was able to report that: 'The roads of this district had, it is probable, remained in a state of almost total neglect, from the days of the Mercians, until some twenty years back; when a spirit of improvement went forth.'<sup>332</sup> The town's two bridges were also replaced.

The Lady Bridge was destroyed by floods in 1795 and replaced by a new bridge completed in 1796, which is now Grade II Listed (plate 9)<sup>333</sup>. The Bolebridge was replaced in 1877, and again in 1935<sup>334</sup>.

### 2.7.7.2 Canal

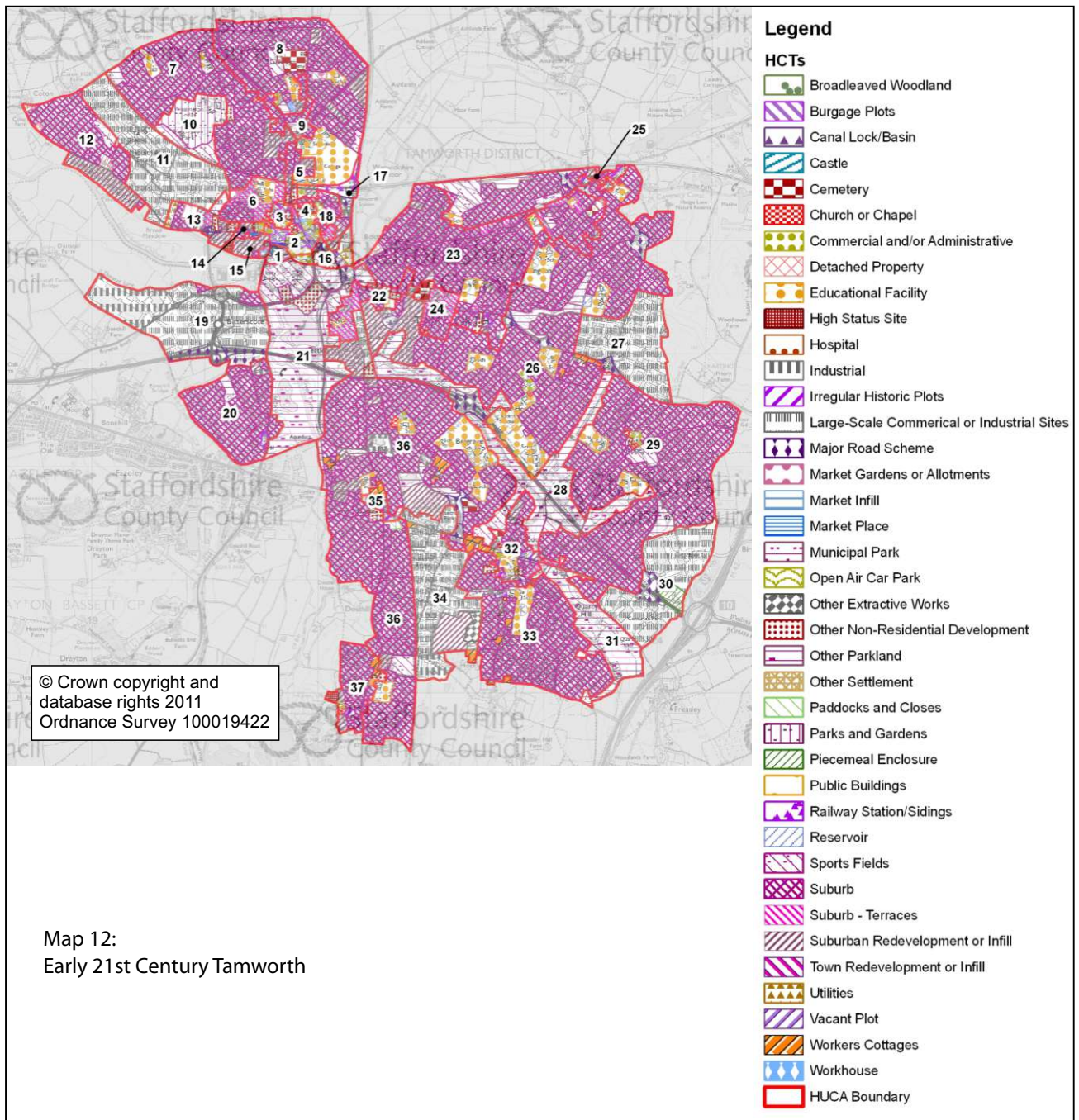
Tamworth was connected to the canal system in 1785 with the opening of Birmingham and Fazeley Canal which ran round the west side of the town and the Coventry Canal which ran round the east side. The two canals met at Fazeley Junction<sup>335</sup>. This led to the growth of the settlement at Fazeley (in Lichfield District) which became a competitor, on a small scale, to Tamworth.

### 2.7.7.3 Railway

The railway came to Tamworth in 1839 with the opening of the Birmingham and Derby Junction Railway, later the Midland Railway. A

long Grade II Listed viaduct takes the railway over the River Anker near Bolebridge and remains one of the town's landmarks to this day<sup>336</sup>. A second line, The Trent Valley Railway, later the London and North Western Railway (L&NWR), which passed around half a mile to the north of the town was opened in 1847<sup>337</sup>. The stations for both lines were built adjacent to each other and Victoria Road and Albert Road were built to connect the stations and the town<sup>338</sup>.

## 2.8 20th & 21st century (1900 to circa 2009)





For the first half of the century Tamworth continued its role as a small market town. From the 1960s, however, its role as an overspill town for Birmingham saw a large expansion.

### 2.8.1 Castle

Having been acquired by the Borough Council in 1897 the Castle opened as a museum in 1899 and its grounds were gradually developed as a public amenity (plate 5)<sup>339</sup>. In the 1920s the area on the opposite bank of the river to the castle was developed as the Castle Pleasure Grounds<sup>340</sup>. Hundreds of tons of waste material from the slag heaps of neighbouring collieries was brought in to raise the area above the flood plain<sup>341</sup>. The development can be followed on contemporary maps. By 1923 a cricket and football ground had been constructed with the extant locally listed pavilion at its western edge<sup>342</sup>. In 1927 the extant open air baths were built, whose importance to the local history of the town has been acknowledge by their locally listed status<sup>343</sup>. By 1955 a tennis court within an oval enclosure had been added to the south east and flower beds to the north west. By 1978 the single tennis court had been replaced by two courts, of which only one survives the other having been replaced by a skate park<sup>345</sup>.



**Plate 5:** Castle and Castle Grounds with the locally listed band stand to the left. Courtesy of Michael Shaw

<sup>346</sup> The population to 1951 is that for the borough given in Wood 1958, 166  
<sup>347</sup> Post-1951 population data is for the present-day administrative area taken from 'A Vision of Britain through Time' (<http://www.visionofbritain.org.uk>) accessed 20.08.10. Accordingly the data is not directly comparable with that for the pre-1961 population which is for the borough only. As a comparison the population for the borough only in 1951 was 12,889, while that for the whole district was 22,849

<sup>348</sup> See below

<sup>349</sup> Wood 1958, 98

<sup>350</sup> Early in the 20th century St Editha's Hospital was built on the site of the workhouse and the workhouse building was incorporated within it

<sup>351</sup> Wood 1958, 96

<sup>352</sup> Wood 1958, 120-1

<sup>353</sup> Now (2010) 'The Silk Kite' public house; Staffordshire HER: PRN 52085

<sup>354</sup> Wood 1958, 94; Staffordshire HER: PRN 52211 (HUCA 3 in Part Two)

## 2.8.2 Settlement

### 2.8.2.1 Population

To 1951<sup>346</sup>

The population of the borough continued to show a steady expansion through the early part of the 20th century from 7,271 in 1901 to 8,032 in 1921. There was a slight decrease in 1931 to 7,510. As we have seen, the increase in the size of the borough in 1932 meant that the population jumped to 11,711. By 1951 there had been a further slight increase to 12,889.

After 1951<sup>347</sup>

In 1961 the population of the Tamworth District as a whole was 30,729, an increase of around 36% from the 1951 figure. By 1971 the population had increased to 41,326. The largest increase, however, was in the following decade for by 1981 it had reached 64,252, an increase of over 55%, as the town began to take increasing numbers of Birmingham tenants<sup>348</sup>. Thereafter the population in 1991 was 70,970 and in 2001 74,531.

### 2.8.2.2 Settlement

Before 1955

It is only in the 20th century that Tamworth shows any great outward growth of settlement from the town itself. Even then the flood plains of the Tame and Anker were a barrier to development immediately to the south of the existing town.

Much of the housing built in the first half of the 20th century was provided by Tamworth Council so that by the late 1950s the Council owned 1,800 houses and 26 shops<sup>349</sup>.

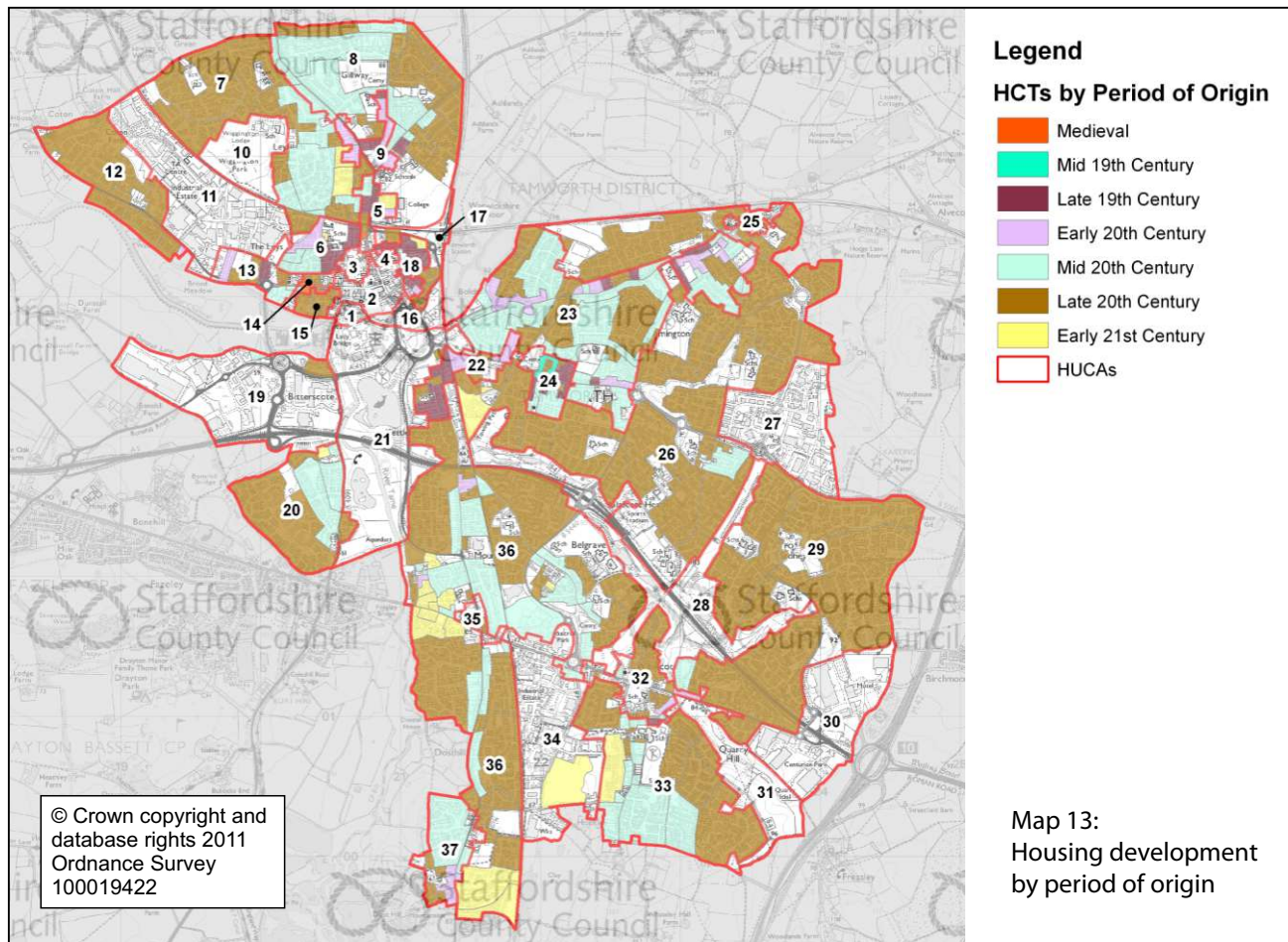
Map 12 reveals that during the mid 20th century settlement expanded northwards along Comberford Road, Wigginton Road and Ashby Road (HUCA 5, HUCA 7 and HUCA 8).

This continued a process already begun in the 19th century which included housing along Upper Gungate (HUCA 5), the Grammar School, the Workhouse<sup>350</sup> and the Cemetery (HUCA 8). To the east of the town estates were built either side of Amington Road (HUCA 23 on map 12). Their geometric layout is typical of 1930s estates. To the south of the town the housing expanded along Dosthill Road (HUCA 36). These expanded southwards from a small 19th century settlement of Kettlebrook. These houses were separated from the Amington estate by Bolehall Park, formerly the grounds of Bole Hall but gifted to the parish of Bolehall and Glascote in 1923 by William MacGregor, former vicar of St Editha's church, Tamworth. To the west of the town housing was provided off the north side of Lichfield Road early in the century with the construction of Park Street and Bradford Street. In the 1920s further houses were built on Bradford Street<sup>351</sup>.

Hand-in-hand with this outward development was the redevelopment of the inner core. The Housing Act of 1930 required local authorities to make inspections with a view to the removal of insanitary houses. The Borough Council took the opportunity to condemn and remove many of the courts and alleys in the town centre before the outbreak of the Second World War and this policy continued to be pursued after the end of the war and into the 1950s-60s. New buildings were generally undistinguished, although the locally listed 59 Church Street is an attractive Art Deco style office and showroom building of the 1930s<sup>353</sup>.

At the same time new social facilities were provided or improved. The extant locally listed Carnegie Centre was constructed as the public library in 1905<sup>354</sup>. It was replaced by the current library in the late 20th century.





**Legend**  
**HCTs by Period of Origin**  
 Medieval  
 Mid 19th Century  
 Late 19th Century  
 Early 20th Century  
 Mid 20th Century  
 Late 20th Century  
 Early 21st Century  
 HUCAs

Map 13:  
 Housing development  
 by period of origin

### After 1955

In the late 1950s the town began to take 'overspill' population from Birmingham and this process was accelerated after 1965 when Tamworth was designated an 'Expanding Town'. New housing was needed to take these incomers. Some of the best known are the six high-rise tower blocks on the edge of the town off Lichfield Street<sup>355</sup>. A thousand houses a year were being built by the early 1970s and this is reflected by the area covered by late 20th century suburban expansion shown on map 13. In the process much of Tamworth's historic centre was bulldozed, with historic buildings in Lower Gungate, Market Street, Church Street, George Street, Silver Street and Bolebridge Street being cleared to make way for pedestrian precincts, shopping centres, and retail arcades<sup>356</sup>. The 1980s-90s saw further changes to the town as facilities were built on its periphery rather than in the old centre. Ventura Park, a business park and out-of-town superstore, was built to the south of the town at Bitterscote in 1994<sup>357</sup>. The 'Snow Dome', Europe's first real snow indoor ski centre, was opened at Leisure Island, Riverdrive<sup>358</sup>. A new road system was built to the south of the town to accommodate these new facilities and to provide a rapid means of entry into the town from the south. The building of Saxon Drive and Offa Drive provided an eastern ring road round the town<sup>359</sup>.

Present-day Tamworth faces a challenge of how to maintain and improve its character and local distinctiveness while enabling and facilitating development to bring in jobs and prosperity. It is

unfortunate that it has lost many of the buildings which marked it out as an historic town and led to admiring comments from its visitors. It has, however, managed to retain most of its historic street plan and sufficient of its historic buildings, such as the Castle, St Editha's Church and the Old Town Hall so that the opportunity to use the historic environment as a tool in the revitalisation of the town remains. Perhaps its greatest asset, however, is its truly unique history, most especially its role as the capital of Mercia in the 8th-9th centuries.

## **2.8.3 Economy**

### **2.8.3.1 Industry**

Much of Tamworth's traditional industrial base gradually disappeared in the second half of the 20th century. Gibbs and Canning closed their Glascote Works in the 1960s and most of the local collieries had closed by 1965, although Birch Coppice continued until 1987. The textile and paper mills gradually closed; the last being Alders Mill in 1993 the site having subsequently been redeveloped for housing<sup>360</sup>. The Reliant Engineering Company, makers of the Reliant Robin and the Scimitar Sports Car, was founded in 1935 with works at Two Gates. By the 1970s they also had works at Kettlebrook and Shenstone. In 1998, however, the Company moved out of Tamworth to new premises at Burntwood<sup>361</sup>. Nowadays the town's main industries include logistics, engineering, clothing, brick, tile and paper manufacture<sup>362</sup>.

## **2.8.4 Administration, Education, Welfare & Amenities**

### **2.8.4.1 Administrative Boundaries (12)**

The municipal boundary increased enormously in size in 1932 from 115ha<sup>363</sup> (285 acres) to 1,084 ha<sup>364</sup> (2,678 acres). The new area included the developing suburb at Bolehall

and the settlement at Kettlebrook but the remaining area was still largely rural, or given over to large-scale industry, at the time so that the population of the borough was only increased from 7,510 to 11,711.

In 1974 a new Tamworth District of Staffordshire was created, covering an area of 3,084 ha (7,622 acres). The principal settlements newly included within Tamworth were those which had grown up around the historic scattered settlements of Wilnecote, Dosthill, Two Gates, Glascote and Amington.

### **2.8.4.2 Welfare**

Sewers were finally provided in the town in 1908. Sewage was carried to a pumping station at the Bradfords on Lichfield Road whence it was pumped to an Outfall Works at Coton for treatment and disposal.

### **2.8.4.3 Electricity**

The Borough did not receive an electricity supply until 1924 when the Council entered into an agreement with the Pooley Hall Colliery Company who had installed electricity at their colliery at nearby Polesworth to provide electricity for the town also.

## **2.8.5 Communications**

### **2.8.5.1 Roads**

The first bus service in Tamworth opened in 1914. A purpose-built bus station was constructed on land lying between Corporation Street and Aldergate in 1955<sup>365</sup>.

# Part Two: Characterisation and Assessment

## Section Summary

The following summaries discuss historic broad trends and potentials within groups of Historic Urban Character Areas (HUCAs). No reference or prescription is made in these summaries regarding appropriate forms of archaeological mitigation. For such details the reader is urged to consult the individual Historic Urban Character Area character descriptions to follow (section 4).

- ◆ The elements of the EUS project area which exhibit the greatest heritage significance and value are mostly associated with historic settlement cores principally that of Tamworth (**HUCA 2, HUCA 3**), but also Amington Green (**HUCA 25**), Dosthill (**HUCA 37**) and Wilnecote (**HUCA 32**).
- ◆ **HUCA 2** and **HUCA 3** comprise the greatest number of nationally and locally listed buildings. There is the potential for any of the historic buildings, whether listed or not, to retain earlier fabric within their structures which could inform upon the development and function. **HUCA 2** relates to the main historic streets and includes the Grade I listed St Editha's church and the Grade II\* listed Town Hall. The medieval and earlier street pattern survives across these two HUCAs and there is a high potential for below ground archaeological deposits to survive relating to early medieval and medieval activity, as has been shown in previous archaeological works including the remains of three phases of defensive ditch. These two HUCAs form part of the Tamworth Town Centre Conservation Area and reference to the relevant Conservation Area Appraisal is recommended when considering change within these two character areas.
- ◆ **HUCA 4** also lies within the area of the early medieval burh and later medieval town. Consequently, even though it has been subject to redevelopment in the 20th century, there is a high potential for below ground archaeological deposits to survive relating to earlier activity. Previous archaeological work has revealed the line of the town defences.
- ◆ The historic cores of **HUCA 25, HUCA 32** and **HUCA 37** also comprise both nationally and locally listed buildings. Their historic and aesthetic importance to the wider townscape has been acknowledged in the designation of three Conservation Areas: Amington, Dosthill and Wilnecote. Reference to the relevant Conservation Areas Appraisals is recommended prior to any change being proposed in these areas. There is also a high potential for below ground archaeological remains to survive below ground as well as for the extant historic buildings to retain earlier fabric. There is also the potential for archaeological deposits relating to medieval and later settlement activity associated with Bolehall and Glascote (**HUCA 23**), Two Gates and the deserted medieval settlement of Stretford (**HUCA 35**) and Coton (**HUCA 12**).
- ◆ Lichfield Street (**HUCA 14**) to the west of Tamworth historic core had formed part of the initial medieval expansion of the town. A market place is fossilised within the extant street pattern and two Grade II Listed buildings of 15th century origin survive, including one with visible external timber framing. A further 12 Grade II Listed buildings also survive and part of the Tamworth Town Centre Conservation Area lies within the HUCA. These important sites include the Grade II\* Moat House, which dates to the late 16th century and may be associated with a medieval or later moated site. Its relationship to the town is currently unclear. There is the potential for below

ground archaeological deposits to survive relating to medieval and later suburban activity within the HUCA. Despite later (19th and 20th century) development within **HUCA 5, HUCA 13, HUCA 15, HUCA 16** and **HUCA 17** there is also the potential for below ground archaeological deposits to survive relating to early suburban activity. Also beyond the historic core and areas of medieval suburban expansion there is the potential for the burh and town defences to survive as below ground archaeology within **HUCA 6, HUCA 15, HUCA 16** and **HUCA 18**.

- ◆ Also of particular importance is Tamworth Castle and the surrounding public park (**HUCA 1**), which is reflected in the numerous designated heritage assets including the Scheduled castle and the Listed buildings. Works within the bounds of the Scheduled Monument of Tamworth Castle or likely to impact upon its setting will need to be discussed in advance with English Heritage and may require Scheduled Monument Consent.
- ◆ Away from the settlement cores Wigginton Park (**HUCA 10**) incorporates several important heritage assets, not all of which are designated. These include the Grade II Listed country house, its associated landscape park, as well as the surviving medieval ridge and furrow earthworks.
- ◆ Within **HUCA 5, HUCA 9** and **HUCA 18** the suburban development dates to the 19th century and mostly comprises large detached and semi-detached red brick villas. Later 20th century infilling is a feature of both **HUCA 5** and **HUCA 9**, but the latter includes the Grade II\* 12th century Spital Chapel. There is a degree of archaeological potential within both character areas. **HUCA 18** developed along two streets, Victoria Road and Albert

Road which were laid out by the railway company in the mid 19th century. The HUCA incorporates seven locally listed buildings and forms the basis of the Victoria Road and Albert Road Conservation Area.

- ◆ Late 19th and early 20th century suburban expansion also survives principally in the form of short red brick terraces which make a positive contribution to the local character of the townscape in several areas (**HUCA 6, HUCA 22** and **HUCA 24**). **HUCA 6** incorporates part of the Hospital Street Conservation Area and five locally listed buildings. The HUCA also reflects a change in social and architectural philosophy from late 19th century terraces to early 20th century semi-detached houses. Both **HUCA 22** and **HUCA 24** continue to reflect fully formed communities which were built to serve the collieries and brick works which grew up to the south east of Tamworth in the 19th century. Both settlements are comprised principally of terraces, but schools and chapels also survive.
- ◆ Two Gates (**HUCA 35**) is another 19th century settlement comprising cottages, both singular and terraced. The historic built environment still contributes to the local character, but there has been a large degree of 20th century redevelopment which has impacted upon the integrity of the historic character of this.
- ◆ The majority of the suburban development around Tamworth dates to the mid to late 20th century. However, within **HUCA 8, HUCA 12, HUCA 13, HUCA 20, HUCA 23** and **HUCA 33** designated and non designated historic buildings survive within the townscape which make a positive contribute to the sense of place. These are principally domestic in nature and include a Grade II Listed farmhouse in



**HUCA 8** and the Grade II Listed Bole Hall in **HUCA 23**. Other buildings include the early 20th century workhouse infirmary in **HUCA 8**, the only part of the complex to survive redevelopment, and an early 20th century pumping station in **HUCA 13**. Undesignated workers cottages, associated with the late 18th/19th century expansion of industry in the south eastern portion of the borough, survive in **HUCA 26** and **HUCA 36**.

- ◆ The late 18th century Coventry Canal contributes to the local character in **HUCA 19** although the remainder of the character is dominated by late 20th century industrial/retail units. The canal and its associated structures and buildings make positive contributions to **HUCA 20, HUCA 21, HUCA 23, HUCA 26, HUCA 28** and **HUCA 36**. Grade II Listed structures associated with the canal survive include the Junction House in **HUCA 20** and the Bolehall Aqueduct in **HUCA 21**. **HUCA 20**, whose character is one of late 20th century housing development, also lies adjacent to the Fazeley Conservation Area (administered by Lichfield District Council). A Grade II Listed viaduct lies within **HUCA 16** and **HUCA 21** which is associated with the extant mid 19th century railway connecting Birmingham and Derby.
- ◆ Public open space is prominent within the townscape of Tamworth and includes **HUCA 10** mentioned above. Larger areas are present to the south and south east of Tamworth and are generally associated with the valleys of the River Tame, River Anker and the Kettlebrook (**HUCA 21, HUCA 28** and **HUCA 31**). The largest of these lies within **HUCA 21** which comprises the southern portion of the Castle Pleasure Grounds, as well as the small public park, McGregor Recreational Ground, and the Tameside Nature Reserve.

The portion of Castle Pleasure Grounds which lies within this HUCA was developed in the early to mid 20th century. The facilities included a locally listed open air swimming pool, no longer used as such, as well as a cricket ground with locally listed pavilion. In the early 21st century other Local Nature Reserves have been established within **HUCA 28** and **HUCA 31**. Because all three HUCAs lie within the river valleys and have seen little development, other than gravel extraction, there is the potential for below ground archaeological deposits to survive sealed beneath the alluvium as well as the potential for extant features like the fish pond in **HUCA 31** and for water meadows in **HUCA 21**.

- ◆ **HUCA 15**, which lies adjacent to the historic core of Tamworth, comprises late 20th century redevelopment which includes six high rise flats. There is the potential for archaeological deposits to survive within this area relating to medieval and later suburban activity. This HUCA is important to the aesthetics of both HUCA 1 and HUCA 2 in its location adjacent to, and therefore forming part of the setting of both the Tamworth Town Centre Conservation Area and Tamworth Castle scheduled monument.
- ◆ There is the potential for below ground archaeological remains to survive within **HUCA 11, HUCA 30, HUCA 34** and **HUCA 35** which may related to human activity in the Roman period. The course of the Roman road; Watling Street crosses the latter three of these HUCAs. Potential archaeological deposits have also been identified within **HUCA 33** relating to earlier settlement along Hockley Road and Tinkers Green Road. Within the HUCAs where a low potential for the preservation of archaeological deposits has been identified it should be born in mind that

future research and further information may reveal currently unknown potential. Consequently archaeological mitigation may be required in specific circumstances.

- ◆ **HUCA 29** represents late 20th century suburban development to the south east of Tamworth and currently there are no known heritage assets. **HUCA 7** and **HUCA 27** have both been identified as having a late 20th century large-scale industrial or retail character and again there are currently no known heritage assets.

## 3. Statement of Historic Urban Character

### 3.1 Definition of Historic Character Types (HCTs)

The HCTs used within the Extensive Urban Survey have been chosen to reflect the townscape character and consequently have differed from those chosen for the broader Historic Landscape Character (HLC). A list of the HCTs used within the EUS forms Appendix 1.

The HCTs were based upon the current character and upon an understanding of the development of the town as identified within the background summarised in Part One.

The HCTs are dated by period of origin and the over arching periods are broken down as follows:

|                    |                   |
|--------------------|-------------------|
| Early Medieval     | 410 AD to 1065 AD |
| Medieval           | 1066 to 1485      |
| Post Medieval      | 1486 to 1799      |
| Early 19th century | 1800 to 1834      |
| Mid 19th century   | 1835 to 1864      |
| Late 19th century  | 1865 to 1899      |
| Early 20th century | 1900 to 1934      |
| Mid 20th century   | 1935 to 1964      |
| Late 20th century  | 1965 to 1999      |
| Early 21st century | 2000 to 2009      |

**Table 1:** Periods

### 3.2 Statement of Historic Urban Character (HUC)

The Historic Urban Character Areas have been defined using the HCT's to identify areas of similar origin, development and character. Thirty-seven HUCAs have been identified for Tamworth.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available<sup>366</sup>.

This is followed by a table covering the Heritage values (which will have been outlined in the 'Statement of significance' paragraph') and a series of recommendations specific to each HUCA.

#### 3.2.1 Heritage values

These values are based upon the guidelines produced by English Heritage in 'Conservation Principles: policies and guidance for the sustainable management of the historic environment' (2008) and identifies four areas for discussion. It should be noted that within each HUCA it is specifically the historic environment which is under consideration and that this judgement is based upon an interpretation of the available evidence. Other individuals or organisations may choose to ascribe alternate values to the historic environment of an area; key to this process of understanding is the degree of transparency by which these judgements are reached. The scope of this project precludes any analysis of non-heritage values which are equally valid in terms of valuing the character of historic towns.

<sup>366</sup> In line with English Heritage 2008: paragraph 38



|                                 |  |
|---------------------------------|--|
| <p><b>Evidential value*</b></p> | <p>The extent to which each HUCA can contribute to an understanding of past activities and how that can contribute to the town's wider history. This can be either legible or intangible within the townscape and as such covers the spectrum of heritage assets from historic buildings or structures to the potential for below ground archaeological deposits*. The extent to which the impacts of the removal or replacement of the heritage assets within each character area will be considered in terms of the effects on an ability for future generations to understand and interpret the evidence.</p> |
| <p><b>Historical value</b></p>  | <p>The extent to which the heritage assets are legible within the townscape and how they interact – this can include townscapes/street patterns and individual buildings. Historical associations with events or persons can also add value to the ability of the public and community to engage with the heritage. The extent to which the legibility of the heritage assets has been concealed or altered will also be considered. The opportunities for the use and appropriate management of the heritage assets and their contribution to heritage-led regeneration will also be considered.</p>            |
| <p><b>Aesthetic value</b></p>   | <p>Addresses the ability to identify how a place has evolved whether by design or the 'fortuitous outcome of evolution and use'. It assesses the integrity and aesthetics of the place through the historic components of the townscape and their ability to enhance sensory stimulation. The aesthetic value also addresses whether the character areas may be amenable to restoration or enhancement to form part of a heritage-led regeneration of the town.</p>  |
| <p><b>Communal value</b></p>    | <p>Communal values can be commemorative/symbolic, social or spiritual. These values are not easily quantifiable within the scope of this project being subjective to groups and individuals. Consequently in the context of this project the value merely seeks to address the potential for the heritage assets to be used to engage the community/public with the heritage, not only of each HUCA, but also of the wider area. The potential for each zone to provide material for future interpretation is also considered.</p>   |

**Table 2:** Heritage values

### 3.2.2 Assessment of value

The aim of applying values of high, medium, low is to **indicate** the likely sensitivities of the historic environment within each zone. The assigned values reflect the current character of the areas and these will alter in response to change. This could include through the results of research contributing to an enhanced understanding of the historic environment; the conservation and enhancement of the environment through positive development and re-development as a result of heritage-led regeneration.

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes<sup>367</sup>

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

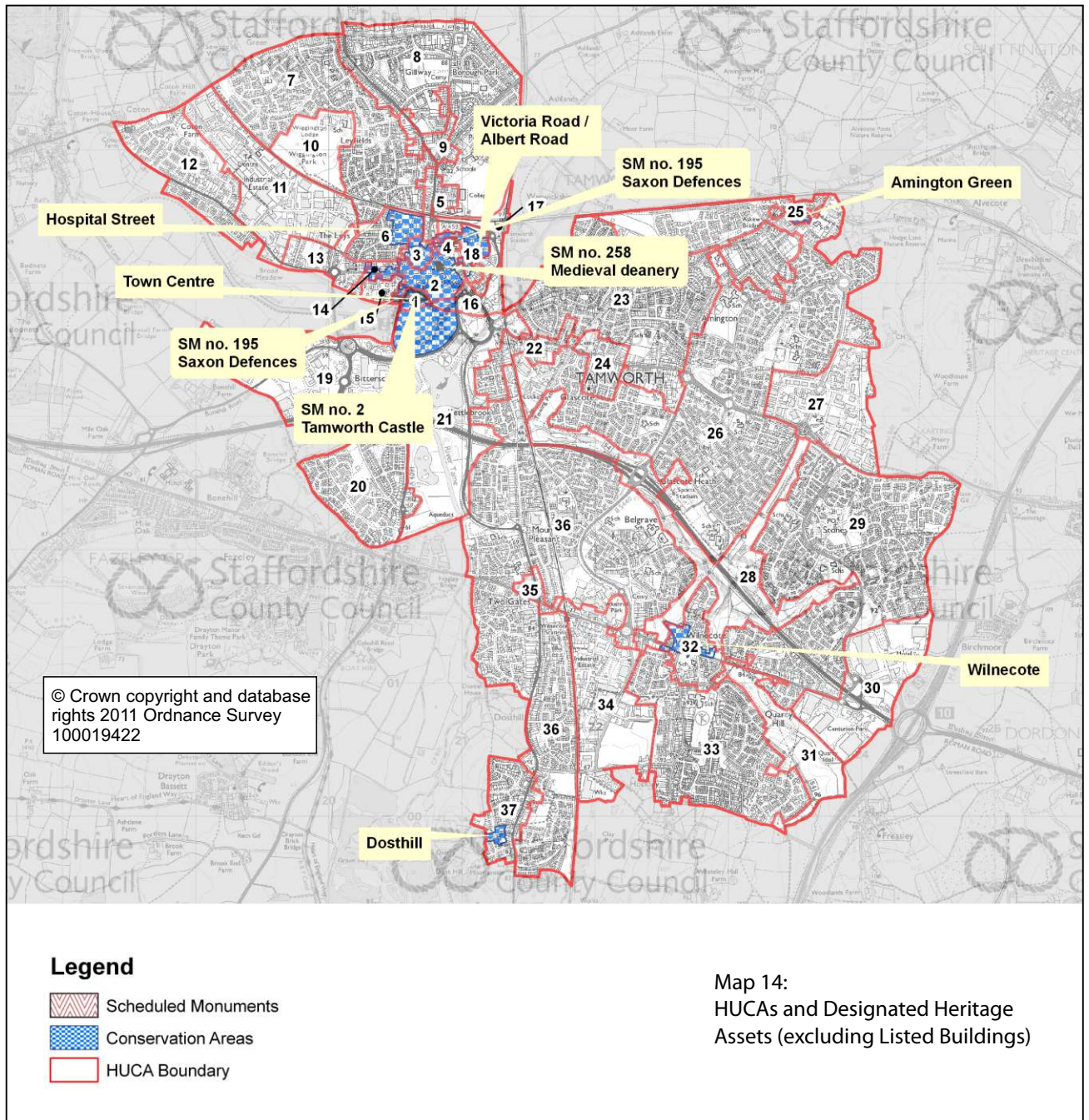
|                         |               |   |
|-------------------------|---------------|---|
| <b>Historical value</b> | <b>High</b>   | The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage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

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

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

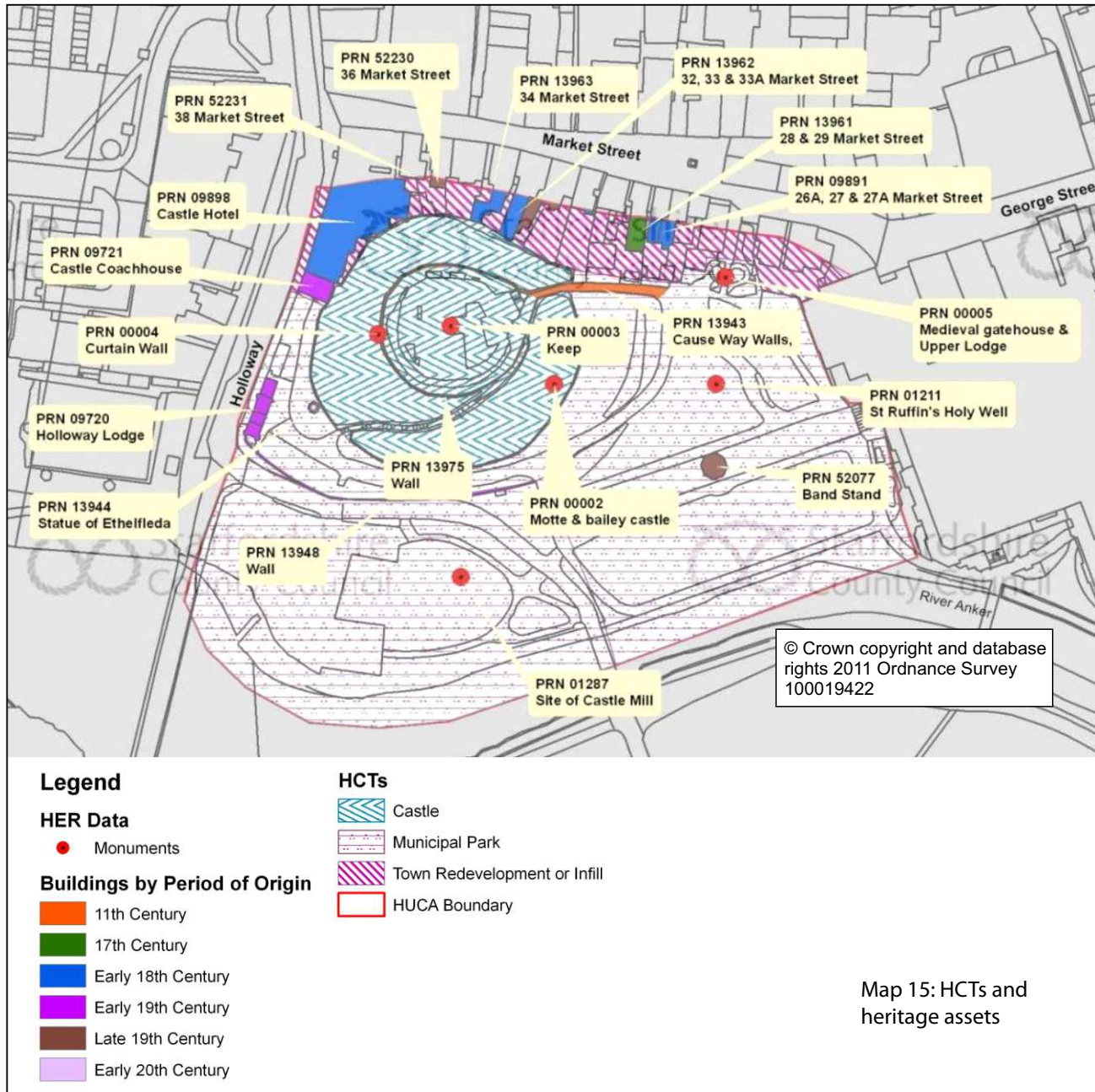


# 4. Assessment of Historic Urban Character Areas (HUCA)



<sup>368</sup> For historic background cf. 2.5.2, 2.6.2, 2.7.2 and 2.8.1  
<sup>369</sup> Staffordshire HER: PRN 00002 and PRN 00003; Motte: An artificial steep-sided earthen mound on, or in, which is set the principal tower of a castle. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)  
<sup>370</sup> English Heritage SM no. 2  
<sup>371</sup> Staffordshire HER: PRN 13943

## 4.1 HUCA 1: Tamworth Castle<sup>368</sup>



### 4.1.1 Statement of heritage significance

The HUCA is dominated by the late 11th century motte which is topped by the Grade I stone buildings of Tamworth Castle (plate 5)<sup>369</sup>. The majority of the area within the HUCA had formed part of the castle complex during the medieval period and is designated as a Scheduled Monument (map 14)<sup>370</sup>.

Besides the motte and the castle (described under 4.1.2) other medieval remains survive including part of the castle walls to the north<sup>371</sup>. The stonework incorporates a herringbone



<sup>372</sup> Bailey: The courtyard of a castle, ie. the area enclosed by the rampart or curtain. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>373</sup> McNeill 1989: 16-17, 47

<sup>374</sup> Staffordshire HER: PRN 13945, PRN 13946 and PRN 13947

<sup>375</sup> Staffordshire HER: PRN 07720 and PRN 00005

<sup>376</sup> Staffordshire HER: PRN 52077

<sup>377</sup> Staffordshire HER: PRN 13944

<sup>378</sup> Staffordshire HER: PRN 01287

<sup>379</sup> Staffordshire HER: PRN 01211

<sup>380</sup> The local list is administered by Tamworth Borough Council

<sup>381</sup> The Conservation Area Appraisal is accessible online at [http://www.tamworth.gov.uk/planning/built\\_heritage/conservation\\_area\\_appraisals.aspx](http://www.tamworth.gov.uk/planning/built_heritage/conservation_area_appraisals.aspx) This HUCA lies within Character Zone 2 in the appraisal document.

<sup>382</sup> Staffordshire HER: PRN 00002 and PRN 00003; English Heritage SM no. 2

pattern suggesting late 11th century origins. The remains of a 13th century gatehouse are located to the north east which formed the main entrance into the castle from Market Street (cf. 2.5.2 and map 15).

The castle ditch was observed in archaeological excavations and a bridge would have existed to carry traffic over it (cf. 2.5.2). The backplots of the properties facing onto the southern side of Market Place lie within this HUCA because they were probably laid out over this castle ditch (the frontages of these properties lie within HUCA 2; cf. 2.6.2, map 15 and map 16). Six of these properties are Grade II Listed and a further four are locally listed. The earliest appears to date to the late 17th/early 18th century whilst the remainder are either later 18th or later 19th century in date. The plan of Tamworth (1678) indicates that properties existed on the southern side of Market Place by this date and is probably associated with the levelling of the bailey during the 17th century (cf. 2.6.2; plate 1)<sup>372</sup>. The gatehouse was largely demolished during the early 18th century<sup>373</sup>.

During the late 18th century the castle underwent improvements and repairs and a private pleasure garden was created within the grounds (cf. 2.7.2). Three Grade II Listed urns may relate to this period of landscaping<sup>374</sup>. Two Grade II Listed lodges, Holloway Lodge on the Holloway, and Upper Lodge adjacent to the 13th century northern gatehouse, were both constructed in the early 19th century and may also have formed part of the landscaping works<sup>375</sup>.

The castle's private garden appears to have formed the basis of the extant Castle Grounds which was probably designated as a municipal park circa 1897 when the castle passed into the hands of the Borough Council (cf. 2.7.2). The late 19th century landscaping of the municipal park probably included the

construction of the extant band stand, which is locally listed (plate 5)<sup>376</sup>. The Grade II Listed statue of Aethelflaed, Lady of the Mercians, stands to the rear of Holloway Lodge and was erected in 1913 to commemorate the 1,000th anniversary of the foundation of the burh<sup>377</sup>. A plaque on the statue erroneously states that it commemorates the construction of the castle motte by Aethelflaed.

The park was extended southwards, probably in the early 20th century, and a car park was provided in this area at a later date. This area had not formed part of the castle, but was the site of the Castle Mill and its mill leats until 1920<sup>378</sup>. A watermill was recorded in 1163, which may have been located upon this site (cf. 2.5.6.5).

The location of the Mercian palace is currently unknown, but the site of the castle has been put forward as one of the potential locations (cf. 2.3.2). St Ruffin's well lies in the eastern portion of the HUCA and was in existence by at least 1276. However, is unlikely to date earlier than the 12th century (cf. 2.3.4.1)<sup>379</sup>. The HUCA almost certainly lay within the early 10th century burh and there is the potential for archaeological deposits to survive associated with this period of occupation as well as with the later castle.

#### 4.1.2 Built Character

The HUCA incorporates 19 nationally important (Listed) buildings<sup>380</sup> and four locally listed buildings. The importance of this area to the history and character of Tamworth is also acknowledged by its inclusion in the Tamworth Town Centre Conservation Area<sup>381</sup>.

The Castle and the curtain walls are all designated as Grade I Listed buildings as well as being a Scheduled Monument (cf. map 14)<sup>382</sup>. The castle dominates not only the HUCA, but also the views into the town from the south. The extant building is stone built of

several phases, the earliest probably dates to the 12th/13th century, and is likely to have replaced an 11th century, possibly timber, structure. Later ranges were constructed between the 15th and 17th centuries, and form an H-plan house. The castle was occupied as a residence almost continually from the medieval period until the late 19th century, except for the period between the late 17th and late 18th century (cf. 2.5.2, 2.6.2 and 2.7.2). As noted above the surviving stone built castle walls incorporate a herringbone stonework pattern originally thought to indicate Anglo-Saxon work but which is now considered to be of Anglo-Norman date.

The majority of the remaining buildings within the HUCA are associated with its history as a private garden and later as a municipal park. The two Grade II Listed early 19th century gate lodges date to the period when the castle was still being occupied as a private residence<sup>383</sup>. They are both constructed of stone in a Gothic revival architectural style. The gate lodge on the Holloway was constructed in the style of a medieval castle gatehouse with round turrets to the corners<sup>384</sup>. The probable late 19th century band stand is timber built upon a stone base and stands in the centre of an area of terraced gardens<sup>385</sup>.

Part of the backplots of buildings lining the southern side of the Market Place and Market Street also lie within the HUCA, but their contribution to the townscape will be considered under HUCA 2 (plate 2).

#### 4.1.3 Heritage Values

|   |                    |
|---|--------------------|
| <p><b>Evidential value:</b> There is a high potential for the archaeological remains of the castle to survive within the HUCA as has been shown during previous archaeological works. There is also the potential for evidence relating to occupation during the early medieval period to survive as below ground archaeological deposits. Further below ground archaeological remains may also survive on the site of the Castle Mill and mill leats, which may inform its origins and development. The castle retains evidence for its development within its structure which dates from the 12th/13th century. Earlier evidence for the castle survives in the form of the motte and castle walls within the area of the bailey.</p> | <p><b>High</b></p> |
| <p><b>Historical value:</b> The legible heritage assets dominate the HUCA. The stone castle and the motte are a particular feature of the wider townscape. The HUCA also retains evidence for the development of the castle bailey as firstly, a private garden in the form of the gate lodges and possibly the urns, and later as a municipal park.</p>  | <p><b>High</b></p> |
| <p><b>Aesthetic value:</b> The importance of the heritage assets to the town's sense of place has been acknowledged in the numerous designations. The area of the castle forms a Scheduled Monument and the surviving buildings and structures are also Grade I Listed. Other nationally and locally listed buildings also survive. The HUCA also forms part of the Tamworth Town Centre Conservation Area (114) and the castle is of particular significance to views into the town from the south.</p>  | <p><b>High</b></p> |



<sup>386</sup> Tamworth Borough Council Nda. <http://www.tamworthcastle.co.uk/> Accessed 13/05/2011

<sup>387</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>388</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>389</sup> Ibid.

**Communal value:** The HUCA has formed an important community asset since the late 19th century when the garden was opened to the public. The castle was opened as a museum by the Borough Council in 1899<sup>386</sup>.

**High**

#### 4.1.4 Recommendations

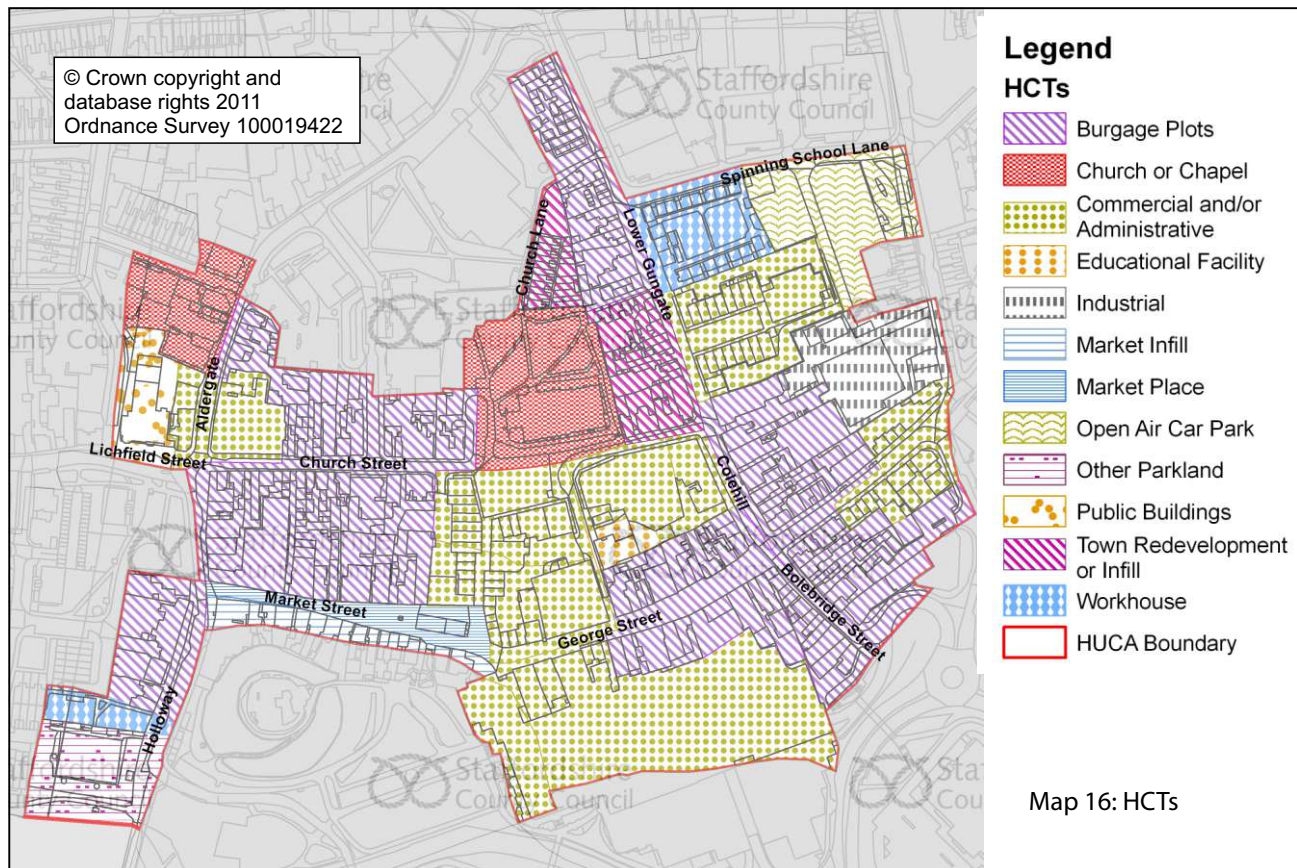
The assessment of the heritage significance and values has identified the high importance of this HUCA in the history and to the historic character of Tamworth

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>387</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Any works within or adjacent to the Scheduled Monument and the Grade I Listed buildings and structures should consult English Heritage at the pre-planning stage. Alterations or changes to the Grade II and Locally Listed buildings should refer to the Tamworth Town Centre Conservation Area Appraisal and consultation with the Tamworth Borough Conservation Officer should take place in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>388</sup>.

There is a high potential for below ground archaeological deposits to survive across the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>389</sup>.

The historic character of the late 19th century municipal park is also significant to the local character of Tamworth and provides an important community space. The Castle makes a positive contribution to the tourist economy of the town.

## 4.2 HUCA 2: Tamworth Town Centre



### 4.2.1 Statement of heritage significance

The greatest concentration of nationally Listed and locally listed historic buildings and structures for Tamworth lie within this HUCA despite late 20th century changes. There are 59 Grade II Listed buildings and 37 other structures which have been identified as locally important and have been added to the local list kept by the District Council. St Editha's Church, largely of mid to late 14th century date, but which may incorporate 9th century architectural material, is Grade I Listed (plate 2)<sup>390</sup>. The mid 19th century Town Hall in Market Square/Street is Grade II\* Listed (plate 4)<sup>391</sup>. The HUCA lies within the Tamworth Town Centre Conservation Area which is an acknowledgement of the significance of the built fabric to the local character of the town, but also of its overall historic importance (cf. 4.2.1).

Other designations to be found within the HUCA include two Scheduled Monuments; the medieval Deanery on Lower Gungate and the Saxon Defences on the east side of Holloway (map 14)<sup>392</sup>. The upstanding remains of The Deanery, including two 14th century walls are also Grade II Listed<sup>393</sup>.

Previous archaeological work across the HUCA has revealed evidence for defences comprising at least three phases of ditches. These defences encircled at least three sides of the historic town; the exception being the southern side (cf. map 6 and map 8)<sup>394</sup>. The earliest phase is undated but a date of 8th/9th century is favoured (cf. 2.3.5); the second is believed to relate to the Aethelflaed's

burh of 913AD (cf. 2.4.1.2) and the final phase is probably the 11th/12th century town ditch (cf. 2.5.3). The south western portion of the defences, within the HUCA, has been designated as a Scheduled Monument<sup>395</sup>. A large ditch was excavated to the north of Market Street which is believed to have extended along an east-west alignment to the rear of properties lying between this street and Church Street to the north (cf. 2.4.4.1 and map 6 and map 8)<sup>396</sup>. It is possible that this may have early medieval origins and is potentially of great significance to our understanding of the development of the settlement from this period onwards. In particular because in the section seen to the rear of the Peel Arms the ditch had been recut in the 13th century and was later backfilled and replaced by a stone wall by the late 14th century (cf. 2.4.4.1)<sup>397</sup>.

Offa's palace has been recorded in documentary evidence although its location is currently unknown. However, it has been suggested that its site lies within this HUCA possibly associated with the current location of St Editha's Church (cf. 2.3.1 and 2.3.2; plate 2)<sup>398</sup>. Portions of two possible early medieval buildings have been identified within 60m of the extant church; one on the north side of Church Street and the other to the south (cf. 2.3.2 and 2.4.1.4)<sup>399</sup>. The site of the Deanery may also have early medieval origins; it is mentioned in documentary records from the 10th century onwards<sup>400</sup>. Map 16 shows the area of The Deanery as HCT 'Town Redevelopment or Infill' of post medieval origin. The earliest of the extant properties along this portion of Lower Gungate date to the 16th/17th centuries and the redevelopment probably occurred following the Dissolution of St Editha's college in 1548<sup>401</sup>.

There is also good archaeological and architectural evidence for domestic activity particularly relating to the medieval and later periods (cf. 4.2.2 below)<sup>402</sup>. There is also tantalising evidence for early medieval

occupation too (cf. 2.4.4.1 and 2.5.4.4). Industry has been represented in the archaeological record by the discovery of the Saxon mill which stood to the south east of the town (partly within this HUCA and partly within HUCA 18; cf. 2.3.3.1). This site was also used for industrial activity from the 13th/14th century until the later 17th/early 18th century. This multi-period industrial site was probably located here to take advantage of the nearby river (cf. 2.5.6.3)<sup>403</sup>.

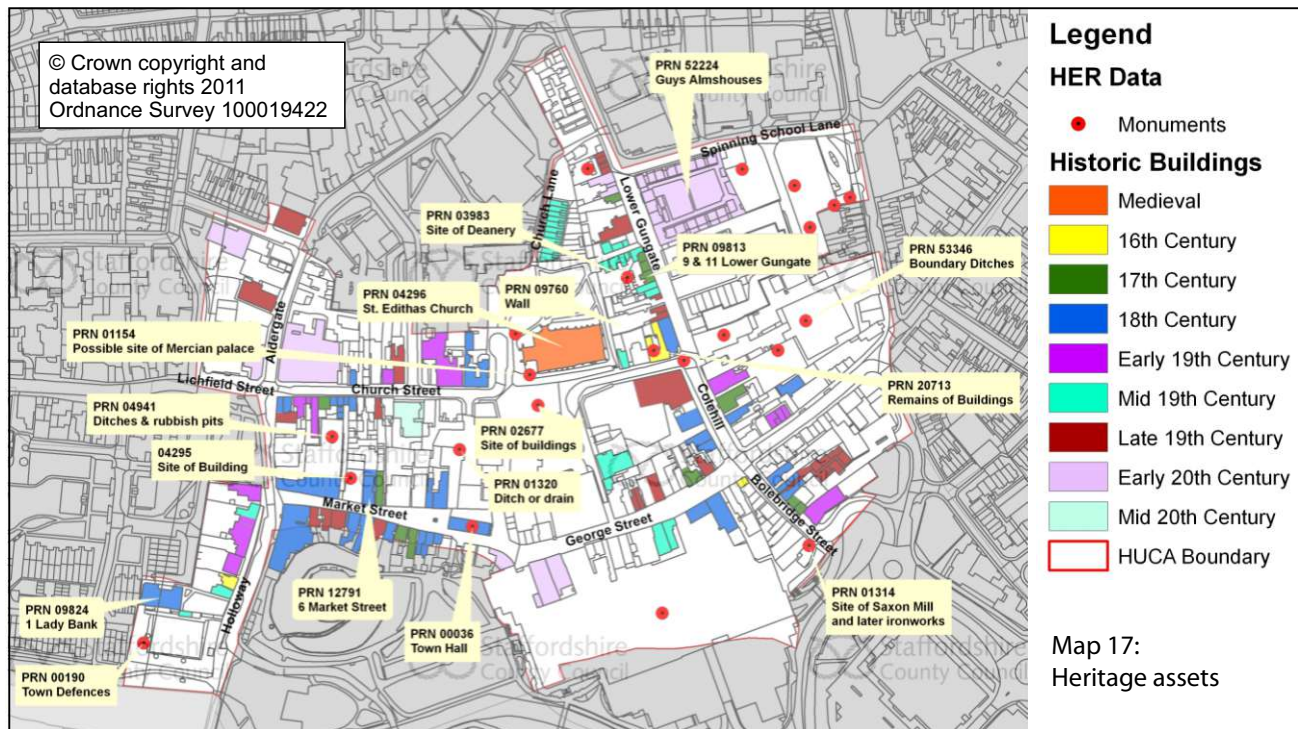
A former Grade II Listed 18th century workhouse survives on the western side of Holloway<sup>404</sup>. Concerns for the welfare of the poor had earlier origins; Guy's Almshouse on the eastern side of Lower Gungate were established in the 17th century<sup>405</sup>. The extant locally listed almshouses, however, were rebuilt in 1913 revealing a continuing concern with the welfare of the poor<sup>406</sup>.

The medieval town plan is still largely reflected within the HUCA in the alignment of the roads and the survival of burgage plots particularly along Market Street, Bolebridge Street, Lower Gungate, Colehill and the eastern half of George Street (cf. map 16). Whilst the pattern of the burgage plots is best appreciated from a map their presence can still be attested within the townscape in the narrow shop frontages. Further evidence for medieval burgage plots and domestic activity was recorded during an initial archaeological evaluation to the east of Lower Gungate<sup>407</sup>. Evidence included one of the long linear property boundaries which are visible on the historic maps; it was clear that it had been recut on many occasions<sup>408</sup>. Other evidence included linear gullies, possibly internal boundaries and rubbish pits in use during the 11th to 14th centuries<sup>409</sup>. From this period onwards, until at least the mid 19th century, the areas between the boundary plots appear to have been primarily given over to cultivation; this possibly represents gardening activity.



During the later 20th century large-scale redevelopment occurred within the historic core (HCT 'Commercial and/or Administrative' on map 16). This particularly concentrated along George Street with the Ankerside Shopping Centre being built to the south, although some historic buildings survive along the street frontage. To the north of George Street new shops were also constructed and Middle Entry, connecting this street to Church Street, was redeveloped. Buildings were also removed from the street frontage on the south side of Church Street to create a square in front of St Editha's church. A shopping precinct was also built on the western side of Lower Gungate. This restructuring of the commercial core of the town was probably closely associated with the developing suburbs and the change in Tamworth's status serving as a commuter/overspill town for Birmingham (cf. 2.8.2.2).

#### 4.2.2 Built Character



The majority of the extant historic buildings appear to be of 18th and 19th century date and these are particularly dominant along Market Street, The Holloway and the east side of Lower Gungate (cf. map 17). These red brick properties are predominantly of two and three storey front and directly upon the street<sup>410</sup>. On the south side of Market Street they probably represent an initial or second phase of development upon the site of the Castle defences and possibly encroaching into the market place (HCT 'Market Infill' on map 17; cf. 2.6.2, plate 2 and HUCA 1). Along Holloway, however, the character is less intimate as many properties particularly on the western side stand above the road level within gardens. At its southern end the character is open the road being lined by the castle's stone boundary wall to the east (cf. HUCA 1) and the 19th century bowling green to the west providing a sense of space within the built environment of the HUCA.

Earlier properties survive across the HUCA which have been predominantly dated to the 16th and 17th centuries (cf. map 17). The greatest numbers of these properties survive on the Lower



Gungate/Colehill axis and include one property with external timber framing still visible<sup>411</sup>. The remaining early properties have all been refaced.

However, building recording on seven structures due for demolition in 1968 identified the remains of at least two timber framed buildings preserved within later extensive alterations<sup>412</sup>. Two later brick buildings were identified as having been constructed on the site of earlier timber framed buildings; one of which appeared to reflect the form of the earlier structure<sup>413</sup>. The demolition of 3 Market Street, an 18th century Grade II Listed building, also revealed surviving architectural fragments to the rear which were of probable late 13th/early 14th century date<sup>414</sup>. A building recording and dendrochronological dating of timbers at the Grade II Listed 6 Market Place revealed a property constructed circa 1695. The rear of the building retains its timber framing although the property has been re-faced in brick along the street frontage<sup>415</sup>. The dating of the timbers also revealed that many had been reused from one or more 15th century properties<sup>416</sup>. Consequently it must be borne in mind in advance of works to historic buildings within the town that evidence for earlier phases may survive. This could significantly enhance our understanding of the development of the town and their social and economic pretensions of the townsfolk writ large in the architectural fabric of the town.

#### 4.2.3 Heritage values:

|   |                    |
|---|--------------------|
| <p><b>Evidential value:</b> The documentary evidence and previous archaeological interventions have shown that there is a high potential for below ground archaeology to survive relating in particular to medieval and post medieval settlement activity. However, it is also clear that there is a good potential for early medieval deposits to also survive relating to the Mercian and burh phases of occupation within the HUCA. It may also be that survival or islands of survival are present beneath areas of 20th century development. Extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.</p> | <p><b>High</b></p> |
| <p><b>Historical value:</b> Despite areas of late 20th century redevelopment the heritage assets remain highly legible within the character area. Of particular note is the survival of the medieval, and possibly earlier, street pattern, market place, burghage plots and parts of the medieval Deanery. The historic buildings in particular, both nationally and locally listed, as well as those which are unlisted, enable an understanding of the development of the town and its social and economic aspirations and fortunes to be read within the townscape.</p>   | <p><b>High</b></p> |
| <p><b>Aesthetic value:</b> The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Tamworth Town Centre Conservation Area, the two Scheduled Monuments and the nationally and locally Listed buildings and structures. The HUCA also contributes to the setting of Tamworth Castle to the south. The sense of place of the HUCA has been impacted by 20th century development although it continues to retain its</p>  | <p><b>High</b></p> |

<sup>417</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>418</sup> Ibid.

<sup>419</sup> The Conservation Area Appraisal is accessible online at [http://www.tamworth.gov.uk/planning/built\\_heritage/conservation\\_area\\_appraisals.aspx](http://www.tamworth.gov.uk/planning/built_heritage/conservation_area_appraisals.aspx)

<sup>420</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>421</sup> Ibid.

|   |                    |
|---|--------------------|
| <p>historic character. Change within the HUCA should therefore seek to enhance the historic character of the HUCA while contributing to the sustainable regeneration of the town for the benefit of the local community and for sustainable tourism.</p>  |                    |
| <p><b>Communal value:</b> The HUCA is the commercial heart of the modern town and as such enables the community to directly engage with the heritage assets which are highly visible within the character area. There is the potential for heritage interpretation to enable a greater appreciation and understanding of the history of the town for the benefit of the community and visitors. Access to and an understanding of the heritage assets of the HUCA could be enhanced through interpretation for the public benefit and to augment potential sustainable tourism opportunities.</p> | <p><b>High</b></p> |

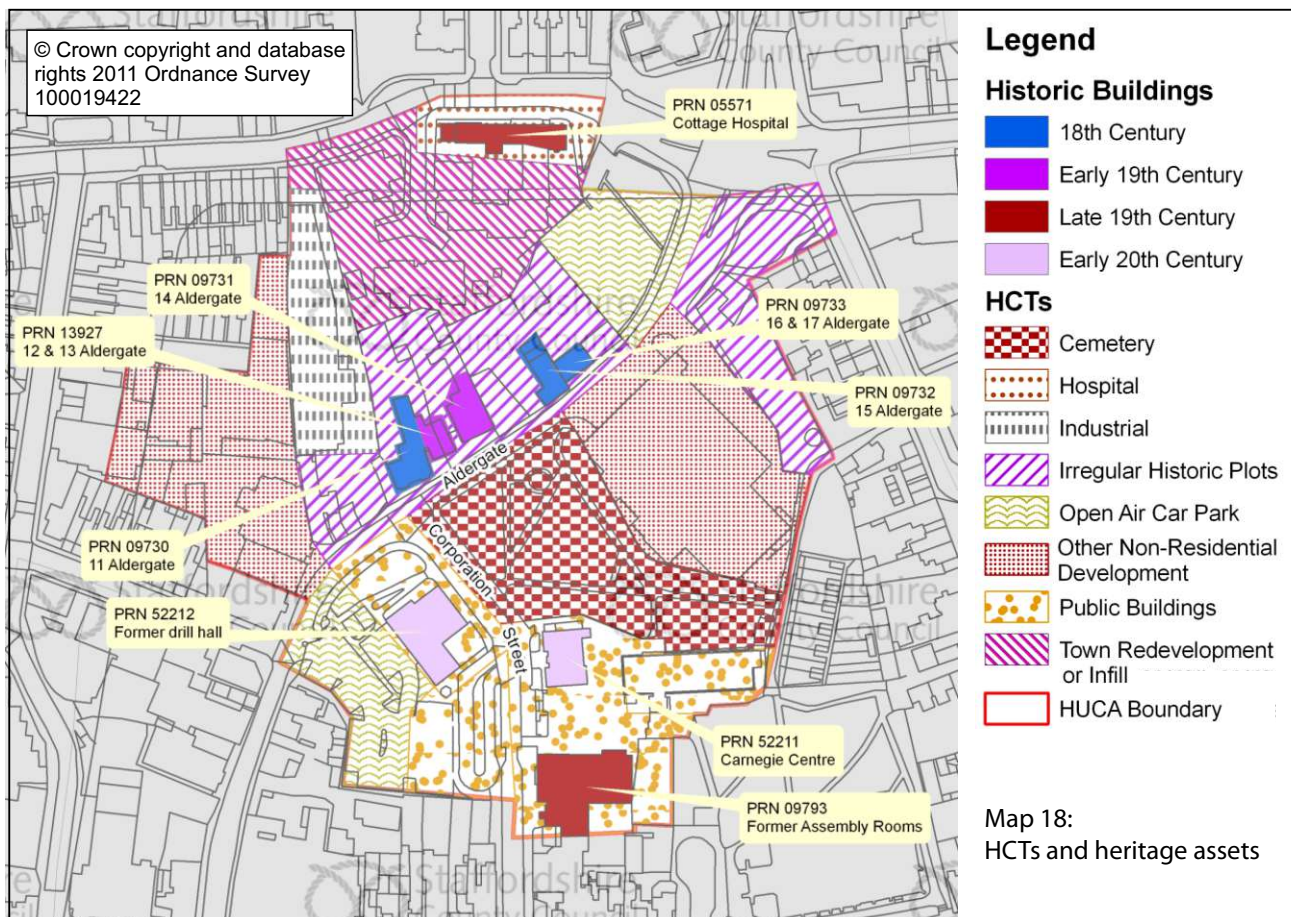
#### 4.2.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding of Tamworth's history as well as to its sense of place. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>417</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>418</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Tamworth Conservation Area Appraisal and consultation with the Tamworth Borough Conservation Officer should take place in the first instance.<sup>419</sup> Any works on or within the vicinity of the Scheduled Monuments and the Grade I and Grade II\* Listed Buildings should consult English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>420</sup>.
- ◆ There is a particularly high potential for below ground archaeological deposits to survive across the entire HUCA, as has been shown by previous works. There is also the potential for historic buildings (designated or undesignated) to retain earlier architectural elements which could inform their origins, development, function and role within the social and economic history of Tamworth. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>421</sup>.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>422</sup>.

### 4.3 HUCA 3: Aldergate



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

The line of Tamworth's defences cross the northern portion of this HUCA on an east-west alignment (cf. map 18). An archaeological evaluation and watching brief on the site of the former hospital identified two phases; the earliest was the rampart and palisade identified as part of Aethelflaed's late 10th century burh defences in other excavations around the town (cf. 2.4.1.2). The second was a large ditch lying slightly to the north which has been interpreted as the medieval town ditch; although no finds were discovered to precisely date either of the phases<sup>423</sup>.

To date no further archaeological work has been carried out within the HUCA, but given that it lies within the bounds of both the early medieval burh and the medieval town there is the potential for below ground archaeological remains to survive. Indeed it has been suggested that Aldergate formed part of a route way of possibly Prehistoric origin and is certainly believed to have existed prior to the creation of the burh in the early 10th century (cf. 2.4.1.3)<sup>424</sup>.

However, a plan of Tamworth (1678) suggests that there was little development along most of the length of Aldergate (cf. map 7 and map 19). The lack of archaeological interventions in this area means that it is not currently clear whether this represents settlement contraction prior to the 17th century or whether these areas were given over as gardens/orchards or paddocks



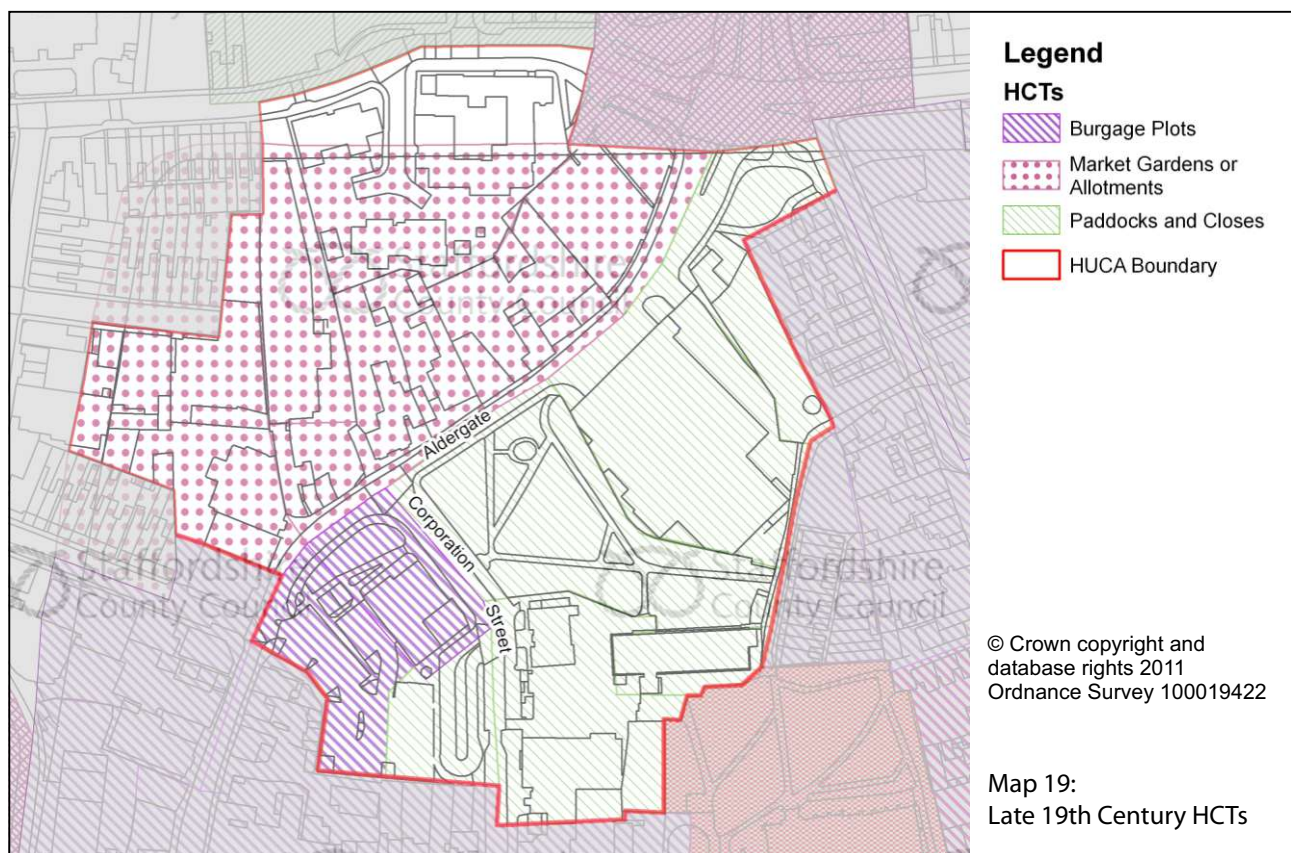
during the medieval period as conjectured on maps 7 and 10 (cf. 2.5.4.2 and 2.5.6.1). The insertion of the cemetery and a detached house in a large garden (now the site of the bus station) by the late 19th century appears to reaffirm that this area had previously been free of development or at least sparsely developed (cf. map 11)<sup>425</sup>.

At the southern end of Aldergate, however, burgrave plots are apparent within the townscape on late 19th century maps (as reflected in maps 7, 10 and 11). This area was partly redeveloped in the early 20th century when the Philip Dix Centre, on the south side of Corporation Street, was constructed as a Drill Hall. The car park to the west was created in the late 20th century; these two periods of redevelopment resulted in the removal of the legible evidence of the burgrave plots (HCTs 'Open Air Car Park and 'Public Buildings' on map 18). Nevertheless there remains the potential for below ground archaeological remains to survive particularly within the area of the car park.

The north western side of Aldergate had developed by at least the late 18th century; the period in which the earliest extant buildings have been dated (HCT 'Irregular Historic Plots' on map 18). Five of these properties are Grade II Listed, whilst a further property is locally listed<sup>426</sup>. The properties originated as gentlemen's town houses, although all have been converted to form shops, offices or flats.

The remaining historic buildings within the HUCA are not domestic in character, but relate to the growing concern for health and pleasure from the 19th century onwards. On the south side of Hospital Street is a surviving locally listed wing from the former Tamworth Hospital, which dates to the late 19th century cottage hospital (HCT 'Hospital' on map 18). The building was converted to domestic use

during the late 20th century and the remainder of the hospital site was redeveloped for housing (HCT 'Town Redevelopment or Infill' on map 18)<sup>427</sup>. The townscape to the south of Aldergate is more open with the Garden of Rest dominating much of the streetscape (HCT 'Cemetery' on map 18). The cemetery had been laid out by the late 19th century, presumably as a result of the Burial Act of 1857, which sought to regulate burial practices to improve public health particularly in rapidly growing urban centres. Corporation Street was created in the final decades of the 19th century and is probably contemporary with the Grade II Listed Assembly Hall<sup>428</sup>. This was constructed in 1889 for the entertainment of the townspeople and is one of several public buildings in this area. Two are early 20th century buildings, both of which are locally listed; the drill hall of 1911 (Philip Dix Centre) and the library of 1905 (now the Carnegie Centre)<sup>429</sup>. The final public building is the Central Library which was built in the late 20th century.



#### 4.3.2 Heritage values:

|   |                    |
|---|--------------------|
| <p><b>Evidential value:</b> There is a high potential for below ground archaeological remains to survive within the HUCA associated with occupation from the early medieval period onwards. This evidence includes further deposits relating to the town defences to the north of the HUCA as well as the area of the burgage plots to the south. Most crucially archaeological work within the HUCA could help to form our understanding of the development of the town and the activities which were carried out in this area over the centuries.</p>   | <p><b>High</b></p> |
| <p><b>Historical value:</b> The legible heritage assets continue to dominate the HUCA. To the south of Aldergate in particular the character is dominated by a townscape which was developed in the later 19th and early 20th century and reflects a growing emphasis on entertainment, with the Assembly Hall and libraries, and health with the extension to the cemetery and the Drill Hall. These are important aspects which reflect the development not only of the town, but also the social attitudes of the inhabitants. The surviving former hospital building also reflects these trends. To the north of Aldergate are surviving domestic properties, reflecting high status settlement expansion, also reflecting the aspirations of the townspeople at an earlier period (late 18th/early 19th century). There has been some mid and late 20th century redevelopment on the fringes of the HUCA including the bus station and industrial buildings.</p> | <p><b>High</b></p> |

<sup>430</sup> Tamworth Borough Council  
[http://www.tamworth.gov.uk/community\\_and\\_living/voluntary\\_organisations/the\\_philip\\_dix\\_centre.aspx](http://www.tamworth.gov.uk/community_and_living/voluntary_organisations/the_philip_dix_centre.aspx) and [http://www.tamworth.gov.uk/leisure\\_and\\_tourism/venues/assemblyrooms.aspx](http://www.tamworth.gov.uk/leisure_and_tourism/venues/assemblyrooms.aspx) viewed 25/05/2011

<sup>431</sup> Department for Communities and Local Government 2012. Web:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>432</sup> Ibid.

<sup>433</sup> The Conservation Area Appraisal is accessible online at  
[http://www.tamworth.gov.uk/planning/built\\_heritage/conservation\\_area\\_appraisals.aspx](http://www.tamworth.gov.uk/planning/built_heritage/conservation_area_appraisals.aspx)

<sup>434</sup> Department for Communities and Local Government 2012. Web:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>435</sup> Ibid.

|  |                    |
|--|--------------------|
| <p><b>Aesthetic value:</b> Much of the HUCA lies within the Tamworth Town Centre Conservation Area which highlights its importance to the historic and local character of the town. The nationally and locally listed buildings also contribute to an understanding of the importance of the heritage assets to the local character as does the cemetery which creates space with the town centre.</p> | <p><b>High</b></p> |
| <p><b>Communal value:</b> The cemetery provides a public open space within the wider town centre. The Assembly Hall, the former Drill Hall and former library are still used for the public benefit. The Assembly Hall run as an entertainment venue, whilst the Philip Dix Centre and the Carnegie Centre can be hired for private or community functions<sup>430</sup>.</p>                          | <p><b>High</b></p> |

### 4.3.3 Recommendations

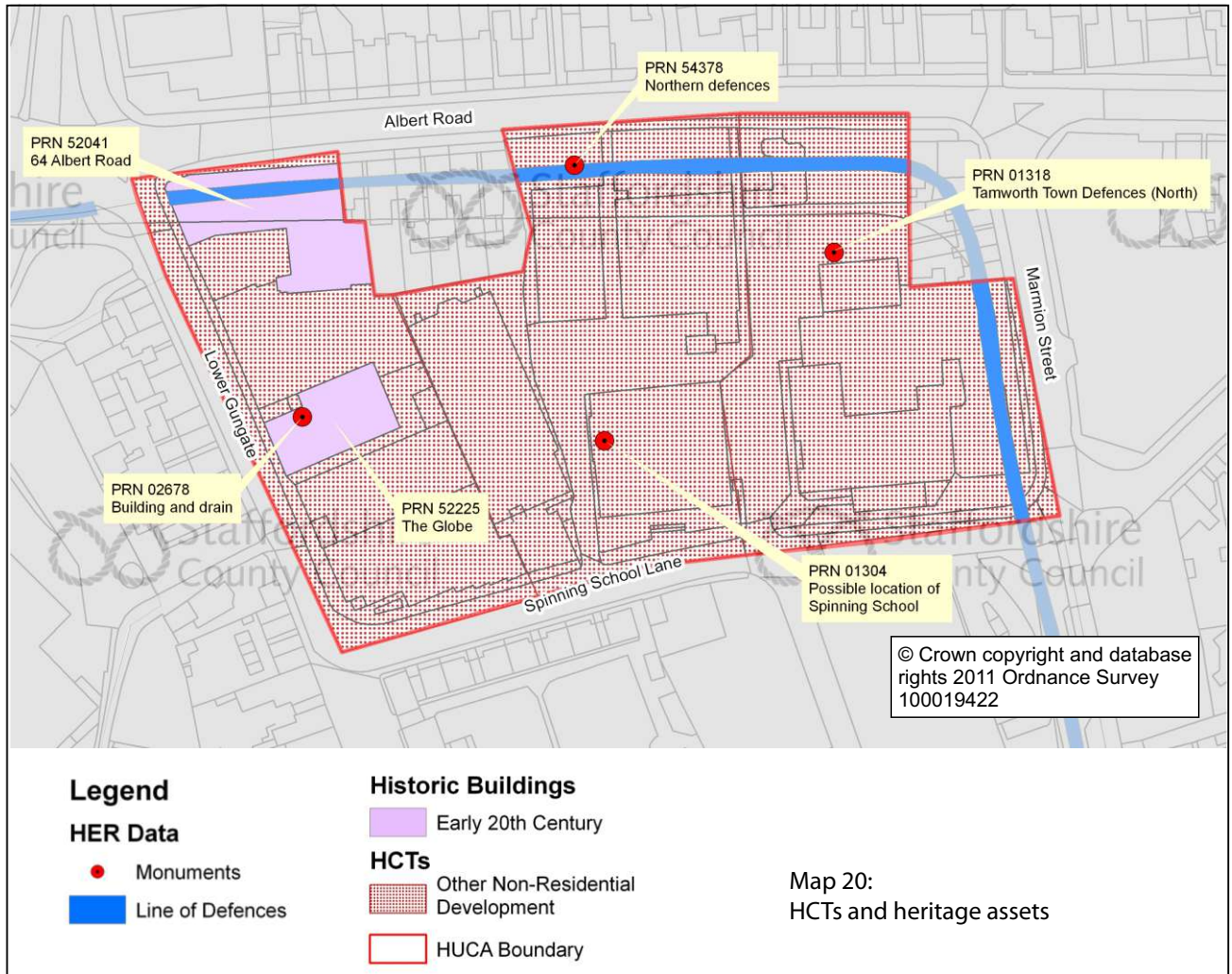
The heritage significance and values reflect the growing importance of the social activities and welfare to the townspeople in the 19th and early 20th centuries. The importance of the HUCA is reflected in the number of designated assets and the incorporation of much of the area into the Tamworth Town Centre Conservation Area. The potential for below ground archaeological deposits from the early medieval period onwards is also of particular importance.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>431</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>432</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Tamworth Town Centre Conservation Area Appraisal and consultation with the Tamworth Borough Conservation Officer should take place in the first instance<sup>433</sup>. The designated heritage assets and their settings are covered under para. 132 of NPPF<sup>434</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>435</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should

be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>436</sup>.



## 4.4 HUCA 4: Lower Gungate and Spinning School Lane



### 4.4.1 Statement of heritage significance and built character

The line of Tamworth's defences cross the northern portion of this HUCA on an east-west alignment (cf. map 20). A section of these defences has been designated as a Scheduled Monument within the HUCA (cf. map 14)<sup>437</sup>. Two archaeological interventions have taken place on the defences within the HUCA in the early 1960s and early 1970s. Two phases were identified in the 1971 excavation adjacent to Marmion Street, whilst three phases were identified during the work carried out in 1960<sup>438</sup>. The phases were:

- 1.The earliest phase identified in 1960 was believed to have been associated with the Mercian settlement (cf. 2.3.2 and 2.3.5)
- 2.The burh defences of circa 913 found in both excavations (cf. 2.4.1.2)
- 3.The medieval defences incorporating a single ditch and bank (cf. 2.5.3).

The HUCA also includes the eastern defences; Marmion Street probably respects their alignment.

The only other archaeological work within the HUCA to date was carried out in 1975 on Lower Gungate and discovered evidence for medieval domestic activity<sup>439</sup>. This corresponds with a series of burgrave plots, identifiable on late 19th century ordnance maps (cf. map 7). The north-south route through the HUCA, which crosses the River Anker at Bolebridge, probably existed by at least the period of the Mercian settlement in the 9th century (cf. 2.3.2; map 4 and map 5).

A school was founded in the 17th century, which operated until the early 18th century, in the vicinity of Spinning School Street. Another school existed on this street by the late 19th century where a hoard of 11th century coins was found in 1877<sup>440</sup>. The street itself existed by the late 17th century; it is indicated on the Tamworth town plan (1678) as 'Schoolhouse Lane'.

Much of the HUCA was redeveloped in the late 20th century (HCT 'Other Non-Residential Development' on map 20) which comprises large-scale buildings such as the police station and cinema. On Lower Gungate, two locally listed early 20th century properties survive; 64 Albert Street and the Globe Inn<sup>441</sup>. The former is three storeys with a hexagonal domed tower at the corner overlooking the junction of Albert Road and Lower Gungate. By the 1930s it was being used as a car showroom and garage<sup>442</sup>. The Globe Inn lies within the Tamworth Conservation Area, whilst 64 Albert Street lies within the Victoria Road/Albert Street Conservation Area.

#### 4.4.2 Heritage values:

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The HUCA lies within the known extent of both the early 10th century burh and the medieval town bounds. The importance of the physical remains of the defences has been acknowledged in the designation of part of them as a Scheduled Monument. There is the potential for further sections of the defences of both Anglo-Saxon and medieval date to survive elsewhere in the HUCA. There is also the potential for further below ground archaeological deposits to survive associated with medieval and later occupational activity.</p> | <p><b>High</b></p>   |
| <p><b>Historical value:</b> The legible heritage assets include the two locally listed early 20th century buildings and the street pattern which includes the early route along Lower Gungate and Spinning School Street, which existed by at least the late 17th century. The majority of the HUCA was redeveloped in phases during the later 20th century.</p>   | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The importance of the early 20th century buildings to the local character and history of the town has been acknowledged by their inclusion on Tamworth Borough's Local List. Part of both Tamworth Conservation Area and the Victoria and Albert Roads Conservation Area fall within the HUCA emphasising the contribution of the historic environment to the local sense of place. The majority of the HUCA, however, relates to late 20th century redevelopment.</p>  | <p><b>Medium</b></p> |

<sup>443</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>444</sup> Ibid.

<sup>445</sup> Both of the Conservation Area Appraisals are accessible online at [http://www.tamworth.gov.uk/planning/built\\_heritage/conservation\\_area\\_appraisals.aspx](http://www.tamworth.gov.uk/planning/built_heritage/conservation_area_appraisals.aspx)

<sup>446</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>447</sup> Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>

<sup>448</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

**Communal value:** The public house and the retail use of 64 Albert Road do allow the community and visitors access to these historic buildings. On the whole access to the heritage of this HUCA is limited, although this could be addressed through interpretation of the findings of the archaeological investigations.

**Medium**

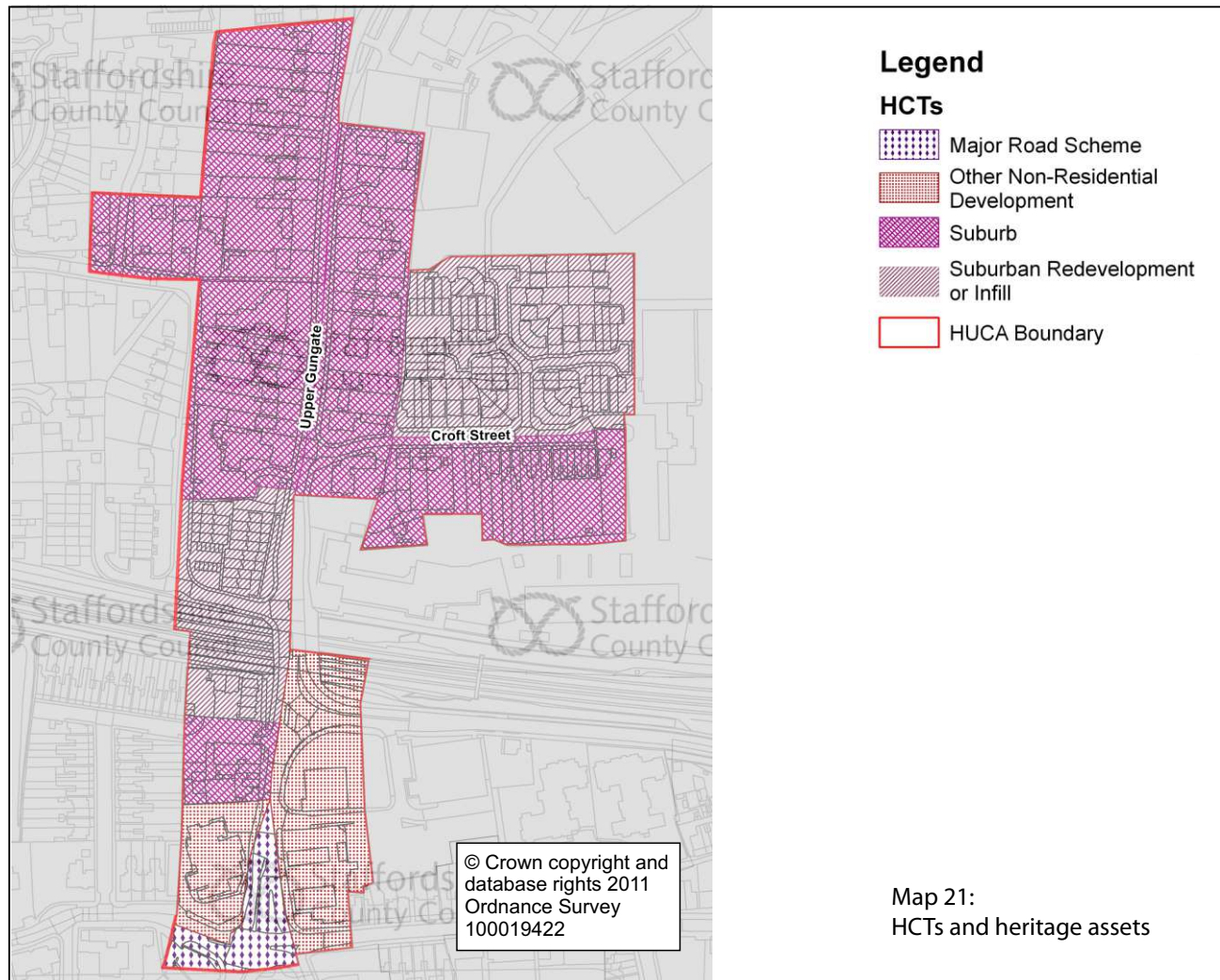
#### 4.4.3 Recommendations

The heritage significance statement and the values have identified the potential for important archaeological remains to survive within the HUCA. Despite redevelopment in the late 20th century the earlier street pattern and two early 20th century buildings survive to contribute to the local sense of place and history of the town.

- ◆ A statement of significance may be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA dependent upon the nature and scale of the proposals (cf. para. 128 of NPPF)<sup>443</sup>.
- ◆ The Conservation Areas and their settings are covered by para. 132 of NPPF<sup>444</sup>. It is recommended that reference be made to the Tamworth Town Centre Conservation Area Appraisal and the Victoria and Albert Roads Conservation Area Appraisals prior to any application being submitted<sup>445</sup>. Consultation with the Tamworth Borough Conservation Officer should take place in the first instance.
- ◆ Any works on or within the vicinity of the Scheduled Monument should consult English Heritage at the pre-planning stage.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and the Conservation Areas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>446</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>447</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>448</sup>.



## 4.5 HUCA 5: Upper Gungate



### 4.5.1 Statement of heritage significance and built character

The southern portion of the HUCA stood just beyond the bounds of the medieval town. It is likely that the suburban development along the main route in this area had medieval origins (cf. 2.5.4.3 and map 9). The majority of the area was redeveloped in the late 20th century (cf. HCT 'Suburban Redevelopment or Infill' and 'Other Non-Residential Development' on map 21 and map 13). However, one small area on the western side of Upper Gungate may retain its medieval plan form (cf. 'Suburbs' on map 21 and map 13).

The suburban development along Upper Gungate north of the railway line began to be constructed in the late 19th century upon what appears to have been small fields or paddocks (cf. map 10 and map 11). However, the plot boundaries of these fields suggest that they may have been planned to encourage further suburban expansion in the medieval period, but that this later contracted or that the plots were never developed (cf. 2.5.4.3). Therefore, potential remains for the survival archaeological deposits associated with planned suburban expansion in this area.



Large detached villas line both sides of Upper Gungate whose properties are bounded by sandstone retaining walls. The road was developed piecemeal, although the earliest properties predominantly lie on the eastern side. Development along this road within the HUCA was largely complete by the mid 20th century. Smaller brick built properties mostly comprising semi-detached houses survive on the southern side of Croft Street. This street began to develop between the late 19th and early 20th century. A school had been built on the northern side of the street by the late 1930s which was redeveloped with housing in the early 21st century (cf. 'Suburban Redevelopment or Infill' on map 21).

**4.5.2 Heritage values**

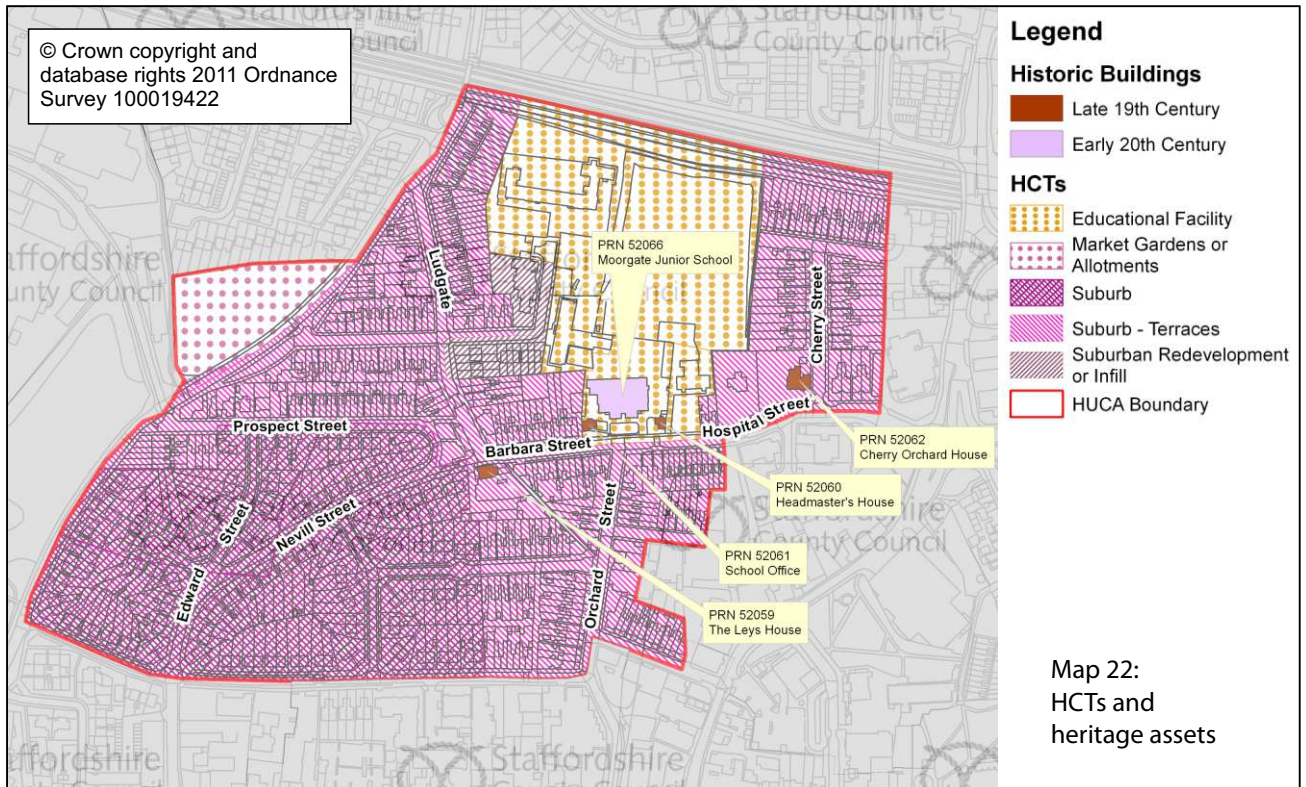
|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is the potential for archaeological evidence to survive associated with medieval and later suburban expansion along Upper Gungate.</p>  | <p><b>High</b></p>   |
| <p><b>Historical value:</b> The legible heritage assets comprise the large detached villas which were constructed from the later 19th century onwards and the smaller properties which survive on Croft Street. These properties contribute to a visual appreciation of the development of Tamworth from the later 19th century onwards and also reflect the social aspirations of the townspeople during that period.</p>  | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> : The HUCA is dominated by piecemeal development which occurred over a number of decades. However, the built environment, particularly along Upper Gungate, is characteristic of high status suburban expansion typified by large detached villas situated within large gardens. The retaining walls along Upper Gungate are also particularly characteristic of the HUCA. This character is strengthened by the surviving 19th/early 20th century villa developments further north in HUCA 9. The smaller properties also make a positive contribute to the historic character of the HUCA.</p> | <p><b>High</b></p>   |
| <p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.</p>  | <p><b>Low</b></p>    |

**4.5.3 Recommendations**

The heritage significance and values reveal the importance of the built environment to the local character of the wider townscape as well as revealing the potential for surviving below ground archaeological deposits. The fact that the built environment was constructed in a piecemeal fashion between the later 19th and mid 20th century, along Upper Gungate in particular, does not detract from its historic character.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>449</sup>.
- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>450</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>451</sup>.
- ◆ The retention of the sandstone retaining walls along Upper Gungate should be encouraged to ensure their continued contribution to the local character of the HUCA and wider townscape.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>452</sup>.

## 4.6 HUCA 6: Ludgate, Barbara and Orchard Streets



### 4.6.1 Statement of heritage significance and built character

The north eastern portion of the HUCA forms part of the Hospital Street Conservation Area (119) which incorporates five locally listed buildings (cf. map 14). Map 22 identifies that the HUCA is suburban in character dominated to the east by terraced houses, but with other housing (principally semi-detached properties) to the south west. Moorgate School, of late 19th century origin, forms the focus of the area of terraced housing, most of which lies within the Conservation Area<sup>453</sup>.

Map 13 reveals the developmental history of the HUCA with the earliest properties lying to the east. This includes the locally listed Moorgate school office and the headmaster's house<sup>454</sup>. The social position, and possibly the aspirations, of the original occupants may be read within the size and architectural detailing of the houses within these streets. Larger properties, of late 19th century date, survive on the north side of Hospital Street and include two pairs of semi-detached properties as well as the locally listed former vicarage, Cherry Orchard House, which is a large detached two storeyed red brick property<sup>455</sup>.

The suburban development expanded westwards throughout the early 20th century. The earliest of these were the terraced houses constructed along Ludgate, Coronation Street, Moorgate and the northern side of Prospect Street between 1902 and 1923<sup>456</sup>. The houses along Edward, Neville and Tempest Street, built between 1923 and 1937, are characteristic of new social and architectural ideals being semi-detached with front gardens. The new road layout in each of these areas is also different; the terraced streets generally being straight whereas Edward Street

curves and a cul-de-sac was constructed off it (cf. map 22).

Ludgate, Barbara Street and Hospital Street appear to have originated as tracks into the surrounding field system, which by the late 19th century had mostly been sub-divided into small orchards. A further original trackway, to the east of Leys House and linking Barbara Street to Orchard Street, also survives within the townscape. Orchard Street is also marked on the first edition 25" OS map, like those previously mentioned. However, this trackway appears to have been laid out along the line of the town ditch, marked as Walfurlong, on the first edition 25" OS map (cf. 2.8.2.2)<sup>457</sup>.

There is little evidence for the orchards surviving within the townscape except in the street name 'Cherry Street' and the house 'Cherry Orchard House'. However, the bounds of the largest orchard, in which had stood a farmstead known as 'Field House' is fossilised in the form of the school playing field (cf. map 22).

Prior to the development of this area there was little in the way of development, other than Field House and Leys Cottages both of which have since been demolished. Only one property pre-dating the suburban development survives; the locally listed Leys House which is a detached house of late 19th century date<sup>458</sup>.

There has been little subsequent development within the HUCA with the exception of the redevelopment of two school buildings on Moorgate in the early 21st century (cf. 'Suburban Redevelopment or Infill' on map 22).

The HUCA largely lies outside of the area of the early medieval settlement and the medieval town (cf. map 7 and map 8; 2.3.5, 2.4.4 and 2.5.3). However, the line of the defensive boundaries cut through parts of the eastern portion of the zone, which were developed in the late 19th century (cf. map 22). Consequently there is the potential for archaeological deposits associated with these boundaries to survive.

#### 4.6.2 Heritage values:

|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> The HUCA largely lies beyond the historic core, although there is the potential for below ground archaeological deposits to survive associated with the burh and town boundaries.</p>   | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The legible heritage assets are largely comprised of historic buildings which reveal the social and economic history of suburban expansion in this area of Tamworth. The built environment reflects the social standing and aspirations of the original inhabitants of the HUCA in the surviving architectural forms.</p> | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The HUCA is characterised by suburban development and the associated school and playing field. The importance of the eastern portion of the HUCA to the history and character of Tamworth has been acknowledged in the</p>   | <p><b>High</b></p>   |



|  |                   |
|--|-------------------|
| <p>designation of the Hospital Street Conservation Area. The remainder of the HUCA also makes a positive contribution to the local character of the wider townscape and provide an insight into the changing fashion in the built form of suburbs in the early 20th century.</p> |                   |
| <p><b>Communal value:</b> The HUCA mostly comprises private domestic dwellings. Interactions between the community and the heritage assets are only achievable from street level.</p>  | <p><b>Low</b></p> |

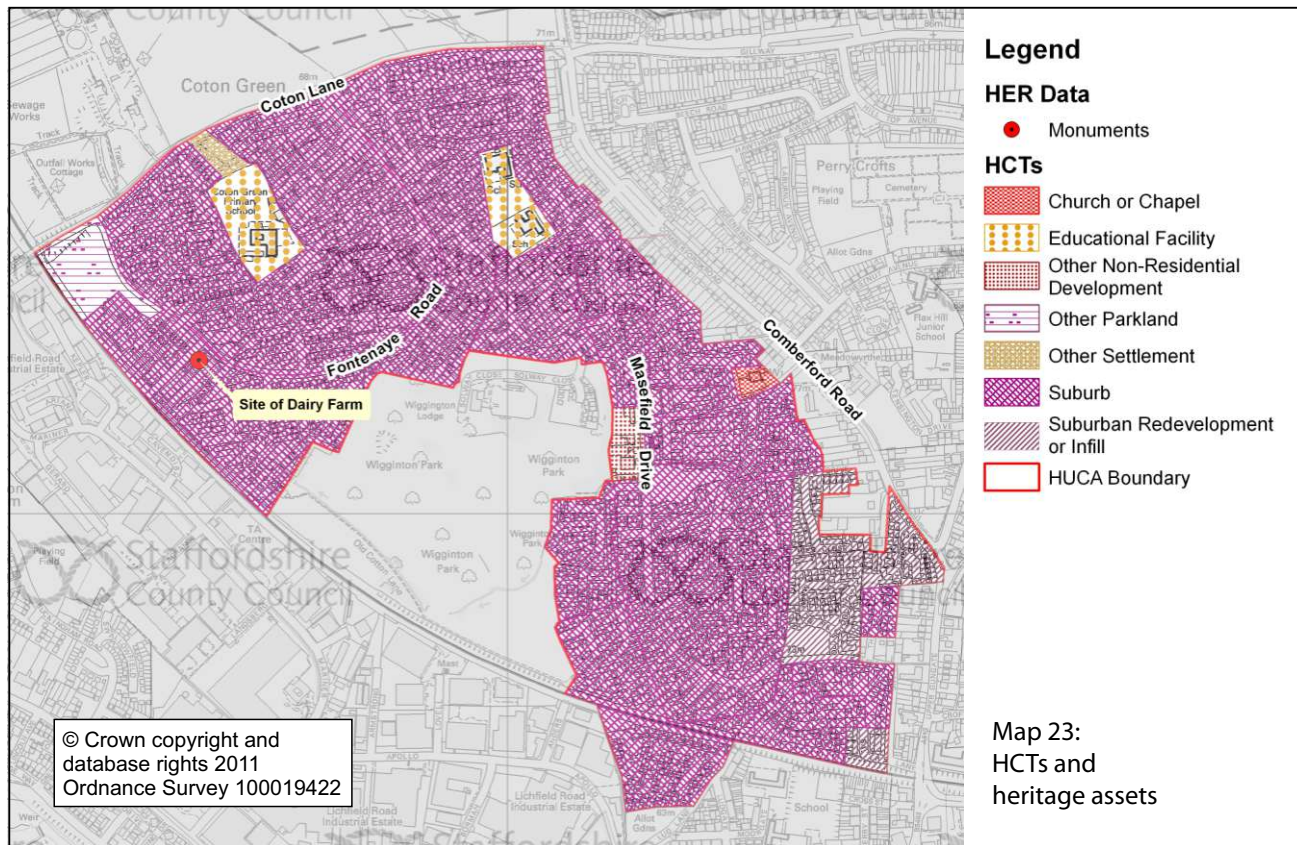
### 4.6.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th to early 20th century suburban expansion which has included new roads and two different architectural philosophies.

- ◆ The Conservation Areas and their settings are covered under para. 132 of NPPF<sup>459</sup>. It is recommended that reference be made to the Hospital Street Conservation Area Appraisal prior to any application being submitted<sup>460</sup>. Consultation with the Tamworth Borough Conservation Officer should take place in the first instance.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>461</sup>. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>462</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive across parts of the HUCA and particularly relating to the line of the burh and town defences. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>463</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>464</sup>.

<sup>463</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>464</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

## 4.7 HUCA 7: Fontenaye and Leyfields



### 4.7.1 Statement of heritage significance and built character

The HUCA is dominated by mid to late 20th century suburban expansion which includes two schools and a church (cf. map 23).

Prior to this development the HUCA was characterised by a number of field systems (cf. map 11) the majority of which had probably mostly formed open fields belonging to the manors surrounding Tamworth in the medieval period (cf. map 8 and 2.5.6.1). By the late 19th century a farmstead, which has since been demolished, was established in the western portion of the HUCA (cf. map 23). It was known as Dairy Farm suggesting that it specialised in animal husbandry by this date.

#### 4.7.2 Heritage values:

|   |            |
|---|------------|
| <b>Evidential value:</b> The area had formed part of the agricultural economy of the landscape around the town in the medieval period. Archaeological deposits associated with site of the farmsteads may reveal information about its origins. | <b>Low</b> |
| <b>Historical value:</b> There is no legibility of heritage assets with the HUCA.   | <b>Low</b> |
| <b>Aesthetic value:</b> The character of the HUCA is dominated by late 20th century suburban development, the associated schools and church.  | <b>Low</b> |
| <b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.   | <b>Low</b> |

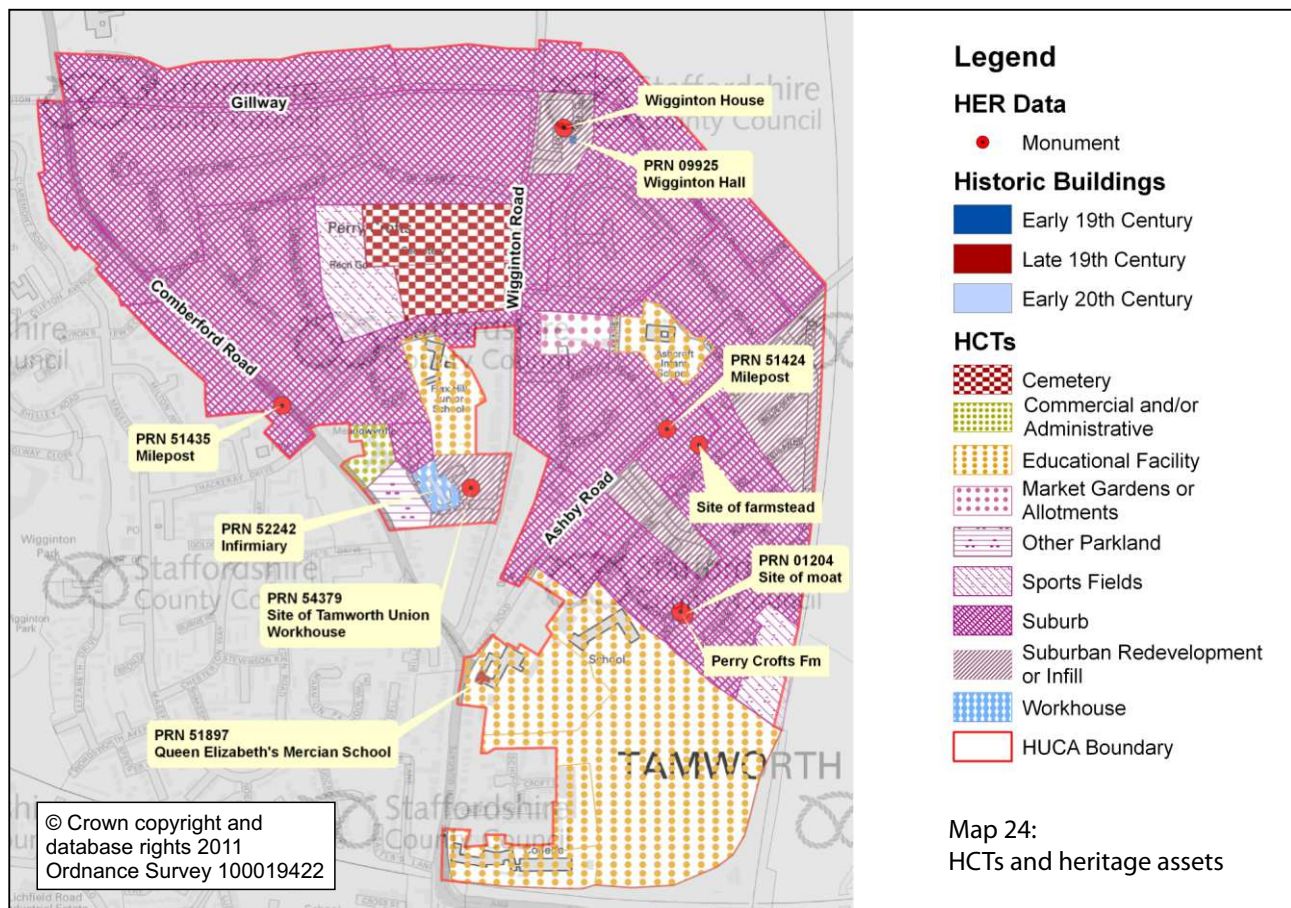
#### 4.7.3 Recommendations

The heritage significance and values for the HUCA overall is low, however:

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>465</sup>.



## 4.8 HUCA 8: North Eastern Suburbs



### 4.8.1 Statement of heritage significance and built character

The HUCA is dominated by housing estates constructed in the mid to late 20th century (cf. map 24 and map 13; the latter map reveals the expansion of this development by period of origin). Settlement within the HUCA has focused upon three principal roads; Comberford Road, Wigginton Road and Ashby Road all of which may have at least medieval origins<sup>466</sup>. Map 11 reveals that by the late 19th century development was beginning to expand along both Wigginton Road and Ashby Road and includes the Tamworth Union Workhouse and the extant cemetery. The Workhouse was expanded in the early 20th century with the construction of an infirmary which is the only building within the complex to survive (cf. map 24)<sup>467</sup>. A comparison between map 24 and map 13 shows that large detached and semi-detached houses of this period survive on Ashby Road. This early suburban expansion is a continuation of that identified within HUCA 9.

HCT 'Education Facility' shown on map 11 represents the Tamworth Grammar School which was opened in 1867<sup>468</sup>. The original school room and headmaster's house was incorporated into the enlarged Queen Elizabeth's Mercian High School in the late 20th century (cf. map 24 and map 13).



Map 11 also shows the former field systems which extended across this HUCA. The HCT 'Piecemeal Enclosure' and 'Reorganised Piecemeal Enclosure' indicate that this area had formed part of the open field agricultural economy during the medieval period (cf. 2.5.6.1 and 2.6.5). These open fields had probably belonged to the manors of Wigginton and Perry Crofts. The latter existed by 1291, but was held by more than one landowner<sup>469</sup>. Map 24 indicates the possible site of the medieval manor house, which William Dugdale in his 'Antiquities of Warwickshire' (1656) suggests was formerly moated<sup>470</sup>. By the late 19th century this site was operating as a farmstead 'Perry Crofts Farm'; the landscape was redeveloped for housing in the late 20th century.

Two further farmsteads had existed within the HUCA by the late 19th century (cf. map 24) both of which appear to have had a regular courtyard plan form which were either constructed or reworked in the late 18th/19th century. The northernmost was known as 'Wigginton Hall', a large farmstead possibly associated with its own parkland (HCT 'Landscape Park' on map 11). Whilst both the farm buildings and the parkland have been redeveloped the early 19th century three storey brick farmhouse survives and is Grade II Listed<sup>471</sup>.

A second possible 'Landscape Park' appears to have been established to the east of the HUCA associated with a large unnamed property, which had its own gate lodge. Nothing of this site is legible within the modern townscape.

#### 4.8.2 Heritage values

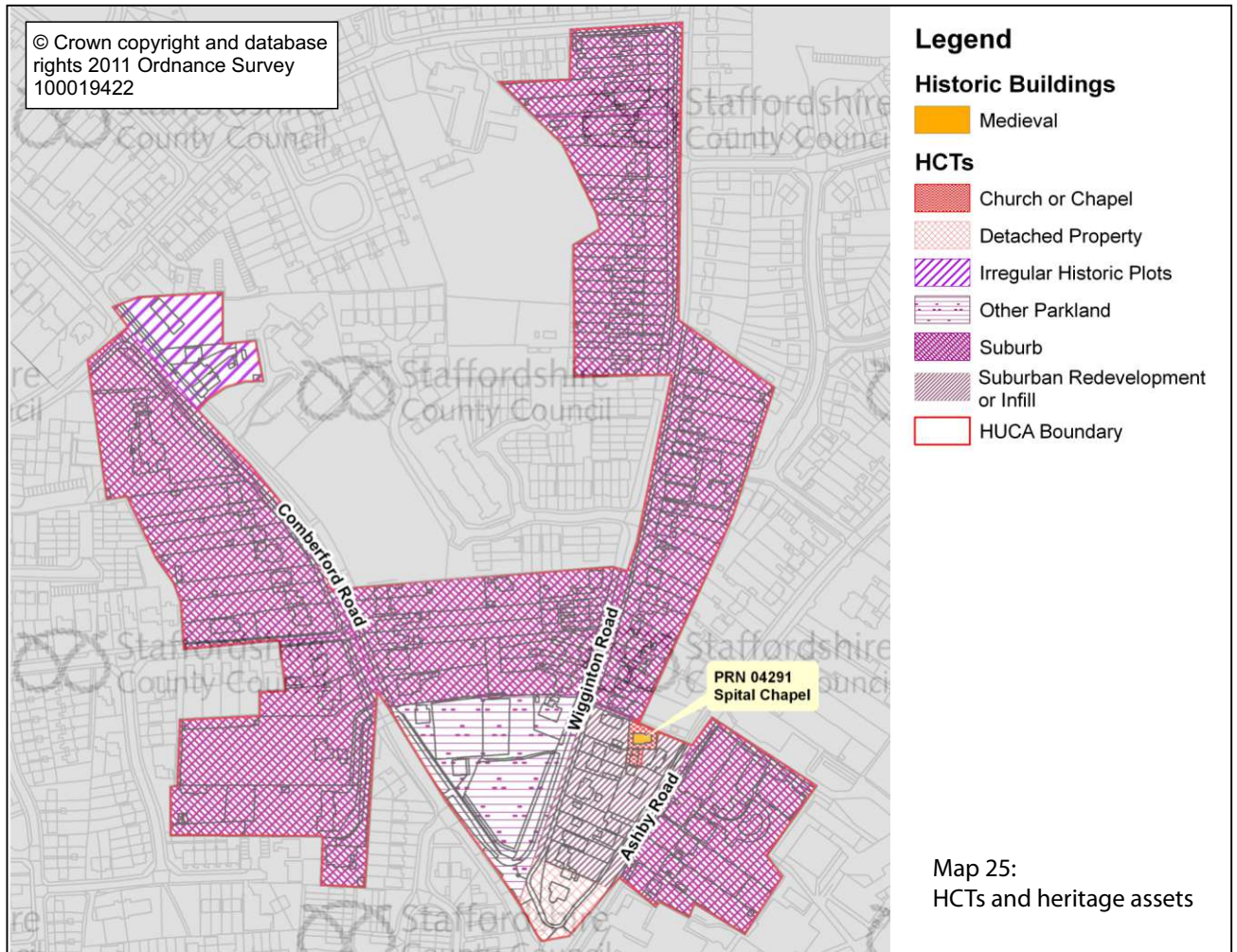
|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> There remains the potential for archaeological deposits to survive associated with the moated site and the farmstead sites. On the whole the remainder of the HUCA had formed part of the agricultural economy of the area until the mid to late 20th century.</p>   | <p><b>Low</b></p>    |
| <p><b>Historical value:</b> The remnants of an earlier character survive within the HUCA in the form of the 19th and early 20th century buildings. These include a Grade II Listed farmstead and the locally listed Workhouse infirmary. The legibility of the differing periods of origins of the built environment within the suburbs of HUCA enables the changes which have occurred over time to be read by the community.</p> | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The historic buildings contribute to the historic aesthetics of the townscape, but overall the predominant character is one of 20th century housing development.</p>  | <p><b>Low</b></p>    |
| <p><b>Communal value:</b> The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>   | <p><b>Low</b></p>    |

### 4.8.3 Recommendations

There are generally low historic and archaeological interests within the HUCA with the exception of the historic buildings including the Grade II Listed farmstead and the locally listed Workhouse infirmary

- ◆ Where alterations or changes are proposed to the Listed Building or its setting then the applicant should consult the Tamworth Borough Conservation Officer. Similarly the Conservation Officer should be consulted prior to alterations to the locally listed infirmary. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>472</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>473</sup>. Where appropriate, undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. the recent English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>474</sup>.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA with the exception of the potential moated site at the former Perry Crofts Farm. However, further research may alter our understanding of the overall potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>475</sup>.

## 4.9 HUCA 9: Ashby, Comberford and Wigginton Roads



### 4.9.1 Statement of heritage significance

A suburban character dominates the HUCA which originated piecemeal from at least the late 19th and the early 20th century (cf. map 13). It shares some of the built characteristics of HUCA 5 which lies to the south. The houses are predominantly large red brick villas both detached and semi-detached in large mature gardens, although a number of smaller later 20th century infill properties are also present.

One of the earliest domestic properties is the three storey red brick house which forms the centrepiece of the Ashby/Comberford/Wigginton Road junction. These three roads all existed by the late 18th century and are likely to have at least medieval origins<sup>476</sup>. The Grade II\* Listed 12th century Spital Chapel, the earliest extant building in the HUCA, stands mid-way between the Ashby Road and Wigginton Road (cf. 2.5.7.3; map 25 and map 13)<sup>477</sup>. The historic mapping suggests that the chapel was surrounded by fields, although there remains the potential for unknown archaeological deposits associated with medieval activity to survive within the HUCA (cf. 2.5.7.3).

## 4.9.2 Heritage values

|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is some potential for unknown medieval activity to be represented by below ground archaeological deposits within the HUCA that may be associated with the chapel and possibly suburban growth and contraction.</p>  | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The HUCA is dominated by historic buildings which comprise 19th and early 20th century suburban expansion. These properties contribute to a visual understanding of the development of Tamworth from the later 19th century onwards and also reflect the social aspirations of the townspeople during that period. The Grade II* Spital chapel also makes an important contribution to an understanding of the history of Tamworth.</p> | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The HUCA is dominated by 19th/early 20th century high status suburban expansion typified by large villa properties surrounded by large mature gardens. The character is strengthened by the surviving large detached villas found in HUCA 5.</p>   | <p><b>High</b></p>   |
| <p><b>Communal value:</b> The HUCA incorporates the Spital Chapel which contributes to the history of Tamworth and is still in use as a place of worship enabling engagement by the community and visitors.</p>   | <p><b>Medium</b></p> |

## 4.9.3 Recommendations

The heritage significance and values reveal the importance of the built environment to the local character of the wider townscape. The historic character is dominated by villa developments of 19th and early 20th century date. Of particular importance is the medieval Grade II\* Spital Chapel.

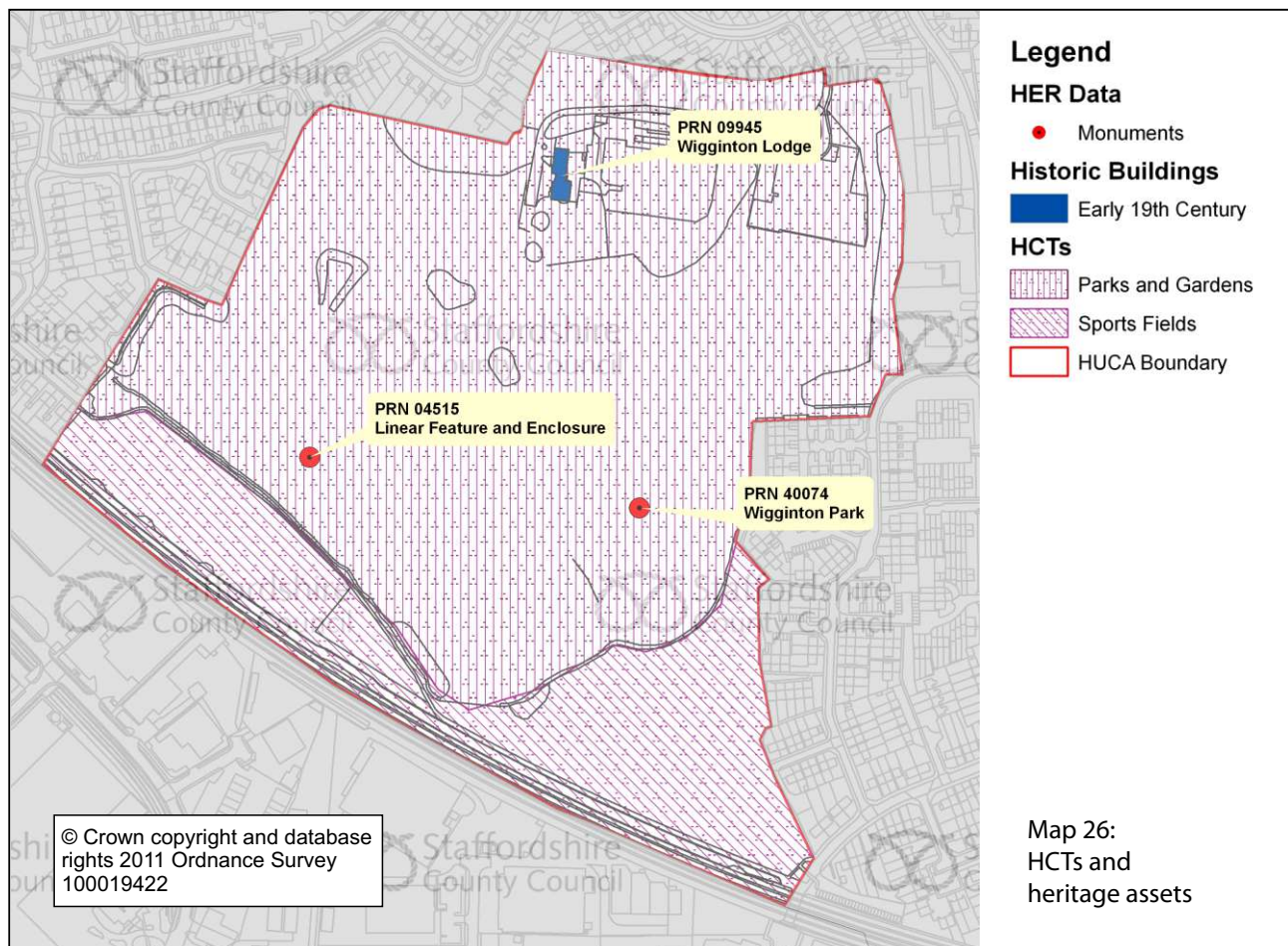
- ◆ Where alterations or changes are proposed to the Listed Building or its setting then the applicant should consult the Tamworth Borough Conservation Officer in the first instance All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>478</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>479</sup>.
- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>480</sup>.
- ◆ There is a moderate potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or



in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>481</sup>.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>482</sup>.

## 4.10 HUCA 10: Wigginton Park



### 4.10.1 Statement of heritage significance

The Grade II Listed Wigginton Lodge was constructed as a country house in the early 19th century and its landscape park is likely to be of a similar period (cf. map 26)<sup>483</sup>. The HUCA continues to be dominated by the characteristics of a landscape park with its coppices and parkland trees even though these do not always correspond with the planting as shown on the first edition 25" OS map (circa 1880). Wigginton Park is currently a public park providing the largest green space within the northern suburbs of Tamworth.

Ridge and furrow earthworks survive across the HUCA, the remnants of the open field agricultural system which functioned from the medieval period onwards (cf. 2.5.6.1 and plate 6)<sup>484</sup>. These are particularly well preserved and are unique within the EUS project area. A possible building platform, seen on aerial photographs, may relate to the ridge and furrow earthworks, but little further is currently known<sup>485</sup>. Aerial photographs also identified linear features, which may be associated with the Roman double-ditched enclosure located within HUCA 11.



**Plate 6:** Wigginton Park circa 2000 showing ridge and furrow earthworks

Other earthworks and below ground archaeological deposits may also survive across the HUCA which relate to the development and management of the historic landscape park including the two driveways shown on the 25" OS map..

Map 26 shows that a 'Sports Ground' was established in the south and south eastern portion of the HUCA in the late 20th century. This area had previously formed part of Staffordshire Moor, an area of common land, which had provided pasture for the inhabitants of Tamworth from at least the medieval period onwards (cf. map 9).

#### 4.10.2 Heritage values:

|  |                    |
|--|--------------------|
| <p><b>Evidential value:</b> There is the potential for above and below ground archaeology to survive across the HUCA other than the ridge and furrow earthworks which are particularly visible across the area. The archaeology may relate to settlement, as indicated by at least one building platform of currently unknown date, and to the development and management of the landscape park. In the area of the former Staffordshire Moor there is a particularly high potential for below ground archaeological deposits to survive (particularly of Roman origin); in a landscape that has not been persistently ploughed.</p> | <p><b>High</b></p> |
| <p><b>Historical value:</b> The HUCA is dominated by legible heritage assets, which tell the story of the development of this landscape from the medieval period onwards. The ridge and furrow earthworks are testimony of the importance of this area to the agricultural economy until at least the early 19th century when the Grade II Listed country house was built and the landscape park was laid out.</p>   | <p><b>High</b></p> |
| <p><b>Aesthetic value:</b> The historic character of the landscape park generally survives and is closely associated with the Grade II Listed country house. This is enhanced by the surviving ridge and furrow which provides an insight into earlier land management.</p>  | <p><b>High</b></p> |
| <p><b>Communal value:</b> The parkland provides an important open space for the community and visitors with good opportunities for engaging with the historic environment. This could be enhanced through interpretation.</p>  | <p><b>High</b></p> |

#### 4.10.3 Recommendations

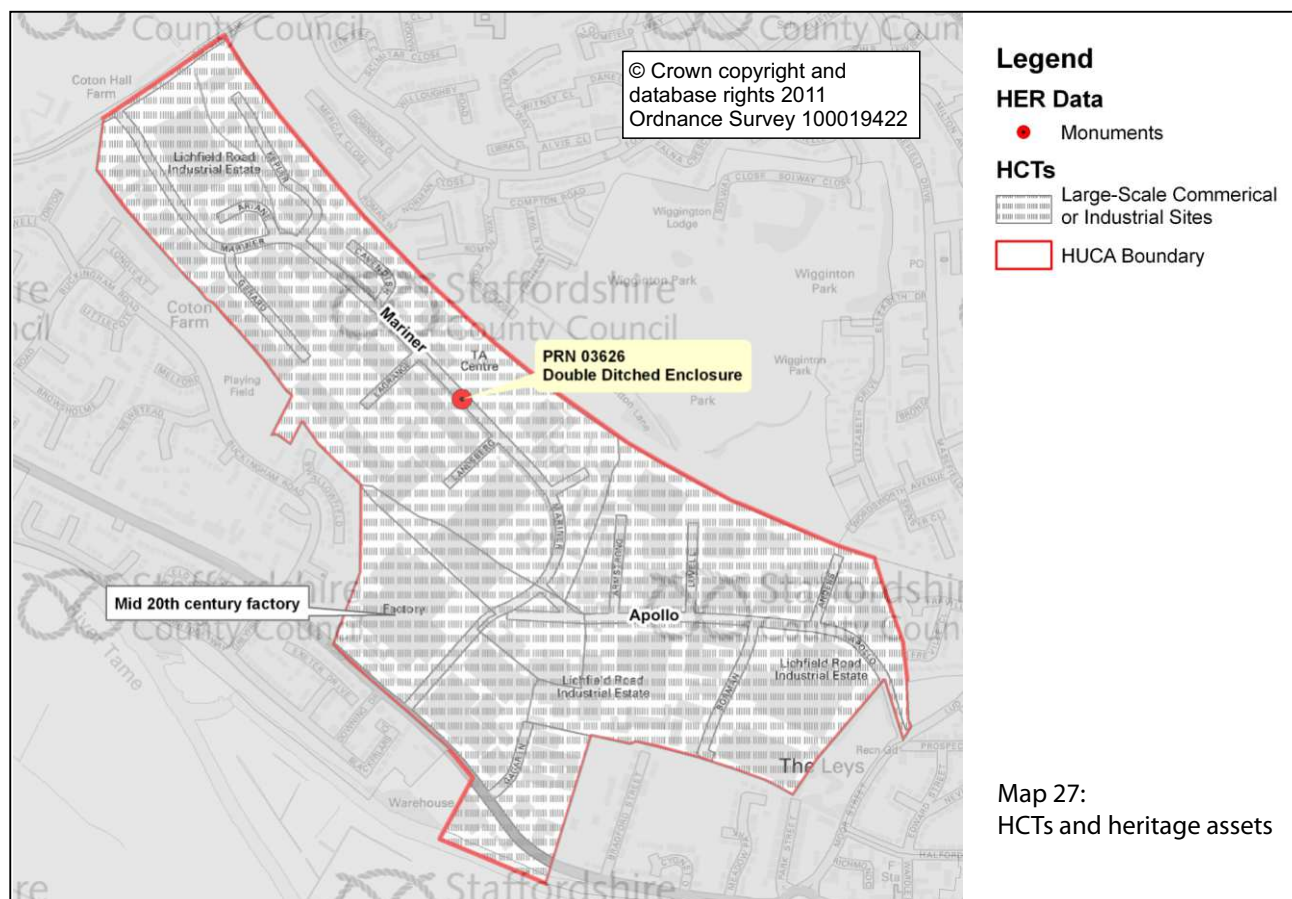
The heritage significance and values has identified the importance of the HUCA to the local character of Tamworth. The landscape park largely survives and retains its close association with the Grade II Listed Wigginton Lodge. The ridge and furrow earthworks are also of particular significance and are a unique survival within the townscape of Tamworth.

- ◆ Where alterations or changes are proposed to the Listed Building or its setting then the applicant should consult the Tamworth Borough Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF
- ◆ The conservation of the ridge and furrow and associated earthworks is particularly desirable.
- ◆ The enhancement and conservation of features associated with the historic landscape park is desirable.
- ◆ There is the potential to enhance the visitor experience through the interpretation of the heritage assets and to encourage sustainable tourism.



- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>486</sup>.

## 4.11 HUCA 11: Lichfield Road Industrial Estates



### 4.11.1 Statement of heritage significance

The HUCA is dominated by large industrial and warehouse units which were mostly constructed in the late 20th century. However, to the south of the HUCA a large factory lying on the western side of Mariner dates to the mid 20th century (map 27).

Map 11 shows that by the late 19th century the majority of the HUCA was dominated by field systems, with the exception of the eastern portion which formed a common known as Staffordshire Moor. The Moor had probably provided pasture for the inhabitants of Tamworth from at least the medieval period onwards. There are two field systems shown on this map; HCTs 'Piecemeal Enclosure' and 'Planned Enclosure'. The former was established incrementally probably between the 15th and 18th centuries; the latter was probably laid out by a surveyor following the 1771 Act of Enclosure. However, all of this land had probably been farmed as part of an open field system by the medieval period (cf.2.5.6.1 and map 9).

Aerial photographs revealed an earlier site lying within the HUCA. A double-ditched enclosure was observed along with possibly associated linear features including a possible pit alignment<sup>487</sup>. The site was partially excavated in advance of development and at least two phases of Roman period occupation were observed although not closely dated.

#### 4.11.2 Heritage values

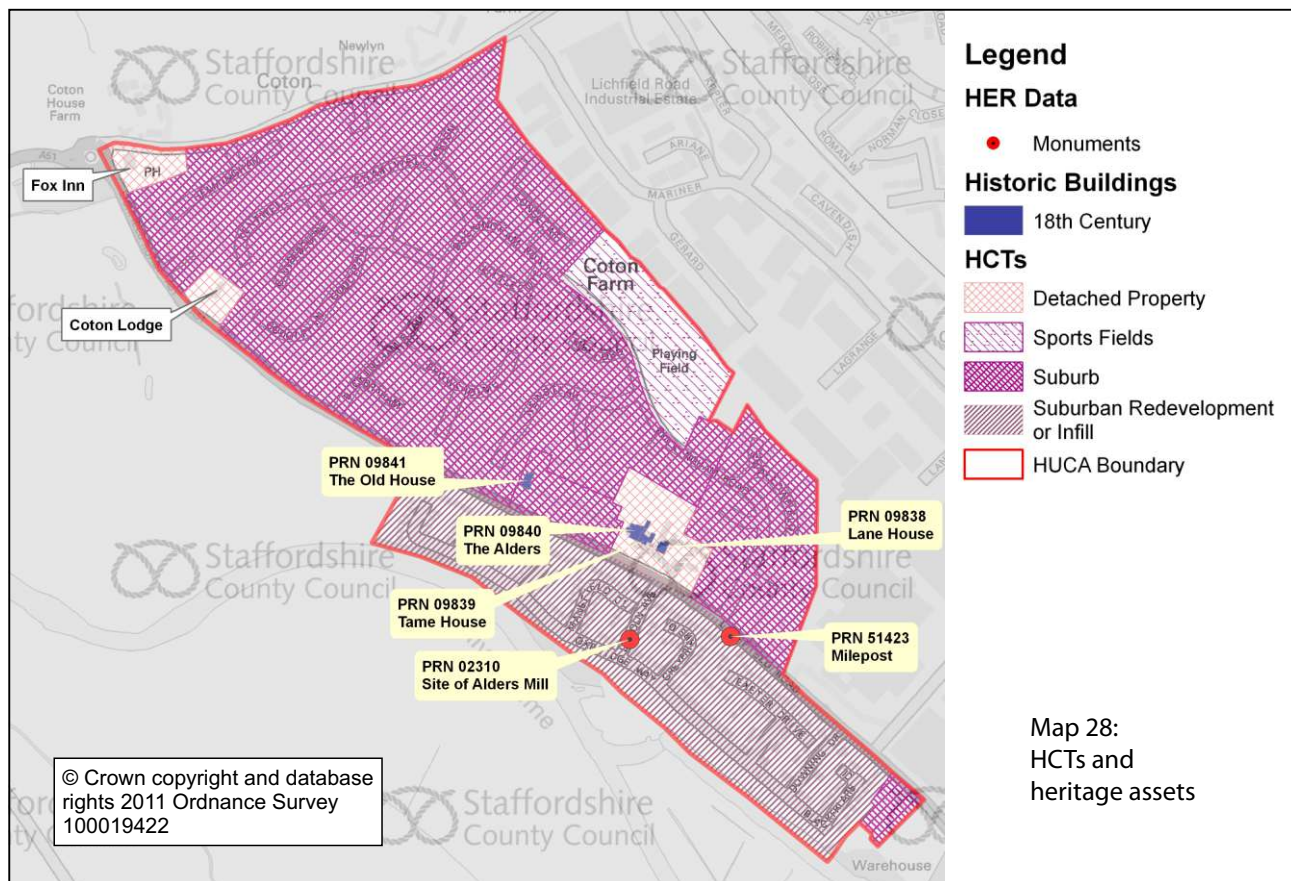
|  |               |
|--|---------------|
| <b>Evidential value:</b> Despite the late 20th century industrial development there remains the potential for below ground archaeological deposits to survive associated with human activity of Roman, and possibly earlier, date. | <b>Medium</b> |
| <b>Historical value:</b> There are no surviving legible heritage assets within the character area.   | <b>Low</b>    |
| <b>Aesthetic value:</b> The character is of mid to late 20th century industry.   | <b>Low</b>    |
| <b>Communal value:</b> From a heritage perspective there is little value, although any future archaeological investigation may contribute to an understanding of the role of the HUCA within the wider history of Staffordshire.   | <b>Low</b>    |

#### 4.11.3 Recommendations

The heritage significance and values for the HUCA overall is low, although is some potential for surviving below ground archaeological deposits.

- ◆ There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>488</sup>.

## 4.12 HUCA 12: Coton Farm



### 4.12.1 Statement of heritage significance

The Lichfield Road, which passes through the HUCA on an east-west alignment, has at least medieval origins and formed one of the main routes into the town. The River Tame follows a similar course just to the south, beyond the EUS boundary. Until the late 20th century a large paper mill had stood on the land between the road and the river (cf. HCT 'Industrial' on map 11)<sup>489</sup>. Documentary sources suggest that the mill existed by the 17th century and it was certainly present by the late 18th century<sup>490</sup>. In 1834 the complex incorporated a corn mill, paper mill and a large cotton factory<sup>491</sup>. It is also clear that by this date a settlement existed known as 'Alder Mills' which probably included the four Grade II Listed detached houses lying on the northern side of Lichfield Road (cf. map 28). The houses were built as large villas in the late 18th century and are presumably associated with the mill.

To the north west of the HUCA two further historic detached properties survive, which were probably associated with the dispersed settlement of Coton (cf. HCT 'Detached Property' on map 28). The large property known as Coton Lodge existed by at least the late 19th century and had originally formed the farmhouse to Coton Farm. The farmstead, which has since been demolished, had a loose-courtyard plan form suggesting that it may have developed incrementally over a period of time. The smaller property to the north is currently operating as a public house, 'The Fox Inn'. These properties or their predecessors are shown on the enclosure



map of 1770. The hamlet of Coton has at least medieval origins; it is mentioned in Tamworth borough records of 1249 (cf. HECZ 10 in Part Three)<sup>493</sup>.

The majority of the HUCA is dominated by late 20th century suburban expansion, which takes the name of the farmstead 'Coton Farm'. The properties to the south of Lichfield Road were constructed upon the site of Alder Mills (cf. HCT 'Suburban Redevelopment or Infill on map 28).

#### 4.12.2 Heritage values

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with settlement at Coton (around the Fox Inn and Coton Lodge in particular). There is also the potential for below ground deposits to survive associated with Alder Mills, although the subsequent intensive development suggests that few opportunities may exist to further the understanding of the site.</p> | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The historic buildings, which comprise both the designated and undesignated properties, all make a positive contribution to the local character and provide a visual understanding of social and economic history of the small settlements of Coton and Alder Mills.</p>   | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> Whilst the majority of the HUCA comprises late 20th century suburban development the importance of four Grade II listed buildings to the character and history of Tamworth has been identified in their designation. The undesignated historic buildings, Fox Inn and Coton Lodge, also make positive contributions to the local townscape.</p>   | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>   | <p><b>Low</b></p>    |

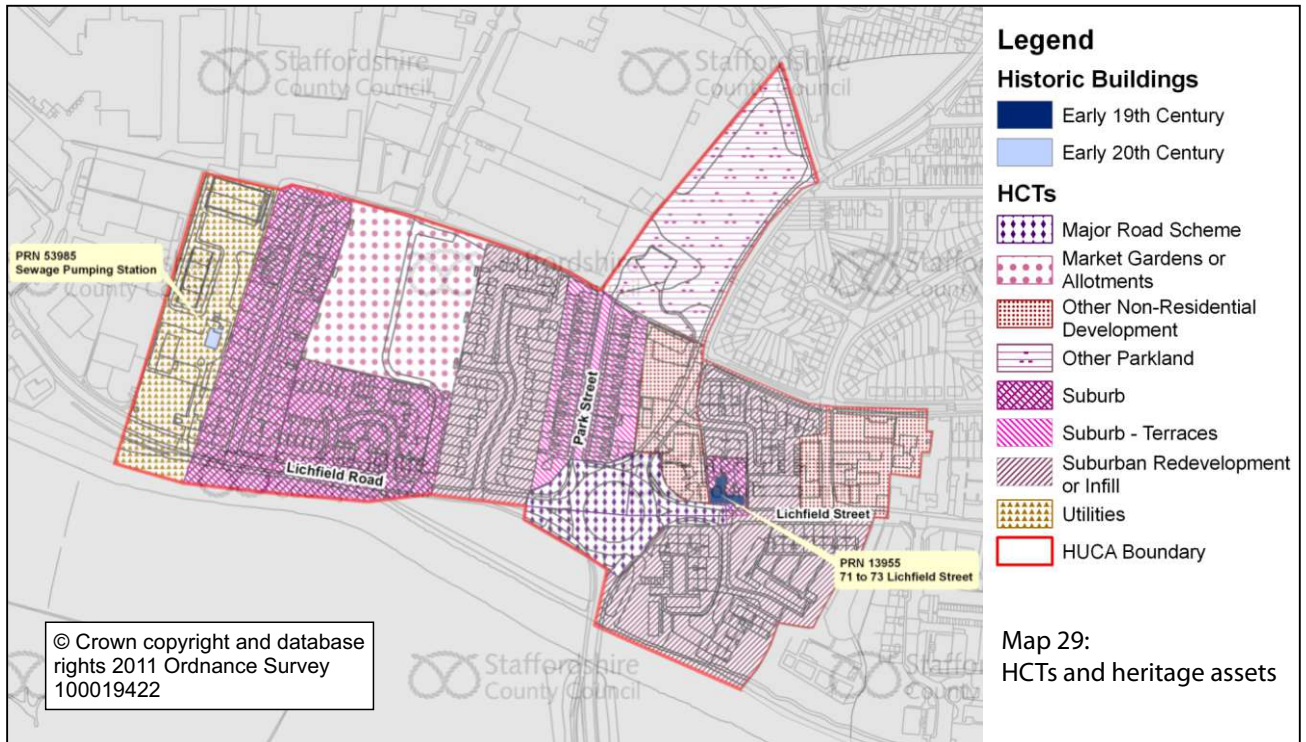
#### 4.12.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA. Of particular interest are the four Grade II late 18th century houses, as well as Fox Inn and Coton Lodge

- ◆ Where alterations or changes are proposed to the Listed Buildings or their settings then the applicant should consult the Tamworth Borough Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>494</sup>.
- ◆ Any significant change to the undesignated historic buildings should be sympathetic to and reflect the existing character of the properties and aim to strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>495</sup>.

- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012))<sup>496</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>497</sup>.

## 4.13 HUCA 13: Lichfield Road and The Leys



### 4.13.1 Statement of heritage significance

Much of the northern side of the Lichfield Road represents the redevelopment of earlier suburban activity, which is likely to have had medieval origins (cf. 2.5.4.3 and maps 9 and 11). Only the Grade II Listed 71 to 73 Lichfield Road survives as a representative of the earlier character<sup>498</sup>. The properties form a terrace of early 19th century date. The late 20th century redevelopment consists of housing as well as a fire station and day centre (HCTs 'Suburban Redevelopment and Infill' and 'Other Non-Residential Development' on map 29). The terraced houses on Park Street date to at least the late 19th century, but the earlier land use is currently unknown.

Further west, the houses, allotments and the early 20th century sewage works were laid out over fields. These fields may have formed part of an open field system, later enclosed as 'Piecemeal Enclosure' (cf. 2.5.6.1 and 2.6.5). However, it is possible that they were laid out as building plots in the medieval period, but which were either never taken up or were later abandoned (cf. 2.5.4.3).

The final resting place of the reburied Tamworth mill timbers was said to have been located in the sewage works, although a site visit in the early 21st century failed to establish their whereabouts<sup>499</sup>.

The allotments had been created by the late 19th century and the sewage works established in the early 20th (cf. map HUCA 13). The original pumping station is believed to survive on site (plate 7)<sup>500</sup>. Bradford Street represents the changing architectural trends and social expectations in the period between the late 19th century and the 1930s. The street was presumably laid out



for speculative development; the earliest properties are small terraces built in the late 19th century. The remainder of the street, however, was not taken up for development until the 1930s when semi-detached houses were constructed.

The housing to the south of Lichfield Road (HCT 'Suburban Redevelopment or Infill' on HUCA 13 map) was constructed in the mid 20th century. Much of this land appears to have formed part of a landscape park associated with the Moat House (cf. HUCA 14) by the late 19th century (cf. map 11). However, the medieval map shows that at least part of this area may also have formed part of the medieval suburbs.

**Plate 7:** Early 20th century sewage pumping station



#### 4.13.2 Heritage values:

**Evidential value:** There is the potential for below ground archaeological deposits to survive associated with medieval suburban activity to both the north and south of Lichfield Street despite 20th century redevelopment. Timbers recovered from the Anglo-Saxon were apparently reburied on the site of the early 20th century pumping station in waterlogged conditions. Future works in this area should consider the potential for encountering these remains and the opportunities this may offer.

**Medium**



<sup>501</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>502</sup> Ibid.

<sup>503</sup> English Heritage 2012. HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>504</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

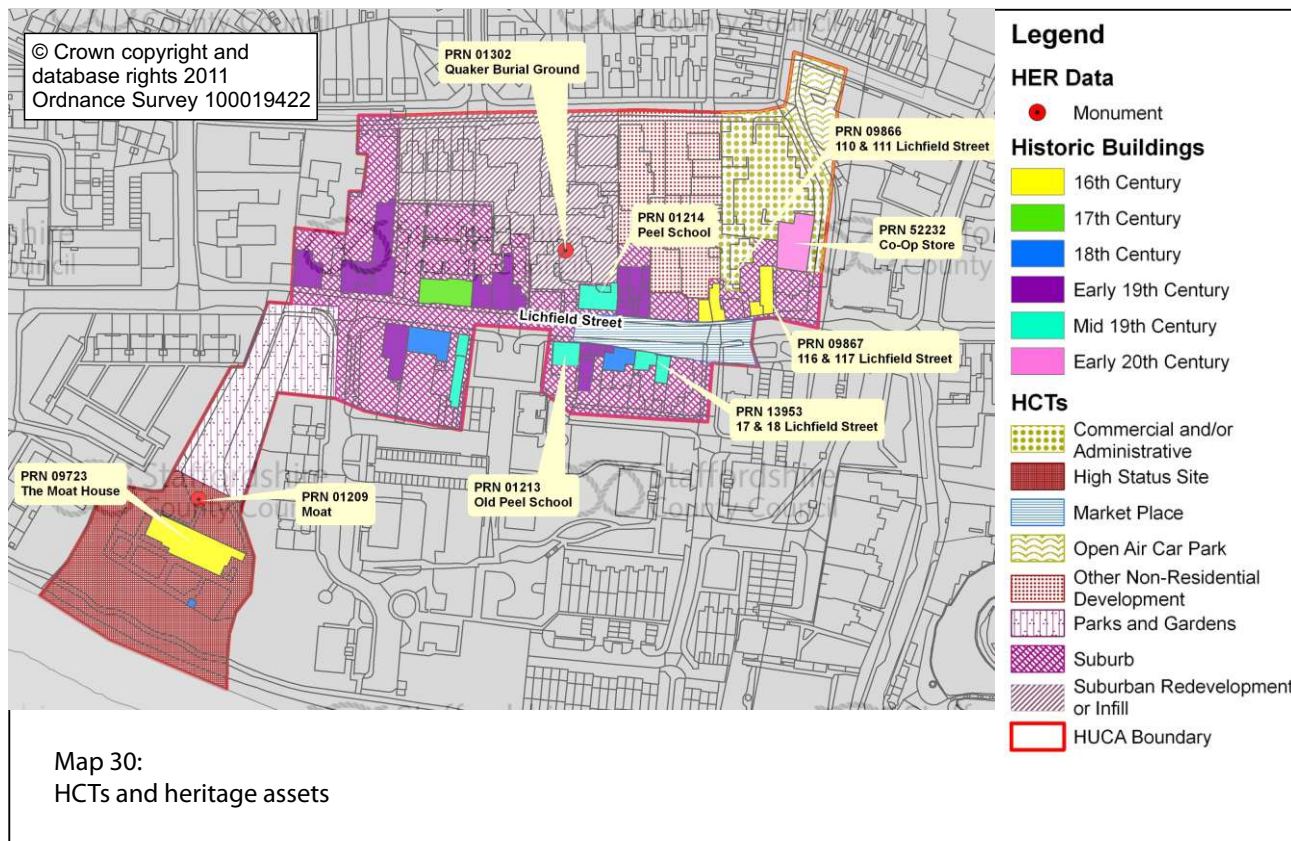
|   |                      |
|---|----------------------|
| <p><b>Historical value:</b> There are few legible heritage assets within the HUCA with the exception of the Grade II Listed early 19th century terrace and the late 19th century terraces along both Park Street and Bradford Street. The later exemplifies the changing architectural styles of suburban housing between the later 19th and early 20th centuries. Lichfield Street itself preserves the alignment of the historic route into Tamworth from the west. Should the early 20th century pumping station survive then it is legible testimony to the growing emphasis upon health and welfare for the benefit the town's inhabitants during that period.</p> | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The historic character of the HUCA mostly reflects mid to late 20th century development of earlier suburban activity; although this is preserved in the Grade II Listed 71 to 73 Lichfield Street. The character is mostly domestic, with the exception of the early 20th century sewage works and its pumping station. Similarly some late 20th century redevelopment has included larger buildings such as the fire station.</p>   | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>  | <p><b>Low</b></p>    |

#### 4.13.3 Recommendations

The heritage significance and values table emphasise that despite mid to late 20th century redevelopment the historic environment still makes a contribution to the legible history and character of the HUCA.

- ◆ Where alterations or changes are proposed to the Listed Buildings or their settings then the applicant should consult the Tamworth Borough Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>501</sup>.
- ◆ Any significant change to the undesignated historic buildings should be sympathetic to and reflect the existing character of the properties and aim to strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>502</sup>.
- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>503</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>504</sup>.

## 4.14 HUCA 14: Lichfield Street & The Moat House



### 4.14.1 Statement of heritage significance and built character

The HUCA lies outside the West Gate which had formed part of the medieval town boundary on the main road west towards Lichfield (Lichfield Street). The HUCA represents suburban expansion along this main road, which probably originated in the 12th or 13th century, although this has yet to be verified by archaeological investigations (cf. 2.5.4.3 and maps 7 and 9). This early suburban expansion is reflected in the historic character of map 30. The map also denotes a market place within Lichfield Street, which is probably the site of the 'Swinemarket' mentioned in 1455 (cf. 2.5.4.3 and 2.5.6.2). The location of the market place is identifiable from the width of this portion of Lichfield Street. Whilst the roadway is a standard width along the whole of Lichfield Street the market place is fossilised by the extant building line to the north and south of the road.

The earliest known buildings (both Grade II Listed) stand on the northern side of the market place and probably date from the later 16th century<sup>505</sup>. Both were originally constructed as one property, but have since been sub-divided to form shops; no. 117 incorporates late 19th century shopping fittings suggesting that the change from principally domestic to commercial had occurred by this date<sup>506</sup>. Nos. 110-111 form a hall house with a cross wing; the latter has exposed timber framing; the remainder of the building having been rendered<sup>507</sup>. There is the potential, however, for any of the other historic buildings lining Lichfield Street to have earlier remains surviving within their structures.

A further twelve Grade II Listed properties line the street frontage of the HUCA; another two are locally listed. These properties range in date from the 18th to mid 19th century (cf. map 30). They include the 'Old Peel School', which stands on the south side of Lichfield Street and was built by Sir Robert Peel in the early 19th century, but was replaced in 1850 by 'Peel School' which stands opposite<sup>508</sup>. The latter was also commissioned by Sir Robert Peel and has been incorporated into a late 20th century housing development (HCT 'Suburban Redevelopment or Infill' on map 30). The two school buildings are unique within the townscape of the HUCA in being single storied with particular architectural detailing highlighting that they do not have domestic origins. The importance of the historic character of Lichfield Street has been acknowledged in its incorporation into the Tamworth Town Centre Conservation Area (cf. map 14)<sup>509</sup>.

The rear of the historic plots along Lichfield Street have largely been redeveloped in the late 20th century (HCTs 'Other Non-Residential Development' and 'Suburban Redevelopment or Infill' on map 30). The housing development to the rear of Peel School was constructed partly upon the site of a late 19th century clothing factory and a row of cottages facing onto Halford Street<sup>510</sup>. The clothing factory was built upon the site of a Quaker Friends' Meeting House and burial ground which had been established on this site in 1753<sup>511</sup>.

A locally listed purpose-built Co-Op store stands on Orchard Street. It was built in 1907 and retains its early 20th century shop front<sup>512</sup>. To the rear of the Co-Op building one range of a larger early 20th century complex survives, which may originally have had an industrial function. The building is currently used as a nursery.

The south western area of the HUCA comprises the Grade II\* Listed Moat House; accessible from Lichfield Street along a tree-lined avenue. The site is encompassed by mid to late 20th century housing on its western and eastern sides (HUCA 13 and HUCA 15); these areas having once formed part of its landscaped gardens. The avenue, which existed by the late 19th century, is all that survives of the landscape park and is reflected in the historic character of the HUCA as HCT 'Landscape Park' on map 30. The extant buildings of the Moat House were rebuilt circa 1572 by the Comberford family, but an earlier property, surrounded by a moat is believed to have stood here (cf. 2.6.3.4)<sup>513</sup>.

#### 4.14.2 Heritage values

|   |                    |
|---|--------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with medieval and later suburban and commercial activity. Around the Moat House there is the potential for further deposits associated with medieval and post medieval activity, including the line of the probable moat, which would significantly contribute to our understanding of the development and status of this site. There is the potential for human remains to survive in the area of the Quaker Friends meeting house to the rear of Peel School. There is also the potential for the historic buildings to retain earlier fabric within their cores.</p> | <p><b>High</b></p> |
| <p><b>Historical value:</b> Heritage assets still dominate the HUCA and include numerous nationally and locally Listed historic buildings. The site of the medieval 'Swinemarket' is also still legible within the building lines of Lichfield Street.</p>  | <p><b>High</b></p> |

<sup>514</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>515</sup> Ibid.

<sup>516</sup> Ibid.

<sup>517</sup> CgMs 2007a: 111-123

<sup>518</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

|  |                    |
|--|--------------------|
| <p><b>Aesthetic value:</b> The importance of individual heritage assets to the historic character of the HUCA has been identified through the Listing process and the inclusion of the majority of this area in the Tamworth Town Centre Conservation Area (114). The unlisted historic buildings also make a positive contribution to the integrity of the historic character of the HUCA. There has been some late 20th century redevelopment largely to the rear of the historic plots.</p> | <p><b>High</b></p> |
| <p><b>Communal value:</b> On the whole access to the heritage of the HUCA is limited, although the heritage assets contribute to an understanding of the development of Tamworth and could be interpreted to enhance the local community and visitor experience.</p>   | <p><b>Low</b></p>  |

#### 4.14.3 Recommendations

The assessment of the heritage significance and values has identified the importance of the heritage assets of this HUCA to an understanding of the wider townscape as well as its own sense of place.

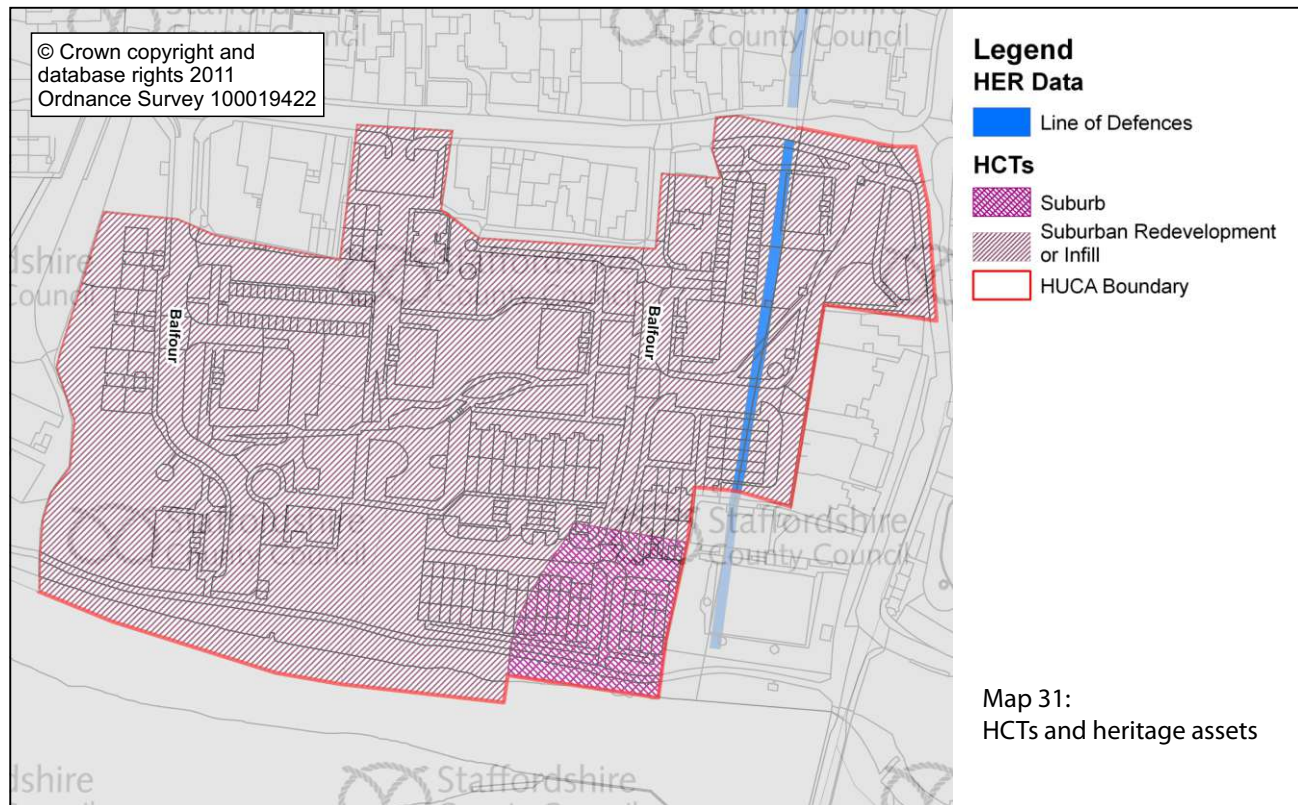
- ◆ A statement of significance may be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA dependant upon the nature and scale of any proposals (cf. para. 128 of NPPF)<sup>514</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and adjacent Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>515</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF<sup>516</sup>.
- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Tamworth Town Centre Conservation Area Appraisal and the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>517</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>518</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within particular areas of the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Tamworth. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may



be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>519</sup>.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>520</sup>.

## 4.15 HUCA 15: Balfour



### 4.15.1 Statement of heritage significance and built character

The HUCA lies adjacent to the Tamworth Town Centre Conservation Area (113) (cf. map 14, HUCAs 2 and 14)<sup>521</sup>. It represents the backplots of medieval suburban activity which lined the southern side of Lichfield Street and consequently there is the potential for archaeological deposits to survive associated with domestic or industrial activities (HUCA 14). The area was redeveloped in the late 20th century (post 1963) and consists of a mix of houses and six high rise tower blocks. The HCT 'Suburb' on map 31 reflects the fact that this area had formed part of a paddock prior to development.

The line of the medieval and earlier town boundaries cross the eastern portion of the HUCA on a north-south alignment; evidence for these has been seen in archaeological interventions (cf. map 31).

#### 4.15.2 Heritage values:

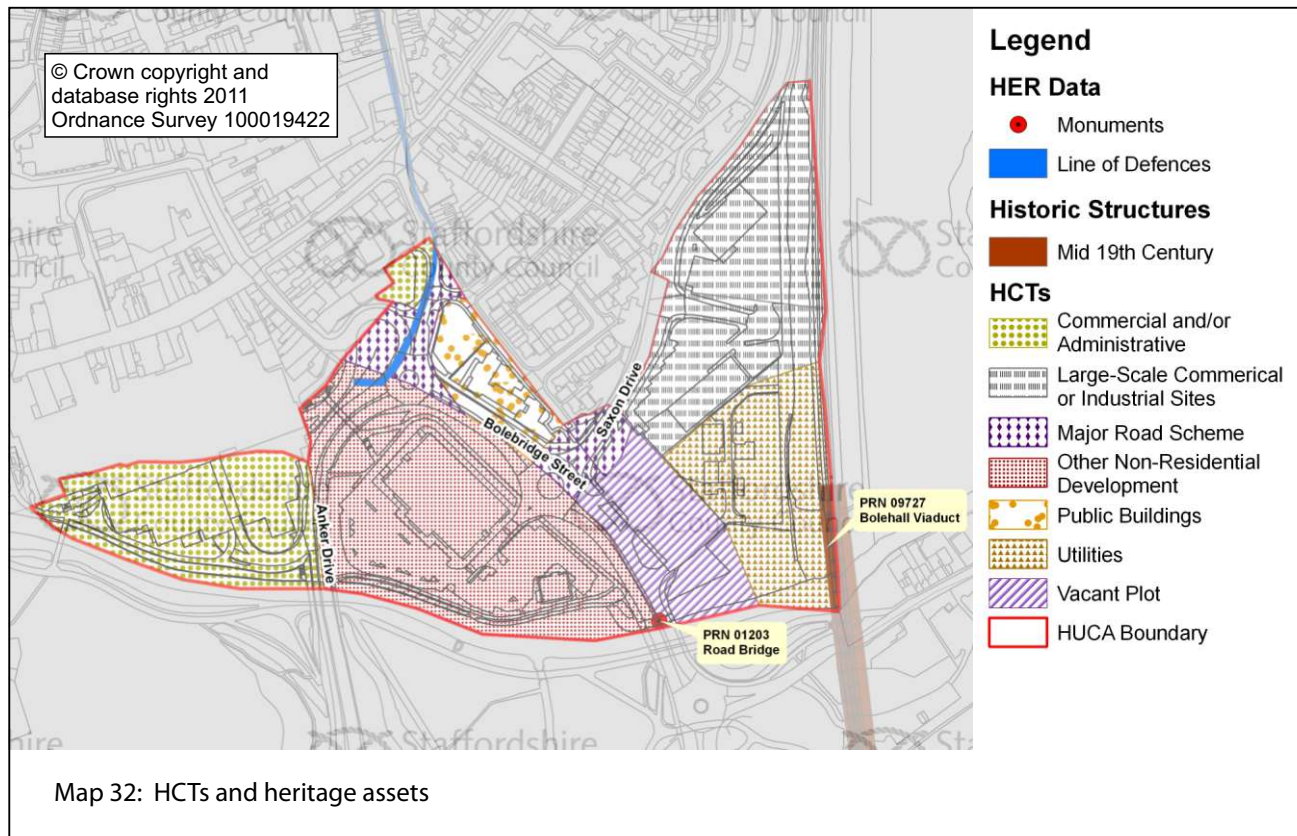
|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The HUCA represents large-scale redevelopment during the late 20th century, however, there remains the potential for archaeological deposits to survive which could make important contributions to an understanding of the development and function of the medieval and later suburbs. The projected line of the Anglo-Saxon and medieval defences also crosses the HUCA and evidence for these may also survive.</p> | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The late 20th century redevelopment has removed the legibility of the former property boundaries.</p>  | <p><b>Low</b></p>    |
| <p><b>Aesthetic value:</b> Whilst the character of the HUCA is dominated by late 20th century redevelopment the area has visual interconnections with the historic character of the adjacent Tamworth Town Centre Conservation Area (HUCA 2 and HUCA 14).</p>  | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>   | <p><b>Low</b></p>    |

#### 4.15.3 Recommendations

The heritage significance and values identify that there is limited historic environment interest within the HUCA, although there is the potential for archaeological deposits to survive. However, the HUCA lies adjacent to the Tamworth Town Centre Conservation Area:

- ◆ Where alterations or changes are proposed within the HUCA which lies adjacent to the Conservation Area the applicant should refer to the Tamworth Town Centre Conservation Area Appraisal and the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>522</sup>. The setting of the Conservation Area is covered under para. 132 of NPPF<sup>523</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>524</sup>.

## 4.16 HUCA 16: Bolebridge Street



### 4.16.1 Statement of heritage significance and built character

The HUCA is dominated by a late 20th century character, which comprises large buildings such as the cinema surrounded by its car park (HCT 'Other Non-Residential Development on map 32) and the industrial units east of Saxon Drive (HCT 'Large-Scale Commercial or Industrial Sites' on map 32).

Bolebridge Street forms part of the north-south route which is believed to have at least early medieval origins (cf. 2.3.2). In its modern form it generally follows its historic course, but the character of it has been altered in the late 20th century with the construction of road roundabouts and two-lane carriageways (HCTs 'Major Road Scheme' on map 32).

The eastern boundary of the HUCA is defined by the Birmingham to Derby Junction railway line which was built in the late 1830s (cf. 2.7.7.3). This boundary includes a portion of the Grade II Listed Bolehall Viaduct which was constructed between 1837 and 1839 by the engineers R. Stephenson and G. Bidder<sup>525</sup>. The viaduct extends southwards into HUCA 21.

Map 7 shows that the HUCA was principally comprised of suburban expansion and included a possible green or market area, which survived in the townscape until the late 19th century (cf. plate 9). Bolebridge Street leads down to a bridge over the River Anker; this river crossing is likely to have existed since the early medieval period (cf. 2.5.8.1)<sup>526</sup>. The narrow medieval bridge was replaced in 1877; this being replaced in its turn in 1935.





**Plate 8:** First Edition 50" OS map

**4.16.2 Heritage values:**

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The HUCA represents redevelopment during the late 20th century, however, there remains the potential for archaeological deposits to survive which could make important contributions to an understanding of the development and function of the medieval and later suburbs as well as any associated with the early history of the river crossing.</p> | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The redevelopment of the HUCA during the 20th century has effectively removed the legibility of the historic character including the nature of the historic route. However, the railway and its viaduct are legible and contribute to the history of transportation within Tamworth and nationally.</p>  | <p><b>Low</b></p>    |
| <p><b>Aesthetic value:</b> The HUCA is dominated by a late 20th century character.</p>   | <p><b>Low</b></p>    |
| <p><b>Communal value:</b> From a heritage perspective the communal value is limited.</p>   | <p><b>Low</b></p>    |

<sup>527</sup> CgMs 2007a: 111-123

<sup>528</sup> Department for Communities and Local Government 2012. Web:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

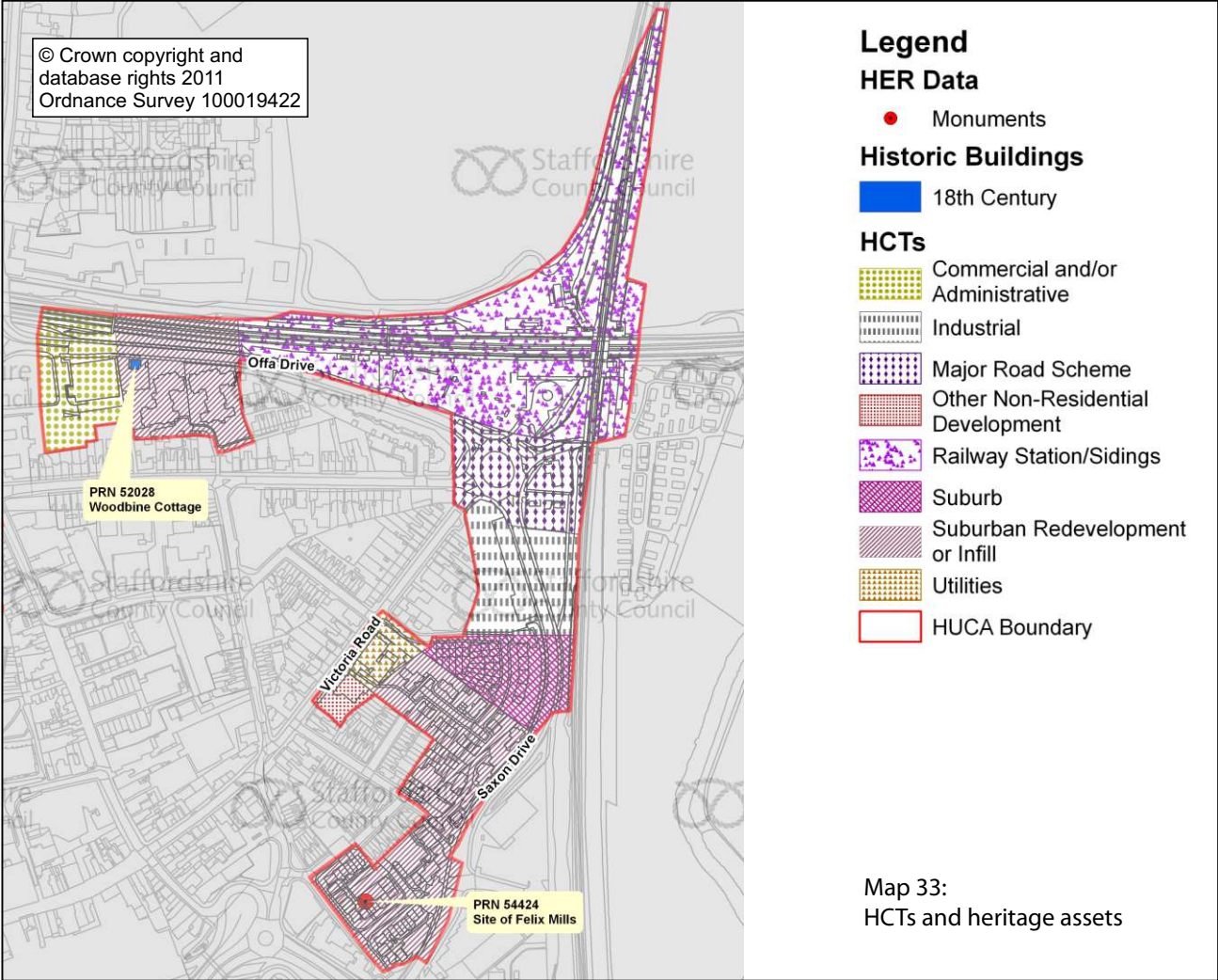
<sup>529</sup> Department for Communities and Local Government 2012. Web:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

### 4.16.3 Recommendations

The heritage significance and values identify that there is limited historic environment interest within the HUCA, although there is the potential for archaeological deposits to survive.

- ◆ Where alterations or changes are proposed to or adjacent to the Listed railway viaduct then the applicant should consult the Tamworth Borough Conservation Officer in the first instance<sup>527</sup>. The designated heritage asset and its setting are covered under para. 132 of NPPF<sup>528</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>529</sup>.

### 4.17 HUCA 17: Saxon Drive and Tamworth Station



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

The HUCA represents a mix of historic character types (HCTs) including housing, industry/commercial and the railway station, as is shown on map 33. The majority of this development dates to the late 20th century; the lines of communication, the railway lines and the station, all originated in the mid 19th century (cf. 2.7.7.3). However, the railway station itself has been redeveloped and a car park established upon the site of railway sidings and a goods shed.

The HCT 'Suburban Redevelopment or Infill' lying to the north of Saxon Drive on map 33 was partially built upon the site of the 19th century cattle market, which had been moved to this location to take advantage of the nearby railway (cf. 2.7.3.2 and 2.6.3.1). The remainder of these houses were built upon the site of earlier workers' cottages and a tape factory which was located upon what is now known as Saxon Mill Lane (but Mill Street at an earlier date) (cf. map 11). The origins of Mill Street are currently unknown but it may have served as a back lane to Bolebridge Street from the medieval period.

The two large apartment blocks standing to the south of Offa Drive in the north of the HUCA (HCT 'Suburban Redevelopment or Infill' on map 33) were built upon the site of an industrial complex of probable mid 20th century date. However, prior to this the area had formed part of the gardens of the 19th century houses facing onto Albert Road (cf. HUCA 18) and Offa Drive is itself a late 20th century development. Within this area, however, lies the locally listed Woodbine Cottage<sup>530</sup>. This property is a small two-storey brick built house which has been dated to the early 18th century, thus pre-dating Albert Street to the south and so making it the earliest surviving house within both HUCA 17 and HUCA 18. Its origins are currently unknown.

#### 4.17.2 Heritage values

|   |               |
|---|---------------|
| <b>Evidential value:</b> There is the potential for archaeological deposits associated with medieval activity in the area of Saxon Mill Lane. However, the majority of the HUCA had formed fields and market gardens prior to the mid 20th century. | <b>Medium</b> |
| <b>Historical value:</b> There are few legible heritage assets within the HUCA beyond the locally Listed Woodbine Cottage and the two mid 19th century railway lines.   | <b>Low</b>    |
| <b>Aesthetic value:</b> The historic character of the HUCA is dominated by a late 20th century built environment. However, Woodbine Cottage and the railway lines make positive contributions to the historic local identity of the HUCA.           | <b>Low</b>    |
| <b>Communal value:</b> The heritage assets can only be appreciated from the street, although the railways are still in use.   | <b>Low</b>    |

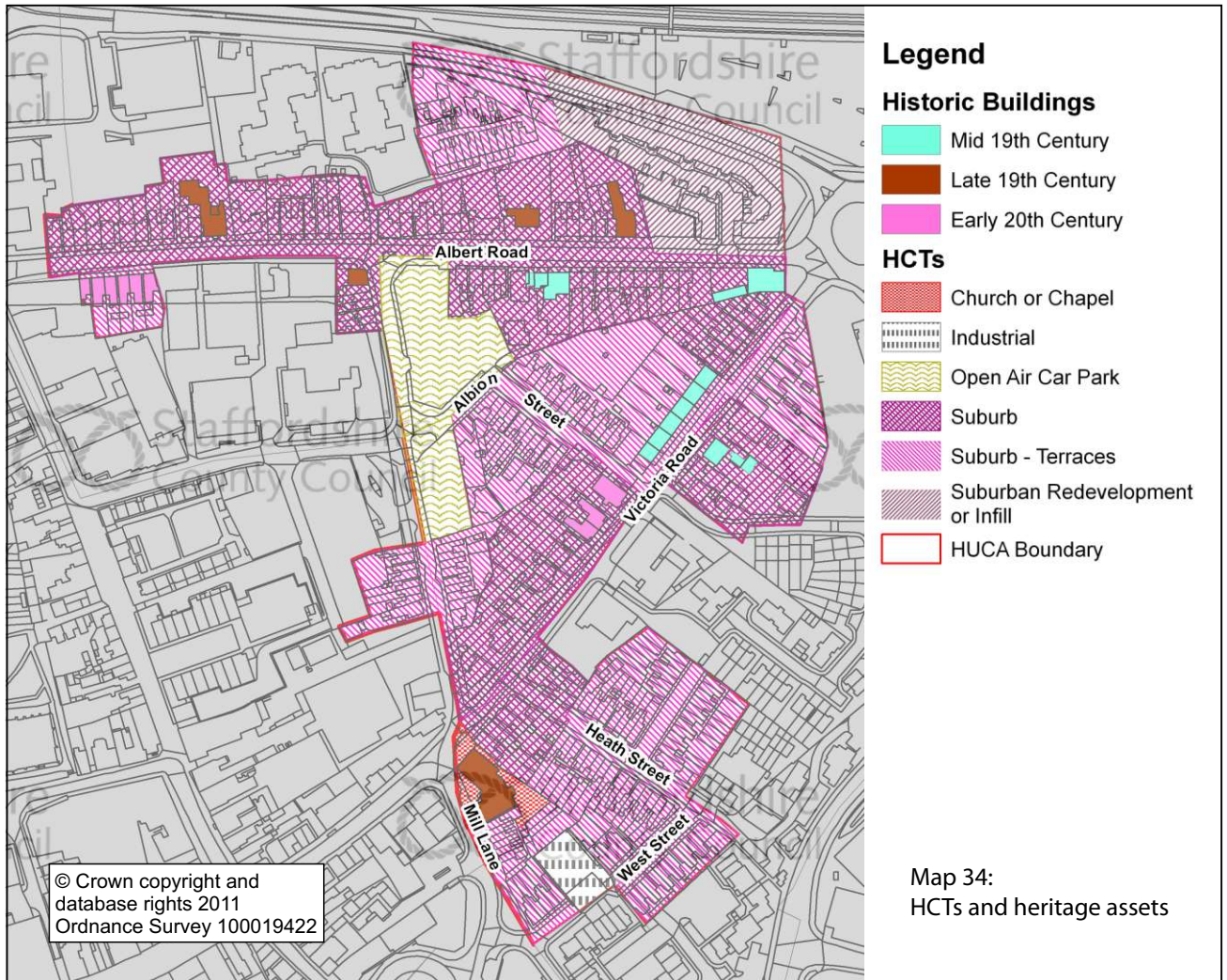
#### 4.17.3 Recommendations

The heritage significance and values has identified that despite late 20th century development the historic environment still makes a contribution to the character and understanding of the development of the HUCA

- ◆ There is the potential for below ground archaeological deposits to survive across parts of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>531</sup>.
- ◆ Where alterations or changes are proposed to the locally listed building then the applicant should consult the Tamworth Borough Conservation Officer in the first instance.



## 4.18 HUCA 18: Victoria and Albert Roads



### 4.18.1 Statement of heritage significance and built character

The importance of much of the HUCA to Tamworth's historic townscape has been identified in the designation of the Victoria Road and Albert Road Conservation Area (map 14)<sup>532</sup>.

The two roads were laid out in the mid/late 19th century by the railway company to facilitate access between the town centre and the railway station (cf. 2.7.3.2 and 2.7.7.3)<sup>533</sup>. The historic character is one of suburban expansion and development, which occurred along these roads in a piecemeal fashion from the mid/late 19th century onwards (map 34 and map 13). The properties constructed mostly comprised terraced houses, seven of which are locally listed. Two locally listed terraces exist on the south side of Albert Road and the north west side of Victoria Road; the former dating to the early 20th century<sup>534</sup>. The locally listed Tweedale Arms Hotel stands opposite the railway station and is considered to be an important part of the planning of the 19th century suburban development<sup>535</sup>. It was constructed to serve the railway travellers as was the locally listed Albert Hotel standing on the northern side of Albert Road (cf. 2.7.3.2)<sup>536</sup>.

Further expansion occurred in the late 19th to early 20th century when short streets of mostly red brick terraced houses were constructed including Albion Street, Heath Street and West Street; the latter two lying beyond the Conservation Area. The properties exhibit piecemeal development in their architectural detailing relating to the different builders responsible for construction.

Non residential development within the HUCA included the locally listed former two storey red brick Wesleyan Methodist Chapel built in 1877 standing on the corner of Mill Lane/Victoria Road<sup>537</sup>.

Large-scale late 20th century change within the HUCA comprises the demolition of mid to late 19th century terraces and an industrial school for girls along Marmion Street (HCT 'Open Air Car Park' on map 34). The early 21st century apartment blocks at the eastern end of Albert Road were constructed upon the site of railway sidings (HCT 'Suburban Redevelopment or Infill' on map 34).

The earlier history of the HUCA is currently unclear, but it is likely to have formed part of a field system within the historic township of Bolehall and Glascote; beyond the historic core of HUCA 2<sup>538</sup>. However, the western boundary of the HUCA lies along the medieval and earlier boundary ditches and banks (cf. 2.3.5, 2.4.4 and 2.5.3). Consequently there is the potential for below ground archaeological remains to survive associated with these features.

#### 4.18.2 Heritage values

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The HUCA largely lies beyond the historic core, although there is the potential for below ground archaeological deposits to survive associated with the burh and town boundaries.</p>  | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The historic built environment dominates the character of the HUCA and the Victoria Road and Albert Road Conservation Area lies within its extent. The character area also includes eleven locally listed buildings, which typify the 19th century suburban character or are associated with the railway. The historic street pattern is also closely associated with the arrival of the railway to Tamworth. The legibility of the streets, the architectural styles and periods of the houses as well as the former chapel all allow the social history of this 19th/early 20th century suburban development to be understood as well as the social and economic aspirations of the town planners and the railway company.</p> | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The HUCA is dominated by a 19th/early 20th century suburban character. The importance of this historic character to the wider townscape of Tamworth has already been identified in the designation of the Conservation Area and the inclusion of locally important buildings in the local list. The historic buildings lying beyond the Conservation Area also make a positive contribution to the local character of this particular townscape.</p>  | <p><b>High</b></p>   |

**Communal value:** The heritage assets can only be appreciated from street level, although interpretation may enhance the community and visitor appreciation and understanding.

**Low**

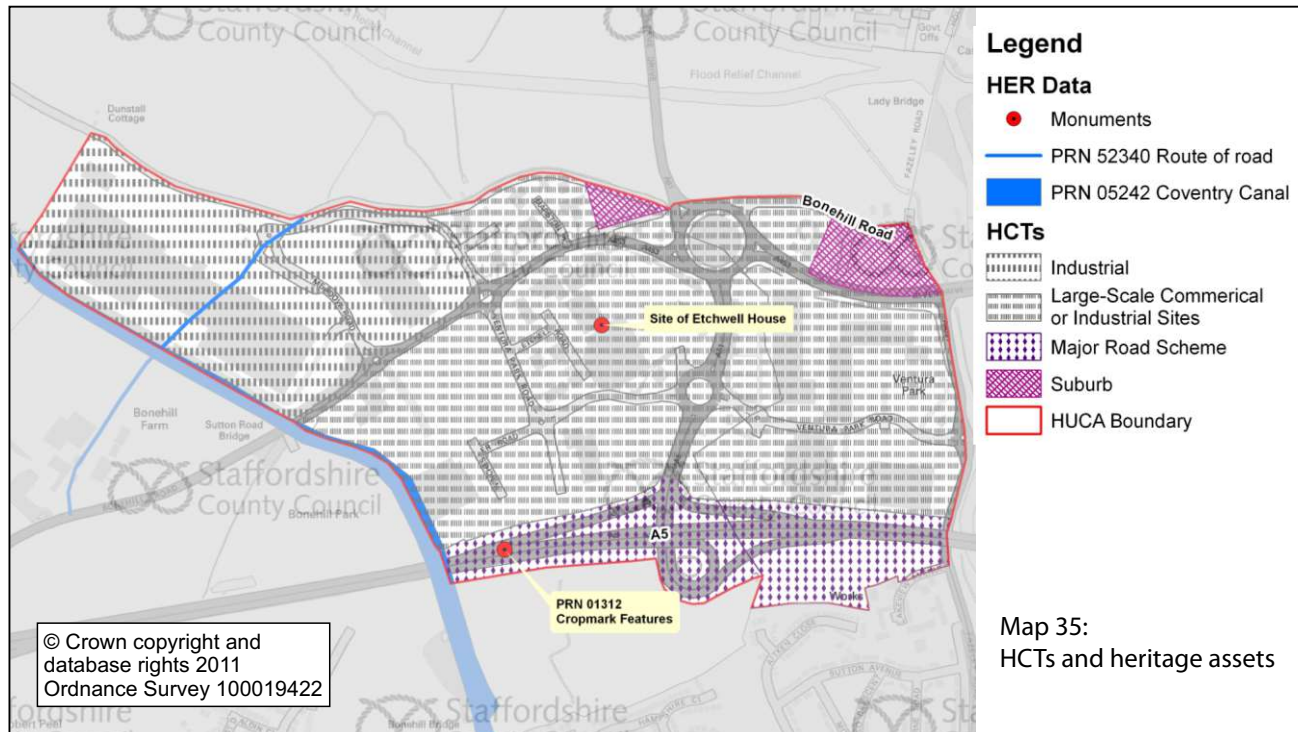
### 4.18.3 Recommendations

The heritage significance and values has identified the importance of the historic built environment to the local character of the HUCA and its historic association with the railway.

- ◆ Where alterations or changes are proposed within the HUCA which lies adjacent to the Conservation Area the applicant should refer to the Victoria Road and Albert Road Conservation Area Appraisal and the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>539</sup>. The setting of the Conservation Area is covered under para. 132 of NPPF<sup>540</sup>.
- ◆ Where alterations or changes are proposed to the locally listed building then the applicant should consult the Tamworth Borough Conservation Officer in the first instance.
- ◆ The sympathetic restoration or enhancement of the historic buildings whether or not located within the Conservation Area would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>541</sup>. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>542</sup>.
- ◆ The extension of the Conservation Area boundary could be considered to include the terraces along Heath Street, Dent Street and West Street to conserve and enhance their historic character and ensure their continued contribution to the wider townscape.
- ◆ There is the potential for below ground archaeological deposits to survive across parts of the HUCA and particularly relating to the line of the burh and town defences. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>543</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>544</sup>.



## 4.19 HUCA 19: Ventura Park



### 4.19.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by late 20th and early 21st century industrial development in the form of a series of large industrial units with new roads to service them (HCTs 'Industrial' and 'Large-scale Commercial or Industrial Sites' on map 35).

The earliest buildings in the HUCA are the nine detached and semi-detached houses lying along Bonehill Road which date to the mid 20th century.

There is little evidence for earlier surviving historic character within the HUCA. Until the late 20th century the area had formed two distinct historic field systems; late 18th/19th century 'Planned Enclosure' and post medieval 'Piecemeal Enclosure' (cf. map 11). The latter had formed part of a medieval open field system which may have belonged to Fazeley manor (cf. 2.5.6.1). Some settlement had developed by the late 19th century in the form of small cottages and a small farmstead known as 'Etchell House' (since demolished), whose origins may be associated with the enclosure of the surrounding field system in the post medieval period. The site of a large nursery also lay to the north east of the HUCA, which appears to have ceased operating by circa 1900.

The map for HUCA 19 shows the line of a former road, which had become disused by the early 19th century and also part of an area of cropmarks of unknown origin and function<sup>545</sup>. The area of the cropmarks within the HUCA now lies beneath the line of the late 20th century A5 dual-carriageway (HCT 'Major Road Scheme' on map 35).



The Birmingham and Fazeley Canal, which forms the western boundary to the HUCA, was constructed in 1789/90 under the canal engineer James Brindley<sup>546</sup>.

#### 4.19.2 Heritage values

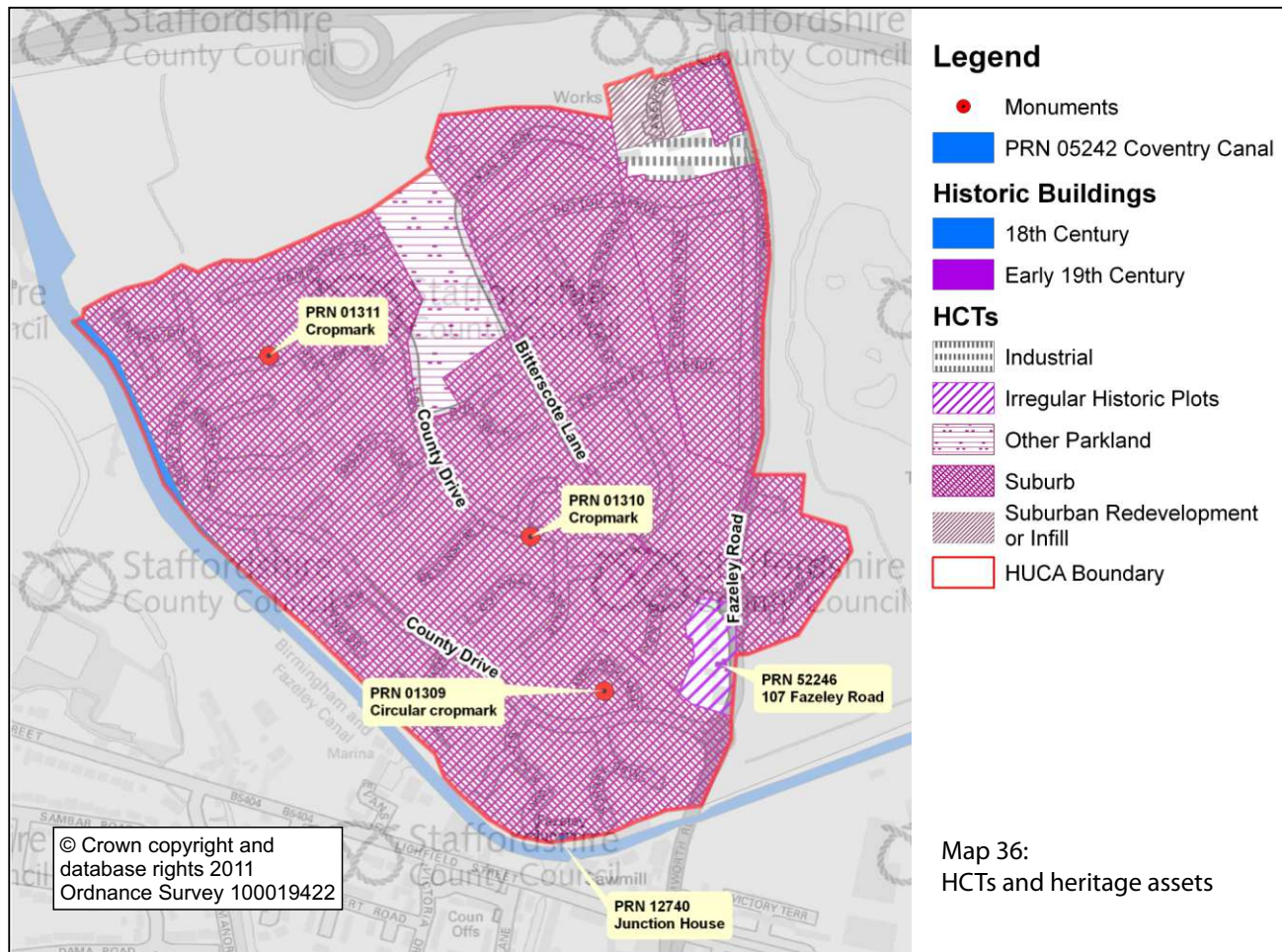
|  |               |
|--|---------------|
| <b>Evidential value:</b> The area lies beyond the historic core of Tamworth and the identified cropmarks within the HUCA have been impacted by road development.   | <b>Low</b>    |
| <b>Historical value:</b> The canal, which lies adjacent, is the only known legible heritage asset within the HUCA. It contributes to the history of the wider area and to the social and economic history of Britain as a whole. | <b>Medium</b> |
| <b>Aesthetic value:</b> The historic character is dominated by a late 20th/early 21st century development, but the canal contributes to an understanding of the history of the HUCA and wider area.                              | <b>Low</b>    |
| <b>Communal value:</b> The canal forms an important tourist resource and should be promoted to support sustainable tourism.  | <b>Medium</b> |

#### 4.19.3 Recommendations

The heritage significance and values for the HUCA overall are low, although there is some potential for surviving below ground archaeological deposits

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>547</sup>.
- ◆ The conservation and enhancement of the canal and its environment is desirable for the benefit of the community and for sustainable tourism is desirable.

## 4.20 HUCA 20: Sutton Avenue and County Drive



### 4.20.1 Statement of heritage significance and built character

The HUCA is dominated by mid to late 20th century suburban expansion, although an earlier character survives to the south east where a group of 19th and early 20th century houses stand on Fazeley Road. The earliest of these is the locally listed 107 Fazeley Road an early 19th century three storied property formerly known as Yewtree House<sup>548</sup>.

The expansion of the mid to late 20th century houses in this area is shown on map 13. The early 21st century HCT 'Suburban Redevelopment or Infill' to the north west of the HUCA (cf. map 36 and map 13) was constructed upon the site of an industrial building of probable mid 20th century origin.

Prior to the mid to late 20th century the remainder of the HUCA comprised a series of field systems exhibiting several origins (cf. map 11). The map shows that the 'Miscellaneous Floodplain Fields' lying to the east of the HUCA are closely associated with the floodplain of the River Tame; whilst the 'Planned Enclosure' was probably created in the late 18th/19th century. The 'Piecemeal Enclosure' had formed part of a medieval open field system which may have belonged to Fazeley manor (cf. 2.5.6.1).

The Coventry Canal, which forms the western and southern boundary to the HUCA, was constructed in 1789/90 under the canal engineer James Brindley<sup>549</sup>. To the south the HUCA lies adjacent to the junction of the Coventry Canal with the Birmingham and Fazeley Canal; this area forms part of the Fazeley Conservation Area, which is administered by Lichfield District Council. The Grade II Listed Junction House, which lies within the HUCA, overlooks the canal junction<sup>550</sup>. The listing description identifies it as dating to circa 1840, but a survey of the industrial landscape of Fazeley suggested two phases were evident the earliest of which may make it contemporary with the canals<sup>551</sup>. It has been suggested that it was used as a toll house for the canal network.

#### 4.20.2 Heritage values

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The area had formed a number of field systems prior to development and, although potential below ground archaeological sites were identified subsequent intensive development suggests that there are few opportunities for testing their survival.</p>  | <p><b>Low</b></p>    |
| <p><b>Historical value:</b> There are a number of legible heritage assets surviving within the HUCA including the Grade II Listed Junction House whose origins appear to be closely associated with the canal.</p>   | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The heritage assets, including the canal, make a positive contribution to the local character of the HUCA even though it is dominated by mid to late 20th century suburbs. The importance of the canal junction to the historic character of Fazeley, which lies adjacent, has been recognised in the designation of the Conservation Area, which lies within Lichfield District.</p> | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The HUCA comprises mostly private domestic dwellings, although the canal forms an important tourist resource and should be promoted to support sustainable tourism.</p>  | <p><b>Medium</b></p> |

#### 4.20.3 Recommendations

There are generally low to moderate levels of historic and archaeological interest within the HUCA with the exception of the surviving designated and undesignated historic buildings and the canal. The HUCA also forms part of the setting to the Fazeley Conservation Area

- ◆ Where alterations or changes are proposed within the HUCA which may impact upon the adjacent Fazeley Conservation Area the applicant should consult the Lichfield Conservation Officer; the Conservation Area being under their administration<sup>552</sup>. The setting of the Conservation Area is covered under para. 132 of NPPF<sup>553</sup>.
- ◆ Where alterations or changes are proposed to or adjacent to the Grade II Listed Junction House then the applicant should consult the Tamworth Borough Conservation Officer in the

<sup>554</sup> CgMs 2007a: 111-123 accessible at [http://www.tamworth.gov.uk/planning/built\\_heritage/conservation\\_area\\_appraisals.aspx](http://www.tamworth.gov.uk/planning/built_heritage/conservation_area_appraisals.aspx)

<sup>555</sup> Ibid.

<sup>556</sup> Ibid.

<sup>557</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

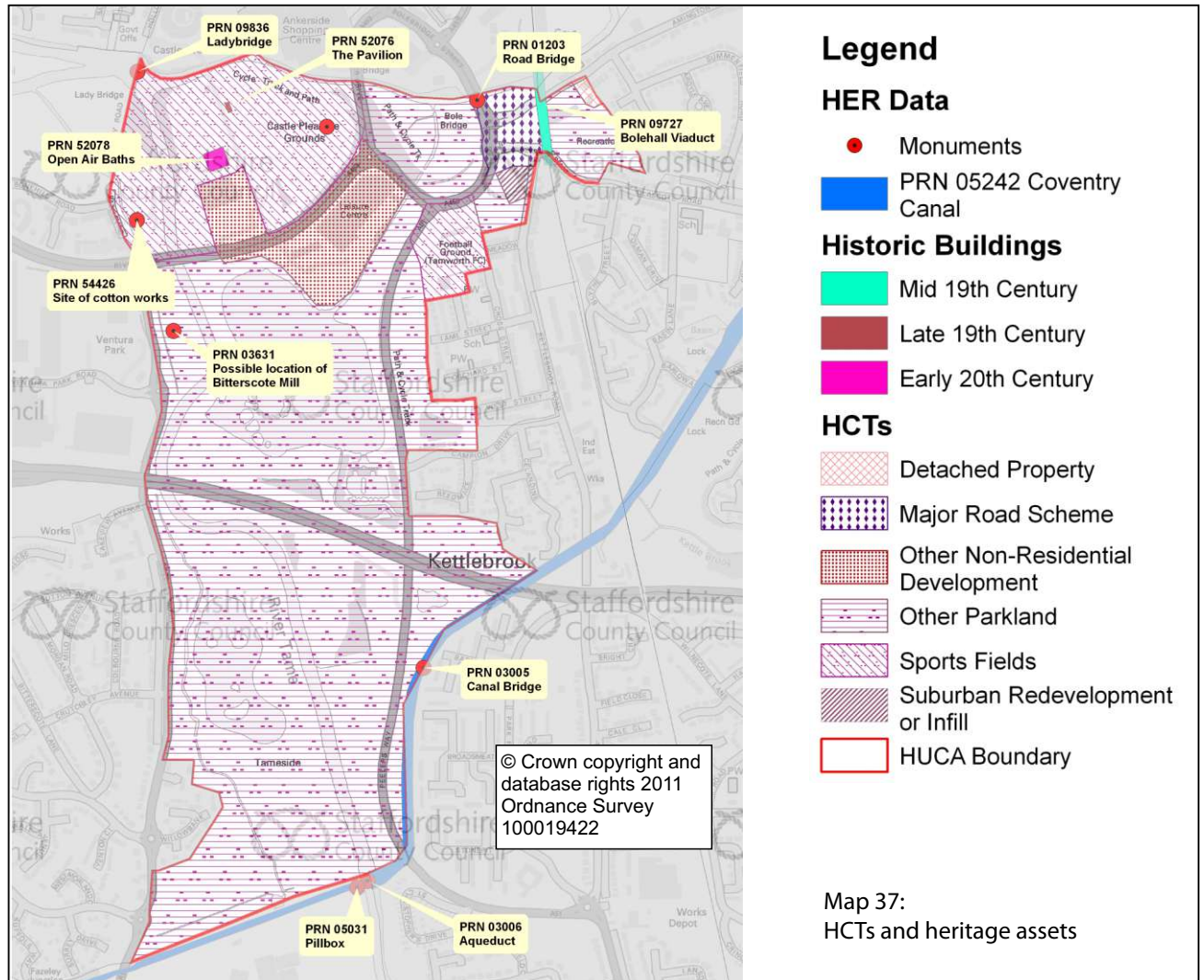
<sup>558</sup> Ibid.

first instance<sup>554</sup>. The designated heritage asset and its setting are covered under para. 132 of NPPF<sup>555</sup>.

- ◆ The conservation and enhancement of the canal and its environment is desirable for the benefit of the community and to encourage sustainable tourism.
- ◆ The conservation and/or enhancement of the historic building is desirable to retain the sense of place and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>556</sup>. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>557</sup>.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>558</sup>.



## 4.21 HUCA 21: Castle Pleasure Grounds and Tame Valley



### 4.21.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by public open space. The largest building within the HUCA is the late 20th century leisure centre and its car park which lies to the south of the dual-carriageway 'River Drive' (HCT 'Other Non-Residential Development' on map 37).

The portion of the HUCA which lies to the north of River Drive forms part of the Castle Pleasure Grounds, the remainder of which lies to the north of the river in HUCA 1 (HCT 'Sports Fields on map 37')<sup>559</sup>. This southern annexe was first created in the early 20th century (by circa 1920) when a cricket and football ground were laid out. The Castle Pleasure Grounds had been further extended by the late 1930s when the cricket and football ground were expanded and the extant locally listed pavilion was built<sup>560</sup>. Further developments during this period included tennis courts and a bowling green although only the latter survives in its original location. Further south are the contemporary locally listed open air baths, which have recently been sympathetically converted to a play facility<sup>561</sup>. The contribution of the Pleasure Grounds to the

history and local character of Tamworth has been acknowledged in its incorporation into the Tamworth Town Centre Conservation Area (116). This portion of the HUCA also forms part of the setting of the Tamworth Castle scheduled monument (cf. HUCA 1 and plate 9). The Grade II Listed Lady Bridge over the River Tame, which partially lies within the HUCA, also contributes to the setting of the castle<sup>564</sup>. The extant bridge dates to 1796 and represents the rebuilding of an earlier bridge which was destroyed by flooding, although the crossing may have even earlier origins (cf. plate 9, 2.3.2 and 2.4.1.3). The bridge is now only used as a footbridge and no longer serves as one of the principal entrances into the town.



The remainder of the HUCA lies beyond the Tamworth Town Centre Conservation Area and is mostly characterised as HCT 'Other Parkland' on map 37. The exceptions to this lie to the east of the HUCA between the Glascote and Amington Roads. The largest area comprises the HCT 'Major Road Scheme' on map 37, which is particularly associated with the 'Other Parkland' lying adjacent to the east. These two areas comprise the large road roundabout constructed in the late 20th century and forming a southern by-pass to Tamworth town centre, which includes the dual-carriageway of River Drive. East of the road roundabout and the Grade II Listed railway viaduct lies McGregor Recreational Ground. This small park was opened to the public in the mid 20th



century having previously formed a small landscape park associated with the extant Bolehall House (HCT 'Detached Property' on map 37). Bolehall House existed by the late 19th century, but it may have earlier origins.

The Grade II Listed Bolehall Viaduct was constructed between 1837 and 1839 by the railway engineers R. Stephenson and G. Bidder<sup>565</sup>.

The remainder of the HUCA forms part of the floodplain of the River Tame and was lined by field systems whose origins are currently unclear, however, the evidence for this field pattern has largely been lost (HCT 'Other Parkland' on map 37). The area is cut by the A5 by-pass and to the north the landscape is dominated by a large body of water. To the south of the A5 by-pass there is a second body of water, formed through gravel extraction, which now provides the focus to the Tameside Nature Reserve, a community local nature reserve owned by Tamworth Borough Council<sup>566</sup>. Fragments of the hedgerows which had formed part of the earlier regular field pattern also survive in this area.

The southern and part of the eastern extent of the HUCA is bounded by the Coventry Canal which was originally surveyed by James Brindley and opened in 1790<sup>567</sup>. This portion of the canal includes a Grade II Listed aqueduct constructed to take the canal over the River Tame<sup>568</sup>. At its western end, and forming part of the listing, is a reinforced concrete pillbox built in 1940. The pillbox formed part of the Western Command Stopline No. 5 between Tamworth and Burton-upon-Trent<sup>569</sup>. To the north east there is a Grade II accommodation bridge over the canal which is contemporary with the aqueduct<sup>570</sup>.

Whilst the HUCA lies beyond the historic core of Tamworth it has not been developed and the only impact upon any below ground archaeology has been the episodes of gravel extraction marked by extant large bodies of water. Archaeological work in the Trent and Dove valleys has revealed a high potential for the survival of below ground archaeological deposits sealed beneath the alluvium particularly relating to late prehistoric (Neolithic and Bronze Age) ritual activity. Consequently there is the potential for such archaeological deposits to survive within the HUCA. Documentary evidence points to the site of a watermill belonging to the manor of Bitterscote located upon the River Tame within the HUCA<sup>571</sup>. Archaeological evidence for this or other similar unknown sites or water management activities may survive along this portion of the river. A water meadow was identified along the western portion of the river as part of a desk-top assessment of these features across the county<sup>572</sup>.

#### 4.21.2 Heritage values

|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive across the HUCA within the river valley sealed beneath the alluvium. This may relate to watermills and other water management from the medieval period onwards as well as earlier human activity.</p> | <p><b>Medium</b></p> |
|---|----------------------|

<sup>570</sup> Staffordshire HER: PRN 03005; Accommodation bridge: A bridge, often over a canal or road, allowing access between two parcels of land. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>571</sup> Staffordshire HER: PRN 03631

<sup>572</sup> Birmingham Archaeology 2008. Water meadow: Grassland fertilized by allowing floodwater to cover it in winter. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

|  |                      |
|--|----------------------|
| <p><b>Historical value:</b> The Castle Pleasure Ground retains several historic buildings and features which relate to its early development in the 1920s and 1930s. It emphasises the growing importance of pleasure and health during this period. Both the railway and canal are important features whose legibility contributes to the history of communications in the 18th and 19th centuries. In other areas the historic character has largely been lost due to road development and gravel extraction, although some legibility of the earlier field pattern survives to the south. The canal aqueduct is also associated a surviving Second World War pill box. The latter was one of several, which formed part of a stop line.</p> | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The importance of the Castle Pleasure Grounds to the history and character of Tamworth has been emphasised by its inclusion into the Conservation Area and as it lies adjacent, and forms part of the setting of the scheduled Tamworth Castle. The historic Lady Bridge also makes a positive contribution to the setting of the castle as plate 9 shows. The importance of the railway and canal to the local character and environment has also been emphasised by the Grade II Listed structures which are associated with both features.</p>   | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The HUCA is almost entirely devoted to public access; the character being comprised of a variety of parkland landscapes of different origins. Heritage assets contribute to the experience of these landscapes, particularly in the north. The most significant heritage asset which provides public access is the Coventry Canal. A greater understanding of the history of this HUCA and of the individual heritage assets could be achieved through interpretation.</p>   | <p><b>High</b></p>   |

### 4.21.3 Recommendations

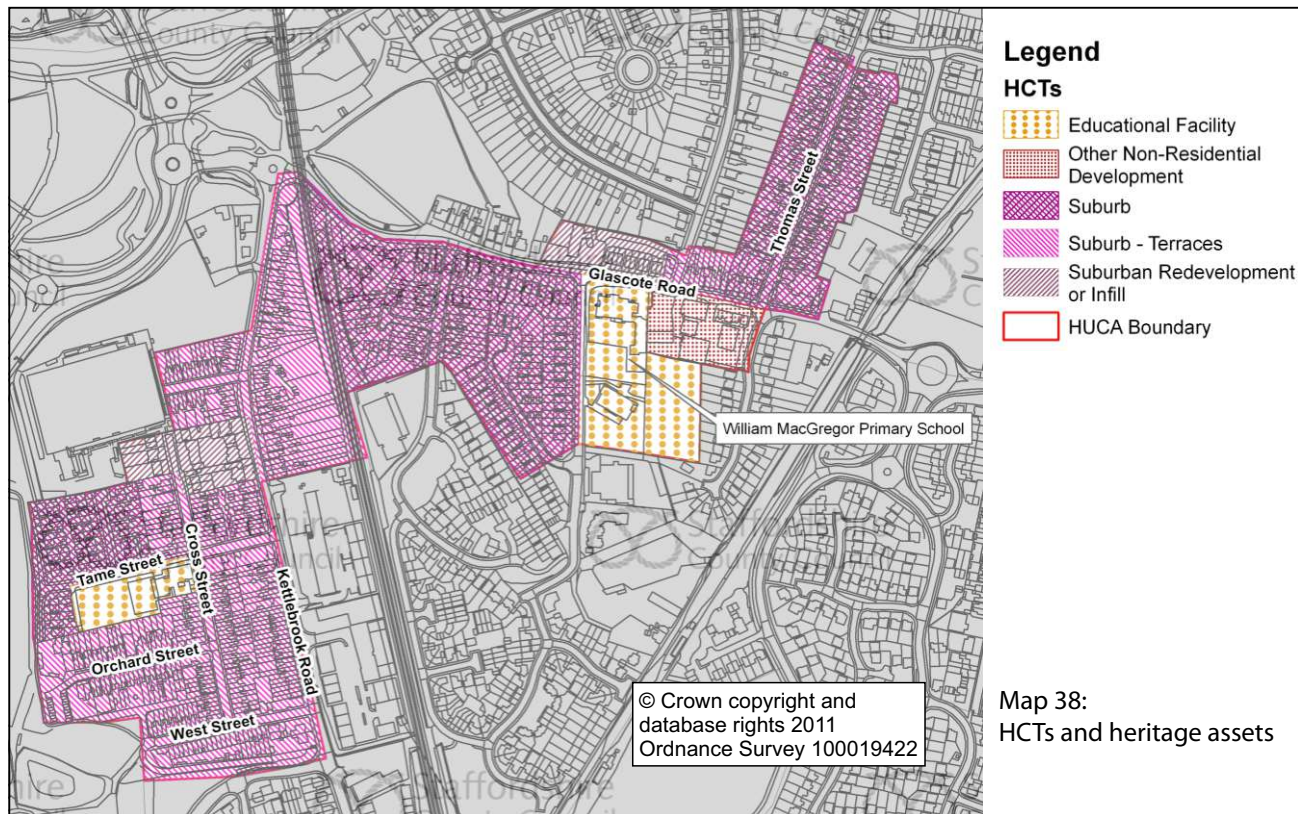
The historic environment has an important contribution to make to the character of the HUCA, particularly to the north in the form of the Castle Pleasure Grounds and the Lady Bridge. The railway and canal also contribute to the local character of the wider townscape. Whilst there are few legible heritage assets to the south of the HUCA this landscape is clearly an important local resource.

- ◆ Where alterations or changes are proposed to the Listed buildings and/or within the Conservation Area the applicant should refer to the Tamworth Town Centre Conservation Area Appraisal and consultation with the Tamworth Borough Conservation Officer should take place in the first instance<sup>573</sup>. Any works which may impact upon the setting of Tamworth Castle, a Scheduled Monument, should consult English Heritage prior to works to determine the need for Scheduled Monument Consent. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>574</sup>.



- ◆ Where alterations or changes are proposed to the locally listed building then the applicant should consult the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>575</sup>.
- ◆ The conservation and enhancement of the canal and its environment is desirable for the benefit of the community and to encourage sustainable tourism is desirable.
- ◆ The conservation of historic features, including the former field boundaries, is desirable to retain the evidence for historic land management and preserve the sense of place.
- ◆ There is the potential for below ground archaeological deposits to survive within particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>576</sup>.

## 4.22 HUCA 22: Kettlebrook Road



### 4.22.1 Statement of heritage significance and built character

The HUCA represents some of the earliest suburbs lying to the south of the river. The houses are mostly red brick terraces dating to the late 19th and early 20th century (cf. map 38 and map 13). To the west of the HUCA the late 19th century suburbs were mostly laid out along new short straight streets including Cross Street, Orchard Street and West Street. All of the houses in this area are two storeyed with the exception of one terrace on Cross Street which was built with three storeys. The area was also serviced by a school and two mission chapels, all three of which survive within the townscape although none now serve their original purpose. Change in this area has come in the form of the rendering or painting of buildings, sometimes concealing architectural detailing. This detailing, where it survives, confirms the piecemeal nature of development across, not just of this area, but also the early 20th century properties to the north east. Individual builders would be responsible for the construction of specific terraces, so whilst there is some conformity in their construction; variety is evident in the architectural detailing.

The red brick late 19th century William MacGregor Primary school standing on Glasgote Road (cf. map 38 and map 13) is the earliest surviving building within this part of the HUCA. The school was named after the St Editha's vicar (1878-1887) who was a champion of the poor<sup>577</sup>. The late 20th century filling-station (HCT 'Other Non-Residential Development' on map 38) which stands adjacent was constructed upon the site of 19th century cottages and other earlier properties had existed further east in HUCA 25. The school had originally been constructed to serve this small community.

The suburbs continued to expand in the mid to late 20th century, although the architecture is represented by semi-detached and detached houses standing within their own gardens and driveways. The change in housing style from the late 19th/early 20th to mid to late 20th century represents changing social and economic needs and desires.

#### 4.22.2 Heritage values

|  |             |
|--|-------------|
| <b>Evidential value:</b> The HUCA lies beyond the historic core of Tamworth and its earlier history is currently unknown.  | <b>Low</b>  |
| <b>Historical value:</b> The legible heritage assets are largely comprised of historic buildings, principally houses, which chart the social and economic history of suburban expansion in this area of Tamworth. William MacGregor Primary School recalls the important place that the former vicar of St Editha's church holds within the social and economic history of the town.   | <b>High</b> |
| <b>Aesthetic value:</b> The HUCA is characterised by suburban development which comprises houses of a variety of dates and styles as well as late 19th century schools and mission chapels. Despite alterations to individual historic buildings the built environment continues to make a positive contribution to the local character of the wider townscape and provide an insight into the changing fashion in the built form of suburbs from the late 19th century onwards. | <b>High</b> |
| <b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.  | <b>Low</b>  |

#### 4.22.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th and early 20th century suburban expansion which included new streets as well as two schools and two mission chapels. The remaining character comprises later suburban expansion.

- ◆ The conservation and/or enhancement of the historic buildings is desirable to retain the sense of place and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>578</sup>. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>579</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a

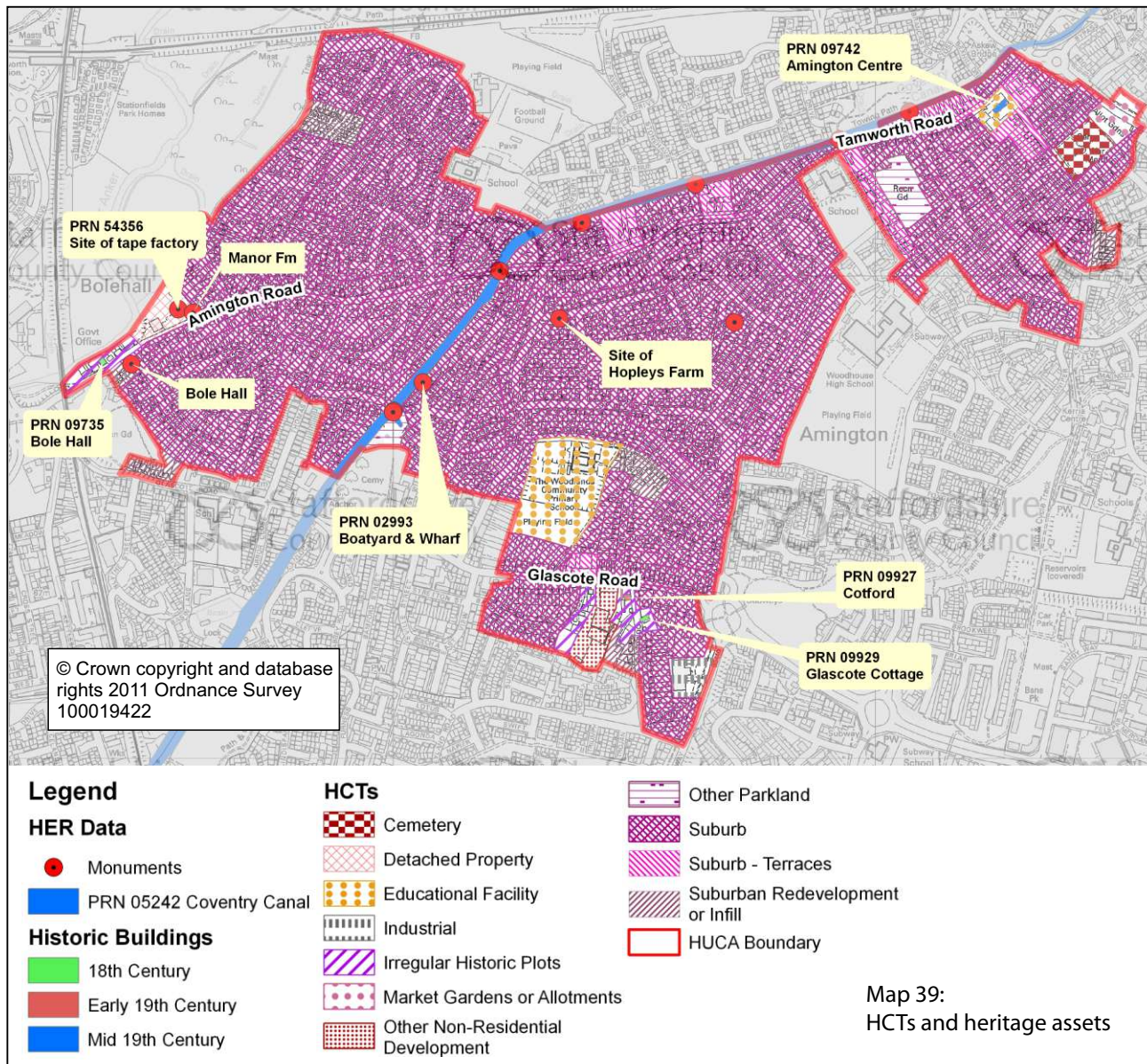
Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>580</sup>.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>581</sup>.



<sup>368</sup> For historic background cf. 2.5.2, 2.6.2, 2.7.2 and 2.8.1  
<sup>369</sup> Staffordshire HER: PRN 00002 and PRN 00003; Motte: An artificial steep-sided earthen mound on, or in, which is set the principal tower of a castle. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)  
<sup>370</sup> English Heritage SM no. 2  
<sup>371</sup> Staffordshire HER: PRN 13943

## 4.23 HUCA 23: Bolehall and Glascote



### 4.23.1 Statement of heritage significance and built character

Map 39 reveals that the HUCA predominantly represents a suburban character with housing estates expanding over what were once mostly fields. However, a comparison with map 13 by period shows that this suburban expansion grew incrementally and that there are areas where an earlier historic character is still apparent within the townscape.

Two early roads cross the HUCA on a roughly east-west alignment; both probably have at least medieval origins. Amington Road, to the north, links the medieval settlement of Amington (cf. HUCA 25) with Bolehall and ultimately Tamworth. Glascote Road, to the south, led to Polesworth passing through the settlement of Glascote.

Map 9 reveals that little is known about the early history of the HUCA, but the earliest evidence for settlement lies to the south. The small hamlet of Glascote was recorded as a manor in the 12th century<sup>582</sup>. Irregular property plots are still apparent within the modern townscape as is reflected on map 39 (HCT 'Irregular Historic Plots'), although there has been some redevelopment (HCTs 'Other Non Residential Development' and 'Suburban Redevelopment or Infill') during the late 20th century. Even within the area defined as HCT 'Irregular Historic Plots' there has been some infill development or re-development during the late 20th century. However, several historic buildings survive including two which are Grade II Listed. Glascote Cottage is believed to date from the late 18th/early 19th century, although it is possible earlier fabric may be retained within the present structure<sup>583</sup>. The Grade II Listed Cotford dates to 1820 and the listing includes the garden wall, railings, piers and gates<sup>584</sup>. The building is a two storey stuccoed house suggesting it was originally constructed as a gentleman's residence.

Map 10 suggests settlement along the Amington Road at Bolehall, although medieval documents suggest that a manor of Bolehall existed by 1390; its subsequent history appears to have been closely tied with that of Glascote. The extant historic buildings at Bolehall comprise the Grade II listed Bole Hall, which dates to circa 1700<sup>586</sup>. The history of the house is not currently known, although it may have been constructed upon the site of, or even incorporate, the manor house mentioned in 1626<sup>587</sup>. To the east of Bole Hall, along the Amington Road, there are a number of cottages, which existed by at least the late 19th century, but whose history is otherwise currently unclear. Further east along Amington Road lies Bolehall Manor (cf. HCT 'Detached Property' on map 39) a large red brick mansion which probably dates to the 19th century and was the home of William

MacGregor, the philanthropist and egyptologist vicar of St Editha's in Tamworth in the late 19th and early 20th century<sup>588</sup>. It may be another contender for the site of the earlier manor house. Bolehall Manor was not entirely a rural retreat for in the 19th century it stood adjacent to a tape mill, which was disused by circa 1880. Its earlier history is currently unknown<sup>589</sup>. As so little is known about these two small settlements further research would greatly enhance our understanding of their origins and development.

Beyond the settlement cores the earlier history of the HUCA is currently unclear, although the medieval map, shows that some of the field systems must have formed part of the open fields belonging to Amington and Glascote. These were enclosed piecemeal during the post medieval period (cf. 2.5.6.1 and 2.6.5). To the north east of Bolehall the field systems which were extant in the late 19th century appear to have been enclosed by surveyors (as 'Planned Enclosure' cf. map 11) in the late 18th/19th century. There was little in the way of dispersed settlement beyond the historic cores of Bolehall and Glascote, although one small farmstead, Hopley Farm, existed by the late 19th century (cf. map 39).

The Coventry Canal bisects the HUCA on a south-west to north-east alignment. It was surveyed by the famous canal engineer James Brindley in the late 18th century, but was built by Thomas Sheasby who completed it in 1789<sup>590</sup>. Sheasby constructed at least four of the five extant canal bridges which lie within the HUCA; these four are Grade II Listed<sup>591</sup>. By the late 19th century a sixth canal bridge had been constructed to carry the Glascote Works Railway over the canal and a canal wharf and rail interchange was constructed adjacent to the bridge (cf. HUCA 26 for Glascote Works). Further north along the canal a boat works had been established by the early 1920s and it is here that the Iron Age 'Glascote' torc was found in 1943 (cf. 2.1)<sup>592</sup>.

The two early roads through Amington and Glascote enabled the earliest suburban development in this HUCA to be constructed along their lengths (known as ribbon development) during the late 19th and early 20th century (as shown on map 39). To the far north east the late 19th century development here probably represents the expansion of Amington (HUCA 25). The Grade II Listed former school was built in 1863-4 to serve the growing community<sup>593</sup>. This growth may have been linked in part to the expansion of industry across the south eastern part of Tamworth parish (cf. HUCA 26).

The majority of the houses within the HUCA were built in the mid 20th century, with some infilling of small estates in the late 20th century. This expansion is probably associated with the expansion of Tamworth as a commuter town for Birmingham (cf. 2.8.2.2). The expansion of the suburbs has encompassed the smaller historic settlements of Glascote, Bolehall and Amington (HUCA 25).

#### 4.23.2 Heritage Values

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The majority of the HUCA comprised field systems until its development in the mid to late 20th century. However, the medieval historic cores of both Glascote and Bolehall lie within the HUCA and there is the potential for below ground remains to survive within these areas. There is also the potential for the historic buildings associated with these settlements to retain architectural fragments of earlier buildings within their structures.</p>   | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> There are a number of legible heritage assets surviving within the HUCA including the settlement plan form and historic buildings surviving within the cores of Bolehall and Glascote. These heritage assets contribute to an understanding of the historic depth of the character area and its origins. Arguably the most prominent heritage asset is the Coventry Canal with its four Grade II Listed bridges. The canal is closely associated with the history of industry to the south east of Tamworth. Both Glascote Road and Amington Road are early in origin and are the focus of the earliest suburban expansion within the HUCA. The development of the suburbs and their contribution to the social and economic history of Tamworth in the mid to late 20th century can still be read within the townscape.</p> | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The historic character of the HUCA is dominated by mid to late 20th century expansion. However, the historic cores of both Bolehall and Glascote, including the Listed and unlisted historic buildings, make positive contributions to the local character and sense of place within this townscape as does the canal and its associated structures.</p>  | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> Whilst the HUCA is dominated by private housing the canal is a key asset enabling the community and visitors to have access to and engage with their heritage. This could be enhanced through further research and interpretation.</p>   | <p><b>Medium</b></p> |



### 4.23.3 Recommendations

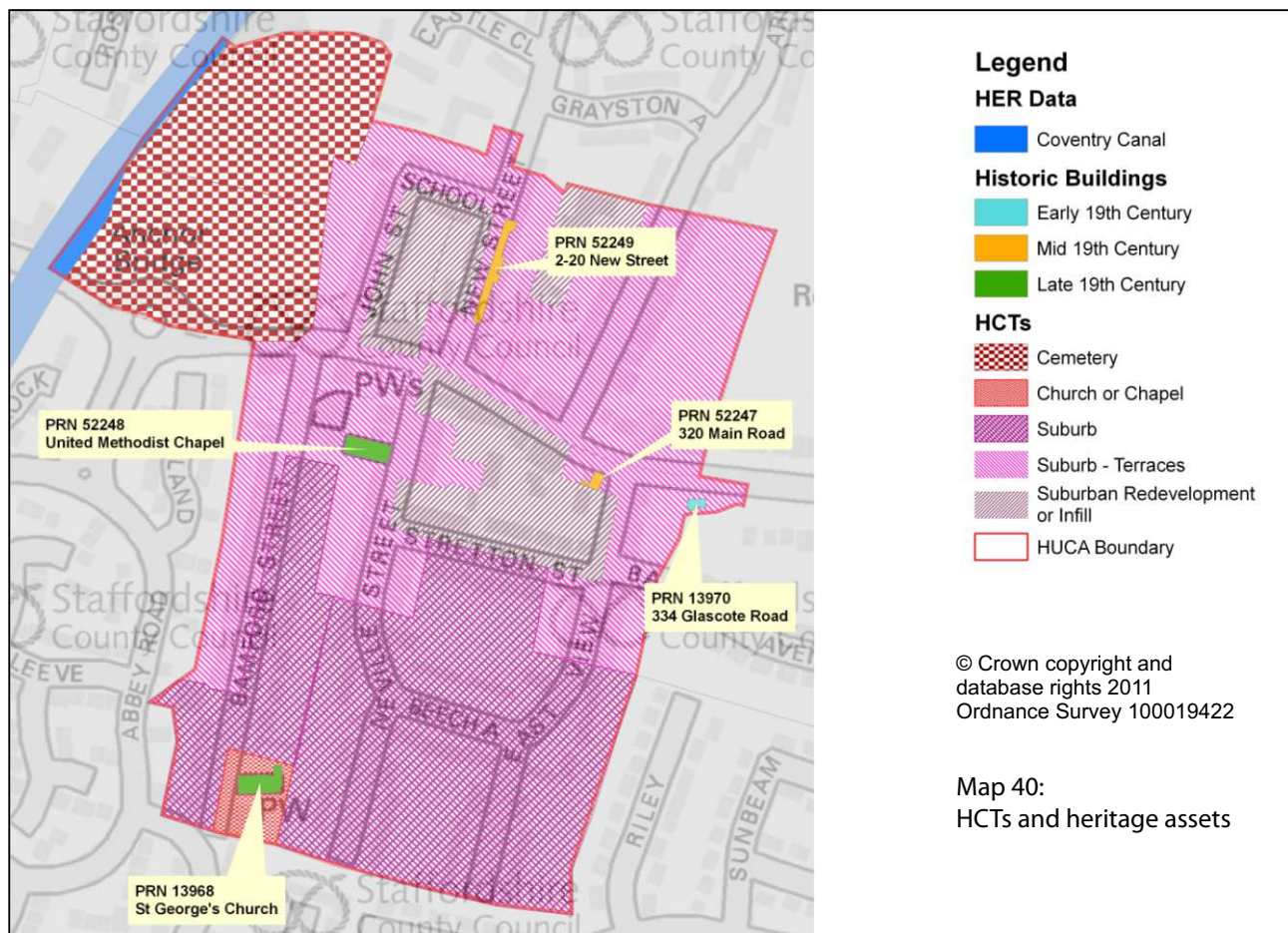
There is a moderate historic and archaeological interest within the HUCA particularly associated with the historic cores of Bolehall and Glascote. The Coventry Canal also contributes to an understanding and appreciation of the historic environment within the HUCA.

- ◆ Where alterations or changes are proposed to or adjacent to the Listed buildings should consult the Tamworth Borough Conservation Officer in the first instance<sup>594</sup>. The designated heritage assets and their settings are covered under para. 132 of NPPF<sup>595</sup>.
- ◆ The conservation and/or enhancement of the historic buildings is desirable to retain the sense of place and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>596</sup>. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>597</sup>.
- ◆ The conservation and enhancement of the canal and its environment is desirable for the benefit of the community and for sustainable tourism is desirable.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>598</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive in particular areas within the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Tamworth. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>599</sup>.

<sup>598</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>  
<sup>599</sup> Department for Communities and Local Government 2012.



## 4.24 HUCA 24: Glascoate



### 4.24.1 Statement of heritage significance and built character

The Coventry Canal, which opened in 1789, touches the north western boundary of the HUCA. It may well have been the stimulus for the expansion of industry in the south eastern portion of Tamworth Borough which by the late 19th century was being exploited for coal and clay; the latter for the brick and tile industry (cf. HUCA 26). This in turn encouraged the development of housing for the workers. To the west of the historic core of Glascoate (HUCA 23) short straight streets were laid out including John Street, School Street and Bamford Street; houses, mostly terraced, began to be developed probably speculatively by individual builders. The earliest properties had been built by circa 1880, but the area continued to expand throughout the late 19th century (cf. map 40 and map 13). The importance of the terrace standing on the eastern side of New Street to the local character of Tamworth has been acknowledged by its inclusion on the local list<sup>600</sup>. These houses were built circa 1850 and were probably some of the earliest in the settlement.

Development at Glascoate may have been specifically associated with the nearby engineering works and brick works, which existed to the south east (in HUCA 26) by 1880. Only further research would be able to determine how close this association may have been. The extant houses show conformity in their size, scale and massing (mostly being represented by red brick

two storied terraces), but it is the architectural detailing which reveals their individuality and the nature of their piecemeal construction. An analysis of these streets would probably reveal larger properties, such as Ross House, off John Street which may have been the home of a manager; thus revealing the social history behind the development which is still legible in the extant properties.

Houses were not the only important aspect of this development during the late 19th century; spiritual, welfare and education needs were also catered for. Two schools had been constructed on School Street by 1880, but both of these were redeveloped for housing in the late 20th century (cf. 'Suburban Redevelopment or Infill' on map 40). There were two non-conformist chapels, one lying on Glascote Road which has since been demolished and the locally listed chapel on Neville Street built in 1877<sup>601</sup>. St George's Church on Bamford Street, which is Grade II Listed, was built in 1880 apparently by Rev. William MacGregor, the Tamworth philanthropist<sup>602</sup>. The cemetery (cf. map 40) had also been established by 1880. At the southern end of both Bamford Street and Neville Street allotment gardens were laid out, presumably for the welfare of the new community; these were developed for housing during the mid 20th century. This later expansion was probably stimulated by the growth of Birmingham during this period (cf. 2.8.2.2). These houses were constructed as semi-detached properties or in short terraces of four properties. Throughout the development there was an emphasis on open space within the design, which to some degree references the architectural ideology based upon the garden city suburb philosophy<sup>603</sup>. Some of the open space was communal, with paths leading to the properties, but for other houses this was private in the form of front gardens.

Glascote Road has at least medieval origins and linked Tamworth with Polesworth, in Warwickshire. As has been shown, within this HUCA, development along this road has largely been associated with 19th century settlement. At the eastern end of the road there are two designated historic properties (cf. map 40). The Grade II Listed red brick cottage, 334 Glascote Road, was built circa 1830, whilst the locally listed 320 Glascote Road is believed to be of mid 19th century origin<sup>604</sup>. Both properties are small cottages and probably pre-date the 19th century planned settlement to the west.

#### 4.24.2 Heritage values

|  |                    |
|--|--------------------|
| <p><b>Evidential value:</b> Little is currently known about the earlier history of this HUCA, but it is likely to have formed part of a field system prior to development during the 19th century.</p>   | <p><b>Low</b></p>  |
| <p><b>Historical value:</b> The legible heritage assets dominate the HUCA particularly the built environment. The development of this area is likely to be associated with the expansion of industry during the 19th century, which in turn may well have been spurred by the construction of the canal. A short section of the canal is legible within the HUCA; forming the north western boundary. The aspirations of the Victorian developers can still be read within the townscape in the differing styles of houses, as well as the extant chapel, church and cemetery. 320 and 337 Glascote Road, both designated, may represent earlier settlement within the HUCA.</p> | <p><b>High</b></p> |

<sup>605</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>606</sup> Ibid.  
<sup>607</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>  
<sup>608</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
<sup>609</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>  
<sup>609</sup> Ibid.

|   |                    |
|---|--------------------|
| <p><b>Aesthetic value:</b> The integrity of the historic character of the HUCA, as a planned 19th century workers village, is still well preserved despite some redevelopment of specific assets such as the schools and unsympathetic alteration to individual properties. The importance of specific assets to the local character and sense of place of the wider townscape has been acknowledged in their Listed status, either nationally as Grade II listed buildings, or by their inclusion on the local list.</p> | <p><b>High</b></p> |
| <p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.</p>  | <p><b>Low</b></p>  |

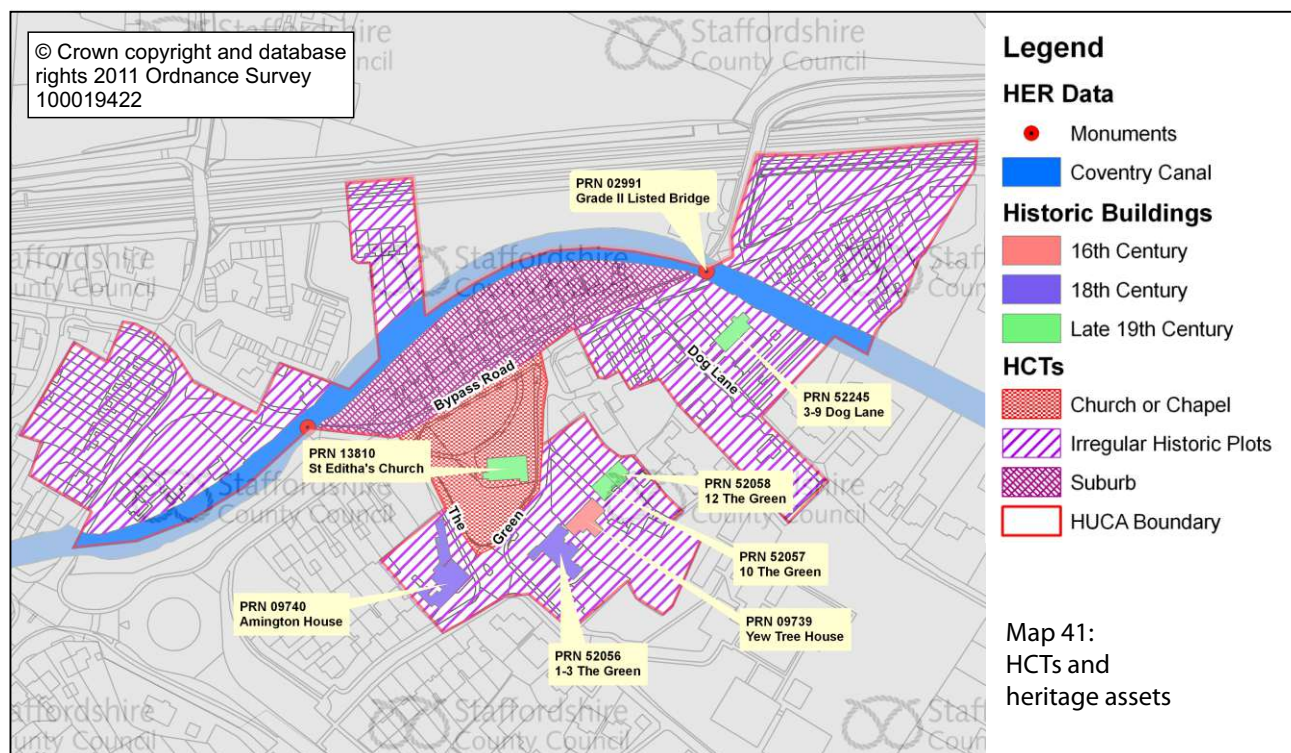
#### 4.24.3 Recommendations

The heritage significance and values identify the well preserved integrity of the historic character of the 19th century settlement.

- ◆ Where alterations or changes are proposed to or adjacent to the Listed buildings should consult the Tamworth Borough Conservation Officer in the first instance. The designated heritage assets and their settings are covered under para. 132 of NPPF<sup>605</sup>.
- ◆ The conservation and/or enhancement of the historic buildings is desirable to retain the sense of place and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>606</sup>. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations (cf. English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>607</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>608</sup>.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>609</sup>.



## 4.25 HUCA 25: Amington Green



### 4.25.1 Statement of heritage significance and built character

The HUCA represents the historic core of the settlement of Amington, which is focused upon the Grade II Listed St Editha's church, built in 1864 (HCTs 'Irregular Historic Plots' and 'Church or Chapel' on map 41). Whilst the church is quite late in date three of the historic properties that lie to the south are earlier (cf. map 41)<sup>610</sup>. The earliest identified is Yew Tree House which is a Grade II Listed timber framed house of late 16th or early 17th century date<sup>611</sup>. The other two have been dated to the 18th century, although the locally listed 1-3 The Green is not closely dated. This property had originally formed a single farmhouse, but has since been sub-divided<sup>612</sup>. Amington House is Grade II Listed and was built in circa 1770<sup>613</sup>. All of these properties, including the church, lie within the Amington Green Conservation Area (113) as do two late 19th century two storey brick houses both of which are locally listed<sup>614</sup>.

The origins of settlement in this area remain obscure. The focus of the earliest settlement may have been located approximately 1km to the north at Amington Old Hall where cropmarks have been identified on aerial photographs as the site of a deserted settlement (cf. HECZ 1 in Part 3)<sup>615</sup>. However, it is possible that Amington Green has medieval origins; a document dated 1422 refers to land in Great and Little Amington<sup>616</sup>.

Other historic properties lie beyond this core including the late 19th century brick built terrace on Dog Lane which is also locally listed<sup>617</sup>. To the north of the canal are a number of brick built cottages, some detached and some in short terraces the majority of which are probably 19th century in date (HCT 'Irregular Historic Plots' on map 41). Two of the detached cottages face onto the canal; they are likely to be closely associated with its history and so must post date circa 1790.



It is not currently known whether this area was settled prior to the 19th century.

The Coventry Canal also contributes to the historic character of the HUCA. It was surveyed by the famous canal engineer James Brindley in the late 18th century, but was built by Thomas Sheasby who completed it in 1789<sup>618</sup>. Sheasby also constructed the Grade II Listed canal bridge which carries the original road to Tamworth over the canal<sup>619</sup>.

#### 4.25.2 Heritage values

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive within the HUCA which could contribute significantly to our understanding of the development and origins of settlement at Amington Green. There is also the potential for a number of the historic buildings to retain evidence for earlier buildings within their structures, which would also improve our understanding of its history.</p>   | <p><b>High</b></p>   |
| <p><b>Historical value:</b> The HUCA is dominated by the historic built environment which includes both designated and undesignated historic buildings and also the canal and its associated structures.</p>   | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The integrity of the historic character is well preserved despite the subsequent suburban expansion within and beyond the HUCA. The importance of The Green, with its church and nationally and locally Listed buildings, to the character and history of Tamworth has been acknowledged in the designation of the Amington Green Conservation Area. The canal and its structures also make a significant contribution to the sense of place within the HUCA.</p> | <p><b>High</b></p>   |
| <p><b>Communal value:</b> Whilst the majority of the HUCA comprises private dwellings, which can only be appreciated from the street, the canal is a key asset enabling the community and visitors to have access to and engage with their heritage. This could be enhanced through further research and interpretation.</p>   | <p><b>Medium</b></p> |

#### 4.25.3 Recommendations

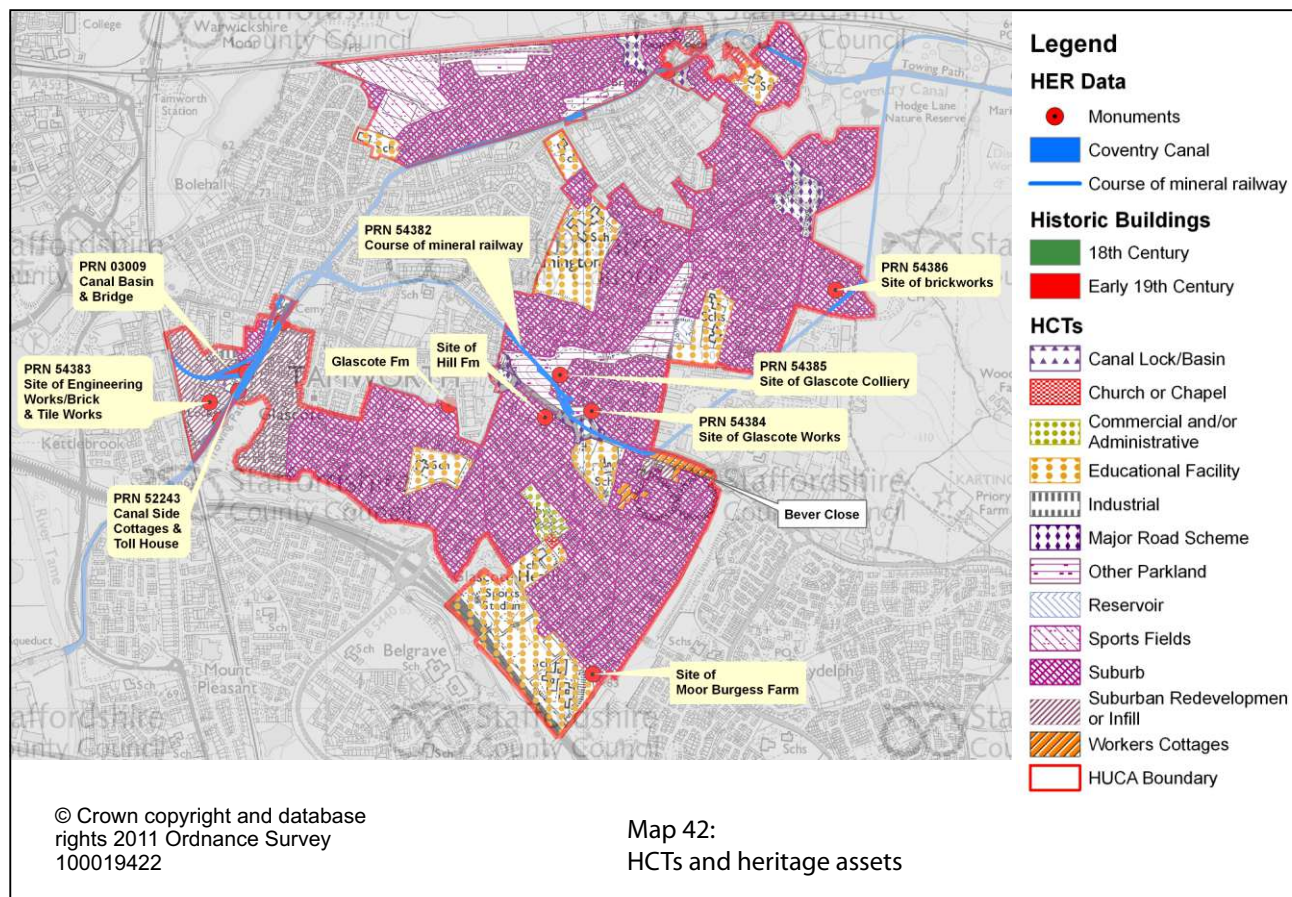
The heritage assessment shows that the historic character of the HUCA is well preserved and this is reflected in the number of designated heritage assets including the Amington Green Conservation Area. There are also a number of undesignated heritage assets which make a positive contribution to the sense of place

A statement of significance may be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA dependant upon the nature and scale of any proposals (cf. para. 128 of NPPF)<sup>620</sup>.

- ◆ The sympathetic restoration or enhancement of the historic buildings, whether nationally or locally Listed as well as those which are unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>621</sup>.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2012)<sup>622</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF<sup>623</sup>.
- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Amington Green Conservation Area Appraisal and the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>624</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>625</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within particular areas of the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Tamworth. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>626</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>627</sup>.

<sup>627</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

## 4.26 HUCA 26: Glascothe Heath and Amington



### 4.26.1 Statement of heritage significance and built character

The HUCA is dominated by large-scale housing which was constructed throughout the late 20th century and is associated with the development of Tamworth as a dormitory town for Birmingham (cf. 2.8.2.2 and map 42). The HUCA also reflects the need to provide services for these communities and includes eight schools as well as shops and a church (HCTs 'Educational Facility', 'Commercial and/or Administrative' and 'Church or Chapel' on map 42). Playing fields and other parkland also contribute to the suburban character providing open space for residents (HCTs 'Sports Fields' and 'Other Parkland' on map 42).

Little of the earlier character of the area has survived these changes. The exceptions include the HCT 'Workers Cottages' to the east of the HUCA at Glascothe Heath (cf. map 42). These properties include 19th century detached cottages on Bever Close. This cul-de-sac follows the original line of Glascothe Road, which was relocated to the north as a dual-carriageway in the late 20th century. To the south west Brain Street and Engine Street retain some of their 19th century character where a number of short terraces survive.

The designated heritage assets within the HUCA are associated with the Coventry Canal, which passes through two small portions of it (cf. map 42). It was surveyed by the famous canal engineer James Brindley in the late 18th century, but was built by Thomas Sheasby who

completed it in 1789<sup>628</sup>. There are two Grade II Listed canal bridges, one of which crosses the entrance to a large canal basin as well as two cottages and a toll house all of which are locally listed<sup>629</sup>. There are also two locks, which are not designated (cf. map 42).

Map 11 provides an insight into the earlier character of the HUCA. It was still primarily rural in character by the late 19th century, although only three historic farmsteads then existed. However, large areas were given over to industrial and extractive activities mostly relating to coal mining or clay extraction. These sites were linked via mineral railways to the mainline railways to the north and west as well as to the Coventry Canal. The creation of the canal is likely to have been a stimulus for industrial growth in this area.

The workers cottages shown on map 42 are also closely associated with the expansion of industry during this period. A comparison of the HUCA 26 map and the 19th century map shows

#### 4.26.2 Heritage values

|  |               |
|--|---------------|
| <b>Evidential value:</b> The HUCA was primarily agricultural in nature prior to the late 20th century, although industry was also making an impact by the late 19th century.   | <b>Low</b>    |
| <b>Historical value:</b> There are a number of legible heritage assets surviving within the HUCA most notably the Coventry Canal with its associated historic buildings and structures. The canal is closely associated with the history of industry to the south east of Tamworth The surviving workers cottages also contribute to an understanding of the earlier history of the HUCA and the former importance of the collieries and other industries. | <b>Medium</b> |
| <b>Aesthetic value:</b> The historic buildings contribute to the historic aesthetics of the townscape, but overall the predominant character is one of 20th century housing development.   | <b>Low</b>    |
| <b>Communal value:</b> The canal is a key heritage asset which is used by the community and visitors and which can be promoted to encourage engagement with the historic environment. This could be enhanced through further research and interpretation.  | <b>Medium</b> |

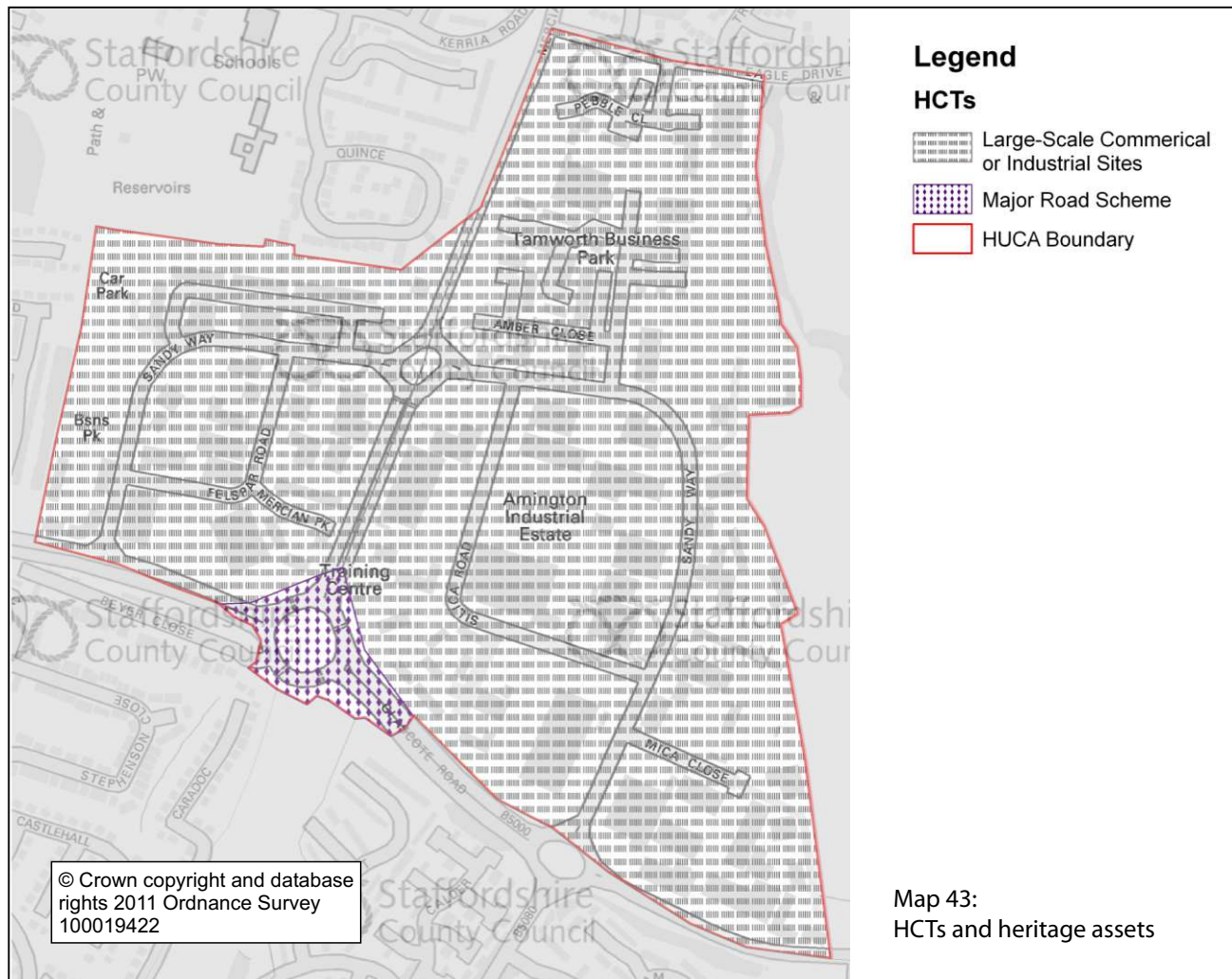
#### 4.26.3 Recommendations

The heritage significance and values suggest that the legible heritage assets, notably the canal and its associated historic buildings and structures, contribute to an understanding of the history of the area.

- ◆ Where alterations or changes are proposed to or adjacent to the Listed Buildings then the applicant should consult with the Tamworth Borough Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>630</sup>.



## 4.27 HUCA 27: Tamworth Business Park & Amington Industrial Estate



### 4.27.1 Statement of heritage significance and built character

The HUCA is dominated by industrial development which was built in the late 20th century (cf. map 43). The built environment is dominated by large industrial units and an associated road system to service them. A large road roundabout was constructed to the south of the HUCA to facilitate access to these industrial sites as well as the suburbs to the north (HCT 'Major Road Scheme' on map 43).

The development occurred on field systems which exhibited two distinct origins. To the east of Mercian Way the field pattern was predominantly irregular, which may suggest that enclosure occurred during the medieval or post medieval periods. However, to the west of Mercian Way it was clear that the fields had been laid out in one event by a surveyor creating a landscape of straight field boundaries in the late 18th or 19th century (HCT 'Planned Enclosure' on map 11).

#### 4.27.2 Heritage values

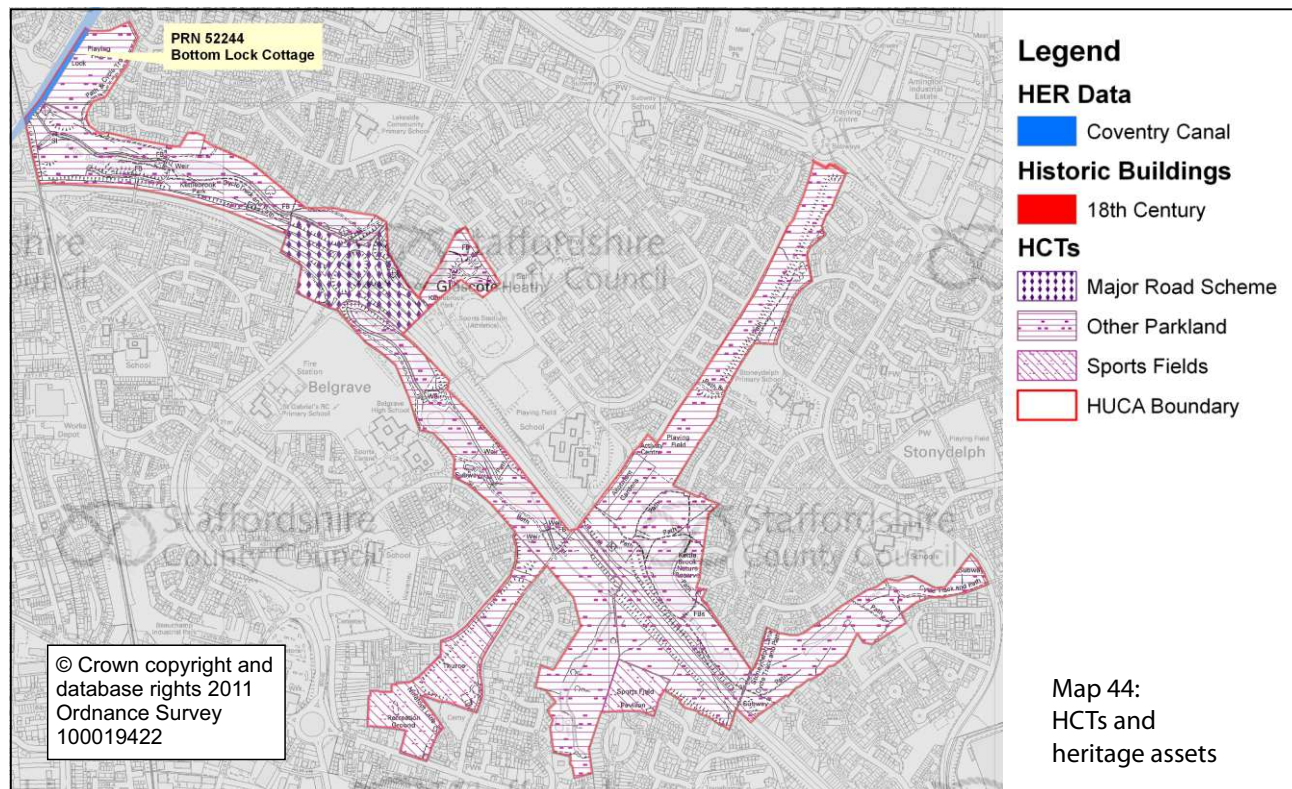
|   |            |
|---|------------|
| <b>Evidential value:</b> The former field systems are all that is currently known about the history of the HUCA. It lies away from the historic core of any known settlement. | <b>Low</b> |
| <b>Historical value:</b> There are no surviving legible heritage assets within the character area.  | <b>Low</b> |
| <b>Aesthetic value:</b> The character is one of late 20th century industrial buildings.   | <b>Low</b> |
| <b>Communal value:</b> From a heritage perspective there is little value.   | <b>Low</b> |

#### 4.27.3 Recommendations

The heritage assessment has identified little of historic or archaeological significance within the HUCA.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>631</sup>.

## 4.28 HUCA 28: Kettlebrook Valley



### 4.28.1 Statement of heritage significance

The HUCA is bisected by the A5 dual-carriageway which was constructed in the late 20th century with a large road roundabout (HCT 'Major Road Scheme' on map 44). The majority of the HUCA, however, is dominated by public open space in the form of either 'Sports Fields' or 'Other Parkland' as indicated on map 44. The area of 'Other Parkland' in particular lies within the valley of the Kettlebrook, much of which was designated as a Local Nature Reserve by Tamworth Borough Council in 2004<sup>632</sup>. The area comprises a mosaic of habitats which are managed as a partnership between the local community and the Staffordshire Wildlife Trust<sup>633</sup>.

Whilst the majority of the HUCA had formed fields by the late 19th century two areas were industrial in character (cf. map 11). To the north was the site of a former colliery and to the south a brick and tile works, with associated clay pits. The industrial origins of the landscape to the south east of Tamworth were probably stimulated in part by the construction of the Coventry Canal in the late 18th century<sup>634</sup>. The canal forms the north western boundary of the HUCA and it includes a contemporary locally listed lock keepers cottage<sup>635</sup>.

Whilst the HUCA lies beyond the historic core of Tamworth it has not been developed and the only impact upon any below ground archaeology has been the episodes of gravel extraction marked by the extant large bodies of water. Archaeological work in the Trent and Dove valleys have revealed a high potential for the survival of below ground archaeological deposits sealed beneath the alluvium. Consequently there is the potential for such archaeological deposits, usually of prehistoric date, to survive within the HUCA.

#### 4.28.2 Heritage values

|   |               |
|---|---------------|
| <b>Evidential value:</b> There is the potential for below ground archaeological remains to survive across the HUCA within the river valley sealed beneath the alluvium.   | <b>Medium</b> |
| <b>Historical value:</b> The canal is legible within the HUCA along with the associated lock keepers cottage. These features are probably historically associated with the extractive industries which are important aspects of the social and economic history of this area.   | <b>Medium</b> |
| <b>Aesthetic value:</b> : The canal and the locally listed lock keepers cottage make an important contribution to the local character and sense of place of the wider townscape.  | <b>Medium</b> |
| <b>Communal value:</b> The HUCA is almost entirely devoted to public access; the character being comprised of a variety of parkland landscapes of different origins. The canal is a key heritage asset which is used by the community and visitors and which can be promoted to encourage engagement with the historic environment. This could be enhanced through further research and interpretation. | <b>Medium</b> |

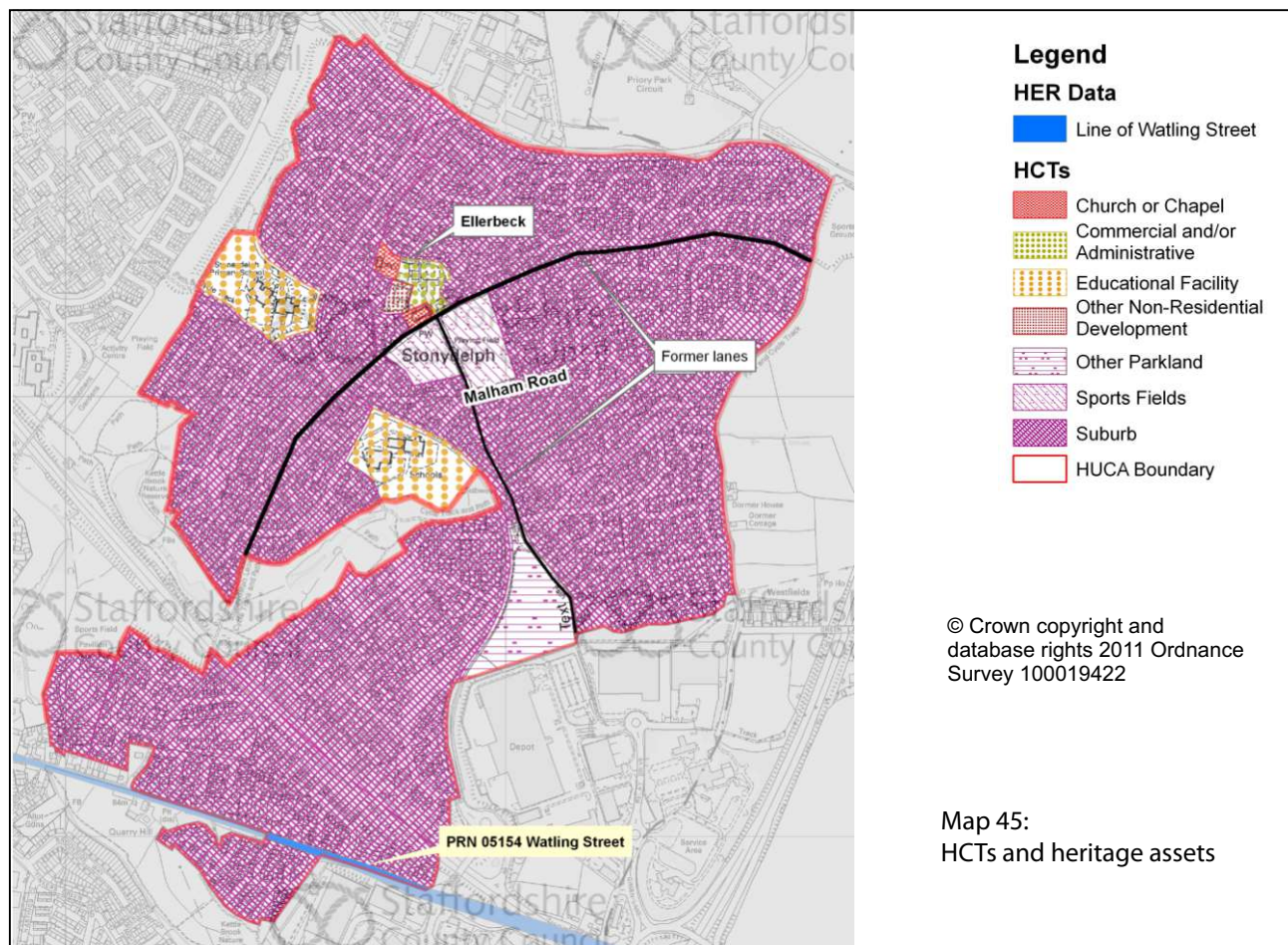
#### 4.28.3 Recommendations

The heritage assessment acknowledges the importance of the canal and the lock keepers cottage to the local character and sense of place

- ◆ The conservation and enhancement of the canal and its environment is desirable for the benefit of the community and for sustainable tourism is desirable.
- ◆ Where alterations or changes are proposed to the locally listed building then the applicant should consult the Tamworth Borough Conservation Officer should be consulted in the first instance.
- ◆ There is a high potential for below ground archaeological deposits to survive within particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>636</sup>.



## 4.29 HUCA 29: Stonydelph



### 4.29.1 Statement of heritage significance and built character

The HUCA is dominated by a series of late 20th century housing estates and their associated services. The latter includes two schools (HCT 'Educational Facility' on map 45), the playing field north of Malham Road (HCT 'Sports Field') and an area of public open space to the south of the HUCA (HCT 'Other Parkland'). These areas, including the school playing fields, provide open space within otherwise high density housing estates.

The late 20th century core of the housing development lies off Ellerbeck where two churches have been built along with shops and a health centre (HCTs 'Church or Chapel', 'Other Non Residential Development' and 'Commercial and/or Administrative' on map 45).

The late 20th century development has not respected the historic character of the former fields and all of the roads are contemporary with the housing. However, the original road pattern of narrow lanes has largely been preserved within the townscape as part of a path and cycle network (map 45).

Prior to development the historic character was rural in nature and the field pattern was one of predominantly 'Piecemeal Enclosure' and 'Reorganised Piecemeal Development' (cf. map 11).

Both of these field patterns suggest that in the medieval period the landscape was given over to open field arable agriculture (cf. 2.5.6.1). This was gradually enclosed during the post medieval period (to form 'Piecemeal Enclosure'), but some areas appear to have been re-planned (to become 'Reorganised Piecemeal Enclosure') during the late 18th/19th century; a period of great agricultural improvement. Several small farmsteads were scattered across this landscape, none of which survive, and these may have also had post medieval origins farming the newly enclosed fields.

The line of a major Roman road (the Watling Street), crosses the southern portion of the HUCA on a roughly north-west to south-east alignment<sup>637</sup>. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years.

#### 4.29.2 Heritage values

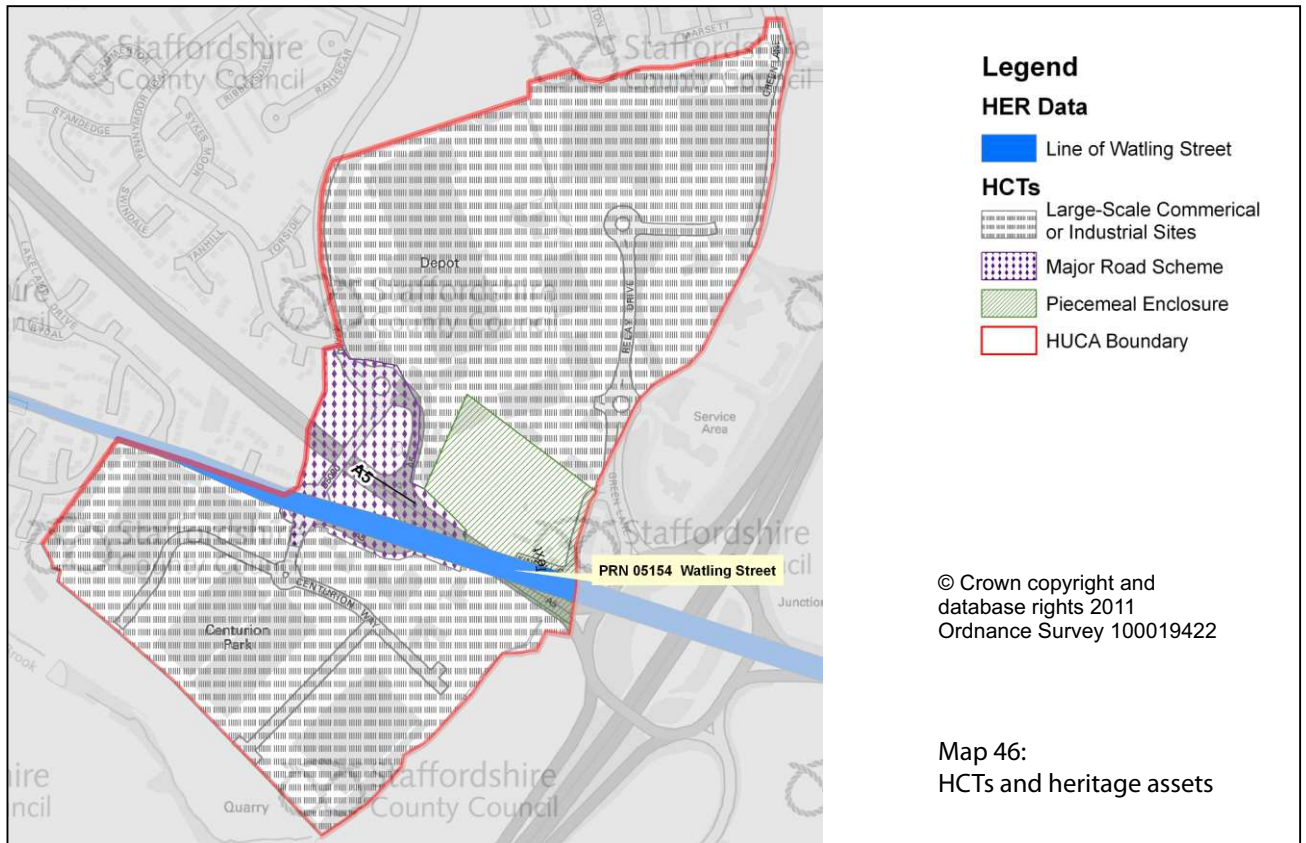
|  |            |
|--|------------|
| <b>Evidential value:</b> Despite intensive development during the late 20th century there is still the potential for potential for below ground archaeological deposits to survive associated with the Roman road.   | <b>Low</b> |
| <b>Historical value:</b> There are few legible heritage assets within the character area, with the exception of the former rural lanes which survive as a cycle path and the alignment of the Roman road. Their survival does allow an aspect of the earlier character of the HUCA to be read within the townscape.    | <b>Low</b> |
| <b>Aesthetic value:</b> The character of the HUCA is dominated by late 20th century suburban expansion.  | <b>Low</b> |
| <b>Communal value:</b> The preservation of the historic lanes as a cycle path does allow the community and visitors some access to the historic environment. This experience would be enhanced through heritage interpretation, but this may require further research to fully understand the history to be presented. | <b>Low</b> |

### **4.29.3 Recommendations**

The heritage significance and values reveal that despite the fact that the HUCA is predominantly characterised by late 20th century housing development a few heritage assets survive to make a contribution to the sense of place.

- ◆ There is a low potential for below ground archaeological deposits to survive within the HUCA. Should archaeological potential be recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil para. 132 of NPPF<sup>638</sup>.
- ◆ The retention of the fossilised Roman Road and historic lanes as legible features within the townscape is desirable to ensure that they can be read and understood by future generations.

## 4.30 HUCA 30: Centurion Park and Relay Way



### 4.30.1 Statement of heritage significance

The HUCA is dominated by industrial development which was built in the late 20th century (cf. map 46). The built environment is dominated by large industrial units with an associated road system to service them. The industrial estates are bisected by a major trunk road (A5), which joins the M42 at junction 10 just to the east of the HUCA in Warwickshire (HCT 'Major Road Scheme' on map 46). Part of the original field system (HCT 'Piecemeal Enclosure' on map 46) survives to the east.

'Piecemeal Enclosure' had covered the entire area of the HUCA prior to the late 20th century. Its morphology suggests that it had once formed part of a medieval open field prior to its incremental enclosure during the course of the post medieval period (cf. cf. 2.5.6.1 and 2.6.5).

The line of the major Roman road (the Watling Street), crosses through the HUCA on a roughly north-west to south-east alignment. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years.



### 4.30.2 Heritage values

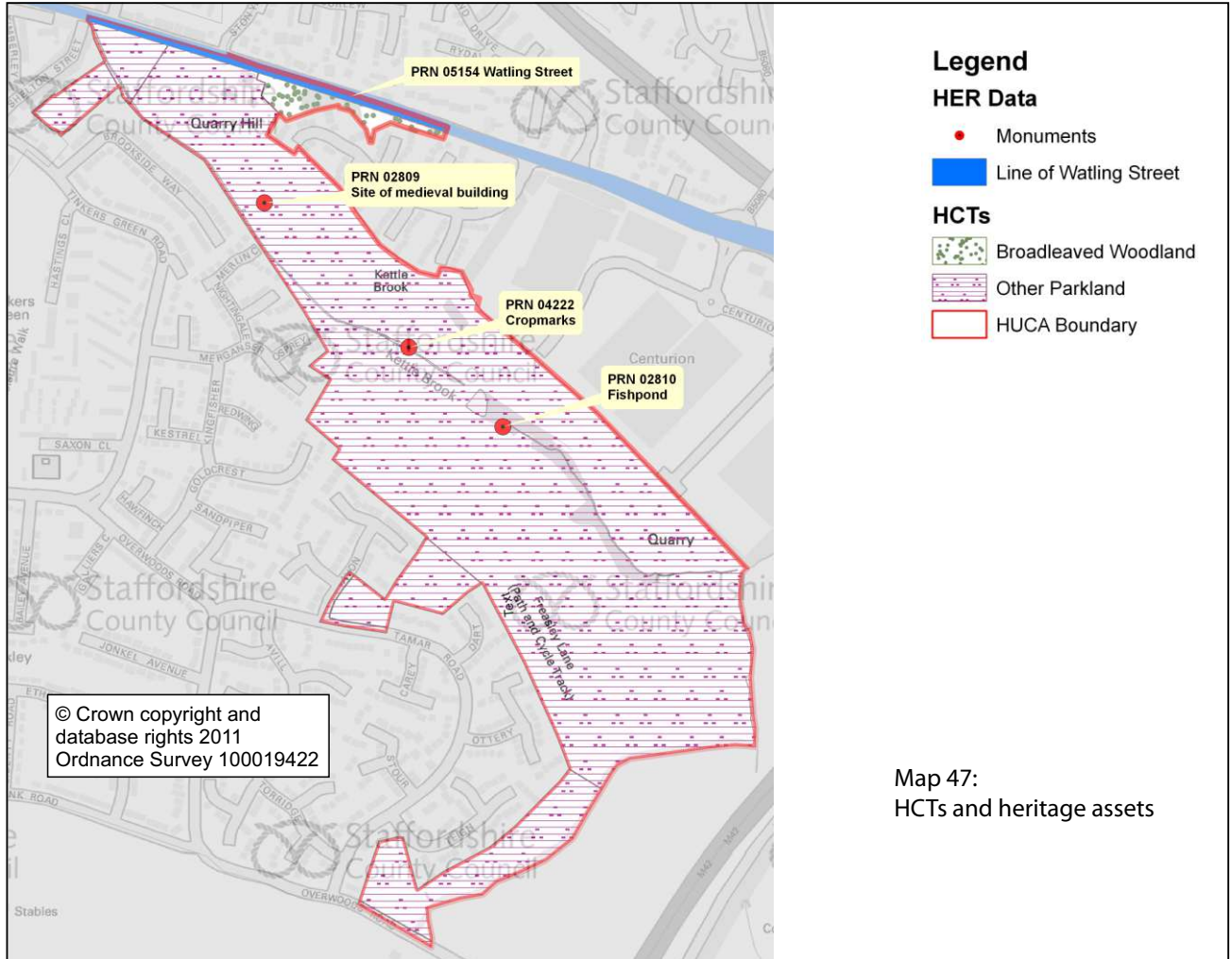
|  |            |
|--|------------|
| <b>Evidential value:</b> There is the potential for Roman activity to have concentrated within this HUCA, although by the medieval period it was probably exclusively agricultural in nature. There has been intensive development within the HUCA although industrial units may have shallow foundations raising the potential for the survival of archaeological deposits. | <b>Low</b> |
| <b>Historical value:</b> There are no surviving legible heritage assets within the character area.   | <b>Low</b> |
| <b>Aesthetic value:</b> The character is one of late 20th century industrial buildings.  | <b>Low</b> |
| <b>Communal value:</b> : From a heritage perspective there is little value.  | <b>Low</b> |

### 4.30.3 Recommendations

Overall the heritage assessment has identified little historic significance within the HUCA other than the line of the Roman road and the potential for any associated activity.

- ◆ There is a low potential for below ground archaeological deposits to survive within the HUCA. Should archaeological potential be recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil para. 132 of NPPF<sup>639</sup>.

## 4.31 HUCA 31: Kettle Brook and Quarry Hill



### 4.31.1 Statement of heritage

The HUCA is dominated by public open space as shown on map 47 and the majority of the area forms part of the Kettlebrook Local Nature Reserve which was designated by Tamworth Borough Council 2004<sup>640</sup>. The area comprises a mosaic of habitats which are managed as a partnership between the local community and the Staffordshire Wildlife Trust<sup>641</sup>.

By the late 19th century the HUCA comprised a series of field systems the majority of which had probably formed part of an open field system in the medieval period. These were enclosed piecemeal during the post medieval period (cf. 2.5.6.1 and 2.6.5). However, settlement is also indicated on historic maps along the southern side of Watling Street whose origins are currently unclear. Only one of these properties survives and the majority of this area now forms part of the HCT 'Other Parkland' and 'Broadleaved Woodland' (HUCA 30 map).

Watling Street defines the northern boundary of the HUCA and follows the line of the Roman road<sup>642</sup>. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing

landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years. However, the lack of development across the HUCA raises the potential for below ground archaeological deposits to survive particularly along the Kettle Brook where deposits may be sealed beneath the alluvium.

Some archaeological work has been carried out within the HUCA which revealed evidence for medieval settlement<sup>643</sup>. Building material was found within a clay lined pit and medieval pottery was also observed in the area, although nothing further is currently known of this site. The building was found near the site of a now largely dry fishpond which is currently undated, but was present by at least the late 19th century. A linear feature, of unknown date or function, was also observed in this area on aerial photographs taken in the 1970s/80s<sup>644</sup>.

#### 4.31.2 Heritage values

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> There is the potential for further below ground archaeological remains to survive across the HUCA due to the lack of development and within the river valley where they may be sealed beneath the alluvium. This activity may be associated with the line of the Roman road which forms the northern boundary. There is also the potential for the sites of the former houses on the southern side of Watling Street to contribute to our understanding of development within the wider landscape.</p> | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> There are few legible heritage assets with the exception of the line of Watling Street and the remains of the fish pond. The latter may contribute to our understanding of historic land management practices within the HUCA.</p>   | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The HUCA is being managed for wildlife rather than as part of the agricultural economy as it had been throughout much of its history. The HUCA is important to the local character of the townscape and the well being of the community, but this largely relates to an early 21st century management regime.</p>   | <p><b>Low</b></p>    |
| <p><b>Communal value:</b> The HUCA is almost entirely devoted to public access; the character being comprised of a variety of parkland landscapes of different origins. The role of the historic environment could form part of the interpretation of the site; this could be enhanced through further research and interpretation</p>   | <p><b>Low</b></p>    |

### 4.31.3 Recommendations

There are few legible heritage assets within the HUCA, although Watling Street will have formed an important feature of the landscape throughout the previous 2,000 years. Its presence and the lack of development within the HUCA raise the potential for below ground archaeological to survive. The fish pond may have medieval origins and is an important historic feature within the HUCA.

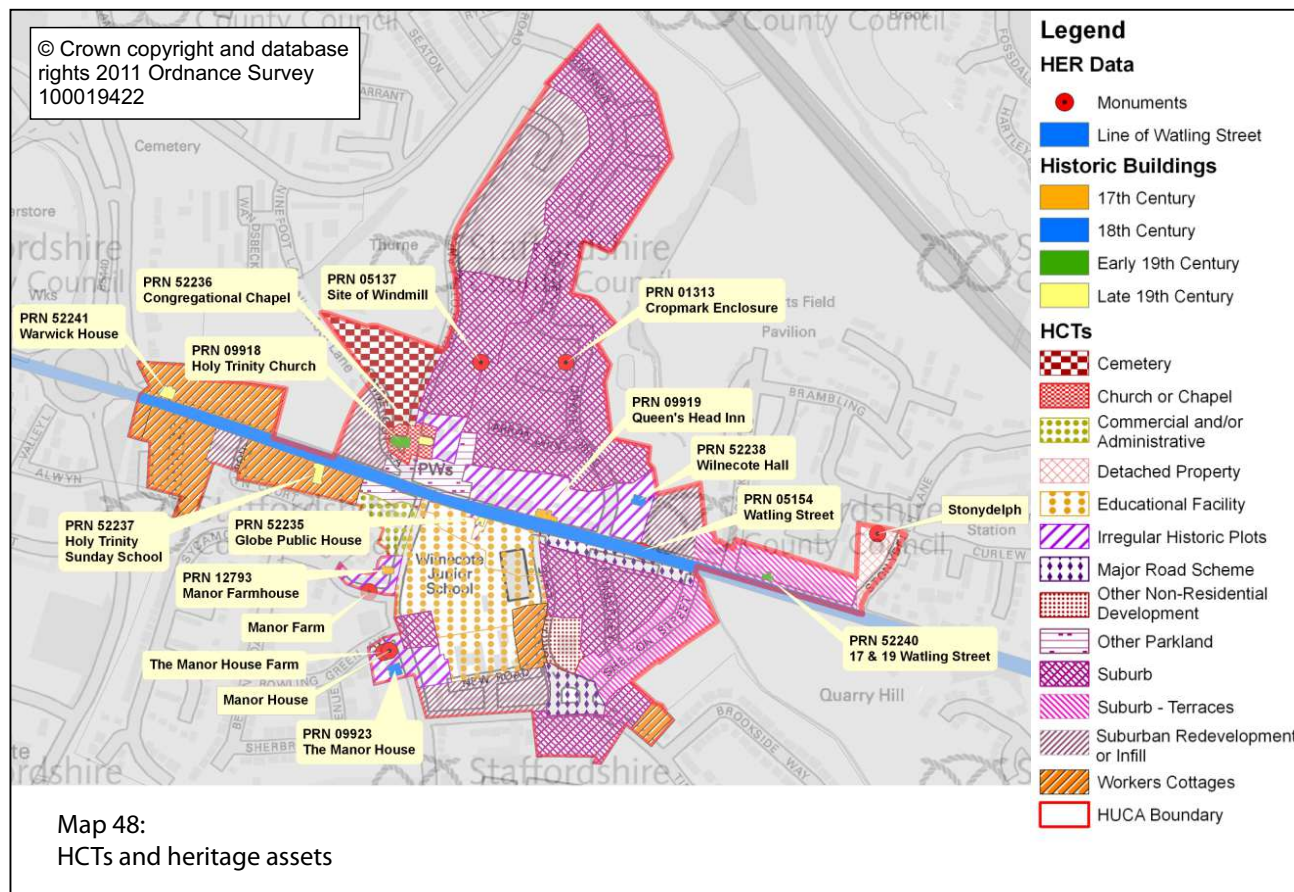
- ◆ The conservation and enhancement of the fish pond is desirable.

There is the potential for below ground archaeological deposits to survive within particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to

- ◆ record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>645</sup>.



## 4.32 HUCA 32: Watling Street and Wilnecote



### 4.32.1 Statement of heritage significance and built character

The present Watling Street follows the line of the Roman road and crosses the HUCA on a roughly east-west alignment. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years.

The HUCA incorporates the historic settlement of Wilnecote, which was first mentioned in Domesday (1086)<sup>646</sup>. The economic value of the settlement was mostly based upon surrounding arable land and there were at least 18 households<sup>647</sup>. Of particular interest is the forge and two smiths which were also recorded in the entry. The precise location of the medieval settlement is unclear, although it is likely to have been focused along Watling Street, where there is supporting evidence within the built environment (see below). Later development, from the 19th century onwards has obscured our understanding of the earlier settlement but the area where a medieval character survives, within the plan form of the settlement, has been defined as HCT 'Irregular Historic Plots' on map 48. Map 9 shows the possible extent of settlement as far as can be discerned from late 19th century Ordnance Survey maps (see below for discussion of 19th century expansion). Part of the historic settlement as defined on map 9 is currently undeveloped

and includes part of the school playing fields lying to the south of Watling Street (cf. HCTs 'Other Parkland' and 'Educational Facility' on map 48).

By the 13th century there were two manors centred on Wilnecote and there was at least one capital messuage (manor house) belonging to it by 1272<sup>648</sup>. The location of this site is currently unknown, but there are two adjacent extant properties within the HUCA that are known as The Manor House and Manor farmhouse respectively<sup>649</sup>. Both of these properties are Grade II Listed and whilst the former appears to date to the late 18th century; Manor farmhouse is a timber framed property of at least 17th century date. Manor farmhouse also contains reused timbers which have been tentatively dated to the 14th century, although it cannot be proven that they are reused from a building on this site or its neighbour. Both of these properties stand on Hockley Road, which may also therefore have formed part of the medieval settlement (cf. map 9).

Wilnecote Hall, a locally listed building, standing on Watling Street has been dated to 18th or early 19th century, but its earlier history is currently unknown and it may also have medieval origins<sup>650</sup>. Settlement certainly existed along Watling Street by at least the 17th century as is indicated by the Grade II Listed Queen's Head Inn<sup>651</sup>. This property has been dated to the 17th century, although a cursory assessment of internal timberwork has suggested earlier origins.

Wilnecote lay within Tamworth parish and formed one of the prebendaries held by St Editha's church in the town which had probably been established after the 1140s (cf. 2.5.7.1). It is unclear whether a chapel of ease existed in Wilnecote during this period. The Grade II Listed Holy Trinity Church, built of brick with ashlar dressings, dates to 1821 and stands to the north of Watling Street between Ninefoot Lane and Glascote Lane (cf. map 48)<sup>652</sup>. However, Samuel Lewis in his 'Topographical Directory of England' (1848) states that the church had been rebuilt, suggesting an earlier building had stood within the settlement, possibly upon the same site<sup>653</sup>. The adjacent cemetery had been established by the late 19th century and is an indicator not only of the increasing concern with public health, but also of the growing population within Wilnecote during this period. HCT 'Irregular Historic Plots' have also been identified opposite the church, although the date of origin is currently unknown (cf. map 48). The locally listed Congregational Chapel, which also stands in this area was built in 1892 according to a date stone on the building<sup>654</sup>.

This historic core has been identified as being of particular importance to the history and local character of Tamworth in its designation as the Wilnecote Conservation Area (cf. map 14).

The remaining historic buildings all date to the late 19th century and are locally listed. Two of these, Holy Trinity Sunday School and Warwick House, lie in an area defined by HCT 'Workers Cottages', which probably represent expansion by the late 19th century relating to the growth of industry across the local landscape (cf. HUCAs 28, 34 and 36 for instance). Wilnecote Colliery, which stood in the northern portion of the HUCA, had ceased operating by the end of the 19th century, but had presumably also promoted housing expansion in the settlement whilst it was being worked. The settlement also expanded to the east of the HUCA along Watling Street, where many of the extant buildings are terraced houses dating to the early 20th century. There is, however, at least one locally listed early 19th century house standing among the later buildings (cf. map 48 and map 13). Two new roads, Shelton Street and Parson Street, were also laid out in the early 20th century to facilitate expansion. The houses comprise red brick terraces and semi-detached properties and where they have not been altered the architectural detailing

indicates that they were developed piecemeal by individual builders. During the late 20th century further housing expansion occurred within and around Wilnecote subsuming this historic settlement into Tamworth's suburbs (cf. 2.8.2.2). This development included Wilnecote Junior School which was built to serve the growing local community (cf. HCT 'Educational Facility' on map 48). Not all of this development, however, was constructed upon the fields surrounding Wilnecote. The HCTs 'Suburban Redevelopment or Infill' represent late 20th century housing development which occurred on the site of earlier activity. To the west of Holy Trinity Church these were built upon the site of 'Irregular Historic Plots' of possible medieval origin, whilst those to the north of Tinkers Green Road and the south side of Watling Street were built upon the site of 19th century workers' cottages. On the north side of Watling Street, adjacent to Wilnecote Hall, the houses appear to have been built upon a landscape garden associated with the property; whilst the west side of Glascote Lane was the site of the long defunct Wilnecote Colliery.

#### 4.32.2 Heritage values

|   |                    |
|---|--------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive within the HUCA which could contribute significantly to our understanding of medieval and later settlement at Wilnecote, particularly in those areas which are not currently developed. There is also the potential for a number of the historic buildings to retain evidence for earlier buildings within their structures as has already been indicated at both the Grade II Listed properties Manor farmhouse and the Queen's Head Inn. Any new information about the origins of these and other historic buildings would greatly improve our understanding of the historical development of Wilnecote. There is also the potential for below ground archaeological deposits to survive associated with the Roman road and any adjacent human activity.</p> | <p><b>High</b></p> |
| <p><b>Historical value:</b> The HUCA is dominated by historic buildings which contribute to an understanding of the historic development of Wilnecote. These include the late 19th and early 20th houses and the new roads which were created. These properties are particularly associated with the growth of industry during the 19th century in the surrounding landscape and consequently are an important aspect of the social and economic history of this area.</p>  | <p><b>High</b></p> |
| <p><b>Aesthetic value:</b> The integrity of the historic character is well preserved despite the subsequent suburban expansion within and beyond the HUCA. The importance of the area to the north of Watling Street including around the Grade II Listed Holy Trinity Church has been acknowledged in the designation of the Wilnecote Conservation Area. Whilst many of the later historic buildings (in particular the houses of late 19th and early 20th century date) have been altered they still have the potential to contribute to the historic character of the HUCA.</p>   | <p><b>High</b></p> |
| <p><b>Communal value:</b> The majority of the legible heritage assets can only be appreciated from street level. However, they provide the opportunity for heritage interpretation which could enable the community and visitors to understand the social and economic history of Wilnecote.</p>  | <p><b>Low</b></p>  |

### 4.32.3 Recommendations

The heritage assessment shows that the historic character of the HUCA is largely well preserved and this is reflected in the number of designated heritage assets including the Wilnecote Conservation Area. There are also a number undesignated historic properties of late 19th and early 20th century which contribute to an understanding of the development of Wilnecote and which do or have the potential make a positive contribution to the local character.

- ◆ A statement of significance may be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>655</sup>.
- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Wilnecote Conservation Area Appraisal and the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>656</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>657</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>658</sup>.

Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

There is a high potential for below ground archaeological deposits to survive within particular areas of the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>659</sup>.

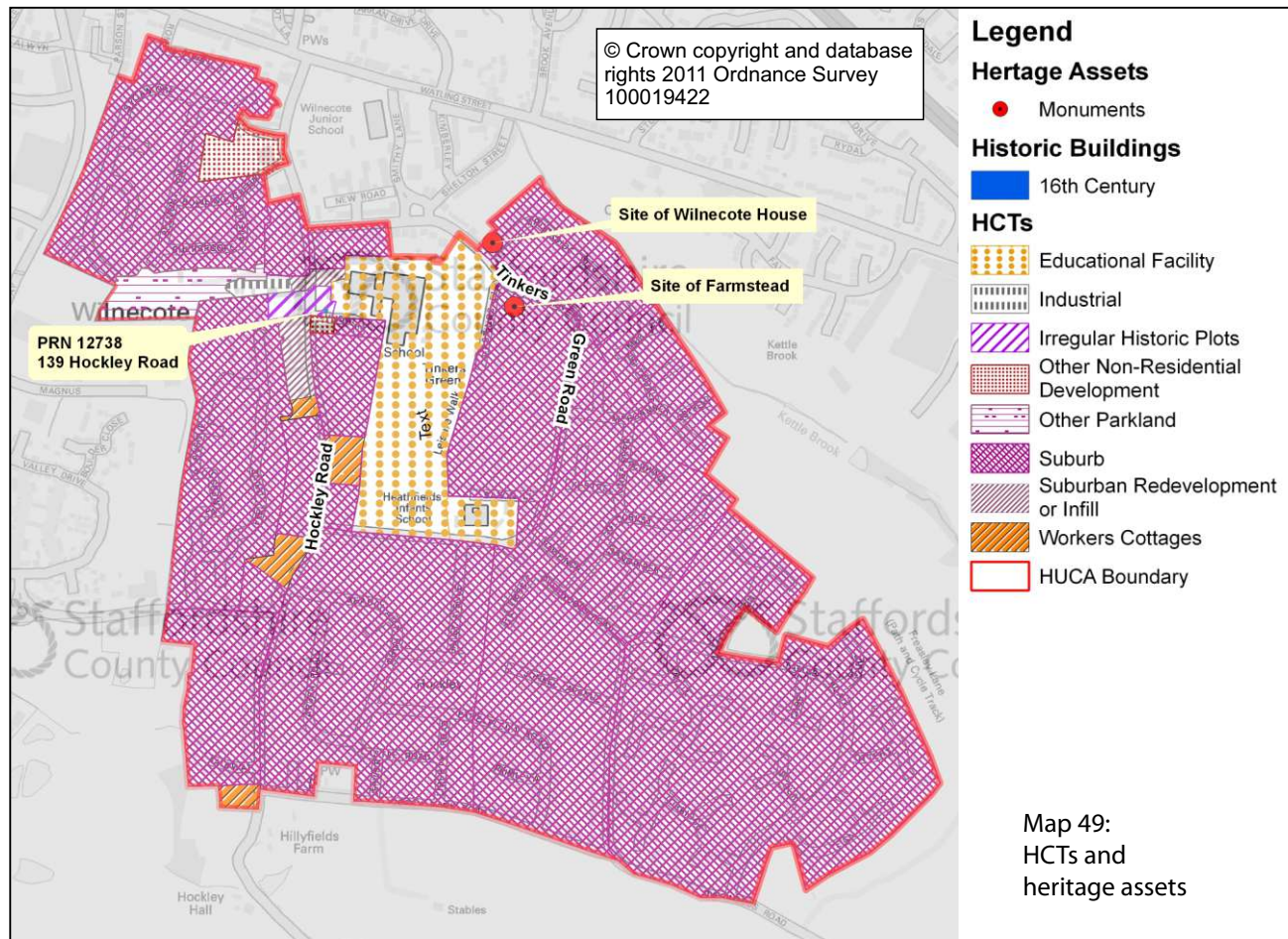
Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>660</sup>.

<sup>659</sup> Ibid.

<sup>660</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>



## 4.33 HUCA 33: Wilnecote



### 4.33.1 Statement of heritage significance and built character

The HUCA is dominated by suburban expansion primarily dating to between the mid 20th and early 21st century (cf. map 49 and map 13). However, settlement existed within the HUCA from an earlier date particularly lying along Hockley Road and Tinkers Green Road, although its origins are currently obscure. A comparison of map 49 and map 13 shows that little of this early settlement survives within the HUCA; the principal survivor is the Grade II Listed 139 Hockley Road which dates to the late 16th century (HCT 'Irregular Historic Plots')<sup>661</sup>. Map 11 shows that settlement along Hockley Road covered a wider area by the late 19th century than is currently legible. This settlement certainly existed by the early 19th century, but may have had medieval or post medieval origins and formed part of a scattered settlement within the Wilnecote township. This settlement was redeveloped in the late 20th century (HCT 'Suburban Redevelopment or Infill' on map 49).

There are extant workers cottages further south along Hockley Road (cf. map 49) dating to between the early 19th and early 20th century (cf. map 13). These are probably associated with the expansion of industry in the surrounding area during this period. There was also small scale settlement at Tinkers' Green to the east of the HUCA, which comprised two cottages at the

junction of Tinkers' Green Road (cf. map 49). Further north were two large farmsteads (including Wilnecote House), whose origins are currently unknown. All this settlement was redeveloped during the late 20th century.

The mid to late 20th century suburban expansion is associated with the development of Tamworth as a dormitory town for Birmingham (cf. 2.8.2.2). These suburbs mostly comprise houses, but a large area towards the centre of the HUCA comprises two schools and their playing fields (cf. HCT 'Educational Facility' on map 49). To the west there is an area defined as HCT 'Other Parkland' on map 49 which was designated as the Town Wall Local Nature Reserve owned by Tamworth District Council<sup>662</sup>. The site had formed part of the agricultural economy being used for the grazing of animals since the medieval period<sup>663</sup>. The origin of the name is currently unknown, but there is no evidence to suggest that it had formed part of the historic borough or county boundary<sup>664</sup>.

Housing expanded across fields which exhibited a variety of origins in their morphology and this is shown on the available historic mapping (cf. HCTs 'Piecemeal Enclosure' and 'Planned Enclosure' on map 11). The former had developed incrementally probably between the 15th and 18th centuries; the latter was probably laid out by a surveyor in the late 18th/19th century. However, all of this land had probably been farmed as part of an open field system by the medieval period (cf. 2.5.6.1).

#### 4.33.2 Heritage values

|  |               |
|--|---------------|
| <b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with the former settled areas along both Hockley Road and Tinkers Green Road despite the subsequent redevelopment.  | <b>Low</b>    |
| <b>Historical value:</b> A number of historic buildings survive within the HUCA which contribute to an understanding of the history of settlement within the former Wilnecote township. Further research would enhance the understanding of the history of this small settlement from the medieval period onwards. | <b>Medium</b> |
| <b>Aesthetic value:</b> The HUCA is predominantly 20th century in character, but the surviving historic buildings, most notably the Grade II Listed property on Hockley Road all contribute to the local character and sense of place of this part of Tamworth's suburbs.  | <b>Medium</b> |
| <b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.  | <b>Low</b>    |

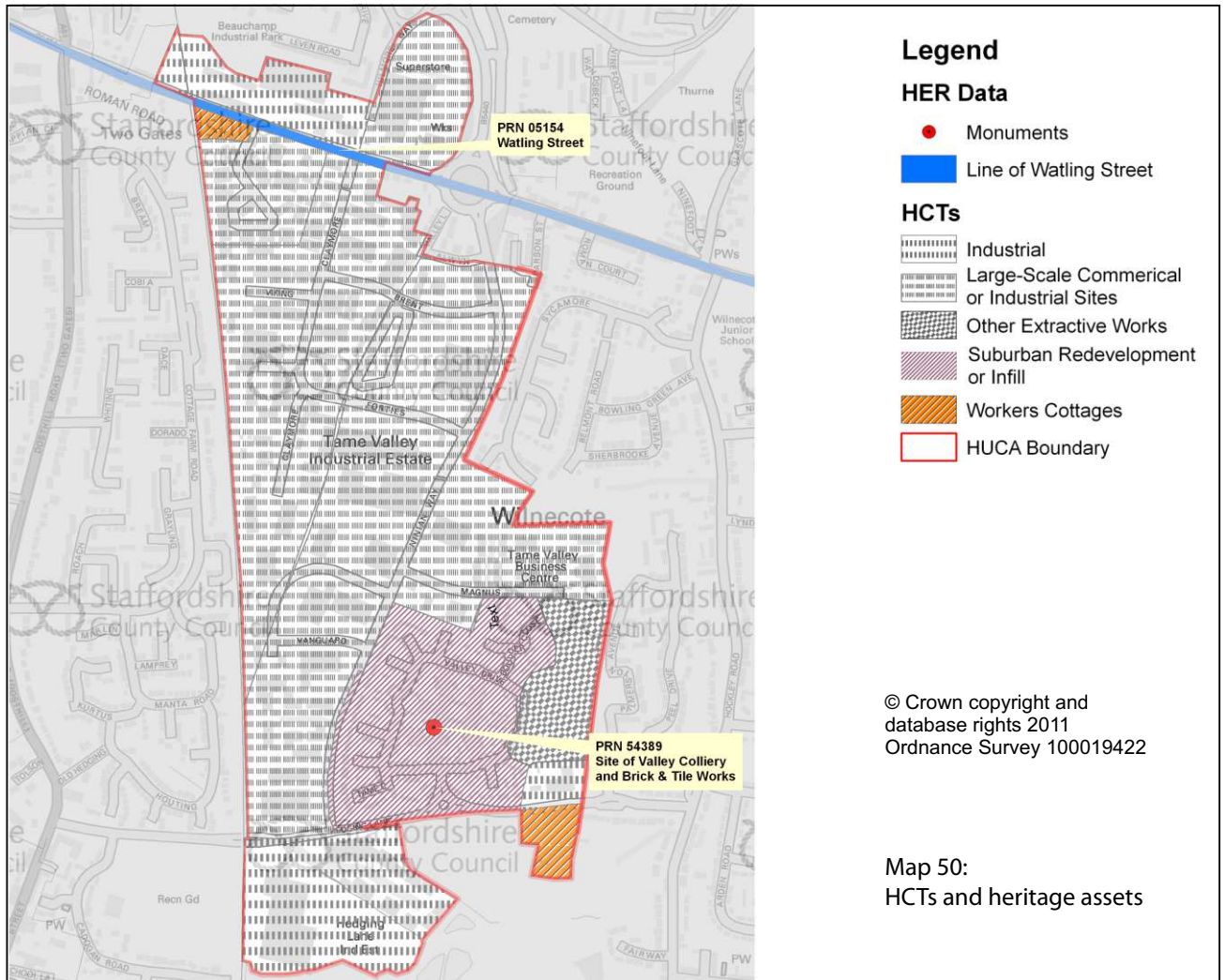
### 4.33.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA. Of particular interest is the Grade II Listed property on Hockley Road as well as the unlisted workers cottages.

- ◆ Where alterations or changes are proposed to the Listed Building or its setting then the applicant should consult the Tamworth Borough Conservation Officer in the first instance to fulfil para. 132 of NPPF.
- ◆ Any significant change to the undesignated historic buildings should be sympathetic to and reflect the existing character of the properties and aim to strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>665</sup>.
- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. the recent English Heritage guidance document entitled 'Good practice for local heritage listing'<sup>667</sup>
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>668</sup>.



## 4.34 HUCA 34: Tame Valley Industrial Estate



### 4.34.1 Statement of heritage significance

The earliest evidence for industrial activity within the HUCA lies to the east in the area demarcated as HCT 'Other Extractive Works' on map 50. This area had formed part of the clay pit for a brick and tile works which existed to the west by the late 19th century<sup>669</sup>. The clay pit survived as a water-filled pit in circa 2000. The brick and tile works lay adjacent to the Trent Valley Colliery which was still active in the late 1930s. However, much of this area was redeveloped for housing in the early 21st century (HCT 'Suburban Re-Development or Infill' on map 50).

Other than these houses the majority of the HUCA is characterised by industrial development dating to the mid to late 20th century. The industrial development to the north of Watling Street formed part of the large 19th century Wilnecote Works; a brick and pipe works (cf. HUCA 36).

Several unlisted historic buildings do survive within the HUCA to the north and south (HCT 'Worker Cottages' on map 50). On Watling Street, to the north, is the partly demolished Railway Inn and two surviving cottages, which probably date to the mid to late 19th century. These



properties probably form part of the Two Gates settlement (cf. HUCA 35). To the south, on Hedging Lane, there is a row of 13 red brick cottages which are stepped down the hill. Historically known as Tame Terrace, they probably date to the late 19th century and may be associated or have been built by the owners of the Tame Valley Colliery and/or the brick and tile works.

The line of the Watling Street Roman road crosses through the HUCA on a roughly east-west alignment. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years.

#### 4.34.2 Heritage values

|   |               |
|---|---------------|
| <b>Evidential value:</b> There is the potential for prehistoric or Roman activity to have concentrated within this HUCA, although by the medieval period it was probably exclusively agricultural in nature. There has been intensive development within the HUCA although industrial units may have shallow foundations raising the potential for the survival of archaeological deposits. | <b>Medium</b> |
| <b>Historical value:</b> The extant workers cottages contribute to an understanding of the earlier history of the HUCA and the former importance of the previous extractive industries.   | <b>Medium</b> |
| <b>Aesthetic value:</b> The historic buildings contribute to the historic aesthetics and local character of the townscape, but overall the predominant character is one of 20th century industrial and early 21st century housing.  | <b>Low</b>    |
| <b>Communal value:</b> The heritage assets are private dwellings and consequently from a heritage aspect access would be low. They could inform historical interpretation from street level as indicators of the former historic character.   | <b>Low</b>    |

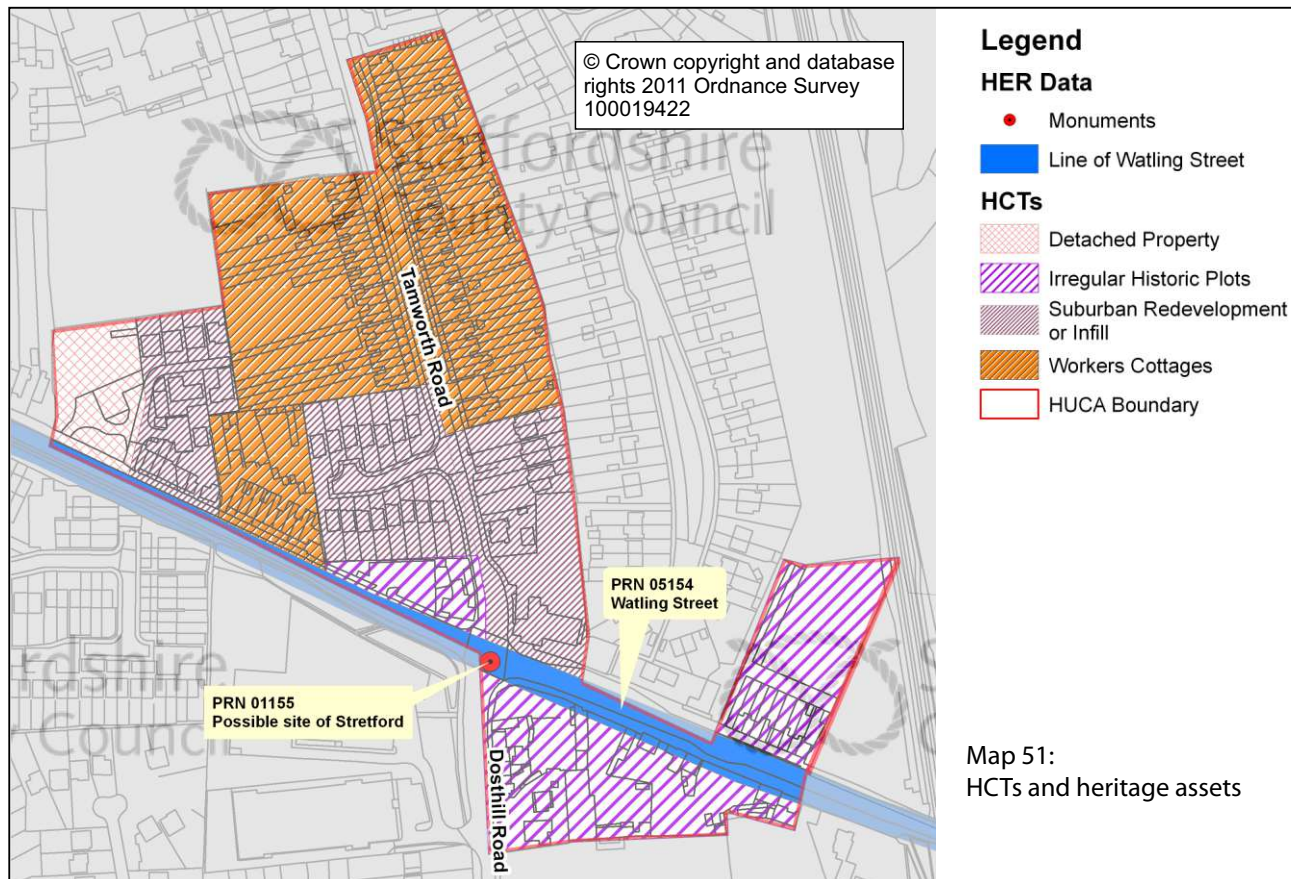
#### 4.34.3 Recommendations

The heritage assessment has identified the contribution of the Roman road and the extant historic buildings to the history of the HUCA and to the sense of place.

- ◆ There is the potential for below ground archaeological deposits to survive within particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>670</sup>.

- ◆ Any significant change to the undesignated historic buildings should be sympathetic to and reflect the existing character of the properties and aim to strengthen the historic character and the quality of Tamworth's wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>671</sup>.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2012)<sup>672</sup>.

## 4.35 HUCA 35: Two Gates



### 4.35.1 Statement of heritage significance and built character

Little is currently known about the settlement history of Two Gates which stands at the crossroads of Watling Street (east-west) and Tamworth Road/Dosthill Road (north-south). The place name is first recorded in the 1770 Enclosure Award and is probably a reference to the toll gates on the turnpike roads, which were established at a similar period<sup>673</sup>. The earliest reference, therefore, does not necessarily indicate settlement at this date, although properties did exist in this area by the mid 19th century<sup>674</sup>. It is also possible that this area was settled in the medieval period. A place known as 'Stretford' is recorded in documentary records. The pre-fix 'Stret-' refers to Watling Street, but the suffix '-ford' suggests that the settlement stood nearer to the river Tame.

Map 51 and map 13 indicate the nature and possible date of origin of the extant development within the HUCA. Settlement along Watling Street includes The Bull's Head whose origins may be associated with long-distance trade along the two routes. Other properties in this area (HCT 'Irregular Historic Plots' on HUCA 35 map) comprise cottages, both singular and in terraces. Settlement had expanded by the late 19th century when long rows of terraces were built along Tamworth Road in particular (HCT 'Workers Cottages'). These buildings are likely to be associated with the expansion of industry, particularly of collieries and clay extraction (including brick and tile works) during the 19th century. At the western extent of the HUCA on Watling Street,

Parkfield House, a large red brick detached property, also existed by the late 19th century (cf. HCT 'Detached Property' on map 51).

The late 20th century housing (cf. HCT 'Suburban Redevelopment or Infill' on map 51) was also built upon the site of earlier settlement.

The line of the Watling Street Roman road crosses through the HUCA on a roughly east-west alignment. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years.

**4.35.2 Heritage values**

|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits as well as the standing historic buildings to retain information which would significantly contribute to our understanding of the historic settlement of Two Gates/Stretford. There is also the potential for below ground archaeological deposits to survive associated with the Roman road, or activity focused upon it.</p> | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The legible heritage assets dominate the HUCA with the exception of the late 20th century redevelopment. The extant historic buildings contribute to an understanding of the earlier history of the HUCA and the former importance of the collieries and other industries to the social and economic history of this part of Tamworth Borough.</p>   | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The integrity of the historic character of the HUCA has been preserved in the survival of the historic buildings, despite some redevelopment in the late 20th century. However, many of the properties have been unsympathetically altered or allowed to fall into disuse.</p>  | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The heritage assets are in private ownership and can only be appreciated from street level. There is the potential for historical interpretation to present the history and archaeology of the HUCA, within the wider Tamworth Borough, to the community and visitors.</p>   | <p><b>Low</b></p>    |



<sup>675</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>676</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>677</sup> Ibid.

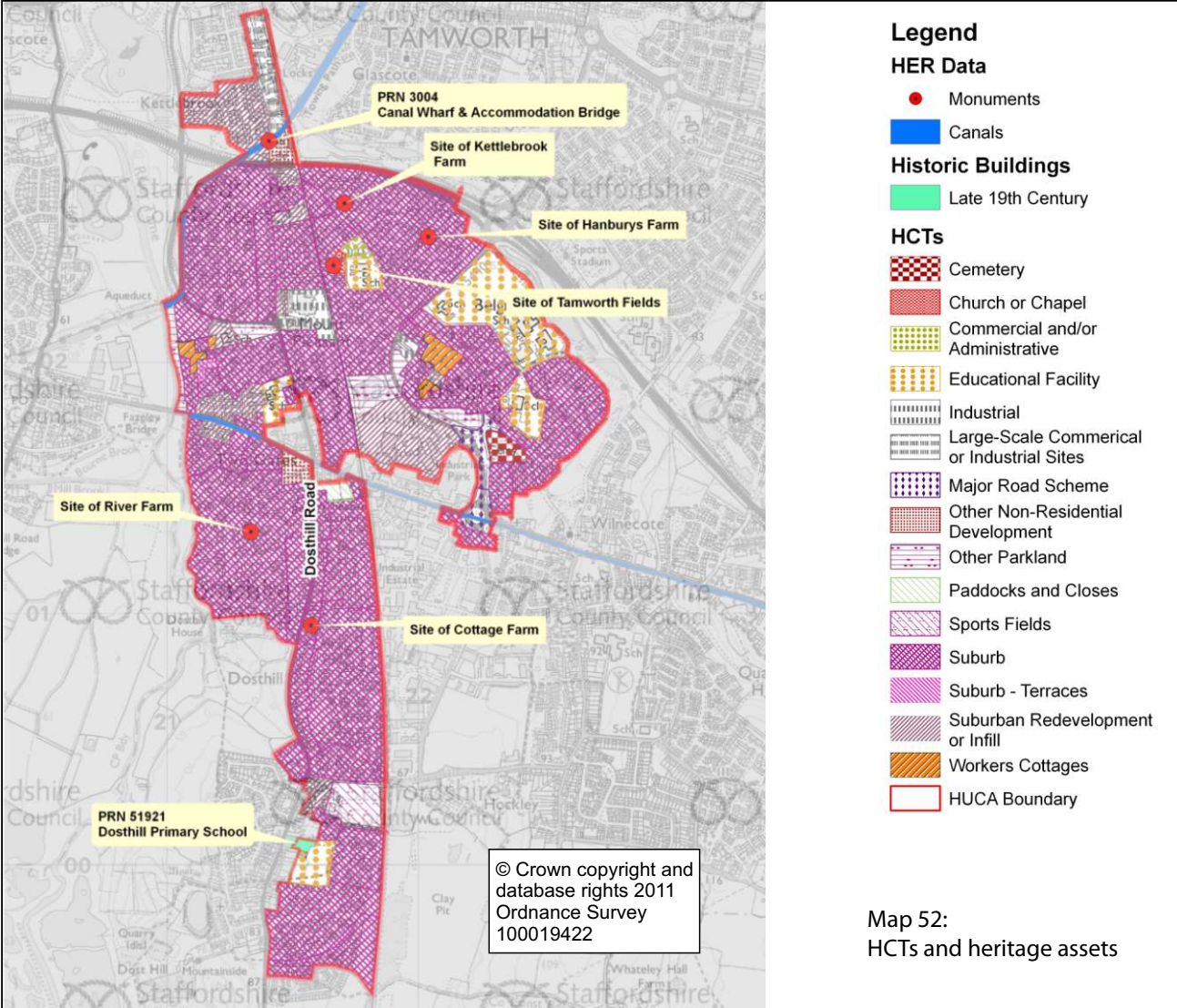
<sup>678</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

### 4.35.3 Recommendations

The heritage significance and values reveal the importance of the built environment to the local character of the wider townscape.

- ◆ The sympathetic restoration or enhancement of the built heritage should be encouraged in order to strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>675</sup>.
- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. the recent English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>676</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>677</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>678</sup>.

### 4.36 HUCA 36: Mount Pleasant and Dosthill



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

Map 52 shows that the HUCA is dominated by suburban development associated with three schools (HCT 'Education Facility') and public open space (HCTs 'Other Parkland' and 'Sports Fields'). There are also two areas which are characterised by industrial activity, generally represented by large buildings, both of which lie adjacent to the railway (HCTs 'Industrial' and 'Large-scale Commercial or Industrial Sites').

Map 52 indicates the earliest suburban activity, besides the late 19th century 'Workers Cottages' (cf. and map 13) occurred during the mid 20th century. It concentrated along the earlier Wilnecote Lane and Dosthill Road, particularly in the southern portion of the HUCA and can be described in planning terms as 'ribbon development'. New roads were built to accommodate further expansion including Parkfields Crescent to the west of Dosthill Road and Landsdowne Crescent to the east. The majority of the suburban expansion, however, dates to the late 20th

century and can be associated with the development of Tamworth as a commuter town for Birmingham (cf. 2.8.2.2).

The areas of 'Workers Cottages' shown on map 52 represent surviving properties of late 19th century date. They are associated with industrial growth, particularly in coal mining and clay extraction from the 19th and into the 20th century. Map 11 shows the expansion of the Workers Cottages by this period and the location of industry within the HUCA, which included part of the Hockleyhill Colliery to the south east. The site of the large Wilnecote Works (a brick and pipe works), to the north which was redeveloped in the mid 20th century (HCT 'Suburban Redevelopment or Infill' on map 52). The extant late 19th century school to the south of the HUCA is more closely associated with activity within HUCA 37.

The growth of industry within the HUCA was probably stimulated by the construction of the Coventry Canal in 1790 under the canal engineer James Brindley and later by the construction of the railway in the mid 19th century<sup>679</sup>. The site of a wharf on the canal to the north of the HUCA indicates the important role it played during the late eighteenth and early nineteenth century in the transportation of the minerals to the rest of the West Midlands and further afield.

The site of five farmsteads, of unknown date and origin, represent perhaps the earliest known occupation (comprising dispersed settlement) within the HUCA. They existed to farm the earlier landscape which was comprised of field systems of two distinct origins as piecemeal enclosure and planned enclosure. The former had developed incrementally probably between the 15th and 18th centuries; the latter was probably laid out by a surveyor in the late 18th/19th century.

A short section of the line of the Watling Street Roman road crosses the HUCA on a roughly north west-south east alignment. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself has continued to be a dominant feature of the landscape throughout the following 2,000 years.

#### 4.36.2 Heritage values

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|---|----------------------|
| <p><b>Evidential value:</b> Throughout much of the HUCA's history it had probably been dominated by agriculture. Evidence for activity associated with the Roman road may survive as below ground archaeological remains, as well as associated with the sites of the farmsteads. However, intensive development during the 20th century has reduced the potential.</p>   | <p><b>Low</b></p>    |
| <p><b>Historical value:</b> The extant late 19th century workers cottages contribute to an understanding of the social and economic history of the HUCA and the wider area. The Coventry canal is also an important contributor to this history, although only a small portion lies within the HUCA. On the whole the HUCA is associated with mid to late 20th century suburban development, although the ribbon development contributes to the history of the suburbs.</p> | <p><b>Medium</b></p> |

|  |                      |
|--|----------------------|
| <p><b>Aesthetic value:</b> The HUCA is predominantly 20th century in character, but the surviving historic buildings and the Coventry Canal all contribute to the local character and sense of place of this part of Tamworth's suburbs.</p> | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.</p>   | <p><b>Low</b></p>    |

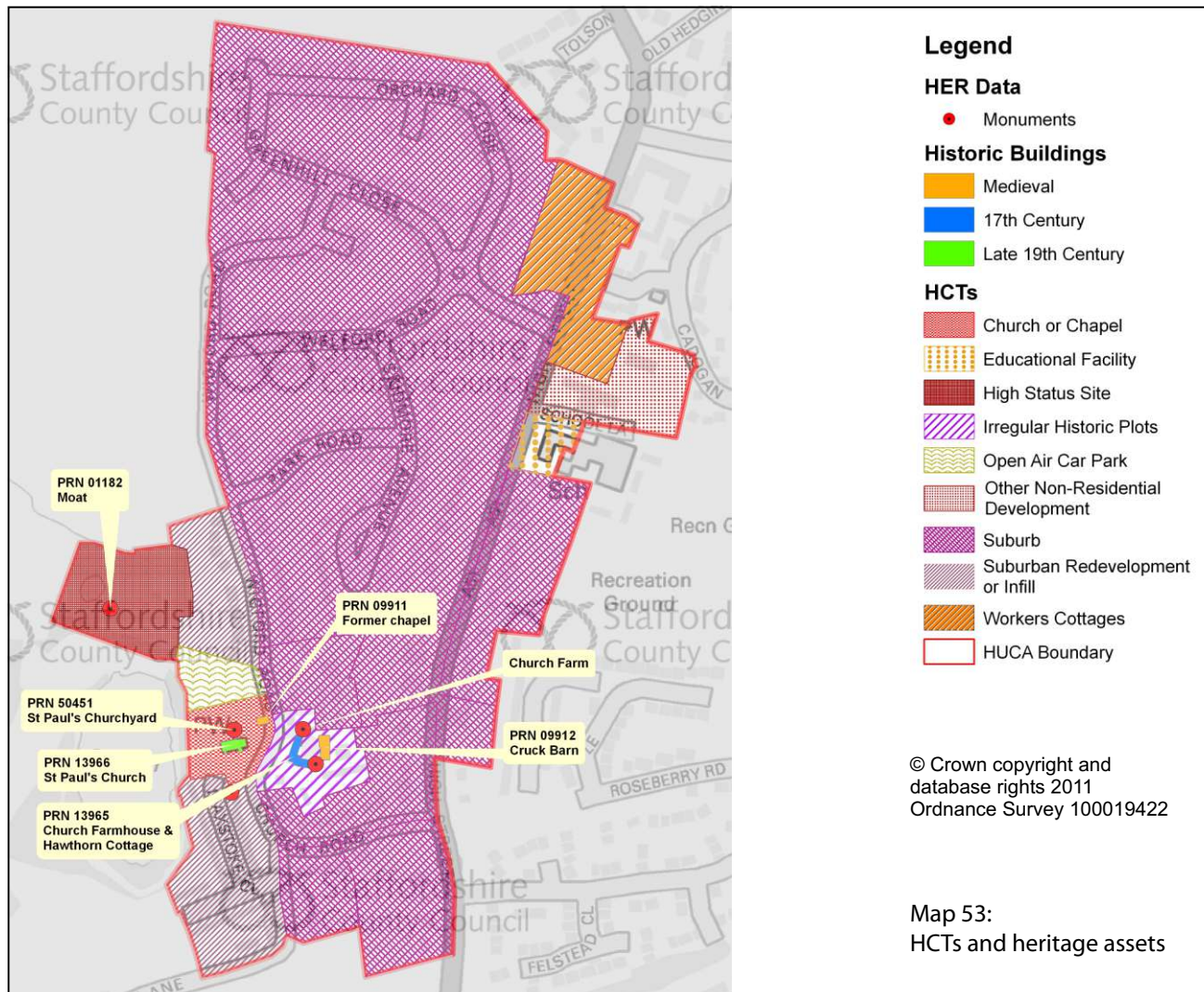
### 4.36.3 Recommendations

The assessment of the heritage assets has identified a degree of heritage interest within the HUCA comprising late 19th century workers cottages and the Coventry Canal.

- ◆ Any significant change to the undesignated historic buildings should be sympathetic to and reflect the existing character of the properties and aim to strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>680</sup>.
- ◆ Individual properties should be considered for local listing where they meet the criteria set by Tamworth Borough Council (cf. the recent English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>681</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>682</sup>.



## 4.37 HUCA 37: Dosthill



### 4.37.1 Statement of heritage significance and built character

The HUCA includes, at its south western extremity, the medieval settlement of Dosthill, which was first recorded in Domesday (1086)<sup>683</sup>. At that time at least seven households (and two slaves) were recorded and the economy of the settlement was based upon arable land, meadows, woodland and a watermill<sup>684</sup>. The watermill was also mentioned later in the medieval period, but nothing further is known<sup>685</sup>. However, the site of the watermill is likely to have stood beyond the HUCA on the river Tame and it is in this area that the meadowland may also have lain (cf. Part 3: TMHECZ 5 and TMHECZ 6).

Much of the historic character of the settlement has been lost through the redevelopment of at least two historic farmsteads, and possibly cottages, to the north and south of the church during the late 20th century (HCT 'Suburban Redevelopment or Infill' on map 53). Where the historic character of the settlement survives it has been designated as the Dosthill Conservation Area (cf. map 14) and is defined by the HCTs 'High Status Site', 'Church or Chapel' and 'Irregular Historic

Plots' on map 53. These areas incorporate important heritage assets; two of which date to the medieval period. The HCT 'High Status Site' is the earthwork remains of a medieval moat, whose northern arm is still waterfilled<sup>686</sup>. Little is currently known about the site, but Dosthill was first recorded as a manor in 1256<sup>687</sup>. The second medieval heritage asset is the Grade II\* single celled former chapel, which stands on Wigford Road<sup>688</sup>. It dates to the 12th century and was a chapel of ease to the church at Kingsbury, Warwickshire in whose parish it lay until the late 20th century<sup>689</sup>. The chapel of ease was replaced by a new church in 1872, the Grade II Listed St Paul's, to the south west of the former chapel<sup>690</sup>.

On Church Road, opposite St Paul's church, is the Church Farm. It no longer operates as a farm complex; its buildings having all been converted to domestic use. Within the complex, however, stands a Grade II Listed cruck-framed barn which dates to the 15th or 16th century<sup>691</sup>. The farmhouse and a second timber framed barn, also Grade II Listed, probably date to the 17th century<sup>692</sup>.

In the 19th century a new settlement was established approximately 475m to the north east along High Street, part of a long distance route south out of Tamworth. Part of this settlement has been redeveloped (lying in HUCA 36), but 19th century cottages and terraces survive in the area defined as HCT 'Workers Cottages' on map 53. This 19th century settlement, also known as Dosthill, was positioned to house workers in the developing industries to the south east of Tamworth. Several large collieries and brick and tile works were operating in the immediate area of the HUCA by the end of the century (cf. HUCA 34 and HUCA 36). The late 19th century Dosthill Primary School, standing on the corner of High Street and School Lane, is associated with the development of this settlement<sup>693</sup>.

The main period of suburban expansion over the fields which lay between the ancient and 19th century settlements occurred in the mid 20th century, but this continued on the peripheries of the HUCA into the late 20th century.

#### 4.37.2 Heritage values

|   |                                      |
|---|--------------------------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with the medieval settlement in the south west of the HUCA. The medieval moat survives as an earthwork and also has the potential to retain further important below ground deposits including waterlogged remains. The remainder of the HUCA was probably given over to agriculture for much of its history. There is also the potential for the historic buildings at Dosthill to retain important information concerning their origins and functions.</p> | <p><b>High</b><br/>(at Dosthill)</p> |
| <p><b>Historical value:</b> The HUCA is dominated by mid to late 20th century suburban expansion, However, the two areas of earlier settlement, around the church and the remains of the 19th century settlement on High Street make important contributions to an understanding of the social and economic history of Dosthill. The 19th century settlement with its late 19th century school, are particularly associated with the history of industrial expansion in this part of Tamworth</p>   | <p><b>High</b></p>                   |

|  |                                      |
|--|--------------------------------------|
| <p>Borough. These include the late 19th and early 20th houses and the new roads which were created. The moated site to the north west of the medieval settlement of Dosthill is also an important legible heritage asset which is closely associated with the remainder of the historic core.</p>  |                                      |
| <p><b>Aesthetic value:</b> The integrity of the historic character has been lost in parts of both settlement centres and in the remainder of the HUCA which is dominated by mid to late 20th century housing. However, the importance of the historic buildings, in particular surrounding St Paul's Church, to the history and character of Tamworth Borough has been acknowledged in their Listed status and in the designation of the Dosthill Conservation Area.</p> | <p><b>High</b><br/>(at Dosthill)</p> |
| <p><b>Communal value:</b> The majority of the legible heritage assets can only be appreciated from street level, although the church is a public building. There is the potential for heritage interpretation to enhance the understanding of the social and economic history of the HUCA for the benefit of the community and visitors.</p>   | <p><b>Low</b></p>                    |

### 4.37.3 Recommendations

The heritage assessment shows that the historic character of parts of the HUCA is well preserved and this is reflected by the Grade II\* and Grade II Listed buildings within the historic core of Dosthill as well as the designation of the Conservation Area. The earthwork remains of the moated site are also an important survival and are closely associated with the settlement. There 19th century settlement at High Street is also important to the understanding of the development of Dosthill.

- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Dosthill Conservation Area Appraisal and the Tamworth Borough Conservation Officer should be consulted in the first instance<sup>694</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>695</sup>.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2012)<sup>696</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, whether nationally or locally Listed as well as those which are unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>697</sup>.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is

sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ The conservation and enhancement of the earthwork remains of the moated site is also strongly recommended.
- ◆ There is a high potential for below ground archaeological deposits to survive within particular areas of the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>698</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Tamworth Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>699</sup>.



# Part Three: Historic Environment Assessment (HEA) of the Rural Fringe

## Section Summary

Part Three aims to provide an assessment of the historic environment in those areas of Tamworth Borough which were not covered by the Extensive Urban Survey in Part Two. Rather than being divided into Historic Urban Character Areas (HUCAs), the rural landscape is characterised by Historic Environment Character Zones (HECZs) but the principal and methodology is largely the same. This methodology follows similar work in other Staffordshire Districts and has been agreed in advance with English Heritage. Eleven HECZs were identified for Tamworth Borough.

Three HECZs were identified as being particularly sensitive to change within the Historic Environment Assessment (**TMHECZ 1**, **TMHECZ 7** and **TMHECZ 10**). Two of these incorporate the legible remains of landscape parks; that associated with Amington Park (**TMHECZ 1**) and that associated with Dosthill House (**TMHECZ 7**).

Two listed buildings lie within the historic parkland of **TMHECZ 1**, the Grade II\* Amington Hall and the Grade II Listed Amington Old Hall. The importance of the parkland to the overall historic landscape character has been acknowledged in its designation as the Amington Conservation Area. Earlier features survive relating to the landscape in the medieval period including the site of the probable deserted medieval settlement of Amington, recorded in Domesday Book (1086), ridge and furrow earthworks and possible medieval fishponds. The parkland of Dosthill (**TMHECZ 7**) is associated with the Grade II Listed Dosthill House and has been designated as a Local Nature Reserve by Tamworth Borough Council.

The small hamlet of Coton largely survives as **TMHECZ 10** where three historic farmsteads survive. Two of these farmsteads, Coton Hall

and Coton Dairy, are probably closely associated with the creation of the field system which is also well preserved within the zone. There is also the potential for below ground archaeological deposits to survive associated with this settlement.

The Grade II Listed Hockley Hall with its historic farmstead survives within a well preserved historic landscape (**TMHECZ 3**). However, little is currently known about the history of this small country house.

There is a high potential for archaeological deposits to survive within those zones which lie within the river valley in **TMHECZ 6**, **TMHECZ 8** and **TMHECZ 9**. Within **TMHECZ 9** despite the removal of many of the historic field boundaries, there also remains the potential for features to survive associated with a recorded water meadow. Several Second World War pill boxes also survive and contribute to an understanding of the historic development of this landscape.

Two late 18th century canals, the Coventry Canal and the Birmingham & Fazeley Canal, contribute to the local character of several of the zones (**TMHECZ 2**, **TMHECZ 8** and **TMHECZ 9**). **TMHECZ 8** also lies adjacent to, and therefore forms part of the setting of, the Fazeley Conservation Area, which is administered by Lichfield District Council.

The majority of **TMHECZ 5** has been impacted by large-scale gravel extraction and field boundary loss. However, a sense of the historic character has been retained in the survival of the historic field pattern to the north of Mountside and through the survival of ridge and furrow earthworks.

There are currently no known heritage assets within **TMHECZ 4** or **TMHECZ 11** and the historic landscape of both areas has been impacted by 20th century change.

# 5. Background and methodology

## 5.1 Background

The rural fringe within Tamworth Borough covers approximately 50ha and is defined within this document as being the area lying beyond the EUS project area (cf. map 54). Historic Environment Assessments have so far been carried out on behalf of five of the eight Borough and District Councils which lie within Staffordshire to date. These assessments were undertaken on behalf of the Borough and District Councils with the support of English Heritage and aimed to form part of the evidence base for their Local Development Frameworks (LDF).

The HEA for Tamworth has identified 11 Historic Environment Zones (HECZs). These have been defined separately from the HUCAs in the EUS so that they can be easily distinguished as being primarily rural in character.

## 5.2 Methodology

The heritage assessment has been carried out using the same methodology as that of the Extensive Urban Survey (cf. Section 3). The HEA utilises various datasets held by SCC's Cultural Heritage Team. The Staffordshire Historic Environment Record (HER) comprises all of the known archaeological sites, monuments, historic buildings, structures and finds within a database, supported by a Geographical Information System (GIS). The HER holds a number of books and journals which were also consulted as part of the HEA. The HER also incorporates further datasets, two of which have proved invaluable to the assessment of the historic environment. These are detailed below.

## 5.3 Historic Landscape Character (HLC)

**5.3.1** The HLC project forms part of a national mapping program. It was carried out by the County Council in partnership with English Heritage over three years and was completed in March 2006. The aim of the HLC was to produce a broad assessment of the historic and archaeological dimensions of the county's landscape as it exists today, which was produced upon a GIS-based digital map supported by a database.

**5.3.2** The HLC is a dynamic model for the county and subsequent to its production the dataset has been assessed to produce refined maps and a map of the late medieval landscape of the county. Both of these maps have been used to understand change within the county and they were both used in the execution of this project.

**5.3.3** The HCTs within the EUS utilise all of the HLC types where relevant, but unlike the EUS the HLC only defines settlement as 'Pre 1880s Settlement' or 'Post 1880s Settlement'.

## 5.4 Historic Farmsteads

**5.4.1** The historic farmsteads dataset, which is in the process of being incorporated directly into the Staffordshire HER database, has also been used to inform the HEA in assisting our understanding of the evolution of the historic landscape character of the Borough. The project was initiated to understand and to conserve these fundamental components of the rural landscape. The sheer number of these complexes across any one landscape meant that the project was primarily a desk-based

assessment which mapped and characterised all the historic farmsteads across Staffordshire using historic and modern mapping; it also determined to what extent the farmsteads survive in their original plan form.

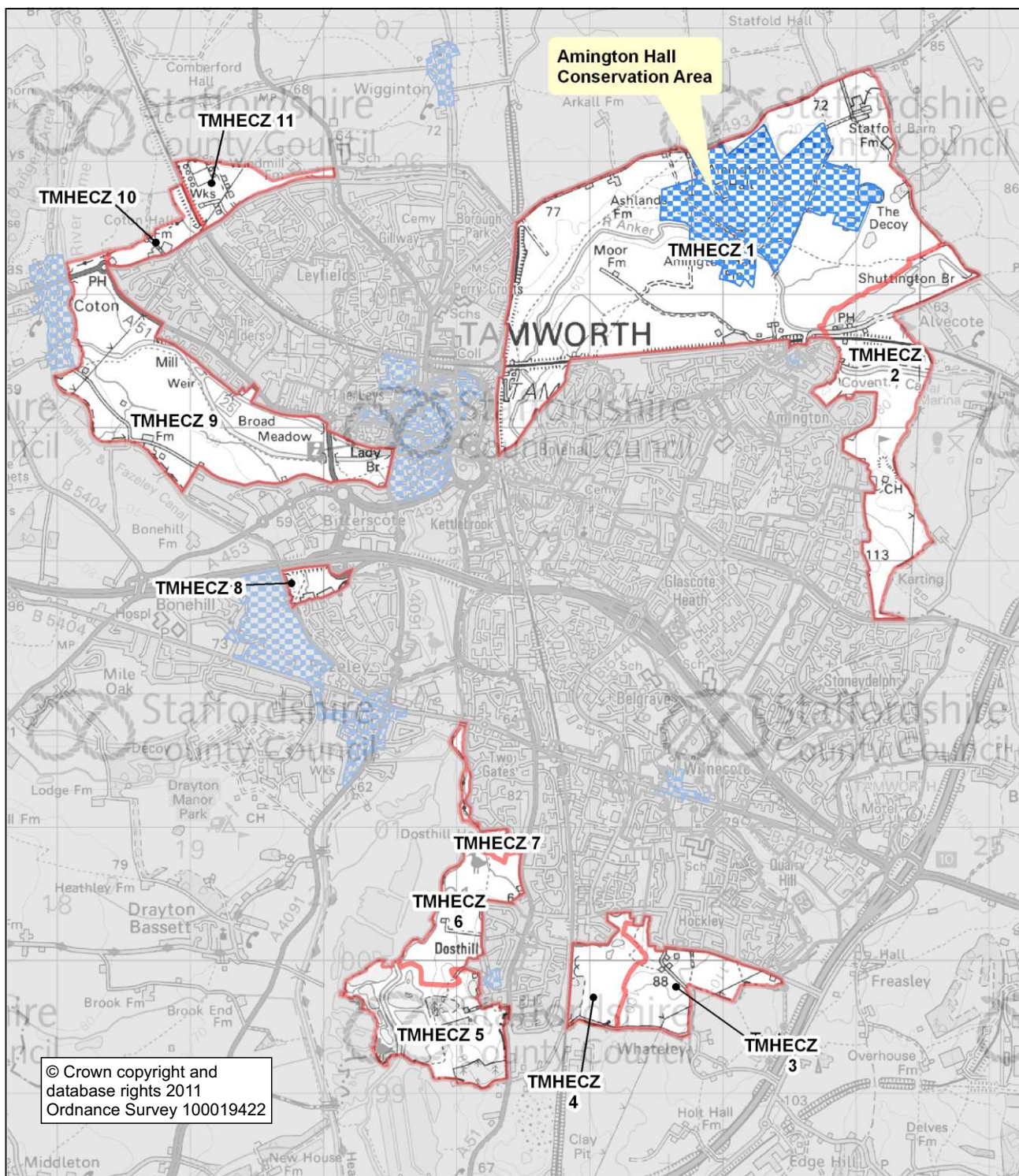
**5.4.2** The Staffordshire project was carried out as part of the West Midlands Farmsteads and Landscapes Project, which was funded by English Heritage and the County Councils and Unitary Authorities which make up the West Midlands. The results of the project will be used to help decision-makers to unlock the potential of historic farmsteads, based on an understanding of variations in their local character and significance. Further information and the results of the West Midlands Farmsteads and Landscape Project can be found on English Heritage's website: <http://www.english-heritage.org.uk/professional/research/landscapes-and-areas/characterisation/West-Midlands-Farmsteads-Landscapes-Project/>

## 5.5 Aim

The aim of the project was to provide a detailed assessment of the historic environment character for the rural fringe surrounding the built environment of Tamworth (cf. map 54). The assessment included a scoring system to evaluate the impact of medium to large scale housing development upon each of the zones.



# 6. Historic Environment Assessment



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 Ordnance Survey 100019422

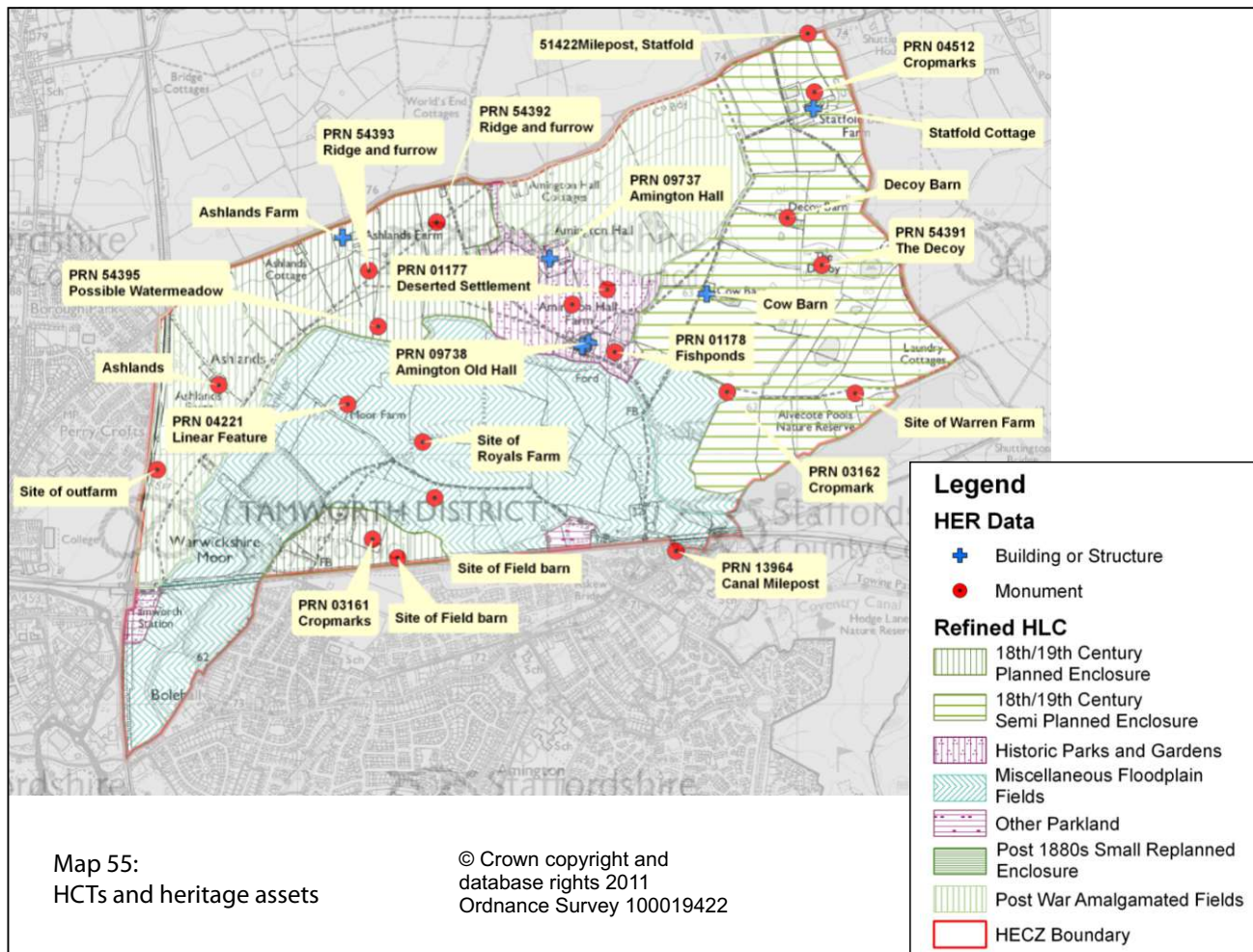
Map 54:  
 Location of HECZs and  
 Designated Heritage Assets  
 (excluding Listed Buildings)

### Legend

-  Conservation Areas
-  HECZ Boundary



## 6.1 HECZ 1: Ashlands and Amington Hall



### 6.1.1 Statement of heritage significance

The historic character of the zone is dominated by field systems and a dispersed settlement pattern of historic farmsteads as shown on map 55. The majority of the field systems retain their 18th/19th century character, which is represented by straight boundaries creating a rectilinear pattern across the landscape and was probably laid out by a surveyor (cf. HCTs '18th/19th Century Planned Enclosure', '18th/19th Century Semi Planned Enclosure' and 'Miscellaneous Floodplain Fields' on map 55). This was a period when industrial philosophies permeated agricultural development resulting in the creation of regular enclosed landscapes often associated with purpose built regular courtyard farmsteads. The process of enclosure during the 18th and 19th centuries resulted in a dramatic reduction in the number of landowners and as such these landscapes were often associated with landed estates.

These fields were farmed by six historic farmsteads, supported by a number of outfarms, however, only three survive and two of these have been altered during the 20th century. Two of the historic farmsteads, including that at Amington Old Hall (see below), were constructed with a regular plan form suggesting they were built or rebuilt in the late 18th/19th century<sup>700</sup>. However,

the majority of the historic farmsteads revealed a loose courtyard plan form suggesting incremental development perhaps over many years/centuries or is evidence of less intensive investment during the period of greatest agricultural development. Along the River Tame a small area of bedwork water meadows were identified on mapping and aerial photographs. These features represent the intensification of agriculture on marginal land to produce an early grass crop allowing greater numbers of animals to be over-wintered<sup>701</sup>. This was achieved through cutting artificial channels across the floodplain with the flow of water being controlled by sluices, which sometimes survive. The extent to which the water meadows within the zone survive is currently unclear, but there is the possibility for evidence of both water channels and sluices to survive.

Two areas on map 55 have been characterised as 'Post War Amalgamated Fields', which recognises that there has been considerable field boundary loss resulting in a change to the overall character. However, surviving field boundaries may preserve their historic alignments and as such are important indicators of the previous character. The area to the north of the zone had previously formed part of the wider landscape of '18th/19th Century Planned Enclosure', but to the north west the landscape had formerly been 'Piecemeal Enclosure'. This field pattern was probably created incrementally during the post medieval period and represents the subdivision of the former open fields into discrete land holdings (see 'ridge and furrow' below). Piecemeal Enclosure is typified by dog-leg or reverse 'S' field boundaries. This suggests that the former Ashlands Farm, demolished by 2000, may have had post medieval origins.

Towards the centre of the zone lies the Grade II\* Amington Hall and its associated landscape

park, which forms the basis of the Amington Hall Conservation Area (HCT 'Historic Park & Garden' on map 55)<sup>702</sup>. The latter retains much of its character in the survival of the planted shelter belts and parkland trees. Another historic feature of the parkland to survive is the walled garden which stands just to the north east of the hall<sup>703</sup>. Amington Hall was built circa 1810 in a classical revival style and the landscape park may be contemporary. However, its origins may be associated with the history of the earlier country house 'Amington Old Hall' which stands to the south. This extant Grade II Listed property was largely rebuilt in the early 18th century, but earlier surviving sections have been dated to the 16th or 17th century.

A small woodland known as 'The Decoy' lying to the east of the historic parkland is also associated with the historic management and conservation of this estate by at least the early 19th century (map 55)<sup>704</sup>. A comparison of modern and historic maps show a network of drains one of which encircles the entire wood affirming that this site was created to attract and entrap wild ducks. Two small rectangular woods are also present to the south and west of 'The Decoy', which on historic maps are marked as 'Fox Covert' suggesting they were created to facilitate fox hunting. However, they both formed part of the later history of the estate management, dating to the late 19th and early 20th century respectively<sup>705</sup>.

Amington Old Hall was formerly the manor house of Amington, but has subsequently been used as a farmhouse. The adjacent historic farm buildings reveal a regular courtyard plan form which suggests that they originate in either the later 18th or 19th century<sup>706</sup>. Amington Old Hall is likely to have been the site of the medieval manor house and a complex of fish ponds lying to the east are believed to have medieval origins<sup>707</sup>. Associated with this medieval core is the site

<sup>708</sup> Staffordshire HER: PRN 01177

<sup>709</sup> Pickering 1968: 48 and plate 1a

<sup>710</sup> Salzman 1947a viewed 17/06/2011; Williams and Martin 2003 (eds.):666

<sup>711</sup> Salzman 1947a viewed 17/06/2011

<sup>712</sup> Ridge and furrow: A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic of the medieval period. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

<sup>713</sup> Ibid.

of a deserted settlement, which lies approximately 235m to the north of the Old Hall<sup>708</sup>. This settlement, comprising the village street and house platforms, was observed on an aerial photograph taken in 1965<sup>709</sup>. Amington is believed to be 'Ermendone' recorded in Domesday Book (1086) with approximately eight households being recorded<sup>710</sup>. By the 15th century a Great and Little Amington are documented, suggesting a secondary settlement had been established which may be associated with Amington Green (cf. HUCA 25 in Section Two)<sup>711</sup>. It is unclear when the settlement within the zone was deserted; it probably occurred gradually, but the process may have been completed when the landscape park was created.

Evidence of medieval and later agricultural activity is fossilised within the landscape as 'ridge and furrow' earthworks<sup>712</sup>. In 1963 aerial photography revealed earthworks and cropmarks in several areas of the zone including within Amington Park (cf. map 55). It is generally unclear to what extent the ridge and furrow survives, but it is still visible as faint earthworks within Amington Park. Its location within the parkland has probably ensured its survival while elsewhere such features were destroyed by later agricultural practices.

Warren Farm, which stood to the south east of the zone until it was demolished in the late 20th century; its name suggests that it may have had its origins in the medieval period as the site of a warrener's lodge. Free warren was granted to the lord of the manor in 1300<sup>713</sup>.

Further cropmarks are visible on aerial photographs throughout the zone which may relate to previous human activity, although they are currently undated. There is currently little other evidence for prehistoric or Roman activity although a small number of Roman coins and a fibula (brooch) have been found in the area. These items probably represent casual loss and do not significantly contribute to an understanding of the exploitation of this landscape during this period.

### 6.1.2 Heritage values

|   |             |
|---|-------------|
| <b>Evidential value:</b> The zone reveals, in both its legible and buried archaeological resource, a well rounded history of its development from the medieval period onwards. The historic buildings, particularly Amington Old Hall and the extant farmsteads, may conceal evidence of earlier origins within the extant structures. There is also a high potential for below ground archaeological remains to survive, as indicated by the known cropmarks and the former farmstead sites which would provide evidence for the historic exploitation of this landscape. There is also the potential for further earthworks associated with the management of The Decoy for hunting ducks to survive within the woodland. | <b>High</b> |
| <b>Historical value:</b> There is good legibility across the zone of a variety of heritage assets of different periods. There are clear historical association between the heritage assets within Amington Park which allow the history of its development to be read within the landscape. Of particular interest is the relationship between Amington Old Hall, the fishponds, the deserted settlement and ridge and furrow earthworks. It will also be of interest to note the development of the  | <b>High</b> |

|   |                    |
|---|--------------------|
| <p>agricultural landscape during the 18th/19th century with the regular field pattern and other evidence of historic land management including The Decoy and the two fox coverts.</p>   |                    |
| <p><b>Aesthetic value:</b> The integrity of the historic landscape character is well preserved across the zone, despite some loss of field boundaries and farmsteads/outfarms during the late 20th century. These impacts are concentrated to the north and north west of the HECZ. It is largely an 18th/19th century landscape of planned fields and scattered farms which survives, with the country house and landscape park lying at its heart. However, there is also clear evidence and individual indicators of its medieval origins. The importance of Amington Park to the history and character of Tamworth District has been identified in the creation of the Amington Hall Conservation Area.</p> | <p><b>High</b></p> |
| <p><b>Communal value:</b> The historic landscape and heritage assets are accessible to the local community and the wider public from the Rights of Way network which cross the zone. The understanding of the contribution of the landscape to the history of Amington would be enhanced through further research, interpretation and presentation.</p>   |                    |

### 6.1.3 Recommendations

The historic landscape character of the zone is dominated by a dispersed settlement pattern at the heart of which lies Amington landscape park and its two country houses; the Grade II\* Amington Hall and the Grade II Listed Amington Old Hall. Evidence of an earlier arable economy survives as ridge and furrow earthworks within the parkland and possibly across the wider landscape. There are clear historical associations between the Old Hall and the site of a deserted medieval settlement and fishponds. The landscape reveals an 18th/19th century character with planned field systems, which are associated with the legible remains of historic land management. Several historic farmsteads survive which are associated with the field systems.

- ◆ The conservation of the fabric of the historic landscape and in particular its parkland character is of particular importance in order to retain its local distinctiveness. This includes the regular field patterns, the ridge and furrow earthworks, the small woodlands and the water channels and earthworks of 'The Decoy'.
- ◆ To assess the impact of development upon the historic environment of the zone a heritage statement would be required as part of any planning application (cf. para. 128 of NPPF)<sup>714</sup>.
- ◆ The protection and enhancement of the Listed buildings, the Conservation Area and their settings are covered under para. 132 of NPPF<sup>715</sup>. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (para. 128 of NPPF) and Tamworth Borough's Conservation Officer should be approached for their considerations in any pre-application discussions and



<sup>716</sup> CgMs 2008c

<sup>717</sup> English Heritage HELM web <http://www.helm.org.uk/guidance-library/good-practic-local-heritage-listing/>

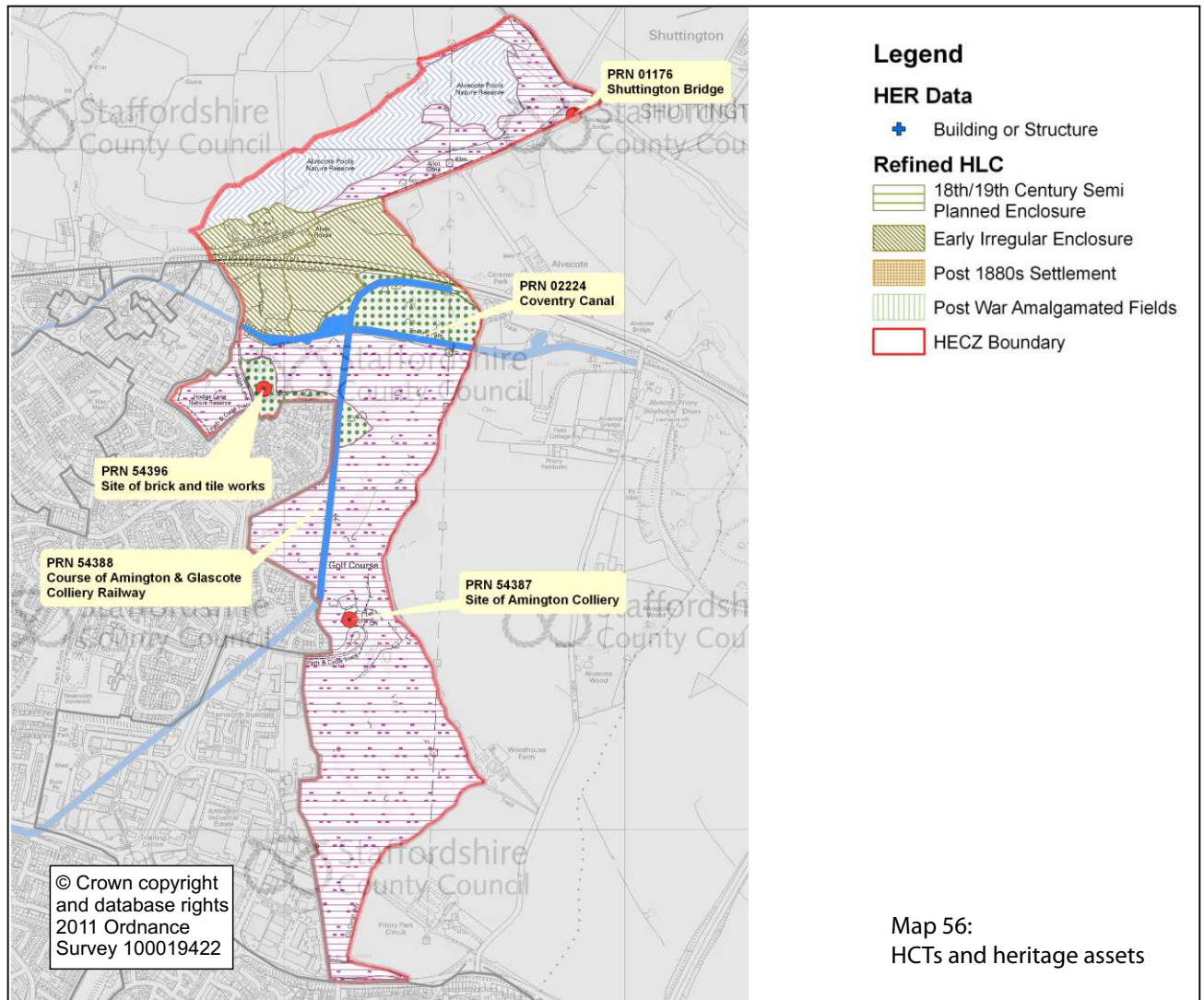
<sup>718</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>719</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

reference made to the Amington Hall Conservation Area Appraisal<sup>716</sup>.

- ◆ The incorporation of distinctive and well preserved historic buildings onto a local list could assist in the long term conservation of the local distinctiveness of the zone and to the sense of place (cf. the recent English Heritage guidance document entitled 'Good practice for local heritage listing' (2012))<sup>717</sup>.
- ◆ Should land within the zone be allocated for development any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (para. 131 of NPPF)<sup>718</sup>.
- ◆ There is a high potential for below ground archaeological remains to survive within the zone. The historic buildings may also retain information relating to their earlier history. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>719</sup>.

## 6.2 HECZ 2: Alvecote Pool SSSI and Golf Course



### 6.2.1 Statement of heritage significance

The historic character of the zone is dominated by a large golf course, with associated plantations, which was established in the late 20th century (HCT 'Other Parkland' on map 56). To the north the landscape is managed as the Alvecote Pools SSSI which is comprised of HLC types 'Artificial Water Bodies' and 'Other Parkland'.

Earlier historic character survives in the form of HLC type 'Early Irregular Fields' on map 56, which may have at least post medieval origins. The field system was cut by the line of the railway in the mid 19th century. The golf course was established on a field system, which historic maps suggest had a similar character and therefore possibly similar origins.

The Coventry Canal crosses the zone on an approximately east-west alignment and contributes to its historic character<sup>720</sup>. It was surveyed by the famous canal engineer James Brindley in the late 18th century and was opened circa 1790.

By the late 19th century two discrete areas were industrial in character (cf. map 56). A small brick and tile works had developed during the mid 19th century but had fallen into disuse by the late 19th century; this was located in the north and an associated pool still survives. Further south lay Amington Colliery, which was still operating in the late 1930s<sup>721</sup>. This site was linked to the Coventry Canal by a mineral railway, the 'Amington & Glascote Colliery Railway'<sup>722</sup>. The line of the mineral railway may be preserved to the west of the zone within the woodland that forms the boundary of urban area of Tamworth Borough.

### 6.2.2 Heritage values

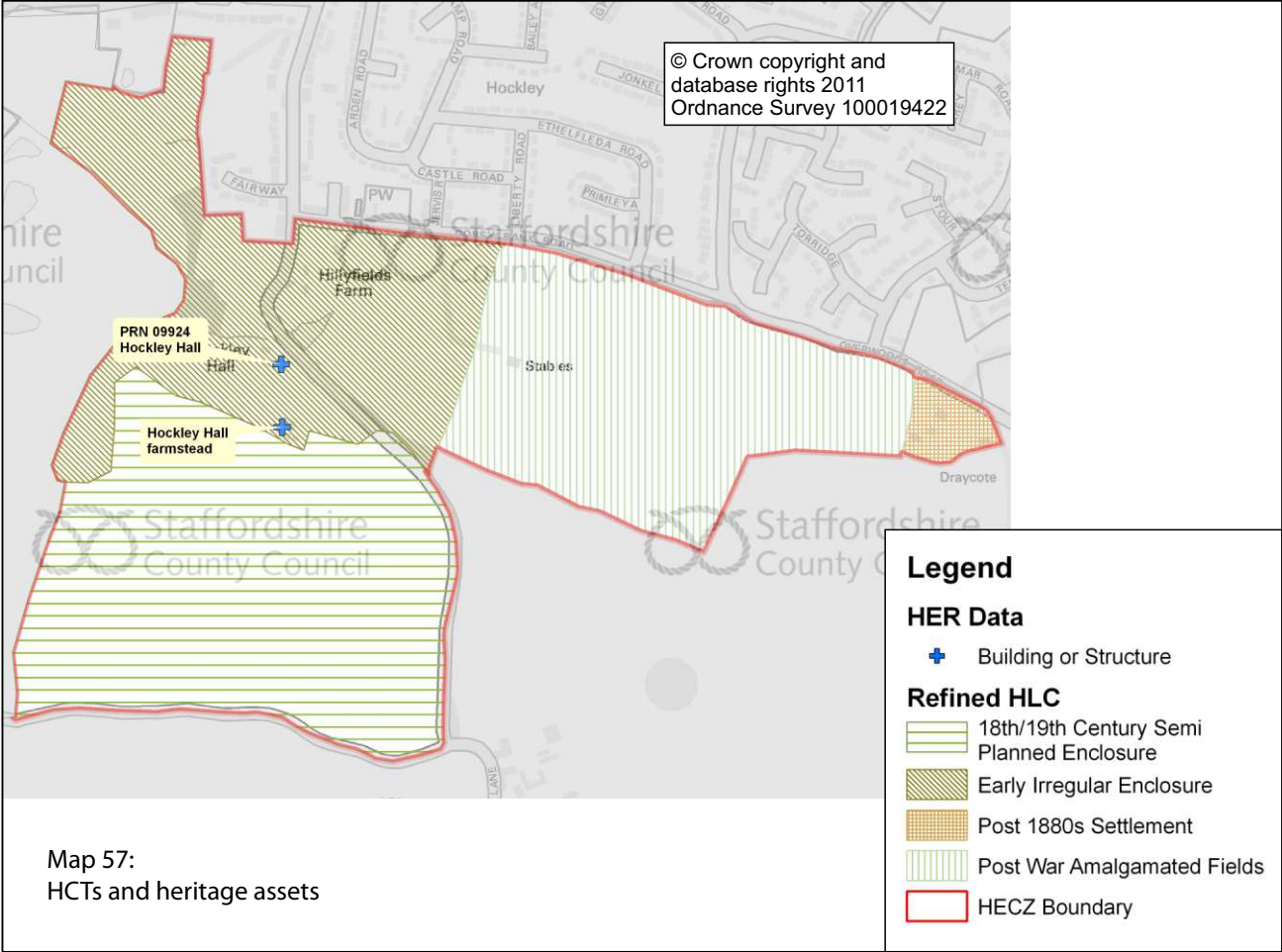
|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is currently little evidence for human activity other than the agricultural and industrial mentioned above. Any evidence for past activity within the zone would contribute enormously to the understanding of this area.</p>   | <p><b>Low</b></p>    |
| <p><b>Historical value:</b> The most significant legible heritage asset within the zone is the Coventry Canal, although earthworks may survive associated with the line of the mineral railway and the former brick and tile works. The canal and the industrial heritage assets are closely associated and contribute to the economic history of the wider Tamworth Borough from the 19th century onwards.</p> | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> Whilst the Coventry Canal contributes to the historic character of the zone, overall it has been significantly impacted by late 20th century management and re-landscaping for the golf course and nature reserve.</p>   | <p><b>Low</b></p>    |
| <p><b>Communal value:</b> The canal is a key heritage asset which is used by the community and visitors and which can be promoted to encourage engagement with the historic environment. This could be enhanced through further research and interpretation.</p>  | <p><b>Medium</b></p> |

### 6.2.3 Recommendations

The zone is dominated by a modern character exemplified by the golf course and nature reserve, however, key heritage assets still make a contribution to the local sense of place.

- ◆ The conservation and enhancement of the canal and its environment is desirable for the benefit of the community and for sustainable tourism.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>723</sup>.

### 6.3 HECZ 3: Hockley



#### 6.3.1 Statement of heritage significance

The field pattern which dominates the zone exhibits both an irregular and rectilinear character. The former, HCT 'Early Irregular Fields' on map 57, may have the earliest origins and may be post medieval in date. The rectilinear pattern may suggest later origins, or perhaps a significant degree of re-planning. Both of these field systems are associated with Hockley Hall; a Grade II Listed country house with 17th century origins. The hall farmed the landscape from the extant loose courtyard farmstead, which survives to the south. The plan form suggests incremental development and its origins may be contemporary with the hall. Little further is known about the history of Hockley Hall.

The eastern portion of the zone is dominated by a field pattern which has seen significant alteration during the late 20th century, but whose origins were also rectilinear in character.



### 6.3.2 Heritage values

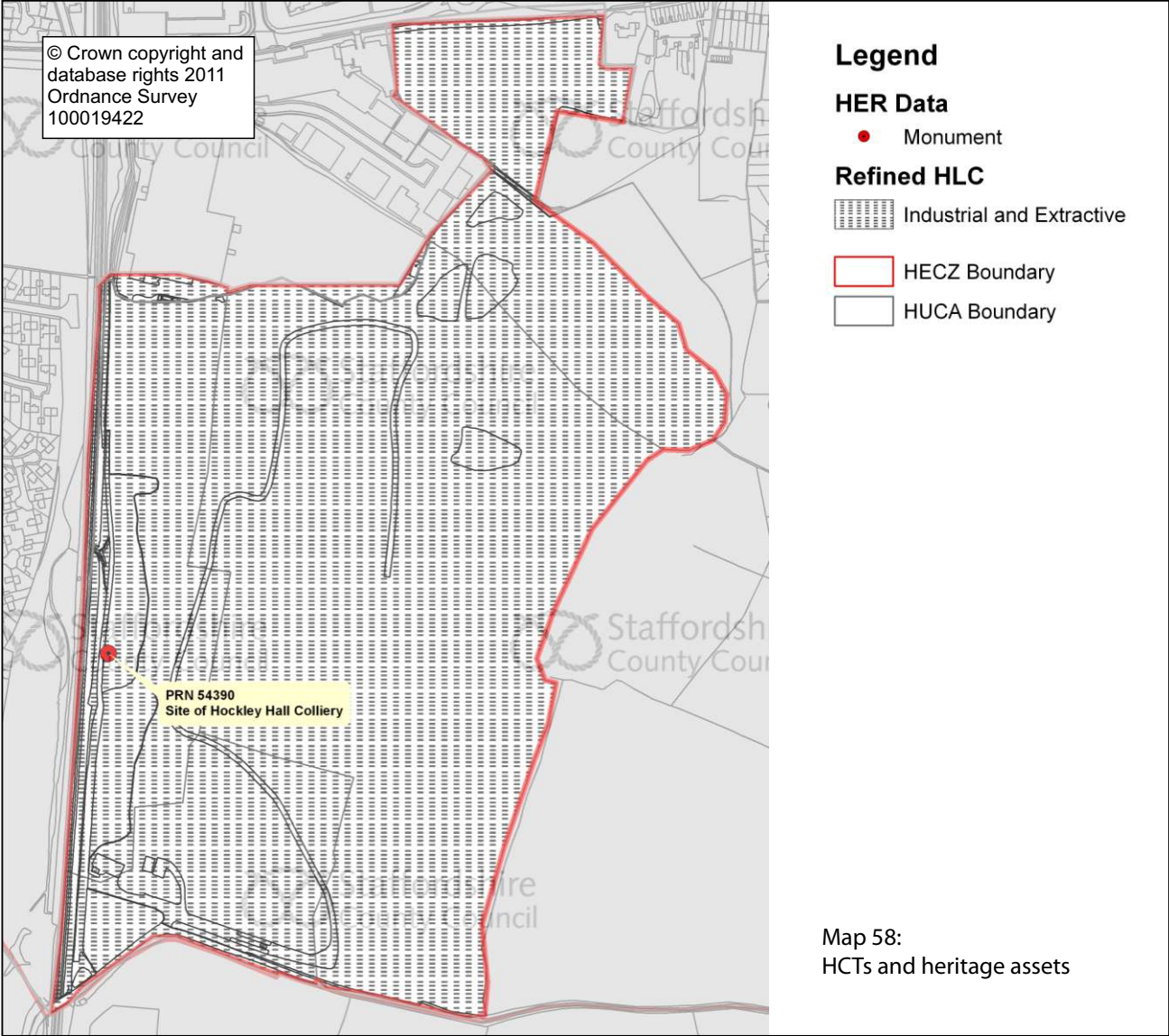
|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> There is currently little evidence for human activity within the zone other than the historic field systems and Hockley Hall, which has at least 17th century origins. Works to the hall and its associated extant farmstead may throw further light on the developmental history of the complex.</p>                      | <p><b>Medium</b></p> |
| <p><b>Historical value:</b> The legible heritage assets include the historic field systems and the associated Grade II Hockley Hall and its farmstead.</p>   | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The integrity of the historic character is particularly coherent in the western portion of the zone around Hockley Hall. There has been some loss of cohesion to the east, but this does not necessarily negatively impact upon the overall historic character.</p>   | <p><b>High</b></p>   |
| <p><b>Communal value:</b> The historic landscape and heritage assets are accessible to the local community and the wider public from the Rights of Way network which cross the zone. The understanding of the contribution of the landscape to the history of Hockley would be enhanced through further research, interpretation and presentation.</p> | <p><b>Medium</b></p> |

### 6.3.3 Recommendations

The historic landscape character of the zone is dominated by the historic field system which forms the setting of the Grade II Listed Hockley Hall and its farmstead.

- ◆ The protection and enhancement of the Listed building and its setting is covered under para. 132 of NPPF<sup>724</sup>. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (para. 128 of NPPF) and Tamworth Borough's Conservation Officer should be approached for their considerations in any pre-application discussions<sup>725</sup>.
- ◆ Should land within the zone be allocated for development any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (para. 131 of NPPF)<sup>726</sup>.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA, which includes the possibility that unknown sites may survive. The hall and its associated farmstead may retain valuable information concerning the developmental history of the complex. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>727</sup>.

### 6.4 HECZ 4: Bush Lane and Hedging Lane



#### 6.4.1 Statement of heritage significance

The zone is dominated by a large clay pit which began to be exploited in the mid 20th century. The site was concentrated to the west of the zone adjacent to the mainline railway and originally developed to exploit the coal as the Hockley Hall Colliery, but this had ceased operations by circa 1920.

## 6.4.2 Heritage values

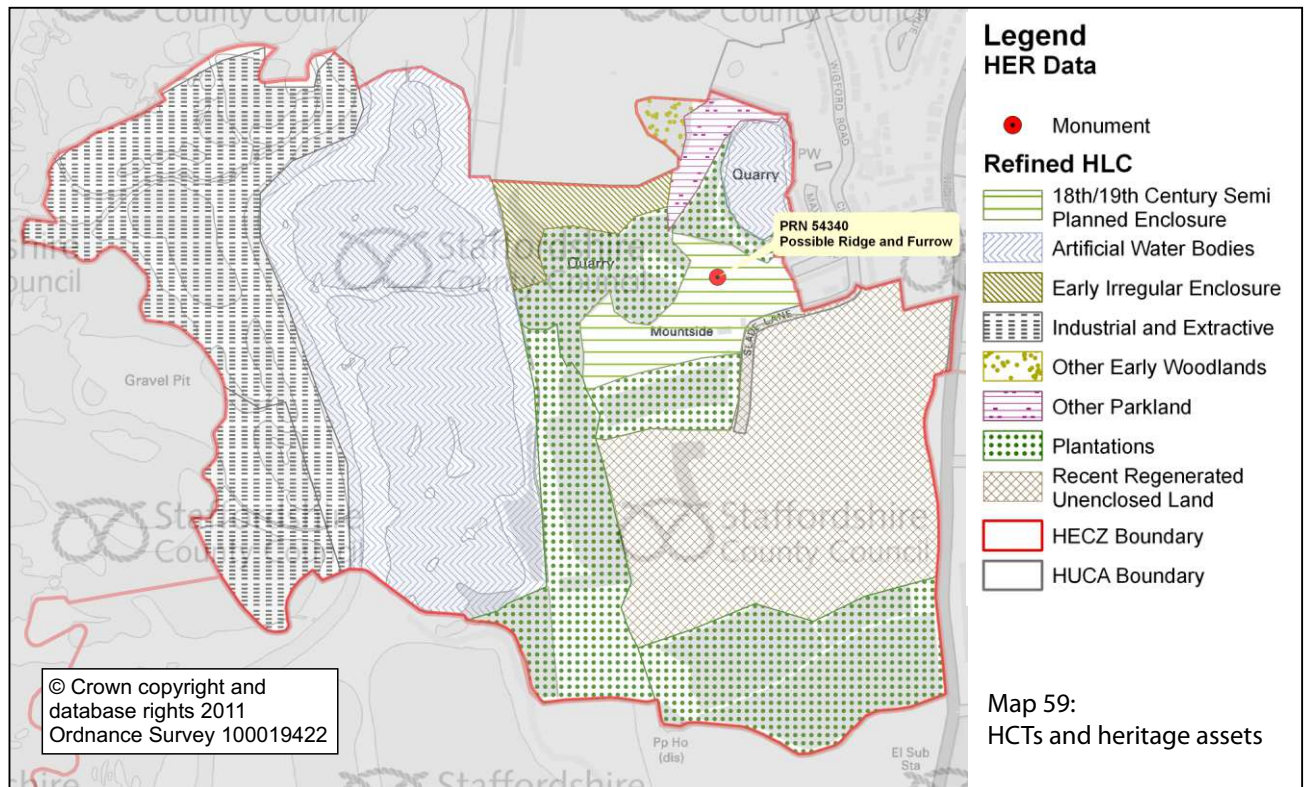
|   |            |
|---|------------|
| <b>Evidential value:</b> The presence of the clay pit means that there is little chance for archaeological deposits to have survived across the majority of the zone. | <b>Low</b> |
| <b>Historical value:</b> There are no known legible heritage assets.  | <b>Low</b> |
| <b>Aesthetic value:</b> The historic character is dominated by extractive industries principally of mid to late 20th century date.                                    | <b>Low</b> |
| <b>Communal value:</b> From a heritage perspective the communal value is low.   | <b>Low</b> |

## 6.4.3 Recommendations

The zone is dominated by a mid to late 20th century clay pit.

- ◆ Whilst overall there is a low potential for below ground archaeological deposits to survive within the zone, remains the possibility that unknown sites may survive in those area which have not been exploited for clay extraction. Consequently should archaeological potential be recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>728</sup>.

## 6.5 HECZ 5: South of Dosthill



### 6.5.1 Statement of heritage significance

There is plenty of evidence within the zone for former large-scale gravel extraction within the Tame Valley; many of the pits now being flooded and managed as a nature reserve, Middleton Lakes (HCT 'Artificial Water Bodies' on map 59).

To the west the landscape comprises woodland: HCT 'Plantations' and rough ground (HCT 'Recent Regenerated Unenclosed Land' on map 59). The latter area had formerly comprised fields showing HCT 'Piecemeal Enclosure'. This field pattern was probably created incrementally during the post medieval period and represents the subdivision of the former open fields into discrete land holdings. Piecemeal Enclosure is typified by dog-leg or reverse 'S' shaped field boundaries. A small area of historic field systems survive to the north west within the zone, which include HCT 'Early Irregular Enclosure' possibly of post medieval date and an area of HCT '18th/19th Century Semi Planned Enclosure', which offers a regular field pattern. This area, however, had previously formed part of a large open field from the medieval period which is likely to have been farmed by the inhabitants of nearby Dosthill (HUCA 37 in Section Two). The evidence for this interpretation comes from the ridge and furrow earthworks which survive to the north of the property 'Mountside'<sup>1729</sup>.



## 6.5.2 Heritage values

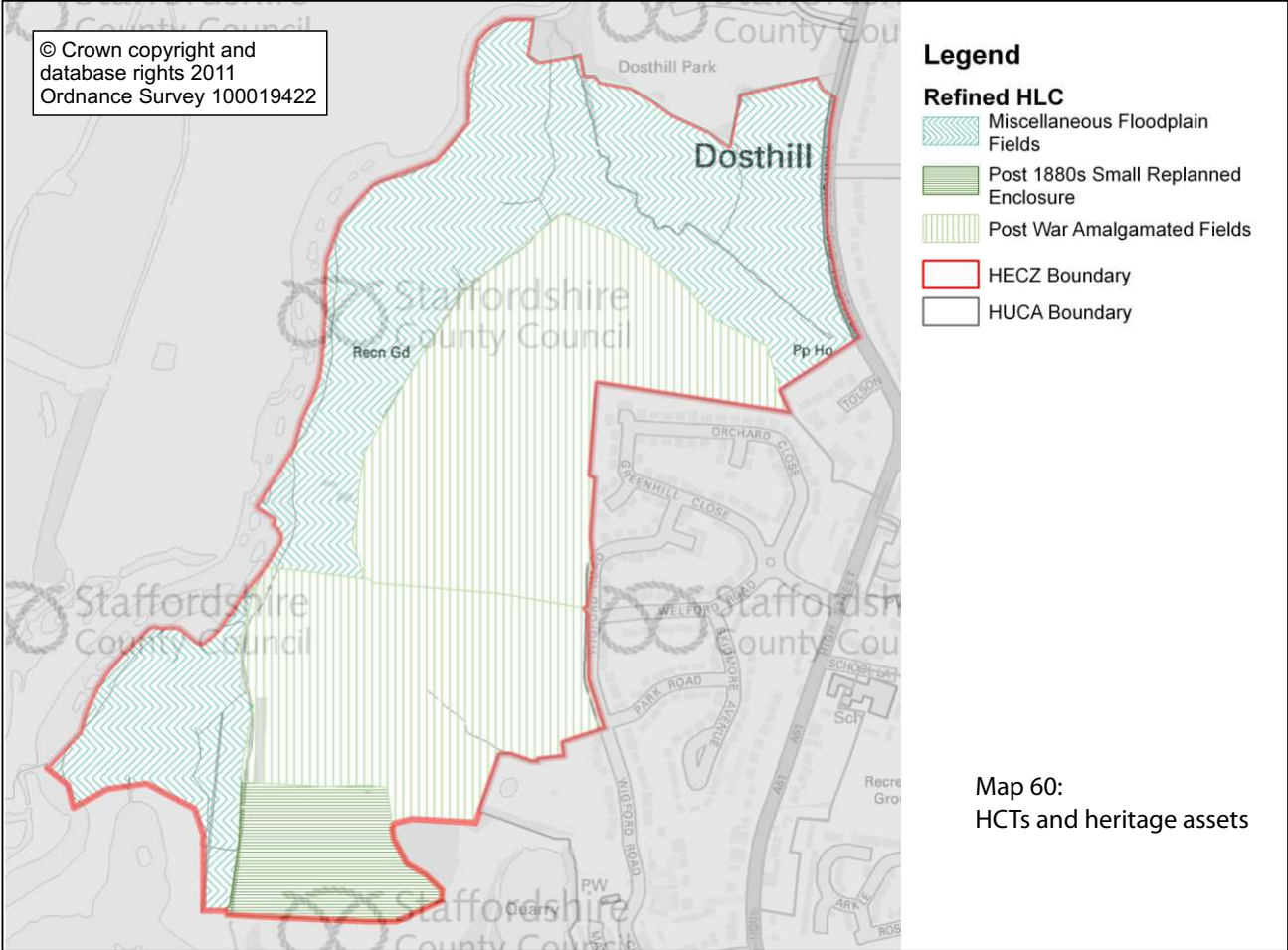
|  |                      |
|--|----------------------|
| <p><b>Evidential value:</b> The zone lies adjacent to the medieval settlement of Dosthill and there is the potential for occupation evidence and other activity to survive in this area. The remainder of the zone appears to have been plough land from at least the medieval period or have been exploited for gravel in the 20th century.</p> | <p><b>Low</b></p>    |
| <p><b>Historical value:</b> The legible heritage assets comprise the ridge and furrow earthworks and the extant historic field patterns. The ridge and furrow earthworks form part of the history of Dosthill (cf. HUCA 37 in Section Two).</p>  | <p><b>Medium</b></p> |
| <p><b>Aesthetic value:</b> The historic field systems and the ridge and furrow contribute to the wider sense of place in this part of Tamworth Borough. However, the majority of the zone comprises landscapes of more recent origin.</p>  | <p><b>Medium</b></p> |
| <p><b>Communal value:</b> The Rights of Way network and the nature reserve provide public access to the zone. Further research may enhance the experience and understanding of the historic environment of the zone.</p>   | <p><b>Medium</b></p> |

## 6.5.3 Recommendations

A number of heritage assets are legible within the zone, but the majority of the landscape is comprised principally of a modern character.

- ◆ The conservation of the ridge and furrow earthworks is desirable to retain the association with the medieval heritage assets associated with Dosthill (cf. HUCA 37 in Section 2).
- ◆ Whilst overall there is a low potential for below ground archaeological deposits to survive within the zone, remains the possibility that unknown sites may survive in those area which have not been exploited for clay extraction. Consequently should archaeological potential be recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>730</sup>.

## 6.6 HECZ 6: West of Dosthill



Map 60:  
HCTs and heritage assets

### 6.6.1 Statement of heritage significance

Individual historic field boundaries survive particularly within the area defined as HCT 'Miscellaneous Floodplain Fields' on map 60. However, the remainder of the zone has been impacted by the large-scale removal of field boundaries in the second half of the 20th century to create large areas for arable farming.

To the south east the zone lies adjacent to part of the medieval settlement of Dosthill, and in particular the moated site (cf. HUCA 37 in Section Two). Consequently there is the potential for archaeological remains to survive in this area associated with this site including the ditches associated with the moat which are marked upon the modern mapping. Part of the area lies within the Tame valley; recent archaeological work in the Trent and Dove valleys has revealed a high potential for the survival of below ground archaeological deposits sealed beneath the alluvium. Consequently there is the potential for such archaeological deposits, usually of later prehistoric or Roman date, to survive within the zone.

## 6.6.2 Heritage values

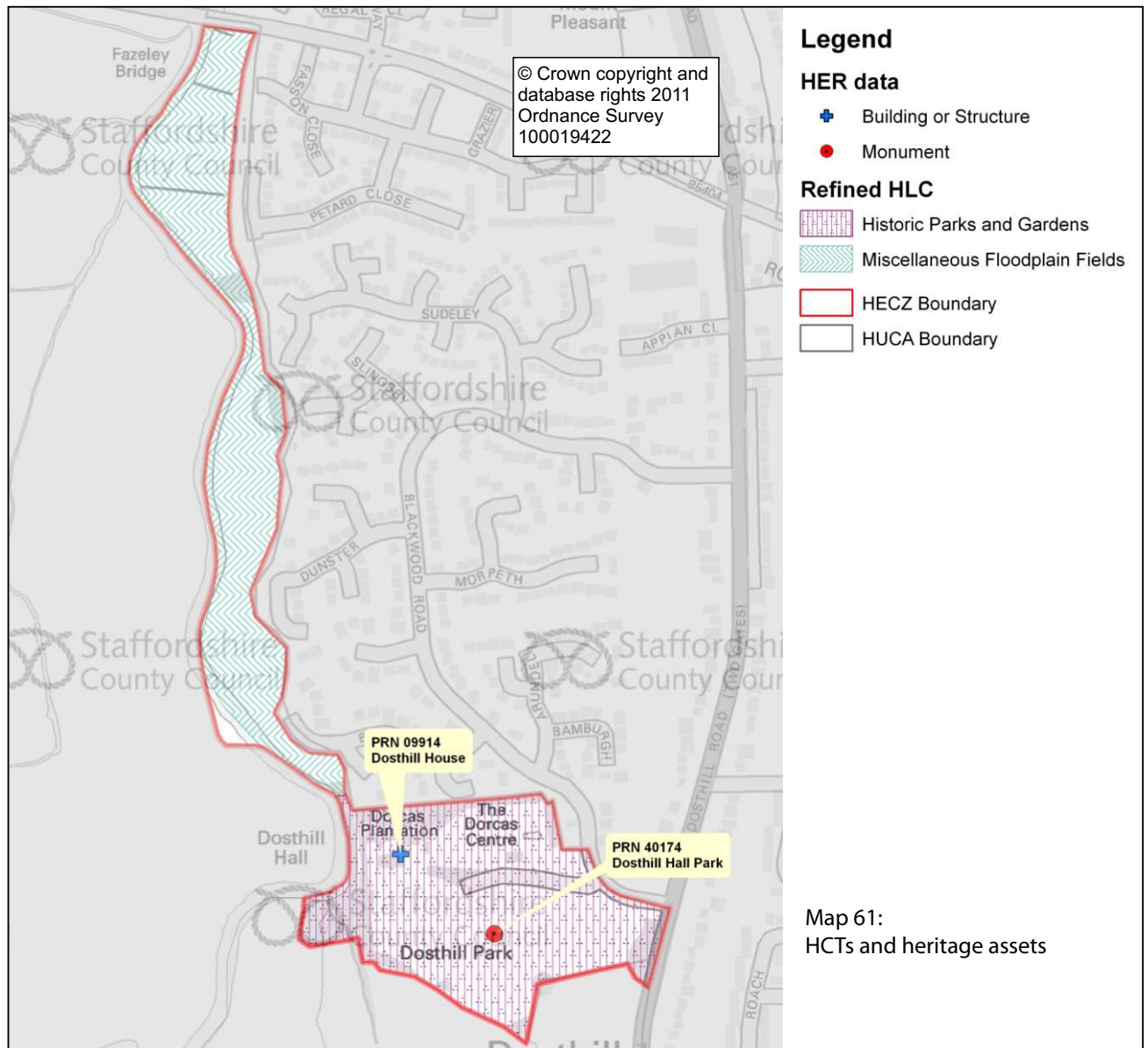
|   |               |
|---|---------------|
| <b>Evidential value:</b> There is the potential for archaeological remains to survive particularly associated with the medieval settlement and unknown prehistoric or Roman sites beneath the alluvium in the river valley. | <b>Medium</b> |
| <b>Historical value:</b> There are few legible heritage assets within the zone.   | <b>Low</b>    |
| <b>Aesthetic value:</b> The historic character is dominated by a late 20th century character.   | <b>Low</b>    |
| <b>Communal value:</b> There are few heritage assets and our current understanding of the history of the zone is incomplete.  | <b>Low</b>    |

## 6.6.3 Recommendations

The zone is dominated by late 20th century field systems, although there is the potential for below ground archaeological deposits to survive.

- ◆ There is a moderate potential for below ground archaeological remains to survive within the zone. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>731</sup>.

## 6.7 HECZ 7: Dosthill Park



### 6.7.1 Statement of heritage significance

The zone is dominated by the landscape park which is associated with the Grade II Listed Dosthill House<sup>732</sup>. The country house dates to the late 18th century, but is believed to have an early 18th century core. Little is currently known of the origins of the landscape park but it may be contemporary with either of the dates given for Dosthill House. As such any management plan for the site must consider both ecology and historic environment concerns to maintain the unique character of the landscape park.

To the north east the landscape forms part of the Tame Valley floodplain as indicated by the drains on the modern mapping and by its attribution as HCT 'Miscellaneous Floodplain Fields' on map 61.



There is little further evidence for human activity within the zone, although to the west archaeological work discovered land management practices of probable medieval and post medieval date<sup>733</sup>. Environmental sampling also provided a picture of the evolution of the prehistoric landscape from pollen taken from peat within the former channels of the River Tame. The landscape had been dominated by mixed woodland, but around 9,500 years ago (early Mesolithic) the environment became wetter and an alder carr formed, which is characteristic of many lowland river valleys during this period<sup>734</sup>. By the late Bronze Age/early Iron Age, in increasingly drier conditions, the landscape was largely dominated by grassland suggesting widespread human clearance of the woodland and the spread of agriculture into the river valley<sup>735</sup>. Furthermore archaeological work in the Trent and Dove valleys has revealed a high potential for the survival of below ground archaeological deposits sealed beneath the alluvium. Consequently there is the potential for such archaeological deposits, usually of later prehistoric and Roman date, to survive within the zone.

### 6.7.2 Heritage values

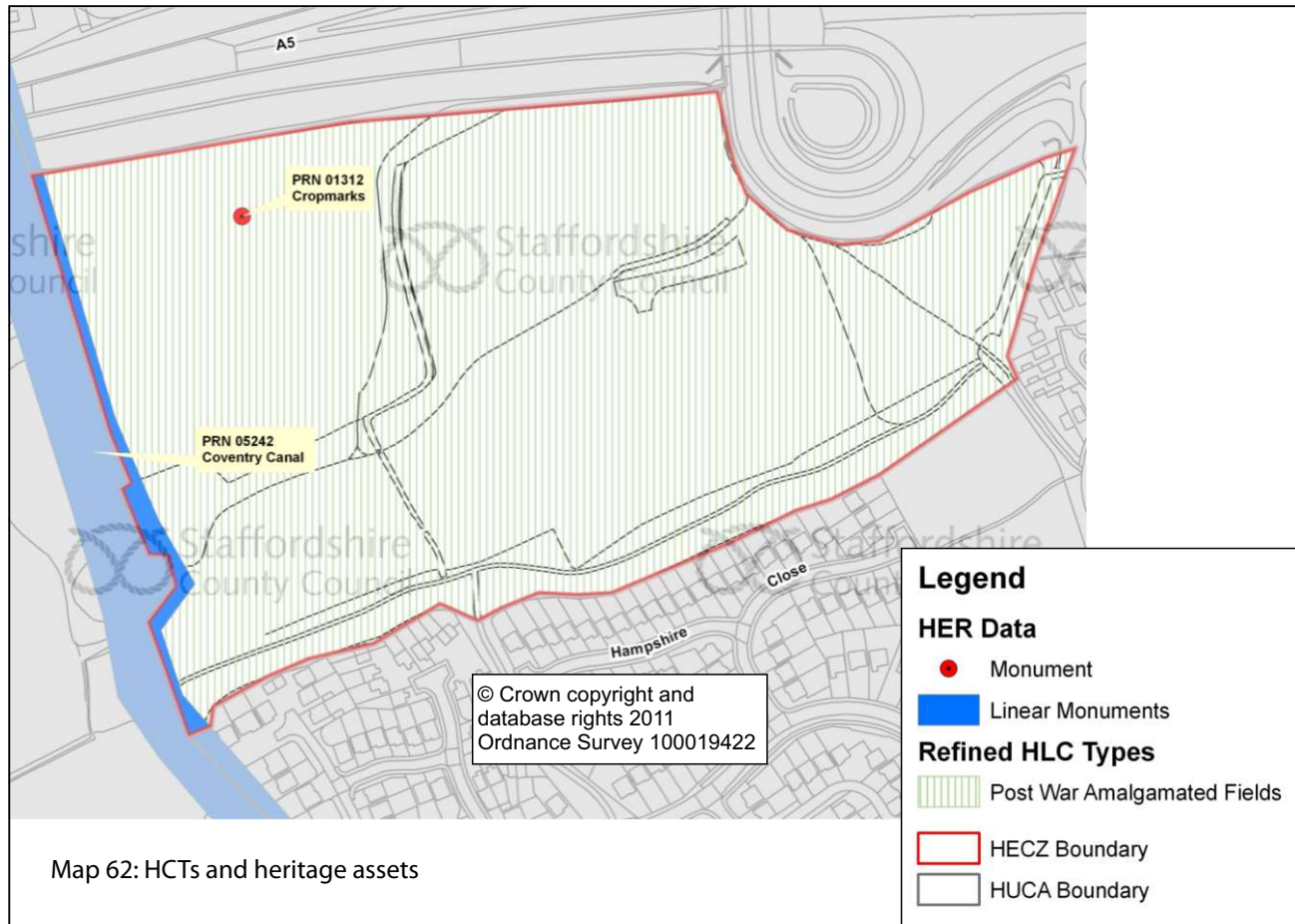
|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is the potential for above and below ground archaeological remains to survive associated with the development of the historic landscape park. The location of the zone within the river valley raises the potential for below ground archaeological remains (including palaeoenvironmental remains) to survive sealed beneath the alluvium.</p> | <p><b>High</b></p>   |
| <p><b>Historical value:</b> : The zone is dominated by the legible heritage assets of Dosthill House and its landscape park. The latter is particularly well preserved.</p>   | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The integrity of the historic character of the zone is well preserved, particularly the form of the landscape park. The importance of Dosthill House has been acknowledged in its designation as a Grade II Listed building and both heritage assets are important to the local sense of place.</p>  | <p><b>High</b></p>   |
| <p><b>Communal value:</b> Dosthill Park forms a Local Nature Reserve enabling public involvement. If a management plan exists it should be assessed to ensure that the unique historic character of the park is understood and taken into consideration when managing the reserve. If a management plan does not exist it is recommended that one be undertaken.</p>              | <p><b>Medium</b></p> |

### 6.7.3 Recommendations

The historic landscape character of the zone is dominated by the Grade II Listed Dosthill Park and its well preserved landscape park. Part of the zone also lies within the Tame valley.

- ◆ The conservation of the fabric of the historic landscape and in particular its parkland character is of particular importance in order to retain its local distinctiveness. This includes the parkland trees and woods. If a management plan exists it should be assessed to ensure that the unique historic character of the park is understood and taken into consideration when managing the reserve. If a management plan does not exist it is recommended that one be undertaken.
- ◆ The protection and enhancement of the Listed building, the Conservation Area and their settings are covered under the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>736</sup>. Where development may impact upon designated assets or their settings a Heritage Statement would be required as part of the planning application (cf. para. 128 of NPPF) and Tamworth Borough's Conservation Officer should be approached for their considerations in any pre-application discussions<sup>737</sup>.
- ◆ Should land within the zone be allocated for development any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (cf. Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF)<sup>738</sup>.
- ◆ There is a moderate potential for below ground archaeological remains to survive within the zone. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>738</sup>.

## 6.8 HECZ 8: East of Bonehill Bridge



### 6.8.1 Statement of heritage significance

This small area of surviving rural land on the western edge of Tamworth has been impacted by the removal of field boundaries and the construction of the A5 dual-carriageway to the north and by housing development to the south (cf. map 62). The late 18th century Birmingham & Fazeley Canal forms the western edge of the zone; to the west of this lies the Fazeley (Bonehill) Conservation Area administered by Lichfield District Council.

Cropmarks of unknown date and function were identified on aerial photographs within the zone and there is the potential that archaeological deposits survive associated with these features.

## 6.8.2 Heritage values

|  |               |
|--|---------------|
| <b>Evidential value:</b> There is the potential for below ground archaeological features and deposits to survive within the zone as indicated by the known cropmarks.  | <b>Medium</b> |
| <b>Historical value:</b> There are no known legible heritage assets within the zone, but the Birmingham and Fazeley Canal forms the western boundary.  | <b>Low</b>    |
| <b>Aesthetic value:</b> The integrity of the historic landscape character of the zone is not particularly well preserved, but it lies adjacent to both the canal and the Fazeley (Bonehill) Conservation Area. | <b>Low</b>    |
| <b>Communal value:</b> The canal forms an important tourist resource and should be promoted to support sustainable tourism.  | <b>Medium</b> |

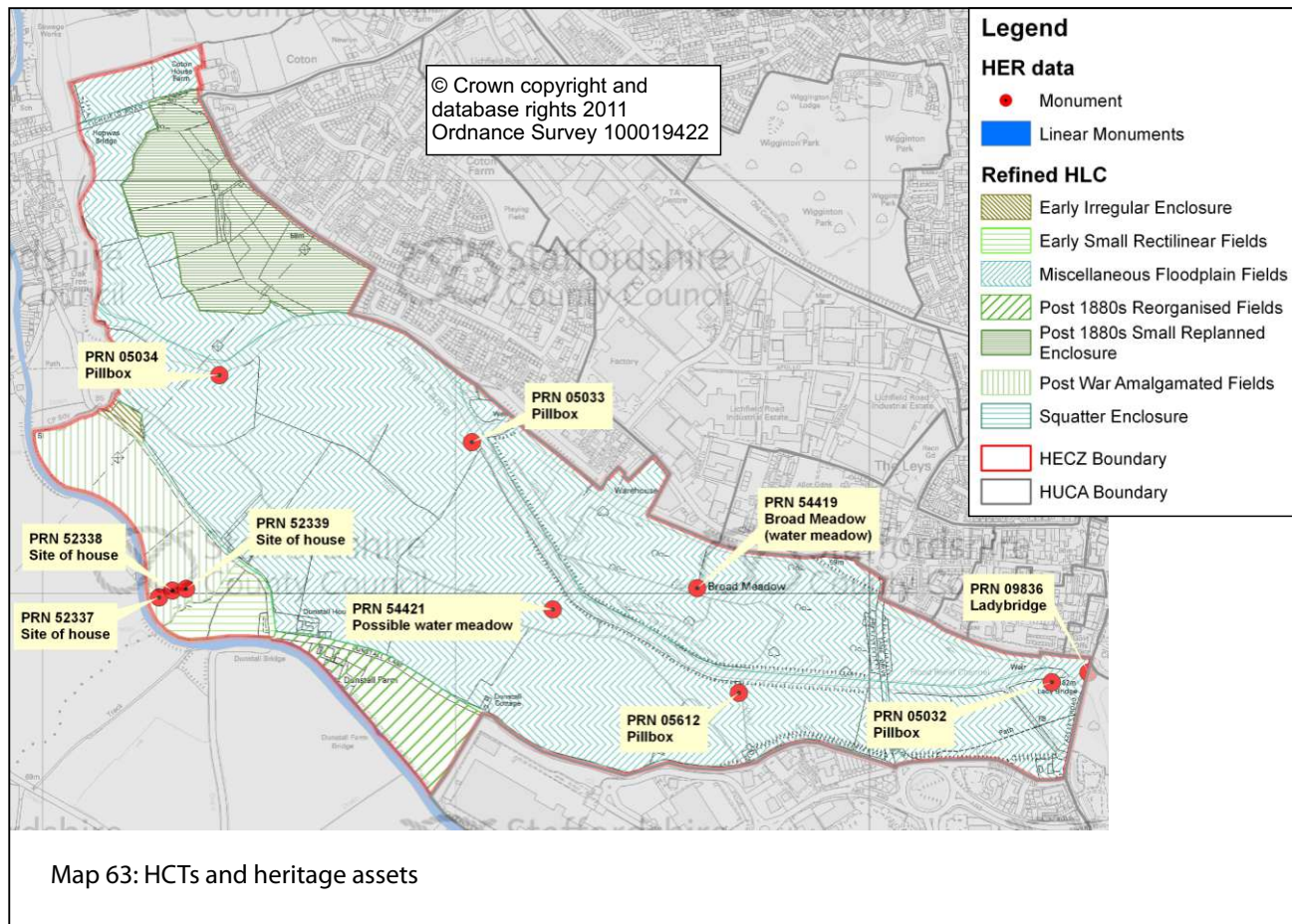
## 6.8.3 Recommendations

The historic character of the zone is dominated by late 20th century change, but it lies adjacent to the Fazeley (Bonehill) Conservation Area and there remains the potential for below ground archaeological deposits to survive.

- ◆ The zone lies adjacent to the Fazeley (Bonehill) Conservation Area; this designated asset and its setting is covered under para. 132 of NPPF<sup>740</sup>. Where development may impact upon the designated asset or its setting a Heritage Statement would be required as part of the planning application (cf. para. 128 of NPPF) and both the Lichfield District Conservation Officer and Tamworth Borough's Conservation Officer should be approached for their considerations in any pre-application discussions<sup>741</sup>.
- ◆ There is a high potential for below ground archaeological remains to survive within the zone. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>742</sup>.



## 6.9 HECZ 9: Tame Valley



### 6.9.1 Statement of heritage significance

The zone lies within the Tame Valley and its historic character is dominated by field systems which reflect this location (cf. map 63). A survey of the historic water meadows of Staffordshire (2008) identified at least two areas which exhibited features associated with these monuments on the 1963 and 2000 aerial photographs<sup>743</sup>. Water channels and brick features, possibly associated with sluices, were observed within fields, but the investigators concluded that the evidence was too ambiguous to state with any confidence whether the features related to 18th/19th century water meadows or late 19th century drainage works<sup>744</sup>. There has been late 20th century re-working of the channels within the zone to improve flood relief for Tamworth.

The remainder of the field systems within the zone, as shown on map 63, have largely been impacted by the removal and reorganisation of field boundaries since the late 19th century. Only one farmstead has been identified as being associated with this field pattern; Dunstall Farm, to the south away from the valley floor. The farmstead existed by the late 19th century, but its dispersed multi-yard plan form may suggest incremental growth over a period of time.

The only other evidence of settlement within the zone lies to the west of Dunstall Farm where three buildings, possibly individual houses or a farmstead, existed in the late 18th century known

as Buckmoor Hill<sup>745</sup>. These buildings had gone by the late 19th century and their history is currently unknown.

The river valley was also utilised during the Second World War as part of the defence of Britain. Four concrete pillboxes survive as a reminder of this period of history<sup>746</sup>.

The Grade II Listed Lady bridge lies to the east of the zone carrying an early routeway over the River Tame (cf. 2.3.2 and 2.4.1.3). The zone also lies between two Conservation Areas, Hopwas to the west and Tamworth Town Centre to the east.

Part of the late 18th century Birmingham and Fazeley Canal forms the south western boundary of the zone.

There is little further evidence for human activity within the zone, although archaeological environmental work within the Tame Valley has provided a picture of the evolution of the prehistoric landscape from pollen taken from peat within the former channels of the River Tame. It had been dominated by a mixed woodland, but around 9,500 years ago (early Mesolithic) the environment became wetter and an alder carr formed, which is characteristic of many lowland river valleys during this period<sup>747</sup>. By the late Bronze Age/early Iron Age, in increasingly drier conditions, the landscape had been deforested and was largely dominated by grassland suggesting the spread of agriculture into the river valley<sup>748</sup>. Furthermore archaeological work in the Trent and Dove valleys has revealed a high potential for the survival of below ground archaeological deposits sealed beneath the alluvium. Consequently there is the potential for such archaeological deposits, usually of later prehistoric or Roman date, to survive within the zone.

### 6.9.2 Heritage values

|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is a high potential within the zone for the survival of below and above ground archaeological remains. Whilst there has been a question mark over the exact nature of the possible water meadows it is still possible that features survive from an earlier period which have been modified to relieve flood water at a later date. Further research and surveying may elucidate the origins of the extant features. There is also the potential for below ground archaeological remains to survive associated with settlement in the zone; at Buckmoor Hill and Dunstall Farm. Early buildings may also survive within the latter farmstead which could contribute to an understanding of its origin and function within the wider landscape. There is also the potential for below ground archaeological remains (including palaeoenvironmental) to survive sealed beneath the alluvium of the valley which could contribute to an understanding of the earlier history of this landscape and Tamworth.</p> | <p><b>High</b></p>   |
| <p><b>Historical value:</b> Possible water meadow features and the historic farmstead survive as legible heritage assets; these assets may have a close historical association. The Second World War pillboxes are a physical reminder of the country's response to the threat of invasion during this period, whilst the</p>   | <p><b>Medium</b></p> |

|  |  |
|--|--|
| <p>Birmingham &amp; Fazeley Canal is associated with the growth of industry across the wider landscape during the 18th/19th centuries.</p>   |  |
| <p><b>Aesthetic value:</b> The historic landscape character of the zone has been impacted to a great extent by alterations to the field patterns and to some of the drainage ditches. However, the legible heritage assets mentioned above contribute to the local character of the landscape. The zone also lies between two Conservation Areas, Hopwas to the west in Lichfield District and Tamworth Town Centre to the east. The zone also forms part of the setting of the Grade II Listed Ladybridge and the Scheduled Tamworth Castle</p> | <p><b>High</b><br/>(where it may impact upon Designated Assets).</p> |
| <p><b>Communal value:</b> The historic landscape and heritage assets are accessible to the local community and the wider public from the Rights of Way network, including the canal towpath, which cross the zone.</p>   | <p><b>Medium</b></p>   |

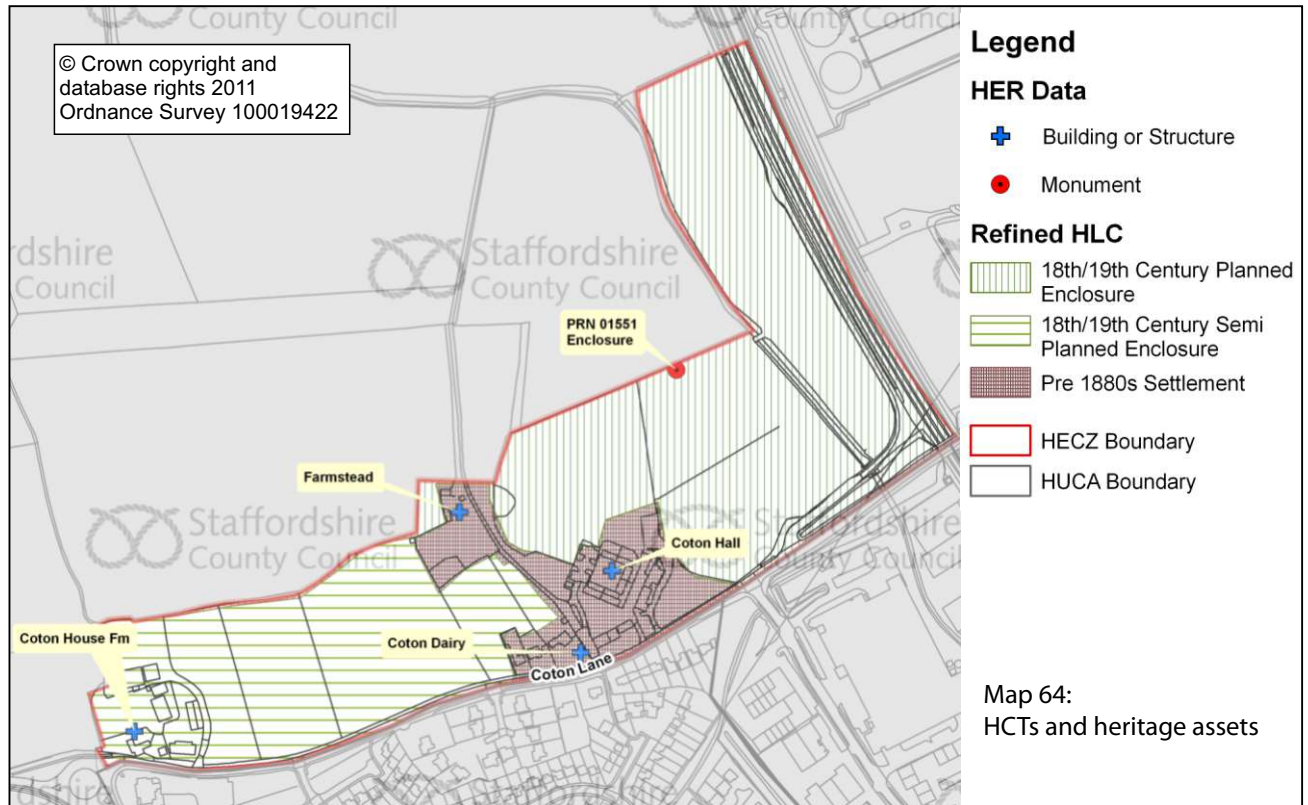
### 6.9.3 Recommendations

Several heritage assets survive which contribute to the local character and history of the zone and wider landscape.

- ◆ The zone lies adjacent to several designated heritage assets including Hopwas Conservation Area (in Lichfield District), the Tamworth Town Centre Conservation Area and the Tamworth Castle Conservation Area. The Grade II Listed Lady Bridge partially lies within the zone. These designated assets and their settings are covered under para. 132 of NPPF<sup>749</sup>. Where development may impact upon the designated asset or its setting a Heritage Statement would be required as part of the planning application (cf. para. 128 of NPPF) and both the Lichfield District Conservation Officer and Tamworth Borough's Conservation Officer should be approached for their considerations in any pre-application discussions<sup>750</sup>.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)<sup>751</sup>.
- ◆ The conservation and enhancement of the Second World War pillboxes is recommended to ensure their continued contribution to the local character and their survival for the benefit of the community, visitors and future generations.
- ◆ The conservation and enhancement of the possible water meadows is also desirable to ensure their future for the benefit and enjoyment of the community, visitors and future generations.

- There is a high potential for below ground archaeological remains to survive within the zone.
- ◆ There is also the potential for historic buildings associated with Dunstall Farm to retain information regarding the origins and function of the farmstead and its place in the wider landscape. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>752</sup>.

## 6.10 HECZ 10: Coton



### 6.10.1 Statement of heritage significance

The zone incorporates the small settlement of Coton, which comprises three historic farmsteads. Two of these, Coton Hall and Coton Dairy, have regular courtyard plan forms suggesting they were built or rebuilt in the late 18th/19th century. Coton Hall is largely extant, although a fourth range to the farmstead (shown on the 1771 Enclosure map for the farm) has been lost. At Coton Dairy only the farmhouse survives. Such farmsteads were often associated with landed estates, but the history of Coton Hall is currently unclear. The field systems within the zone retain much of their character of planned landscapes of 18th/19th century date created by a surveyor working under an Act of Enclosure (1771) for Wigginton parish (cf. map 64).

The third farmstead within this cluster exhibits a loose courtyard plan form, as does a fourth which is located in an isolated position to the west of the zone. This plan form suggests incremental development perhaps over many years/centuries or is evidence of less intensive investment during the period of greatest agricultural development in the 18th/19th century. At the latter farmstead the barns survive intact although the associated farmhouse has been entirely rebuilt.

There has been little archaeological work carried out within the zone, although an undated enclosure was recognised on aerial photographs taken in 1975<sup>753</sup>. Approximately, 380m north of the enclosure further cropmarks were observed on aerial photographs which suggested the site of an Iron Age/Roman settlement<sup>754</sup>



## 6.10.2 Heritage values

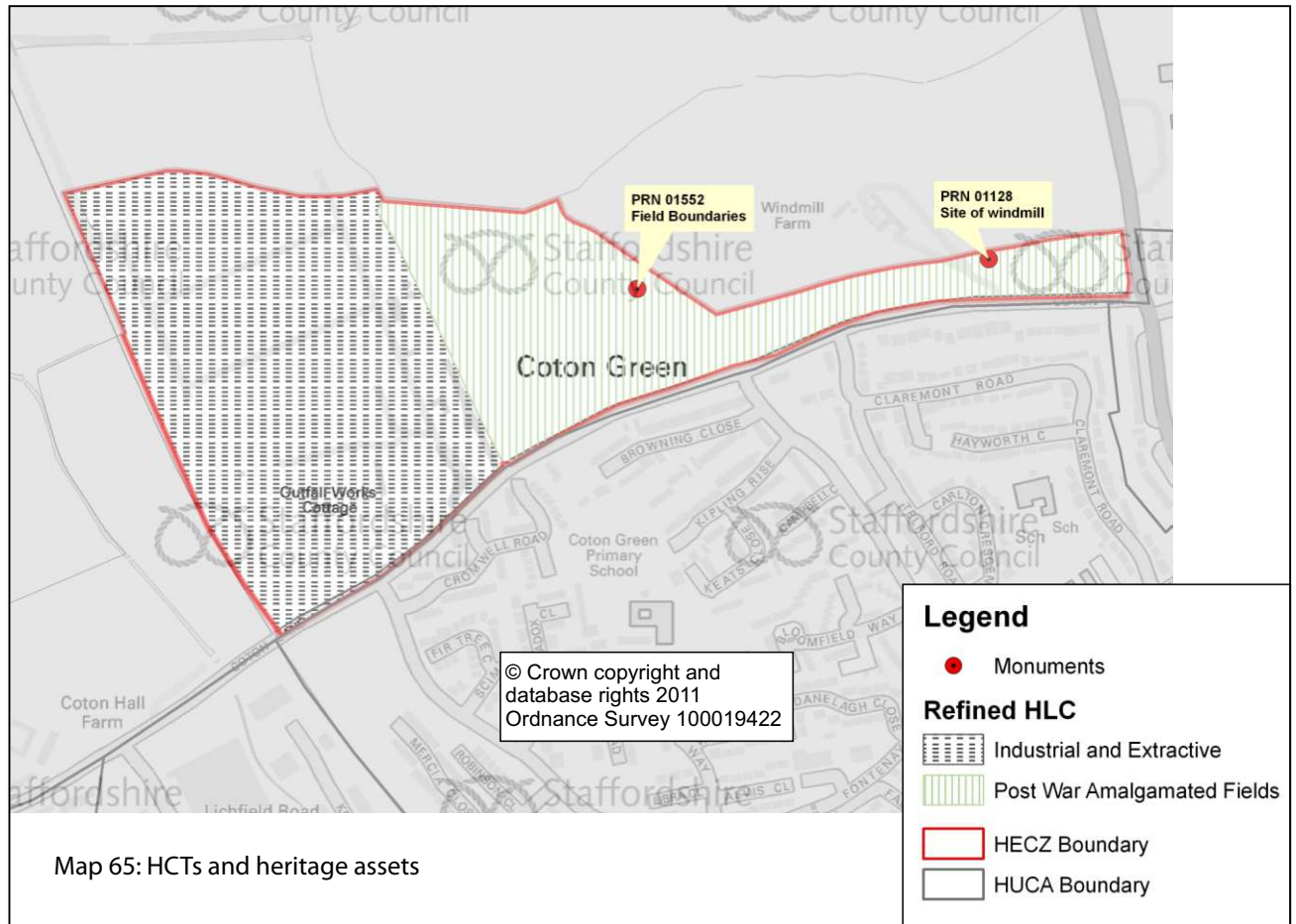
|   |                      |
|---|----------------------|
| <p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with the undated enclosure and with the potential Iron Age/Roman site lying further to the north beyond the zone. There is the potential for the surviving historic buildings to retain fabric which could inform an understanding of their origins and function.</p> | <p><b>High</b></p>   |
| <p><b>Historical value:</b> The legible heritage assets comprise the historic farmsteads and the surrounding historic field systems. There are likely to be close associations between the development of the former and the creation of the latter.</p>  | <p><b>High</b></p>   |
| <p><b>Aesthetic value:</b> The integrity of the 18th/19th century landscape character is well preserved in the surviving field system and the location, and to some extent, the form of the historic farmsteads. These features make a positive contribution to the local character of the wider Tamworth Borough.</p>  | <p><b>High?</b></p>  |
| <p><b>Communal value:</b> Two Rights of Way provide access to the zone allowing some access to the historic landscape.</p>  | <p><b>Medium</b></p> |

## 6.10.3 Recommendations

The zone represents a well preserved 18th/19th century landscape with probable associated historic farmsteads although some change has been seen within the plan forms of the latter.

- ◆ Should land within the zone be allocated for development any proposed development should seek to complement the low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (cf. Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF)<sup>755</sup>.
- ◆ There is the potential for below ground archaeological remains to survive within the zone. There is also the potential for historic buildings to retain information regarding the origins and function of the farmsteads and their place within the wider landscape. Where development may be deemed to result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>756</sup>.

## 6.11 HECZ 11: Coton Green



### 6.11.1 Statement of heritage significance

The zone is dominated by the sewage works (HLC type 'Industrial & Extractive' on map 65, which has its origins in the mid 20th century.

The field system which is present upon map 65 forms part of a much larger area which lies to the north in Lichfield District. The historic character of this field system has largely been impacted by the removal of field boundaries during the late 20th century. It had originally formed part of a planned landscape of fields laid out by surveyors in the late 18th/19th century as part of an Act of Enclosure (1771) for Wigginton parish. Former field boundaries are visible as linear cropmarks on aerial photographs although whether these relate to the 18th/19th century fields or an earlier pattern pre-dating the Enclosure Act is unclear<sup>757</sup>.

A windmill is shown on early 19th century mapping and a low mound identified in the late 1950s has been suggested to the remains of the mill mound<sup>758</sup>.

Little is currently understood about the earlier history of the zone, but human activity of probable Iron Age/Roman date is attested in the wider landscape (cf. HECZ 10).

### 6.11.2 Heritage values

|   |            |
|---|------------|
| <b>Evidential value:</b> Little is currently known about the potential for surviving archaeological deposits within the zone, but the presence of a probable settlement within the wider landscape may suggest activity within this area also. There is also the potential for the mill mound to survive. | <b>Low</b> |
| <b>Historical value:</b> There are few legible heritage assets, with the possible exception of the mill mound although it is unclear to what extent this may survive.   | <b>Low</b> |
| <b>Aesthetic value:</b> The historic landscape character has been impacted by mid to late 20th century change.  | <b>Low</b> |
| <b>Communal value:</b> There are no provable heritage interests within the zone.  | <b>Low</b> |

### 6.11.3 Recommendations

The zone has been impacted by changes occurring the mid to late 20th century.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>759</sup>.

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Staffordshire Extensive  
Urban Survey

# Tamworth

Historic Character Assessment



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